



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

12/23/2013

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Stayton Plan Amendment  
DLCD File Number 004-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, January 06, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Dan Fleishman, City of Stayton  
Gordon Howard, DLCD Urban Planning Specialist  
Angela Lazarean, DLCD Regional Representative

<paa> YA



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

 File No.: 004-13 (19949)  
 [17716]  
 Received: 12/16/2013

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Stayton

Local file no.: **11-08/13**

Date of adoption: 12/2/2013 Date sent: 12/9/2013

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

 Yes: Date (use the date of last revision if a revised Form 1 was submitted): 8/1/2013 NoIs the adopted change different from what was described in the Notice of Proposed Change?  Yes  No

If yes, describe how the adoption differs from the proposal:

Among other changes, the original proposal reduced the minimum floor area ratio in the Downtown Residential Mixed Use Zone from 0.35 to 0.30. The City Council further reduced the minimum FAR to 0.20.

Local contact (name and title): Dan Fleishman, Planning &amp; Development Director

Phone: 503-769-2998 E-mail: [dfleishman@ci.stayton.or.us](mailto:dfleishman@ci.stayton.or.us)

Street address: 362 N Third Ave City: Stayton Zip: 97383

### PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

#### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Three changes to the Downtown Transportation and Revitalization Plan were adopted related to the minimum floor area ratio in the Downtown Residential Mixed Use Zone and exterior finish materials for buildings in the downtown zones.

#### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from \_\_\_\_\_ to \_\_\_\_\_ . \_\_\_\_\_ acres.  A goal exception was required for this change.

Change from \_\_\_\_\_ to \_\_\_\_\_ . \_\_\_\_\_ acres.  A goal exception was required for this change.

Change from \_\_\_\_\_ to \_\_\_\_\_ . \_\_\_\_\_ acres.  A goal exception was required for this change.

Change from \_\_\_\_\_ to \_\_\_\_\_ . \_\_\_\_\_ acres.  A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): \_\_\_\_\_ .

 The subject property is entirely within an urban growth boundary The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

Section 17.16.070, Table 17.16.070.1  
Section 17.16.080.2.f.2)  
Section 17.20.030.3  
Section 17.20.220.2.i  
Section 17.20.220.3.g.2)

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	. Acres:
Change from	to	. Acres:
Change from	to	. Acres:
Change from	to	. Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: . Acres added: . Acres removed:

Location of affected property (T, R, Sec., TL and address):

---

List affected state or federal agencies, local governments and special districts: none

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Attached is Ordinance 962, Notice of Decision, and various staff reports to the City Council and Planning Commission

# NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

---

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist  
Dept. of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us) with the subject line “Notice of Adopted Amendment.”

Submittals may also be uploaded to DLCD’s FTP site at

[http://www.oregon.gov/LCD/Pages/papa\\_submittal.aspx](http://www.oregon.gov/LCD/Pages/papa_submittal.aspx).

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

---

**If you have any questions** or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

**Notice checklist. Include all that apply:**

- Completed Form 2
- A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- The findings and the text of the change to the comprehensive plan or land use regulation
- If a comprehensive plan map or zoning map is created or altered by the proposed change:
  - A map showing the area changed and applicable designations, and
  - Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable

Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change

**ORDINANCE NO. 962**

**AN ORDINANCE AMENDING THE STAYTON DOWNTOWN  
TRANSPORTATION AND REVITALIZATION PLAN AND STAYTON  
MUNICIPAL CODE (SMC) TITLE 17, REGARDING THE PERMITTED USES  
AND STANDARDS FOR DEVELOPMENT IN THE DOWNTOWN ZONES**

WHEREAS, Oregon Revised Statutes, Chapter 197 requires municipalities to adopt and implement a comprehensive land use planning program in accordance with statewide planning goals established by the Legislature and the Oregon Land Conservation and Development Commission;

WHEREAS, the City of Stayton has adopted a Downtown Transportation and Revitalization Plan as an area refinement plan to the Stayton Comprehensive Plan;

WHEREAS, the City of Stayton has adopted Title 17 of the Stayton Municipal Code as the Land Use and Development Code;

WHEREAS, the Downtown Commercial Mixed Use (DCMU) Zone was created by amendment of the Downtown Transportation and Revitalization Plan and that amendment failed to establish a minimum floor area ratio in the DCMU Zone;

WHEREAS, both the Downtown Transportation and Revitalization Plan and SMC Title 17, Chapter 16, Section 17.16.080.2.c establish a minimum floor area ratio of 0.35 in the Downtown Residential Mixed Use Zone which is not met by more than two-thirds of the existing developed parcels;

WHEREAS, both the Downtown Transportation and Revitalization Plan and SMC Title 17, Chapter 20, Section 17.20.220 establish standards for horizontally applied siding which is not reflective of the range of horizontally applied siding existing in the Downtown Zones;

WHEREAS, the introduction to Table 17.16.070.1 in the SMC could be interpreted as contradicting the provisions of SMC Title 17, Section 17.16.040.4 regarding the change of use of an existing building;

WHEREAS, most but not all professional, scientific and technical services industries are permitted in the Downtown Zones;

WHEREAS, fitness and recreation sports centers are not as likely to have similar impacts on surrounding properties as other performing arts, spectator sports and amusement and recreation facilities and need not be considered a conditional use;

WHEREAS, as mixed use zones it is appropriate to allow bed and breakfast uses in the DRMU and DCMU and Central Core Mixed Use zones without the need for conditional use approval;

WHEREAS, SMC Section 17.16.080.2.F.2) regarding the minimum height of buildings in the Downtown Zones does not reflect the provisions of the Downtown Transportation and Revitalization Plan; and

WHEREAS, the Stayton Planning Commission has initiated the process for amending the Downtown Transportation and Revitalization Plan and SMC, including notice to the Department of Land Conservation and Development, and following a public hearing, has recommended that the Stayton City Council enact the proposed amendments.

NOW, THEREFORE, the City of Stayton ordains:

**Section 1. Stayton Downtown Transportation and Revitalization Plan amended.** The Stayton Downtown Transportation and Revitalization Plan is hereby amended as shown on Exhibit A attached hereto and incorporated herein

**Section 2. SMC Title 17, Chapters 16 and 20 amended.** Stayton Municipal Code, Title 17, Chapters 16 and 20 are hereby amended as shown on Exhibit B attached hereto and incorporated herein.

**Section 3. Effective Date.** This ordinance shall become effective 30 days after adoption by the Stayton City Council and the Mayor's signing.

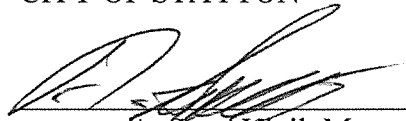
**Section 4.** A copy of this Ordinance shall be furnished to the State of Oregon, Department of Land Conservation and Development forthwith.

ADOPTED BY THE STAYTON CITY COUNCIL this 2nd day of December, 2013.

CITY OF STAYTON

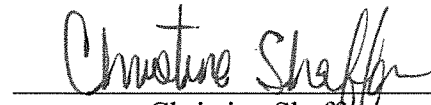
Signed: 12-2-, 2013

BY:

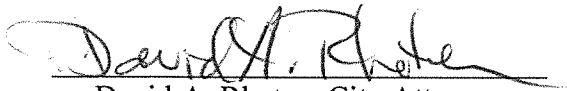
  
A. Scott Vigil, Mayor

Signed: 12/4, 2013

ATTEST:

  
Christine Shaffer,  
Interim City Administrator

APPROVED AS TO FORM:

  
David A. Rhoten, City Attorney

# EXHIBIT A

## Amendments to the Downtown Transportation and Revitalization Plan

Additions are underlined; Deletions are ~~crossed-out~~.

**Part 1.** On **Page 39** of the Revised Downtown Transportation and Revitalization Plan amend **Table 2** as follows:

**Table 2 Downtown District Development Standards**

<b>Standard:</b>	<b>CCMU</b>	<b>DRMU &amp; DCMU</b>
<b>(A) Minimum Lot Size</b>	None	None
<b>(B) Minimum Floor Area Ratio (FAR)</b>	.5 : 1 <sup>6</sup>	<u>DCMU -- .35 : 1<sup>6</sup></u> <u>DRMU -- .20 : 1<sup>6</sup></u>
<b>(C) Minimum Residential Density</b>	12 units/ acre <sup>1</sup>	12 units/ acre <sup>1</sup>
<b>(D) Maximum Residential Density</b>	None	None
<b>(E) Minimum Building Setbacks</b>	0 feet front, side and rear for commercial; 5 feet front and 10 feet rear for single-family attached dwellings <sup>2</sup>	0 feet front, side and rear for commercial; 5 feet front and 10 feet rear for single-family attached dwellings <sup>2</sup>
<b>(F) Maximum Building Setbacks</b>	<u>Commercial</u> 10 feet front <sup>3</sup> ; None for side and rear. <u>Residential</u> 20 feet front <sup>2</sup> ; None for side and rear	20 feet front <sup>2,4</sup> ; None for rear and side
<b>(G) Minimum Building Height</b>	2 stories or a minimum of 20 feet	2 stories or a minimum of 20 feet
<b>(H) Maximum Building Height</b>	4 stories, which in total is not to exceed 60 feet	4 stories, which in total is not to exceed 60 feet
<b>(I) Ground Floor Window Standards Apply</b>	Yes	Yes



<b>Standard:</b>	<b>CCMU</b>	<b>DRMU &amp; DCMU</b>
<b>(J) Minimum Off-Street Parking Required</b>	None required for commercial uses; 1 space/ unit for residential	None required for commercial; 1 space/ unit for residential
<b>(K) Maximum Off-Street Parking Permitted</b>	Up to 125% of Code requirement for commercial; 1.5 spaces/ unit for attached residential. <sup>5</sup>	Up to 125% of Code requirement for commercial; 1.5 spaces/ unit for attached residential <sup>5</sup>
<b>(L) Screening &amp; Buffering Required</b>	No	No

**Table 2 Notes**

- 1 Minimum residential density applies to residential projects only. There is no minimum density for residential uses in a mixed-use development.
- 2 For single-family attached dwellings with direct auto access from the street, the garage entrance must be less than 5 feet from the street property line, or more than 18 feet from the street property line. There is no maximum setback for attached dwellings on a single lot which are located behind commercial buildings.
- 3 A maximum front setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided.
- 4 The maximum front setback may be exceeded when enhanced pedestrian spaces and amenities are provided.
- 5 For commercial uses, when included in a mixed-use development, the maximum amount of off-street parking permitted is 125% of the parking required in Section 17.20.060. When not included in a mixed-use development, the maximum amount of off-street parking permitted is 50% of parking required in Section 17.20.060.
- 6 These are minimum floor area ratios, expressed as the ratio of floor area to site area. There is no maximum permitted floor area ratio.

**Part 2.** On **Page 47** of the Revised Downtown Transportation and Revitalization Plan amend the **exterior finish materials requirements for non-residential and mixed use buildings** as follows:

- I. **Exterior finish materials.** The purpose of this standard is to require high quality materials that are complementary to the traditional materials used in downtown Stayton.
  1. Smooth concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each facade. ~~Composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the visible portion of the board product is less than 6 inches wide.~~

2. Where wood products are used for siding, the siding must be shingles, or horizontal siding, not shakes.
3. Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards composite boards manufactured from wood or other products, such as hardboard or hardiplank ~~with an exposure of 3 to 6 inches~~, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6-10 inches or less in width.

**Part 3.** On **Page 51** of the Revised Downtown Transportation and Revitalization Plan amend the **exterior finish materials requirements for non-residential and mixed use buildings** as follows:

**G. Exterior finish materials.** The purpose of this standard is to require high quality materials that are complementary to the traditional materials used in downtown Stayton.

1. Along 3<sup>rd</sup> Avenue, commercial and mixed use buildings shall be constructed of materials complementary to existing materials including textured pre-cast concrete block, clay (terra cotta) tile, brick, stucco and wood frame.
2. Smooth concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each facade. Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when the board product is less than 6-10 inches wide. Foundation material may be plain concrete or plain concrete block when the foundation material does not extend for more than 3 feet above the finished grade level adjacent to the foundation wall.
3. Where there is an exterior alteration to an existing building, the exterior finish materials on the portion of the building being altered or added must visually match the appearance of those on the existing building. However, if the exterior finishes and materials on the existing building do not meet the standards of Paragraph HG.1, above, any material that meets the standards of Paragraph HG.1 may be used.

## EXHIBIT B

### Amendments to the Stayton Municipal Code Title 17, Chapters 16 and 20

Additions are underlined; Deletions are ~~crossed-out~~.

**Part 1.** Amend Stayton Municipal Code, Title 17, Chapter 16, **Section 17.16.070.1** to change the description of the meanings of the symbols in the table, as follows.

1. **PERMITTED AND CONDITIONAL USES.** The land uses permitted in each district are shown in Table 17.16.070.1. When a property is in an overlay zone, the stricter regulations of the two zones shall apply.

- P = Permitted Use
- C = Conditional Use
- S = Permitted Use after Site Plan Review for new construction or expansion of an existing structure. See Section 17.16.040.4 for existing structures.
- C/S = Conditional Use after Site Plan Review
- = Prohibited Use

**Part 2.** Amend Stayton Municipal Code, Title 17, Chapter 16, **Table 17.16.070.1 Permitted Land Use** to allow several uses in the Downtown Zones that are currently not permitted, to add a new use to the table, and to change how Bed and Breakfast establishments are permitted. (Note that columns in the table that are not proposed to be changed are not shown below.)

		CR	CG	CCMU	DCMU	DRMU
<b>Professional, Scientific and Technical Services</b>						
27	Medical & Diagnostic Laboratories		S	<u>S</u>	<u>S</u>	<u>S</u>
28	Home Health Care Services		S	<u>S</u>	<u>S</u>	<u>S</u>
29	Architectural, Engineering, & Related Services	S	S	<u>S</u>	<u>S</u>	<u>S</u>
32	Scientific Research & Development Services	C/S	S	<u>S</u>	<u>S</u>	<u>S</u>
<b>Arts, Entertainment and Recreation</b>						
<u>46a</u>	<u>Fitness and Recreation Sports Centers</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
52	Bed & Breakfast	S	S	<del>S</del>	<del>S</del>	<del>S</del>

**Part 3.** Amend **Section 17.16.080.2.c.3)** to specify the minimum floor area ratio in the DCMU zone and reduce the minimum floor area ratio in the DRMU zone.

- 3) The minimum floor area ratio for the construction of a new building in the CCMU Zone shall be 0.5:1; ~~and in the DRMU-DCMU Zone shall be 0.35:1~~ and in the DRMU Zone shall be 0.20:1. There is no maximum floor area ratio in these zones.

**Part 4.** Amend **Section 17.16.080.2.F.2)** to clarify the minimum height requirement and better reflect the policy of the Downtown Transportation and Revitalization Plan.

- 2) Minimum. In the CCMU, DCMU, or DRMU zones the minimum building height shall be 2 stories or 20 feet. The minimum building height standard applies to new commercial, residential, and mixed-use buildings. It does not apply to community service buildings, accessory structures, one-time additions or expansions of non-conforming buildings of no more than 25% and less than 1,000 square feet, or to buildings with less than 1,000 square feet of floor area.

**Part 5.** Amend **Section 17.20.030.3** to clarify that the provisions of that section only apply to reduce the setback requirements of Chapter 17.16.

2. SETBACKS. The setback provision cited below modify the building setbacks ~~cited in zoning districts~~ for Residential Zones cited in Chapter 17.16, but are applicable only to the specific items listed below.

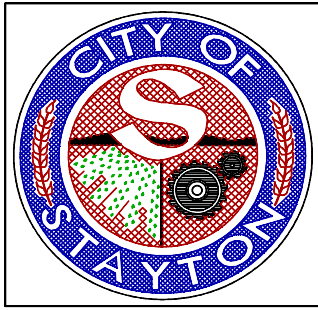
**Part 6.** Amend **Section 17.20.220.2.i** to change the standard for siding for attached residential buildings.

- i. Exterior finish materials. The purpose of this standard is to require high quality materials that are complementary to the traditional materials used in downtown Stayton.

- 1) Smooth concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each facade. ~~Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when the visible portion of the board product is less than 6 inches wide.~~
- 2) Where wood products are used for siding, the siding must be shingles, or horizontal siding, not shakes or board and batten.
- 3) Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards, composite boards manufactured from wood or other products, such as hardboard or hardiplank with an exposure of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where ~~the boards in the pattern are 6 inches or less in width.~~ when the visible portion of the product is at least 4 ½ inches and no more than 10 inches wide.

**Part 7.** Amend **Section 17.20.220.3.g.2)** to change the standard for siding for non-residential and mixed use buildings.

- 2) Smooth concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10% of the surface area of any facade. Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when visible portion of the board product is at least 4 ½ inches and no more less than ~~6-10~~ inches wide. Foundation material may be plain concrete or plain concrete block when the foundation material does not extend for more than 3 feet above the finished grade level adjacent to the foundation wall.



# City of Stayton

## *Planning and Development Department*

Mailing address: 362 N. Third Avenue · Stayton, OR 97383

Office location: 311 N. Third Avenue

Phone: (503) 769-2998 · FAX: (503) 767-2134

Email: [dfleishman@ci.stayton.or.us](mailto:dfleishman@ci.stayton.or.us)

[www.staytonoregon.gov](http://www.staytonoregon.gov)

## **NOTICE OF DECISION BY THE CITY COUNCIL**

You recently participated in a public hearing on a proposed amendment to the Stayton Land Use and Development Code. As required by state law, this notice is to inform you of the actions of the City of Stayton on that proposal. A copy of the ordinance as enacted by the City Council is available for review at the Planning and Development Department office and on the Department's portion of the City website.

**File No:** 11-08/13  
**Applicant:** N/A  
**Location:** N/A  
**Date of Decision:** December 2, 2013  
**Date Notice Mailed:** December 4, 2013  
**Last Day of Appeal or Call-up:** December 25, 2013  
**120 Days Ends:** N/A

### **1. Nature of Application**

The proceedings were a legislative amendment to the Downtown Transportation and Revitalization Plan and the Municipal Code regarding the permitted uses and development standards in the downtown zones.

### **2. Summary of Findings**

The City Council found the proposed amendments were consistent with the Stayton Comprehensive Plan.

### **3. Decision and Conditions of Approval**

The City Council enacted Ordinance 962.

### **4. Appeal Right**

The Council's action may be appealed within 21 days of their decision. This may be appealed to the Land Use Board of Appeals pursuant to Oregon Revised Statutes 197.805-855.

Please do not hesitate to contact the Planning Department if you have any questions or would like further information.