



REQUEST FOR RECOGNITION

If you wish to speak before the City Council, please fill out this form and hand it to the City staff prior to the opening of the meeting. This document is a public record. **Comments are limited to 3 minutes for all options below.**

Name (please print): DAMIAN CENTANNI

Address: [REDACTED] _____
City State Zip

Email: [REDACTED] _____

I wish to speak during:

 / **PUBLIC COMMENT** (Speak on a subject **not** on the Council agenda.)

 GENERAL BUSINESS: (Speak on an item on the current Council agenda.)

Agenda Item: PILOT PROGRAM

 PUBLIC HEARING – TOPIC: _____

Comments: _____

Comments are limited to 3 minutes or less.

Property Details

Property Class:

991

RMV Property Class:

701

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

HOUAUT 307.092 Property of housing authority, (2024/NA)

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 324317

ID	Type	Acres	Sq Ft	Levy Code Area
1	007 Market APTCW Apartment County- Wide	3.45	150072	29040
2	007 Market CMLTK Commercial Token Value	0.7	30457	29040

Improvements/Structures for Tax Account ID 324317

ID	Type	Stat Class	Make/Model	Class
1	COMMERCIAL	710		
		APARTMENT		
		- LOW RISE		

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NO
MORE
PAYMENT
IN
LIEU
OF
TAXES

Property Identification

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Account ID:

324317

Tax Account ID:

324317

Tax Roll Type:

Real Property

Primary Situs Address:

2101 N 3RD AVE STAYTON OR 97383 ⓘ

Map Tax Lot:

091W03DC02300

Owner:

STAYTON APARTMENTS LIMITED PARTNERSHIP A

3462 NE SANDY BLVD

PORTLAND, OR 97232

Manufactured Home Details:

Other Tax Liability:

Subdivision:

PP 2023-023 LOT 1

Related Accounts:

[GIS Interactive Viewer](#)

[Assessor Map PDF](#)

Owner History +

Property Details +

Property Details

Value Information (per most recent certified tax roll)

RMV Land Market:

\$705,780 ⓘ

RMV Land Spec. Assess.:

\$0 ⓘ

RMV Structures:

\$15,874,640 ⓘ

RMV Total:

\$16,580,420 ⓘ

AV:

\$0 ⓘ

SAV:

\$0 ⓘ

Exception RMV:

\$0 ⓘ

RMV Exemption Value:

\$16,580,420 ⓘ

M5 Taxable:

\$0 ⓘ

MAV:

\$0 ⓘ

MSAV:

\$0 ⓘ

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").

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assessed value

\$0.00

what the HELL?!

Taxes: Levy, Tax Statement, Owed, Tax Payoff

Taxes Levied 2025-26:

\$0.00

Tax Rate: *\$16.42 X units of \$1000*

16.4173 **Tax Roll Type:** *of 'assessed value'*

R

Current Tax Payoff Amount:

\$0.00

Tax Statement:

2025-26 [View Statement](#)

View current balance of tax and interest due by year

**View future balance of tax and interest due by year
(enter future date)**

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Property Details +

Value Information (per most recent certified tax roll) +

Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions
2025	\$15,874,640	\$705,780	\$0/\$0	HOUAUT
2024	\$15,717,470	\$705,780	\$0/\$0	HOUAUT
2023	\$0	\$705,780	\$0/\$0	HOUAUT
2022	\$0	\$736,240	\$0/\$0	HOUAUT
2021	\$0	\$736,380	\$0/\$0	HOUAUT
2020	\$0	\$736,380	\$0/\$0	HOUAUT
2019	\$0	\$726,380	\$0/\$0	None
2018	\$0	\$811,440	\$0/\$0	None
2017	\$0	\$811,440	\$0/\$0	None
2016	\$0	\$811,440	\$0/\$0	None

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apartments were built until 2024

Current Tax Payoff Amount:

\$0.00

Tax Statement:

2025-26 View Statement

Make Tax Payment

View current balance of tax and interest due by year

Download Current Tax Summary

View future balance of tax and interest due by year (enter future date)

Download Future Tax Summary

Year	Total Tax Levied	Tax Paid
2025	\$0.00	\$0.00
2024	\$0.00	\$0.00
2023	\$6,395.80	\$6,395.80
2022	\$6,155.27	\$6,155.27
2021	\$5,651.29	\$5,651.29
2020	\$5,379.89	\$5,379.89
2019	\$5,299.29	\$5,299.29

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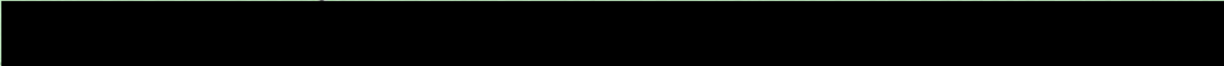
NO TAX PAID ?!

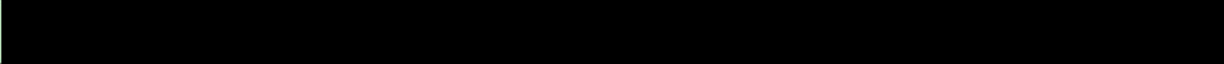


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If you wish to speak before the City Council, please fill out this form and hand it to City staff prior to the opening of the meeting. This document is a public record. **Comments are limited to 3 minutes for all options below.**

Name (please print): Larry Chamberland

Address: 

Email: 

I wish to speak during:

PUBLIC COMMENT (Speak on a subject not on the Council agenda.)

GENERAL BUSINESS: (Speak on an item on the current Council agenda.)

Agenda Item: _____

PUBLIC HEARING – TOPIC: _____

Comments: _____

Comments are limited to 3 minutes or less.

5-18-2026

Laura Chamberland

To: City of Stayton

Background- After the last City Council meeting we were all dealing with a lot of frustration. We wanted action you could not give us. We (my wife Noreen and I) decided to get a "second opinion" on what, if anything, our City of Stayton City Council could do regarding all the multi-family developments coming into our city.

On our own, with some guidance from our son Ed who is a civil engineer, we hired a Professional Planner to review our situation. The report he gave us did not have a lot of hope in it. The State of Oregon has tied our (Your) hands as to what happens in our town and how it happens. The Oregon Housing Needs Analysis is the result of lots of laws passed since 2019. The short story is these laws give the State of Oregon the right to decide how many housing units should be built and what types of housing should be built. We must have buildable land available within our urban growth boundary(UGB) to accommodate the types of housing the state tells us we need.

Whether we agree with this reality or not, it is what you must govern by today. However, there is one thing you can effect. You can use Infrastructure Deficiency as a reason to change the Zoning that is requested. The Deficiency must be documented in our Comprehensive Plan, and in what ever Facility plan that is appropriate. For instance there is an upcoming annexation referred to as "Park Lane" near our home. Anyone who lives in that area can tell you that the roads were inadequate for the development that has already taken place. You cannot use general statements to decide a zoning situation. You need an updated transportation plan that acknowledges the facts and documents these deficiencies in engineering language. Then your decision would be defensible in a LUBA appeal. The same for our Storm Water Plan, our Sewer Plan, etc. All of these plans feed into our Comprehensive Plan. So all of our planning documents need to be professionally updated. This will be expensive; probably (my guess) several hundred thousand dollars. What will be the cost to the City if you grant the High Density zoning requested and the roads fail. Potentially Millions.

When updating the Comprehensive Plan you could also update the types of zoning available. In the case outlined above the developer really wants to build out cottages, which could be a great addition to our city. Since we have no "Cottage Zoning" he had to apply for High Density. Other classifications available in other cities such as mixed use could be evaluated to see what is appropriate to add. Much has happened since our plans were last updated.

5-18-2026

Lanny Chamberland

Updating our plans would be like turning the lights on. To be used in any legal action such as a LUBA appeal I was told the plan would have to be less than 5 years old.

The first thing that comes to mind is "where do we get the money". The next question is "Where do we get the money to fix the problems we will have if we let the state and the developers make all the decisions"? Updating our plans is a way to have some control over what happens in our town. I hope you will consider looking at this action.



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Name (please print): HARRY STRATTON

Address: [REDACTED] _____
Street City State Zip

Email: _____

I wish to speak during:

PUBLIC COMMENT (Speak on a subject not on the Council agenda.)

GENERAL BUSINESS: (Speak on an item on the current Council agenda.)

Agenda Item: _____

PUBLIC HEARING – TOPIC: WHY ARE WE LESS THAN 10,000

Comments: WHY ARE WE LESS THAN 10,000

Comments are limited to 3 minutes or less.



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If you wish to speak before the City Council, please fill out this form and hand it to the City staff prior to the opening of the meeting. This document is a public record. **Comments are limited to 3 minutes for all options below.**

Name (please print): JUDY STRATTON

Address: [REDACTED]

Street

City

State

Zip

Email: _____

I wish to speak during:

PUBLIC COMMENT (Speak on a subject not on the Council agenda.)

GENERAL BUSINESS: (Speak on an item on the current Council agenda.)

Agenda Item: BUILDING BUILDING

PUBLIC HEARING – TOPIC: BUILDING

Comments: _____

Comments are limited to 3 minutes or less.

April 30, 2024

To the City of Stayton, Oregon
County of Marion
City Council and Mayor Quigley
Citizens of Stayton

My name is Judith Stratton.
I reside at [REDACTED]
in Stayton, Oregon

For close to 2 months as of now, after having received 3 letters/notices from the City of Stayton Planning Commission - Jennifer Siciliano, Director, and Larry McKinley, Chairman (known in past as a state employee), I have engaged in researching the reasoning behind the rather **sudden** ANNEXATIONS of various, multiple-acres, of lands nearby. These annexations requests are combined with proposals of DEVELOPING the land with MULTIPLE FAMILY UNITS/APARTMENTS, or that which is known as HIGH DENSITY living conditions, as well as MEDIUM DENSITY and some LOW DENSITY construction. It is to all of this I wish to address serious considerations and concerns, involving the degradation of Stayton's lifestyle.

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ANY TIME and ANYWHERE changes, especially PERMANENT changes, that are made in and upon a town/city - at ANY LOCATION - affects EVERY SINGLE CITIZEN of that town/city. Those in positions of making such decisions have been ENTRUSTED with the very safety and daily life of Stayton's citizens. We are the "backbone" of this community, supporting the employees with our tax dollars. Every decision the City Council makes SHOULD always REPRESENT US, imploring common sense and wisdom. And Stayton requires TWO important considerations:

The citizens AND the environment. To FAIL with either one will result in negative impacts. There is NO ROOM for "power plays," as poor and irresponsible decisions which benefit a FEW - individuals or investment groups - whether motivated politically or by financial means - WILL result with the people of Stayton left behind to live with the PERMANENT and IRREVERSIBLE DAMAGE.

Construction, in the name of "helping out" certain individuals, while hurting others in the process, is not only UNPRODUCTIVE, but is nothing short of immoral.

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Stayton is and always has been a lovely and unique area, with a personal, smaller town environment. Stayton has been the home and "safe haven" of mostly God-fearing and law-abiding FAMILIES who love calling Stayton their home. Allowing "FORCED" GROWTH to slam down upon this blessed lifestyle - AND a "slam-dunk" upon the nature lands that surround Stayton, WILL DESTROY, both financially and socially. Proponents of this invasive expansion have, as we say, "no skin in the game... NOTHING TO LOSE AND PLENTY TO GAIN.

Stayton serves NUMEROUS SURROUNDING COMMUNITIES with its schools, shopping needs, food sources, churches, etc. The streets, which accomodate are already heavily used. The last TWO recently completed apartment complexes have FULFILLED the projected growth to 2030. So WHY build more?

A sensible question which presents itself is: Building for WHOM?
A good rule of thumb: Building TO CAUSE GROWTH REQUIRES MORE building for needed accommodations.

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After all, there are only so many beds in the hospital; there is only so much room on the streets; there are only so many desks and classrooms; there is only so many shelves of food in the grocery stores....

What if/when an EMERGENCY occurs?

So I went to AI with yet another HEAVY concern:

What impacts can developing land have upon water supply and nature?

→ An interesting word I've never heard came up: "Greenwashers."

AI: "Land developers can be considered 'greenwashers' when they use misleading marketing to make projects appear environmentally friendly while hiding unsustainable practices. Common tactics include using vague terms like 'eco-friendly,' highlighting minor green features while ignoring large-scale ecological damage, and using green imagery (in proposals and ads)" without implementing significant sustainability initiatives.

Advertising standard regulatory compliance or building code requirements as if they are proactive environmental achievements." Further -

The Sierra Club notes that developers often OVERSTATE green credentials,

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particularly in the real estate market.

The United Nations (UN) warns that these actions can cause CONFUSION, MISTRUST, AND UNDERMINE REAL EFFORTS TO COMBAT CLIMATE CHANGE."

- Vague claims
- Token gestures
- Misleading Imagery
- Regulatory minimums
- Future promises

These are key indicators of DEVELOPER GREENWASHING."

As far as Gov. Kotek's Executive Order 23-04 goes:

MONEY withheld - BUT AT WHAT (REAL) COST?

Environmental Impact -

"Geren Island, located in the North Santiam River southeast of Salem, Oregon, IS THE SITE OF THE CITY OF SALEM'S PRIMARY WATER TREATMENT FACILITY.

The Geren Island Water Treatment Plant has operated since 1937, using slow sand filtration and modern

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ozone technology to provide
safe drinking water from the
river to the city.

See more in AI.

These developer sites proposed
are near waterways.

Respectfully submitted,
Judith Stratton

Public Hearing

PH



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Name (please print): AARON FRICHEL

Address: [REDACTED]

Email: [REDACTED]

I wish to speak during:

PUBLIC COMMENT (Speak on a subject not on the Council agenda.)

GENERAL BUSINESS: (Speak on an item on the current Council agenda.)

Agenda Item: _____

PUBLIC HEARING – TOPIC: Golf Lane SE

Comments: _____

Comments are limited to 3 minutes or less.

Melanie Raba

From: [REDACTED]
Sent: Friday, May 15, 2026 8:45 AM
To: Melanie Raba
Cc: [REDACTED]
Subject: Ordinance No. 26-003 Golf Ln Annexation.
Attachments: Golf Ln and Golf Club Presentation.pptx; May 18 City Council Testimony.docx
Categories: Council

CAUTION: This email originated from **Outside Your Organization**. Exercise caution when opening attachments on clicking links from unknown senders. Please contact Information Technology for assistance.

Please find attached my written rebuttal and testimony regarding the proposed annexation of Golf Lane Ordinance No 26-003, as well as related upcoming annexations within the Stayton Urban Growth Boundary.

I formally request that all two attached files be entered into the official City Public Hearing records for the City Council's review.

The attached files include:

- **1. Testimony (Main Document):** This document addresses the broader issues across all the proposed annexations. It outlines the data showing a lack of proven need/demand, the economic consequences of building homes without corresponding jobs, and the fiscal irresponsibility of approving growth against our current infrastructure deficits.
- **2. PowerPoint Presentation:** The slide deck that accompanies and illustrates the data presented in the main Testimony document.

Unfortunately I will not be able to attend.

Thank you for your time and assistance in ensuring these documents are added to the record.

Sincerely,

Carl Gomoll Golf Lane Resident Coalition

[REDACTED]

Mayor and members of the City Council, my name is Carl Gomoll, and I live at 12174 Golf Lane. I am here today to speak regarding the proposed annexation of Golf Lane. I will demonstrate that this application completely fails to meet our legal standards for demonstrating a true community need for housing and the provision of adequate public services.

Let me put my bottom line up front: we do not have a required need for more buildable land, which is a mandatory statutory benchmark for any annexation approval. In our 2013 comprehensive plan baseline, Stayton had 106 acres of vacant buildable land inside city limits, and the city has since annexed another 60 acres, establishing a total historical pool of 166 residential acres. Meanwhile, the new Oregon Housing Needs Analysis mandates that our city only needs to accommodate 1,058 total dwellings over the next 20 years. Out of the 166 acres of buildable land available to us, our city has completed seven developments that utilized 49.14 acres of that pool, leaving 116.86 acres of unbuilt land sitting within our existing boundaries today. Per Stayton's own zoning framework, those remaining 116 acres alone can comfortably absorb 696 low-density dwellings, 1,392 medium-density dwellings, or anywhere between 1,508 to 2,784 high-density multifamily units. On top of that internal capacity, the city recently approved the Golf Club Road annexation, which added another 59.63 gross acres of land, pushing our total inventory to 225.63 acres. That property was approved for Medium Density zoning with 126 lots, giving it the standalone capacity to place 534 dwellings onto our market.

As you can see from these numbers, between the land we already have inside city limits and our recent approvals, Stayton has almost four to five times the buildable land required to meet our long-term mandates under the Oregon Housing Needs Analysis. There is absolutely no justification to annex any more land, especially when we are failing to add middle-income businesses and jobs to support this growth. If you subtract the 534 dwellings provided by the Golf Club Road project from our total 20-year state allocation of 1,058, it leaves us with a remaining community need of just 524 more dwellings. Our current, unbuilt 116 acres within the existing city limits provide far more than enough acreage to account for those remaining 524 dwellings without expanding our boundaries any further.

Furthermore, developing Golf Lane will force more stormwater runoff directly into the over-capacity Mill Creek Basin. Granted, the developers will connect to our city systems, but the critical point is that the Mill Creek Basin stormwater system is already severely over-extended . The City is currently sitting 44 million dollars in the hole with an infrastructure deficit it cannot fund, meaning we are unable to fix this existing structural failure before adding more demand to it. This massive backbone issue is not something the Golf Lane developers can or will fix; it is a long-term liability that will be borne entirely by Stayton taxpayers. Because a safe and sufficient system cannot be provided to handle this water, it defeats the legal standard of public serviceability required for this property to be annexed . The slides and data below document these facts, and for these reasons, I urge the City Council to deny this application.

Effective this year, the state's new Oregon Housing Needs Analysis dictates a 20-year need for 1,058 dwelling units of which 40% of that need is for 475 households requiring households to make less than 56,000 a year.

The four future annexations/developments of Golf Lane, Golf Club Rd, Shaff Rd, and Park Lane would provide a **minimum** of 1,242 dwellings, creating an immediate surplus to the 20 year plan that our local economy simply cannot justify or has had time to extract the requirements needed by the housing analysis to implement a successful future infrastructure. For example, Park Lane and Shaff rd annexations could take care of the requirements for the 598 household units required under the Annual Median Income of 75K. Thus allowing for low density housing to occur at other developments to include the 116 acres already within Stayton that is not developed.

Stayton has only added 200 jobs since 2012 for a total of 3,350 jobs. Occupying those jobs, 2,520 people live outside of Stayton and commute here to work. Of Stayton's total labor force of 3823 people only 630 live and work here. That works out to every 4 people in 5 that live in our neighborhoods commute somewhere else to work.

We must confront the reality that Stayton is not providing the middle-income business growth necessary to support this level of residential expansion. Because we are failing to attract new residents through new business, this housing growth will simply trigger a

"Housing Shuffle," where our current neighbors move from their established homes into newer subdivisions, leaving our original neighborhoods to decay.

The core issue, however, is serviceability. A service is not adequate if its provision bankrupts the provider. Stayton currently faces a \$44 million infrastructure deficit not accounted for in the budget, including a \$26 million stormwater backlog identified in the 2009 Master Plan. The Mill Creek Basin is a critical "halt point" because it is already severely over capacity. FEMA studies show that a 100-year flood event puts 10,200 cubic feet per second (cfs) into the basin, but the Golf Club Road bridge allows only 1,360 cfs to escape—meaning only 13% of incoming flow can exit .

In 2019, the Stayton Area channel at Section FJ was remodeled from 4,000 cfs to carry only 3,355 cfs, a capacity decrease of 645 cfs . Because FJ can only hold about one-third of the potential intake the breaking point for failure at FJ is reached during almost every significant rain as intake quickly exceeds transport capacity.

Flooding has occurred once or twice every year since the 2002 Whitney Road and Village Creek developments originally overtaxed the channel. While developers are now forced to build large on-site detention ponds to meet "zero-impact" rules, these basins create a secondary crisis: permanent standing water that leads to mosquito infestations, turning a public health nuisance into a permanent fixture of our neighborhoods.

In short, the City's stormwater system fails the public serviceability standard on multiple fronts.

Regarding school sustainability, these developments will add 295 students to the North Santiam School District. Because it costs \$11,634 annually to educate one student but new property taxes only generate \$2,500, a permanent annual deficit exceeding \$2.3 million is created . With secondary schools already near capacity, reaching the 2,600-student "cliff" will mandate a bond for a new elementary school our residents simply cannot afford.

In conclusion, these projected annexations have not been scrutinized closely enough to ensure that our housing growth is phased or distributed responsibly. We are currently looking at 116 current undeveloped acres and looking to increase future annexations

that by far exceeds our state-mandated 20-year need. At the same time, our public serviceability—particularly within the Mill Creek Basin—is simply not in a condition to absorb this additional demand. We are already facing a \$26 million stormwater backlog, and it is unreasonable to add more runoff to a basin that is already failing and lacks the funding for necessary regional fixes. When you factor in the long-term financial impacts on our core services and the nearly \$2.4 million annual funding gap created for our school district, these annexations represent massive new obligations that will inevitably be paid for through future taxation. Because these applications fail to meet the required standards for both community need and public serviceability, they must be denied.

We must finish the "to-do" list from our 2019 Economic Plan and fix our failing pipes, our roundabouts and bring in new businesses before we ask taxpayers to subsidize another subdivision. For the sake of Stayton's fiscal future, I urge you to deny the annexations for Golf Lane, Golf Club Road, Shaff Road, and Park Lane.

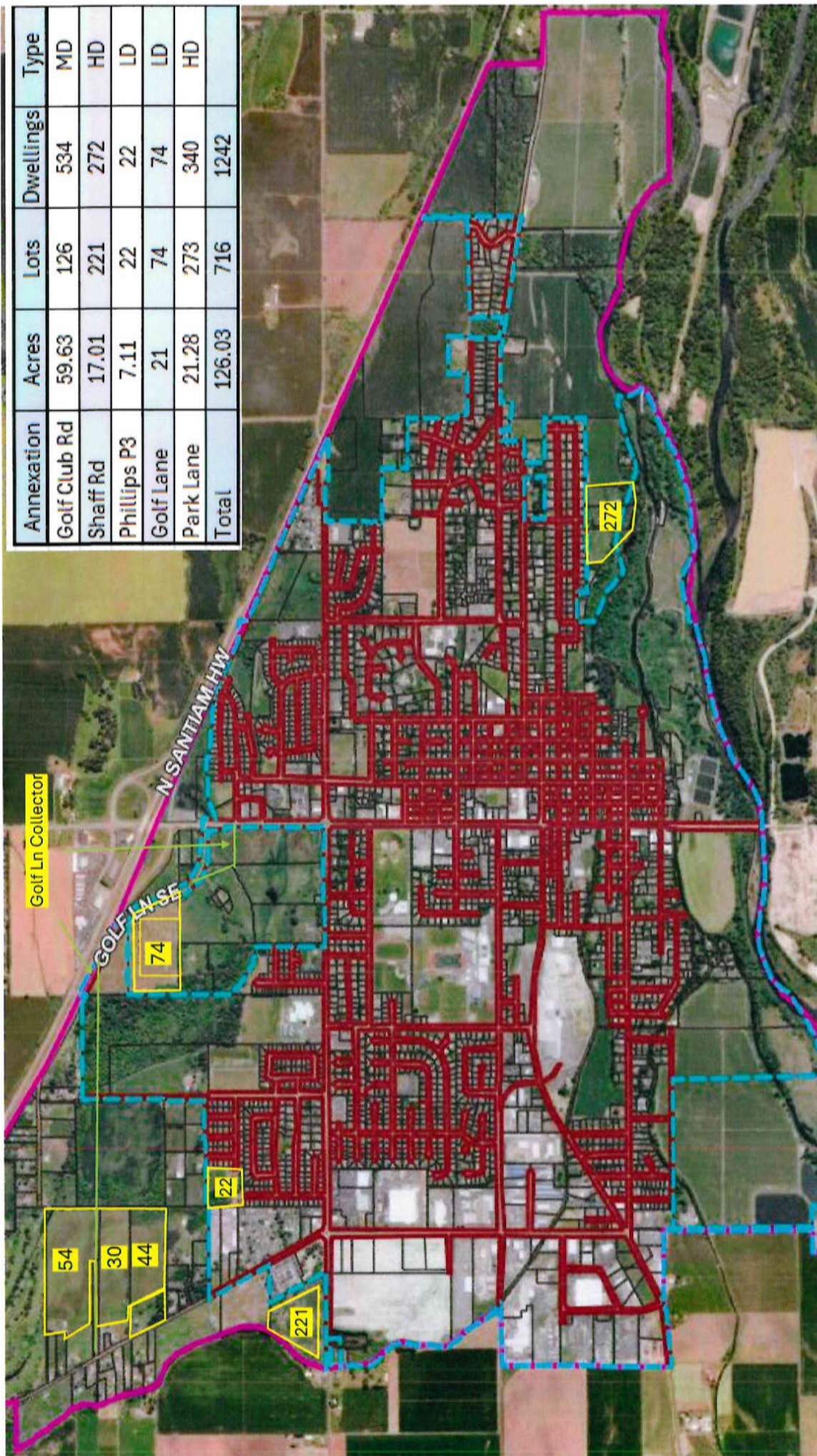
Notes: 271 units for 28,000 below, 204 units for 28K to 56K, 113 units for 56K to 74K, 171 units for 74K to 111K and 300 units for over 111K. 40% of the need 475 is for households making less than 56,000 a year or a monthly rent including utilities to stay below \$1389 to be considered affordable. Currently, the typical home price in Stayton is approximately \$455,612. Actual median of \$87,375. A significant portion of Stayton's 0–30% AMI population consists of seniors (the average age for this bracket in Stayton is 63).

106 acre 2013, 60 acres annexed for 166 acres minus 49.14 acres developed leaving 116.86 acres

- **Phillips Estates, Phase 2 (2014):** Approximately **5.3 acres**. (Estimated based on 21 single-family units in the LD zone) .
- **Phillips Estates, Phase 3 (2025/26 Concept):** **7.11 acres**. (Confirmed by the Supplemental Written Statement for File #11-07/24) .
- **Wildlife Meadows (2017):** Approximately **14.3 acres**. (Based on 42 units and the dedication of over 3 acres of green space) .
- **Hayden (Lambert Place) (2020):** **12.23 acres**. (Confirmed by the Lambert Property Annexation findings for 51 single-family homes).
- **Fern Ridge Apartments (2022):** **3.7 acres**. (Confirmed by the OHCS development report for the 72-unit project) .
- **East Santiam Duplexes (2023):** **1.5 acres**. (Estimated based on 18 duplex units in the Medium Density zone) .
- **Shaff Square Apartments (2023):** **5.0 acres**. (Confirmed by the Planning Commission findings identifying a 20-unit per acre density for the 100-unit project) .

Annexation Requirements

- **A: Need**, The city is low on Buildable Lands.
- **B: Contiguity**, The land touches city limits (no islands), Consistent with Cities Comprehensive Plan.
- **C: Serviceable**, Water, Sewer, Stormwater and runoff, Transportation, Financial impact (SDCs and taxes will cover the cost of the new infrastructure)
- **D: Safety**, Public Health/Traffic
- **E: Natural Hazards**.



Annexation	Acres	Lots	Dwellings	Type
Golf Club Rd	59.63	126	534	MD
Shaff Rd	17.01	221	272	HD
Phillips P3	7.11	22	22	LD
Golf Lane	21	74	74	LD
Park Lane	21.28	273	340	HD
Total	126.03	716	1242	

± Table 2 — Housing Inventory Alignment

Year	Plan-Assumed Housing Units	Actual / Estimated Population	Population-Based Housing Need (Population ÷ 2.7)	Actual / Estimated Housing Units	Surplus / (Deficit) vs. Population Need	Remarks
~2010 (Plan baseline)	3,056	~8,244	~3,053	~3,060	+7	Baseline alignment
2020	~3,700	Actual 8,244 Estimated 9,778	~3,053	~3,350	+297	Adequate supply relative to actual population
2024	~4,050	Actual 8,520 Estimated 10,900	~3,156	~3,425	+269	Housing growth ahead of population demand
2030 (Projected)	4,337	1.6% growth 9,376 Estimated 11,359	1.6% growth 3,472 Estimated ~4,207	TBD	TBD	Requires population growth not yet observed

Key Finding:

Housing inventory has increased despite slower population growth, resulting in higher units-per-capita, not a shortage condition.

Outdated projections show 1,281 unit needed by 2030. Actual Reality we only need 465 Units

Based on the "Economic Development Strategy" (2019) and updated Census/State employment data (2023–2024), the following chart illustrates the business and commuter trends in Stayton since 2010. Stayton Business & Commuter Trends (2010–2024)

Metric	2012–2015 (Baseline from Plan)	2023–2024 (Current Data)	Net Change
Total Employer Businesses	169 (2012 Est.)	171 (2022 Census)	+2 (Stagnant)
Total Jobs Located in Stayton	3,150 (2015)	~3,350 (Est. 2023)	+200 (Slow Growth)
Employed Residents (Labor Force)	3,176 (2013)	3,823 (2023)	+647 (Workforce Growing)
Commuter: Live & Work in Stayton	630 (19.8% of workforce)	~688 (18% of workforce)*	Flat / % Decline
Commuter: Live Here, Work OUT	2,870 (Out-Commuters)	3,135+ (Est.)	Increased Out-Flow
Commuter: Live Out, Work HERE	2,520 (In-Commuters)	2,662+ (Est.)	Increased In-Flow

Estimated Costs to add Golf Ln/Golf Club Rd

Infrastructure Item	Details	Estimated Cost
Stormwater System Deficit	City-wide Backlog (2009 Master Plan)	\$26,000,000+
Golf Ln Water Main Extension	~1,500 ft of 12" main @ \$350/ft	\$525,000
Golf Ln Sewer Main Extension	~2,000 ft to connect @ \$400/ft	\$800,000
Mill Creek Booster Station	Required for Upper Pressure Zone	\$1,500,000 - \$2,500,000
Golf Lane Collector Road	Future TSP Project	\$8,200,000
Golf Lane Realignment	Safety requirement at Whitney St	\$3,320,000
Sewer Capacity Fixes	Gardner Station Removal (Required)	\$4,170,000
Golf Club Water Main Extension	~1,000 ft of 12" main @ \$350/ft	\$350,000
Golf Club Sewer Extension	~500 ft of 12" main @ \$400/ft	\$200,000
TOTAL "Backbone" Costs	Mill Creek Specific + Stormwater Backlog	~\$45,050,000+

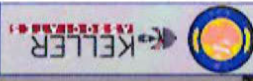
Prioritization	Conceptual Level Opinion of Probable Cost*
Priority 1A Improvements	\$3.6M
Priority 1B Improvements	\$5.0M
Priority 2 Improvements	\$5.0M
Priority 3 Improvements	\$2.2M
Priority 4 Improvements	\$0.5M
Future Improvements**	\$9.7M
Rounded Total	\$26M

* All costs in 2007 Dollars and include engineering and contingencies.

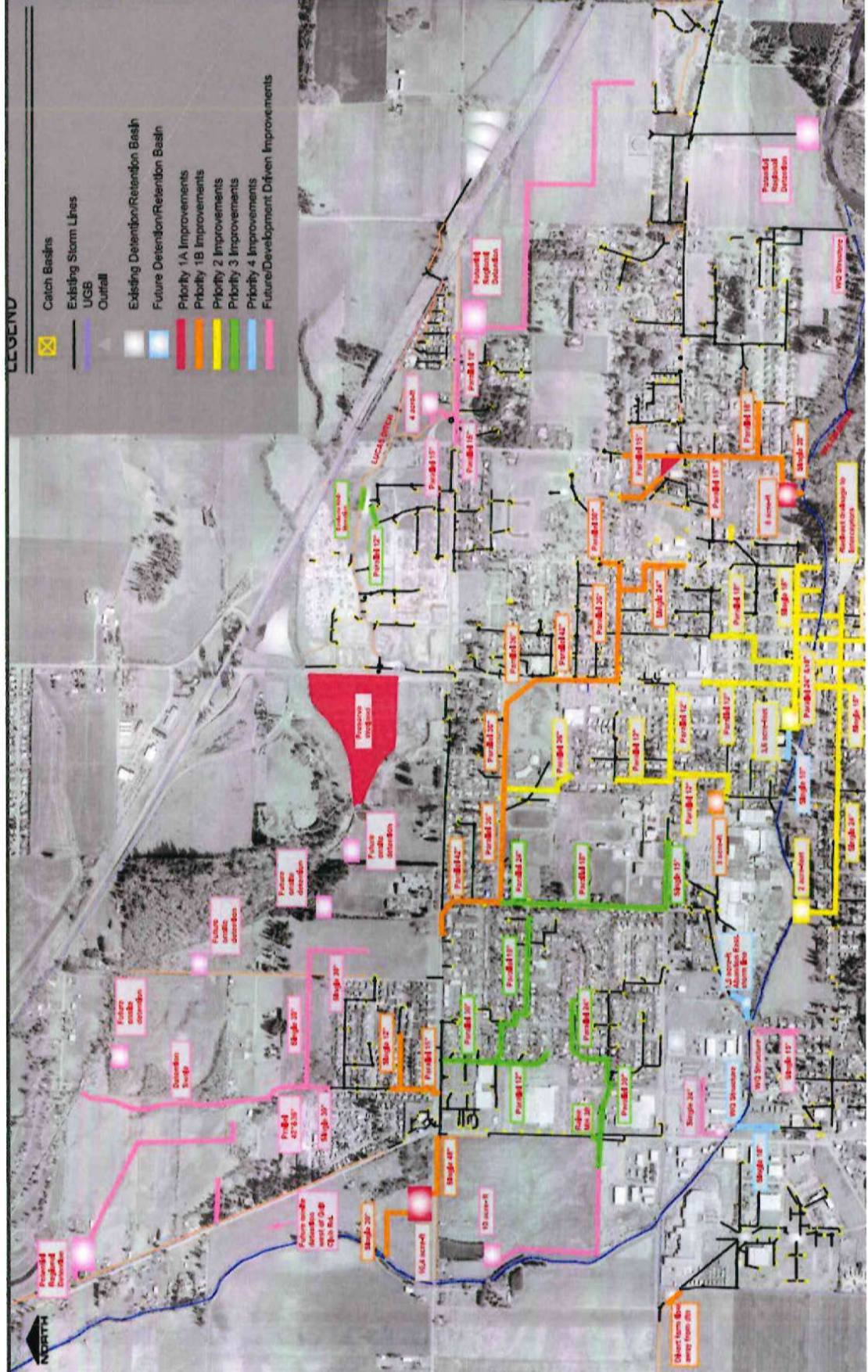
** Timing depends on when growth occurs.

Prioritized Improvements

Storm Water Master Plan Stayton, OR



KA:104037
PG-12.dwg



- LEGEND**
- X Catch Basins
 - Existing Storm Lines
 - UGB
 - Outfall
 - Existing Detention/Retention Basin
 - Future Detention/Retention Basin
 - Priority 1A Improvements
 - Priority 1B Improvements
 - Priority 2 Improvements
 - Priority 3 Improvements
 - Priority 4 Improvements
 - Future/Development Driven Improvements



100 Year Flood Plan updated May 2006



Table 6: Pre to Post summary table without flow control

Storm Event	Allowable Runoff (cfs)	North Area Undetained Flowrate (cfs)	South Area Undetained Flowrate (cfs)	TOTAL Undetained Flowrate (cfs)
2 year	0.75	4.72	7.8	12.52
5 year	1.03	5.72	9.45	15.17
10 year	1.03	6.82	11.24	18.06
25 year	2.55	8.15	13.38	21.53
50 year	3.77	9.55	15.61	25.16
100 year	4.03	9.83	16.06	25.89

Hydrograph Results

Below are the results of the hydrograph analysis for both pond facilities.

Table 9: Pre to Post Flowrate Summary with Detention/flow control

Storm Event	North Pond		South Pond		TOTAL Design Runoff (cfs)	Allowable Runoff (cfs)	Design < Allowable?
	Release Rate (cfsf)	Water Surface Elevation	Release Rate (cfs)	Water Surface Elevation			
2 year	0.22	417.32	0.47	416.17	0.70	0.75	YES
5 year	0.31	417.77	0.66	416.72	0.96	1.03	YES
10 year	0.37	418.23	0.82	417.21	1.53	1.54	YES
25 year	0.58	418.67	0.95	417.72	1.54	1.54	YES
50 year	0.96	418.95	1.85	417.96	2.77	3.77	YES
100 year	1.03	418.98	1.99	417.99	2.97	4.03	YES

Detailed Tax Revenue Breakdown

Development	Type	Dwellings	Est. Market Value	Taxable Value (AV)*	City Tax / Yr (Per Dwelling)**	Total City Revenue / Yr
Golf Club Rd	MD	534	\$533,000	~\$255,840	\$995	**\$531,330**
Shaff Rd	HD	272	\$300,000	~\$123,000	\$478	**\$130,016**
Phillips P3	LD	22	\$533,000	~\$255,840	\$995	**\$21,890**
Golf Lane	LD	74	\$533,000	~\$255,840	\$995	**\$73,630**
Park Lane	HD	340	\$300,000	~\$123,000	\$478	**\$162,520**
TOTALS	--	1,242	--	--	--	\$919,386 / yr

**Note: Taxable Assessed Value is calculated using Marion County's Changed Property Ratio (CPR) of ~0.48 for Residential and ~0.41 for Multi-Family. You do not pay taxes on full market value.*

***Note: City Tax is based on the Permanent Rate (\$3.328) + Library Levy (\$0.56) = \$3.888 per \$1,000 AV. This excludes schools/county taxes which do not go to the City budget.*

The "Unfunded Student" Gap

Based on standard student generation rates (0.45 for homes / 0.22 for apartments), these 1,242 units will add approximately **295 new students** to the district. Current Students 2,200 plus 295 is **2,495**. Cap for a mandatory new elementary school is 2,600.

School Level	New Students	Est. Classrooms Needed (25:1)
Elementary (K-5)	~140	5-6 New Classrooms
Middle (6-8)	~70	3 New Classrooms
High School (9-12)	~85	3-4 New Classrooms
TOTAL	295 Students	11-12 New Classrooms

Financial Deficit Annual

Cost to Educate: Approximately \$11,634 per student (State/District Avg) Total Annual
 Cost: \$3,432,030

School Tax Revenue Generated: Approximately \$1,064,000 (Est. @\$4.50/\$1k AV)
 Annual Deficit **negative \$2,368,030**

QUESTIONS

