



**Submit Via Email**

**CITY OF STAYTON**  
**APPLICATION FOR DETAILED DEVELOPMENT PLAN APPROVAL OF A**  
**MASTER PLANNED DEVELOPMENT**

PROPERTY OWNER: JCNW Family, LLC

Address: 15556 Coon Hollow

City/State/Zip: Stayton, OR 97383

Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_

APPLICANT: Bill Martinak

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email: billm@stettlersupply.com

APPLICANT'S REPRESENTATIVE: Brandie Dalton, Land-Use Consultant

Address: Multi/Tech Engineering-1155 SE 13th Street

City/State/Zip: Salem, OR 97302

Phone: (503) 363-9227 Email: bdalton@mtengineering.net

PROFESSIONAL DESIGN TEAM: A professional design team is required for all master planned developments. Please list below the consultants on the design team.

ARCHITECT/ PROFESSIONAL DESIGNER

Name: Pete Melin

Address: 1155 SE 13th Street

City/State/Zip: Salem, OR 97302

Phone: (\_\_\_\_) 503 - 363-9227

Email: pmelin@msn.com

ENGINEER

Name: Mark Grenz, P.E.

Address: 1155 SE 13th Street

City/State/Zip: Salem, OR 97302

Phone: (\_\_\_\_) 503 - 363-9227

Email: mgrenz@mtengineering.net

LANDSCAPE ARCHITECT/LANDSCAPE DESIGNER

Name: Erin Holsonback

Address: 3933 South Kelly Ave, Suite B

City/State/Zip: Portland, OR 97239

Phone: (\_\_\_\_) 503 - 449-8317

Email: erin@ottenla.com

PLANNING CONSULTANT

Name: Brandie Dalton

Address: 1155 SE 13th Street

City/State/Zip: Salem, OR 97302

Phone: (\_\_\_\_) 503 - 363-9227

Email: bdalton@mtengineering.net

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

- owner  applicant  applicant's representative  architect/professional designer  engineer  
 landscape architect/landscape designer  planning consultant

LOCATION:

Street Address: 1601 Oriole Street

Assessor's Tax Lot Number and Tax Map Number: 091W04DB/Tax Lot 3300

DESCRIPTION OF PROPOSAL: Total Acreage: 7.11

No. of Lots: 22

No. of Dwelling Units: 22

Average Residential Density: \_\_\_\_\_ units per acre

ZONING DISTRICT(S): LD

NAME OF PROPOSED MASTER PLANNED DEVELOPMENT: Phillips Estates Phase III

DATE OF APPROVAL OF PRELIMINARY CONCEPT PLAN: 9/29/2025

SIGNATURE OF APPLICANT: William J Martinak

REQUIRED ATTACHMENTS

- stormwater management plan
- transportation assessment letter or transportation impact analysis
- architectural concept plan
- draft conditions, covenants and restrictions for the development, including mandatory membership in a homeowners association setting forth the owners rights, interest, and privileges in the association and any common property and facilities
- draft articles of incorporation of the proposed homeowners association as a not-for-profit corporation;
- draft by-laws of the proposed homeowners association specifying the responsibilities and authority of the association, the operating procedures of the association and providing for proper capitalization of the association to cover the costs of major repairs, maintenance and replacement of common facilities
- draft development agreement for any improvements that involve city financing

DO NOT WRITE BELOW THIS LINE

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_

Land Use File# \_\_\_\_\_