



3 July 2025

Planning Commission / Community and Economic Development Department
City of Stayton
362 N. Third Avenue
Stayton, OR 97383

RE: Santiam Hospital and Clinics Emergency Department Access
Subject: City of Stayton Application for Site Plan Review

Below represents the application forms, information, and responses to the pertinent Development Codes for the Land Use review, as required by the City of Stayton.

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(REFER TO THE BELOW EXHIBITS AT THE END OF THIS DOCUMENT)

- Exhibit A - Application Form
- Exhibit B - Property Owner Authorization
- Exhibit C - Storm Water Report
- Exhibit D - Survey
- Exhibit E - Civil Plans
- Exhibit F - Landscape Plans
- Exhibit G - Architectural Drawings
- Exhibit H - Photometric Calcs

Project Overview and Description

I. SCOPE OF THE PROPOSAL

Project Overview and Description

Santiam Hospital and Clinics (SH&C) is proposing to replace the main hospital building's existing ambulance canopy, remove the existing freestanding ambulance shed, and add a pedestrian walkway connecting the emergency department with a main building entrance by way of the north parking lot. This reconfiguration will include improvements to the driveway access at the emergency department ambulance canopy, regrading of a portion of the parking lot to improve ADA access, and a stormwater detention and treatment facility. The work will upgrade current signage and landscaping.

The proposed demolition, renovations, repairs, alterations, additions, and new structures include:

1. Demolition of an existing Ambulance Garage
2. Demolition of existing Emergency Department Entry Canopy
3. New Emergency Department Entry Canopy

4. New covered pedestrian walkway

Serving the Community

The proposed renovation will allow SH&C to provide a safe, welcoming, and effective facility environment for the community and staff. Local donors are supporting the project.

SH&C is seeking approval of this land use application as submitted so it can proceed with construction and meet the Winter of 2026 opening.

II. CURRENT PARCEL INFORMATION

Property Owner: Santiam Hospital and Clinics
1401 North 10th Ave
Stayton, OR 97383

Project Applicant: Santiam Hospital and Clinics
Eric Pritchard, Executive Director Santiam Hospital and Clinics'
Foundation

Applicable Land Use Codes: Title 17 of the Stayton Municipal Code

Location: 1401 North 10th Ave
Tax Lot 091W10AD00100

Land Use Designation &

Zone: P – Public/Semi-Public

III. TRANSPORTATION IMPACT DISCUSSION

The proposed development makes no changes to occupied space and therefore generates no additional trips. It will have no impact on intersections and improves the state of site access driveways. Per pre-application conversation, the transportation assessment letter is not required.

IV. APPLICATION INFORMATION

ADEQUATE UTILITIES

• How will the development obtain or maintain adequate utility systems (including water, sewer, surface water drainage, power, and communications), and connections, including easements, to properly serve the subject property in accordance with accepted City standards?

FINDINGS OF FACT: All existing public and private utilities will maintain their existing access. Canopy and walkway foundations are coordinated with easements.

• How will the applicant assure there are adequate water, sewer, and storm drainage facilities available to serve the proposed development?

FINDINGS OF FACT: The proposed development does not require additional water or sewer resources. Additional storm drainage is proposed to meet the stormwater design requirements.

• List public services currently available to the site:

Water Supply: 12" – N 10th Ave
Sanitary Sewer: 8" – N 10th Ave
Storm Sewer: 12" – N 10th Ave
Natural Gas: 2" – N 10th Ave
Telephone: Available from N 10th Ave
Cable TV: Not shown in Survey
Electrical: Available from N 10th Ave

• Will existing City public services need to be replaced or upgraded to accommodate the demands created by the development?

FINDINGS OF FACT: The development will not require replacement or upgrading of any City public services.

TRAFFIC CIRCULATION

• How will the development provide for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and provision for safe access to and from the property to those public streets and roads which serve the property?

FINDINGS OF FACT: The traffic pattern of the existing parking lot is maintained. The access for the emergency department drop off is now clearer, and additional signage makes this one-way loop more apparent. The existing ambulance shed will be removed and ambulance parking provided elsewhere, eliminating a major curb cut between the parking and emergency department curb cuts.

STREET IMPROVEMENTS

• How will the development provide for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development?

FINDINGS OF FACT: There is no additional traffic load generated by the proposed development. No street improvements are proposed, other than the driveway relocations.

PARKING AND LOADING AREAS

• How will the development provide for parking areas and adequate loading/unloading facilities?

FINDINGS OF FACT: The development retains and improves the existing parking, and provides clearer, larger loading and unloading areas.

OPEN STORAGE AREAS/OUTDOOR STORAGE YARDS

• Are there any open storage areas or outdoor storage yards included in the development? If yes, how will they meet development code standards?

FINDINGS OF FACT: There are no open storage areas or outdoor storage yards included in the development.

OFFSITE IMPACTS

• *How will the development minimize off-site impacts such as noise, odors, fumes, or other impacts?*

FINDINGS OF FACT: The development increases the safety of the ambulance storage and emergency department drop off. Landscaping helps mitigate noise, odors, and fumes, though these impacts are no larger than prior to development.

DESIGN STANDARDS

• *How does the proposed development meet the applicable design standards for commercial or multi-family residential development?*

FINDINGS OF FACT: The entry canopy and covered walkway use locally-sourced, mass-timber products to create an aesthetically cohesive entry sequence for patients and guests accessing the hospital. See architectural drawings for elevations.

COMPATIBILITY WITH NEIGHBORING PROPERTIES

• *How will the design and placement of buildings and other structural improvements provide compatibility in size, scale, and intensity of use between the development and neighboring properties?*

FINDINGS OF FACT: The proposed improvements reduce the intensity of the street edge use by eliminating the ambulance shed and parking and increasing landscaping in this area. Additional structures are at a distance to the street edge and are scaled to harmonize with the existing buildings on site. Adjacent properties do not have structures yet, so size and scale are compatible with on-site buildings as a proxy of this measure.

DESIGN WILL SERVE INTENDED USE

• *How will the location, design, and size of the proposed improvements to the site fulfill the intended purpose of the intended use of the site and will properly serve anticipated customers or clients of the proposed improvements?*

FINDINGS OF FACT: The covered walkway connects the emergency department to a main entrance of the building, providing covered access to the main entry when access cannot be provided through the secure portion of the hospital. In addition, the covered walkway provides a safer, more welcoming passageway from the parking to the building entries, allowing more users of the emergency department to avoid conflicting use of the drop-off area with urgent ambulance drop-offs. The additional ambulance canopy provides more space for ambulance drop-off, allowing multiple simultaneous drop-offs while maintaining a greater ability of emergency vehicles to pass by one another for more timely re-deployment. Landscaping and signage will improve wayfinding, appeal, and overall functioning of the site.

LANDSCAPING

• *How will the proposed landscaping prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historical features, provide for vegetative ground cover and dust control, and present an attractive interface with adjacent land use and development?*

FINDINGS OF FACT: No unique or unusual features exist at this location. Major vegetation, where not impacted by construction, will be protected during construction and will remain in place. The ground area is landscaped compatibly with adjacent landscaping.

SCREENING

• How will the design of any visual or physical barriers around the property (such as fences, walls, vegetative screening or hedges) allow them to perform their intended function while having no undue adverse impact on existing or contemplated land uses?

FINDINGS OF FACT: No additional barriers around the property are proposed.

MAINTENANCE

• What continuing provisions are there for maintenance and upkeep of the proposed development?

FINDINGS OF FACT: Hospital maintenance staff will maintain the proposed development, as they did for the area before the proposed changes.

To the best of our knowledge, the above burden of proof represents a complete response to Land Use application, as required by the City of Klamath Falls.

Sincerely,

A handwritten signature in blue ink, appearing to read 'PJ Bauser', with a long horizontal flourish extending to the right.

PJ Bauser AIA
Project Manager

Rachel Auerbach
Project Architect

cc Paul Hartmann, Director of Facilities
Santiam Hospital & Clinics

250703 SH&C ED LU APP