

# **STAYTON PLANNING COMMISSION AGENDA**

**7:00 pm**

**Monday, January 29, 2024**

## **HYBRID MEETING**

The Stayton Planning Commission will be holding a hybrid meeting utilizing Zoom video conferencing software. The meeting will be in-person but can also be "attended" virtually. If you would like to virtually participate in the meeting, please contact the Planning and Development Department at [wcudd@staytonoregon.gov](mailto:wcudd@staytonoregon.gov) to receive an invitation to the online meeting.

- 1. CALL TO ORDER** **Chair McKinley**
- 2. ELECTION OF OFFICERS**
- 3. MEETING MINUTES – Approval of October 30, 2023, Minutes**
- 4. CONSIDERATION OF CODE AMENDMENT –Permit Land Use “General Merchandise Stores” in the Interchange Development ID Zone**
- 5. OTHER BUSINESS**
- 6. ADJOURN**

**DATE OF NEXT MEETING: Monday, February 26, 2023**



# City of Stayton

**Department of Community and Economic Development**

362 N. Third Avenue • Stayton, OR 97383

Phone: (503) 769-2998 • Fax (503) 769-2134

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**TO:** Chairperson Larry McKinley and Planning Commission Members

**FROM:** Jennifer Siciliano, Director of Community and Economic Development

**SUBJECT:** January Agenda Items

**DATE:** January 29, 2024

Section 2.36.920.6 of the City's Code indicates that the Commission shall elect its own chair and vice-chair at the January meeting.

At the annual meeting in January, the commission shall elect its own chair and vice-chair, who shall be voting members of the commission and who shall hold office at the pleasure of the commission.

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**STAYTON PLANNING COMMISSION  
MEETING MINUTES  
Monday, October 30, 2023**

**COMMISSIONERS:** Larry McKinley -Chair  
Dixie Ellard  
Larry McKinley  
Richard Lewis  
Amy Watts -Absent

**STAFF MEMBER:** Jennifer Siciliano, Community & Economic Development Director  
Windy Cudd, Office Specialist

**OTHERS PRESENT:** None

**1. CALL TO ORDER:** Chair **McKinley** called the meeting to order at 7:02 pm

**2. OTHER BUSINESS: ELECTION OF OFFICERS**

Ellard nominated McKinley for Chair, Richard Second, Approved 4:0

**3. APPROVAL OF MINUTES:** Richard Lewis moved, and Ellard seconded to approve the minutes from September 25, 2023, as presented. Passed 4:0.

Richard had pointed out some spelling errors and missing sentences. They will be corrected.

**4. LAND USE FILE #7-08/23 – Continuation for Family Building Blocks Day Care Center, 955 E Santiam St**

**a. Staff Summary-** Siciliano refreshed the commission on the Public Hearing regarding Family Building Blocks. Hearing closed but the record was left open to receive further comments from Public Works and City Engineer. Ron Ped wanted response to these to be on record.

Ron Ped responded to suggestions and worked with City Engineer to meet conditions.

**b. Close of Hearing-** Chair McKinley closed the hearing at 7.12pm

**c. Commission Deliberation-** None

**d. Commission Decision-** Richard Lewis moved and Ellard seconded to move to approve the application of Family Building Blocks (Land Use File #7-08/23) and adopt the draft order which was updated with the City Engineer's comments and agreed by Ronald Ped, applicant.

**5. OTHER BUSINESS –None**

**6. ADJOURN –** Chair McKinley adjourned the meeting at 7:20pm.



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**TO:** Chairperson Larry McKinley and Planning Commission Members

**FROM:** Jennifer Siciliano, Director of Community and Economic Development

**SUBJECT:** Discussion of Code Amendment to Add a Permitted Use with Site Plan Review to the Interchange Development - ID Zoning District

**DATE:** January 29, 2024

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## ISSUE

The issue before the Planning Commission is to consider adding a permitted use after Site Plan Review of “General Merchandise Stores” to the Interchange Development – ID zone. The Interchange Development – ID zone only covers four (4) parcels in the city and has a limited number of permitted uses. A Land Use Code Amendment must either be initiated by the Planning Commission or the City Council.

## BACKGROUND

Dollar General had a pre-application meeting with city staff on October 17, 2023, regarding a potential project to build a 10,640 square foot general merchandise store at 101 Whitney Street. The property is currently vacant and is in the Interchange Development – ID zone.

The Interchange Development – ID zone does not allow general merchandise stores as permitted use with a Site Plan Review or conditional use. For this project to move forward a zoning district change, or a land use code amendment would need to be approved by the City Council with a recommendation from the Planning Commission. A land use code amendment can only be initiated by the Planning Commission or the City Council. City staff recommended that the applicant request a land use code amendment rather than a zoning district change.

The Interchange Development – ID zone only includes the four following parcels:

- 101 Whitney St a 10,640 square foot general store proposed
- 201 Whitney St vacant
- 100 Whitney St already developed
- 101 Martin Dr already developed

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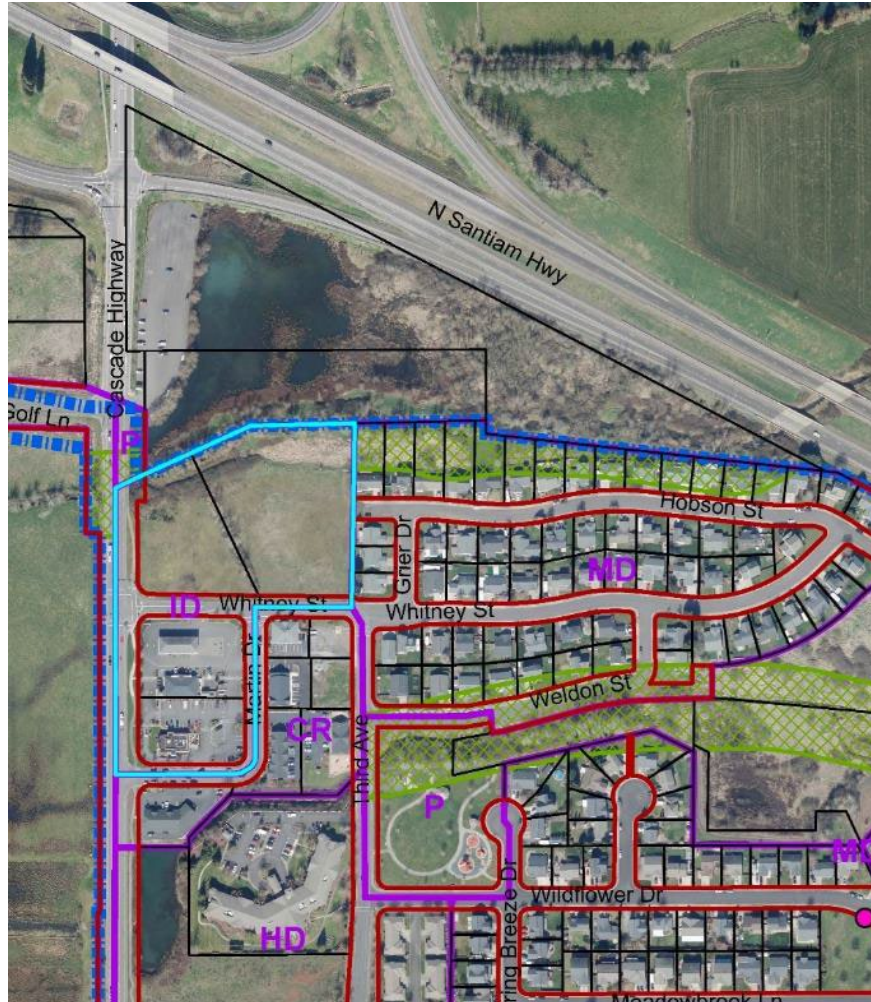
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Two of the four parcels are already developed. The map below shows the Interchange Development – ID zone. The four parcels are shown outlined with a light blue border.



The Zoning Code provides a purpose for the Interchange Development – ID zone as defined in 17.16.060 DISTRICT PURPOSES. INTERCHANGE DEVELOPMENT.

“To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved.”

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The Interchange Development – ID zone only allows a very limited list of permitted uses with Site Plan Review. See Table 17.16.070.1 Permitted Land Use. Here is a complete list of the uses:

- Food & Beverage Stores (Convenience stores only)
- Gasoline Stations
- Gift & Novelty stores
- Commercial Banking & Related Activities (With no less than two drive-thru lanes and a drive-up automatic teller machine.)
- Hotel, Motel, Inn
- RV Parks and Recreational Camps
- Bed & Breakfast
- Eating & Drinking Places
- Water or Sewage Collection or Distribution Facilities & Pump Stations

“General Merchandise Stores” are only permitted with Site Plan Review in six zones:

- Commercial Retail- CR\*
- Commercial General -CG
- Commerce Park – CP
- Central Core Mixed Use – CCMU
- Downtown Commercial Mixed Use – DCMU
- Downtown Residential Mixed Use - DRMU

\* Commercial Retail – CR limits General Merchandise Stores to 8,000 square feet gross floor area. The other zones do not have a square feet gross floor area maximum.

## ANALYSIS

The Interchange Development – ID zone is a commercial zone and a general merchandise store fits with the character of a commercial area. The Planning Commission will need to determine if a general merchandise store fits with the zone’s purpose as layout out in 17.16.060 as defined previously. If the land use code amendment was approved, it would affect all four parcels. All these parcels are currently already zoned for commercial, but not for this particular use.

Additional requirement to amend the Land Use Code is "...to determine whether they [the amendments] significantly affect a transportation facility pursuant to Oregon Administrative Rule (OAR) 660-012-0060 (Transportation Planning Rule - TPR). The applicant has agreed to pay for this research.

In addition, 17.12.175.6, the code states "... Where the City, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant

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effect on a transportation facility, the City shall work with the roadway authority to modify the request or mitigate the impacts in accordance with the TPR and applicable law." If the Planning Commission initiates a public hearing for the Land Use Code Amendment, I will reach out to Marion County since they own Cascade Highway to get any input into this amendment as well.

The Planning Commission is being asked to initiate a public hearing for this land use code amendment. All four parcel owners and the surrounding abutters would be notified of this potential change. Marion County will be notified as well along with all entities usually notified for a Planning Commission public hearing.

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