

# City of Stayton

## MEMORANDUM

**TO:** Chairperson Larry McKinley and Planning Commission Members  
**FROM:** Jennifer Siciliano, Director of Community and Economic Development  
**DATE:** January 26, 2026  
**SUBJECT:** Site Plan Review – 1100 E Santiam Street Duplexes  
**120 DAYS ENDS:** March 6, 2026.

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### ISSUE

The issue before the Planning Commission is a public hearing on an application for Site Plan Review to develop two duplexes on property located at 1100 E Santiam Street (Tax Lot 091W11CB02300) in the Medium Density (MD) Residential zone.



### BACKGROUND

The subject property is approximately 0.42 acres (16,910 square feet) and has approximately 118 feet of frontage on E Santiam Street. The property is zoned Medium Density (MD) Residential and is currently developed with an existing single-family dwelling and accessory garden shed, both of which are vacant.

The applicant, Sly Toran of Gervais, Oregon, submitted an application for Site Plan Review to construct two duplex structures served by a single shared driveway from E Santiam Street, with associated parking, on-site utilities, stormwater facilities, and landscaping improvements.

Notice of the application was provided to City departments and outside agencies, including City of Stayton Public Works, Marion County Public Works, the City's transportation engineering consultant, utility providers, emergency services, and local service districts. Written comments were

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received from Stayton Public Works, the City's transportation consultant, and Marion County Public Works. Other agencies indicated no concerns or did not submit comments.

## ANALYSIS

The application was reviewed for compliance with the Site Plan Review approval criteria contained in SMC 17.12.220, as well as applicable provisions of SMC 17.20.060 (Off-Street Parking and Loading), SMC 17.20.090 (Landscaping Requirements), SMC 17.20.170 (Outdoor Lighting), and SMC 17.20.190 (Multi-Family Residential Design Standards).

Staff's detailed findings, analysis, and recommended conditions of approval are provided in the attached Draft Order of Conditional Approval, which evaluates the proposal's consistency with utility availability, stormwater management, internal circulation and access, frontage improvements along E Santiam Street, parking and loading, building design standards, and landscaping requirements.

Staff finds that some of the applicable criteria can be met; however, several elements of the proposal do not currently demonstrate full compliance with the Stayton Municipal Code. These items include stormwater documentation, driveway alignment and access spacing, frontage improvements and right-of-way dedication along a designated Major Collector, parking and bicycle facilities, certain multi-family design standards, and specific landscape plan details. These deficiencies can be addressed through conditions of approval requiring revised plans, engineering submittals, right-of-way and easement dedication.

## RECOMMENDATION

Staff recommends approval of the application and adoption of the Draft Order as presented, subject to the conditions contained therein.

## OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Community and Economic Development Department recommends the first option to approve the application as drafted.

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

I move the Stayton Planning Commission approve the application for Site Plan Review for Sly Toran, 1100 E Santiam Street Duplexes (Land Use File #11-09/25) and adopt the draft order presented by Staff.

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

I move the Stayton Planning Commission approve the application for Site Plan Review for Sly Toran, 1100 E Santiam Street Duplexes (Land Use File #11-09/25) and adopt the draft order with the following changes...

### **3. Continue the hearing until February 23, 2026.**

I move the Stayton Planning Commission continue the public hearing on the application for Site Plan Review for Sly Toran, 1100 E Santiam Street Duplexes (Land Use File #11-09/25) until February 23, 2026.

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

I move the Stayton Planning Commission deny the application for Site Plan Review for Sly Toran, 1100 E Santiam Street Duplexes (Land Use File #11-09/25) and direct staff to modify the draft

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order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the February 23, 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 Site Plan Review for Sly Toran, 1100 E Santiam Street Duplexes (Land Use File #11-09/25) but maintain the record open to submissions by the applicant until February 2, 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 February 23, 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 Site Plan Review for Sly Toran, 1100 E Santiam Street Duplexes (Land Use File #11-09/25) until February 23, 2026.