

# STAYTON PLANNING COMMISSION MEETING MINUTES

Monday, July 25, 2022

**COMMISSIONERS:** Ralph Lewis  
Dixie Ellard  
Larry McKinley  
Richard Lewis

**STAFF MEMBER:** Dan Fleishman, Planning & Development Director (Via Zoom)  
Windy Cudd, Administrative Assistant, Minutes

**OTHERS PRESENT:** Jim Crowther, Applicant  
Chris and Heather Roberts, Owners of 9580 Golf Club Rd  
Laura LaRoque, Udell Engineering & Land Surveying, LLC (Via Zoom)

1. **CALL TO ORDER:** Chair Lewis called the meeting to order at 7:00 pm
2. **APPROVAL OF MINUTES:** McKinley moved, and Ellard seconded to approve the minutes from June 27, 2022, as presented. The motion was approved 3:0.
3. **LAND USE FILE #11-06/22 – Applications for Annexation and Comprehensive Plan Map Amendment, James & Jolene Crowther, Golf Club Rd**
  - a. **Commencement of Public Hearing-** Chair Lewis read the opening statement and opened the hearing at 7:02 pm. No objections were made from the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex parte* contact, or bias by members of the Planning Commission.
  - b. **Staff Introduction-** Fleishman explained there are 2 concurrent applications for review. The applicant is requesting Annexation of four tax parcels totaling approximately 11 acres into the City Limits. The applicant is also requesting the Comprehensive Plan Map designation of the property be changed from Residential to Industrial and that Light Industrial zoning be applied to the property following annexation.
  - c. **Applicant Presentation-** Laura LaRoque, Udell Engineering & Land Surveying spoke on behalf of the applicant. She stated that the property is owned by James and Jolene Crowther. They are requesting that the 11 acres be annexed into the City Limits and that the zoning be changed from Residential to Light Industrial. Public utilities are present, and the property could have access to them. They are on a private well and do not plan to hook up to City services unless expansion requires it.
  - d. **Staff Report-** Fleishman reviewed the staff report, summarized the criteria for approval, and explained the suggested condition of approval that an agreement for future street improvement and utility connection be executed.
  - e. **Questions from the Commission-** None
  - f. **Proponents Testimony-** None
  - g. **Opponents Testimony-** Chris and Heather Roberts, 9580 Golf Club Rd, Stayton OR 97383. Roberts read a letter written collectively with property owners, Terry and Teresa Garren, 9574 Golf Club Rd, Stayton OR 97383. This letter is written opposing the rezoning of the 11-acre parcel at 9654, 9694, 9704 Golf Club Rd, Stayton OR 97383. As property owners with land that directly adjoins with this property that has applied to be annexed into the city as light industrial property, Roberts stated that having industrial land at this location is not consistent with the comprehensive plan the city has invested time and money into. Having industrial property that is to be surrounded

on three sides by residential property (in the future) would be undesirable by the current and future residents of the city. Stated that if property is zoned industrial it will diminish the future value of their properties.

Specific concerns about existing and likely future conditions that impact vegetation, trees, and water properties. These issues include:

- i) Current and future noise
- ii) Current and future dust control issues
- iii) Toxic spray and weed control overlapping onto their properties impacting vegetation, trees and water quality
- iv) Ground water run off issues. The level of this property appears to have been elevated and filled in the past and currently sheds excessive water onto their properties.

They are currently and will continue to be increasingly concerned about the quality of well water if the industrial use of this land is to continue.

**h. Governmental Agencies-** None

**i. General Testimony-** None

**j. Questions from the Public-** Bill Martinak, 15556 Coon Hollow Rd, Stayton, owns property on the east side of the property. Had some concerns about the rezoning. Upon new development, will any transportation design standards be implemented? Fleishman answered that if further development did occur, they would have to meet all codes.

**k. Questions from the Commission-** None

**l. Applicant Summary-** Laura LaRoque stated that there are no other plans proposed for growth, just annexed, and rezoned at this time. Also noted they feel that the light industrial zoning will not impact the city as the property has been in such uses for decades.

**m. Staff Summary-** Fleishman explained that relative to the concerns and comments made by Roberts regarding changing the Comprehensive Plan would be a detriment to the plan and detract from it, the code establishes this process, therefore allowing for one to make such a request. Also outlined the criteria and each criterion has been met.

Fleishman recommended approving the application for annexation and comprehensive plan map amendment and adopt the draft order modified to reflect the comments made at the hearing.

**n. Close of Hearing-** Lewis closed the hearing at 7:33 pm.

**o. Commission Deliberation-** Richard Lewis noted he had some reservations of changing to Industrial. McKinley stated that he had driven by the property, and he doesn't see any difference in changing it, as it appears to be light industrial now.

**p. Commission Decision-** McKinley moved and Ellard seconded to approve the application and adopt a modified draft order, to reflect public testimony presented at the public hearing, to submit to City Council. Passed 4:0

**4. OTHER BUSINESS -**

**5. ADJOURN-** Chair Lewis adjourned the meeting at 7:38 pm.