

# City of Stayton

## MEMORANDUM

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

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

**DATE:** February 23, 2026

**SUBJECT:** Annexation – KSD Properties, LLC (Golf Lane)

**120 DAYS ENDS:** Not applicable – Annexation

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### ISSUE

The issue before the Planning Commission is a Public Hearing on an application for Annexation of an approximately 21-acre property located on Golf Lane (Tax Lot 091W03B001500). The applicant proposes annexation into the city limits and application of the Medium Density (MD) Residential zoning district.

The Planning Commission held a public hearing on this application in November 2025 and adopted an order recommending approval of the annexation and assigning Low Density (LD) Residential zoning to the property. Prior to the City Council's public hearing, it was determined that the City had not provided the required notice to the state Department of Land Conservation and Development, necessitating the need for this second public hearing.



### BACKGROUND

The subject property is approximately 21 acres, vacant, located in Marion County fronting on Golf Lane, and zoned Urban Transition (UT-20). It lies within the Stayton Urban Growth Boundary (UGB) but outside the city limits. The surrounding area consists of a mix of City-zoned and County-zoned properties. The property to the north was annexed in 2019 and is zoned Commercial General (CG). Golf Lane to the east has been annexed into the City limits, while the land immediately across Golf Lane is owned by ODOT. The property to the south consists of large-lot

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single-family homes and remains under Marion County UT-20 zoning. The property to the west is owned by the Stayton Middle School campus, is forested, and is zoned Public/Semi-Public (P).

KSD Properties, LLC submitted an annexation application requesting MD Residential zoning and providing a concept plan for 74 single-family lots, revised from an earlier concept of 92 lots. The Medium Density (MD) zone allows single-family, duplex, and triplex dwellings. If developed at the maximum densities allowed by the MD zone, the site could yield up to 128 duplex units and 30 triplex units, the latter allowed only on lots exceeding 10,500 square feet—10 such lots are shown in the concept plan. This level of multifamily construction exceeds the need identified in the City's 2013 Buildable Lands Inventory (BLI) and is inconsistent with the City's actual growth rate, which has averaged only 0.86% annually between 2000 (population 6,816) and 2025 (population 8,280).

Given this mismatch between projected and actual growth, and the resulting overproduction of multifamily housing that could occur under MD zoning, staff has concluded that the LD (Low Density Residential) zone more appropriately reflects the housing needs of the community.

## **ANALYSIS**

This report and the draft order present Planning Staff's summary and analysis concerning this application. The analysis was developed with input from City departments, including the City Engineer and the City's transportation engineering consultant.

The current draft order reflects the order adopted by the Planning Commission in November, with updates to reflect the public testimony at the November public hearing and additional description of the contents and conclusions of the transportation impact analysis submitted with the application. There has not been any additional written testimony submitted since the November hearing.

## **RECOMMENDATION**

Staff recommends option one: approval of the draft order as presented with LD (Low Density Residential) zoning rather than the MD zoning requested.

Staff finds that annexation of the property is appropriate and consistent with urban growth policies; however, the LD zoning district best meets the current and projected housing needs of the City.

## **OPTIONS AND SUGGESTED MOTIONS**

Staff has provided the Planning Commission with a number of options, each with an appropriate motion.

### **1. Approve the application, adopting the draft order of recommendation as presented.**

I move the Stayton Planning Commission recommend approval of the application for Annexation for KSD Properties, LLC for a 21-acre property on Golf Lane (Tax Lot 091W03B001500), (Land Use File #5-02/24) and assignment of Low Density Residential zoning to the property, adopting the draft order of recommendation as presented by Staff.

### **2. Approve the application, adopting modifications to the draft order of recommendation.**

I move the Stayton Planning Commission recommend approval of the application for Annexation for KSD Properties, LLC for a 21-acre property on Golf Lane (Tax Lot 091W03B001500), (Land Use File #5-02/24) and assignment of Low Density Residential zoning to the property, adopting the draft order of recommendation with the following changes...

### **3. Continue the hearing until March 30, 2026.**

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I move the Stayton Planning Commission continue the public hearing on the application for Annexation for KSD Properties, LLC for a 21-acre property on Golf Lane (Tax Lot 091W03B001500), (Land Use File #5-02/24) until March 30, 2026.

**4. Deny the application, directing staff to modify the draft order of recommendation.**

I move the Stayton Planning Commission to recommend denial of the application for Annexation for KSD Properties, LLC for a 21-acre property on Golf Lane (Tax Lot 091W03B001500), (Land Use File #5-02/24) and direct staff to modify the draft order of recommendation to reflect the Planning Commission's discussion and bring a revised draft order of recommendation for Planning Commission approval at the March 30, 2026, meeting.

**5. Close the hearing but keep the record open for submission of written testimony.**

I move the Stayton Planning Commission close the hearing on the application for Annexation for KSD Properties, LLC for a 21-acre property on Golf Lane (Tax Lot 091W03B001500), (Land Use File #5-02/24) but maintain the record open to submissions by the applicant until March 9, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on March 30, 2026.

**6. Close the hearing and record, and continue the deliberation to the next meeting.**

I move the Stayton Planning Commission continue the deliberation on the application for Annexation for KSD Properties, LLC for a 21-acre property on Golf Lane (Tax Lot 091W03B001500), (Land Use File #5-02/24) until March 30, 2026.