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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. Martinek

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# _____