

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: Annexation – Randy Myers, Brownstone Homes Golf Club Road SE

ISSUE

The issue before the Planning Commission is a public hearing on an application for annexation of approximately 59.63 acres, consisting of three parcels located at 9164, 9384 (partial), and 9474 (partial) Golf Club Road SE, together with an approximately 3,000-foot portion of existing public right-of-way along Golf Club Road SE. The applicant requests annexation into the City of Stayton with application of the Medium Density (MD) Residential zoning district.



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BACKGROUND

The subject properties for annexation are located on the east side of Golf Club Road SE and are currently outside the City limits but within the Stayton Urban Growth Boundary (UGB). The properties are zoned Urban Transition (UT-20) under Marion County jurisdiction. The annexation area totals approximately 59.63 acres, including right-of-way.

The surrounding area is predominantly residential in character. Residential uses are located to the east, south, and west of the subject parcels, while the property to the north is developed as a golf course. Portions of Golf Club Road SE abutting the subject parcels are currently under Marion County jurisdiction. A segment of the right-of-way proposed for annexation is contiguous with the City limits to the south, connecting the subject parcels to the City.

The applicant, Randy Myers of Brownstone Homes, initially submitted a combined annexation and subdivision application. On January 7, 2026, the subdivision portion of the application was formally withdrawn. The annexation request remains under consideration.

Marion County reviewed the proposed annexation area and noted that it did not appear to include the full width of the Golf Club Road SE right-of-way. Marion County expressed a preference that the right-of-way be included within the City limits, given that the City's Urban Growth Boundary extends along the properties bordering the west side of Golf Club Road SE.

ANALYSIS

The annexation application is reviewed under the approval criteria contained in Stayton Municipal Code (SMC) 17.12.210. The draft Order of Recommendation, included as an attachment to this staff report, contains detailed findings addressing each applicable criterion, including community need, availability of urban services, contiguity, compatibility with surrounding uses, and compliance with state and local law.

Based on review of the 2013 Buildable Lands Inventory (BLI) and subsequent residential development activity, staff finds that the City continues to have an identified need for additional single-family and duplex housing. While the BLI projections assume a higher growth rate than has historically occurred, the annexation of residentially designated land within the UGB supports the City's long-term housing and growth objectives.

Public Works analysis demonstrates that the site may be served by City services at the time of development, subject to future infrastructure extensions and compliance with adopted master plans and City standards. No infrastructure improvements are required as a condition of annexation.

As part of the Planning Commission's review, the applicant may be asked to revise the annexation boundary to adjust the width of the Golf Club Road SE right-of-way to better align with Marion County's preference that the right-of-way be included within the City limits. This potential revision is not included in the draft Order of Recommendation but may be considered by the Planning Commission during its deliberations.

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 recommend approval of the application as drafted.

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1. Recommend approval of the application, adopting the draft order as presented.

I move the Stayton Planning Commission recommend approval of the application for annexation for Randall Myers, Brownstone Homes, for approximately 59.63 acres located on Golf Club Road SE (Land Use File #16-12/24) and adopt the draft order presented by Staff.

2. Recommend approval of the application, adopting modifications to the draft order.

I move the Stayton Planning Commission recommend approval of the application for annexation for Randall Myers, Brownstone Homes, for approximately 59.63 acres located on Golf Club Road SE (Land Use File #16-12/24) 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 annexation for Randall Myers, Brownstone Homes, for approximately 59.63 acres located on Golf Club Road SE (Land Use File #16-12/24) until February 23, 2026.

4. Recommend denial of the application, directing staff to modify the draft order.

I move the Stayton Planning Commission to recommend denial of the application for annexation for Randall Myers, Brownstone Homes, for approximately 59.63 acres located on Golf Club Road SE (Land Use File #16-12/24) and direct staff to modify the draft 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 annexation for Randall Myers, Brownstone Homes, for approximately 59.63 acres located on Golf Club Road SE (Land Use File #16-12/24) 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 for annexation for Randall Myers, Brownstone Homes, for approximately 59.63 acres located on Golf Club Road SE (Land Use File #16-12/24) until February 23, 2026.