



ORDINANCE NO. 26-002

ANNEXING REAL PROPERTY LOCATED AT 9164 GOLF CLUB RD (MAP TAX LOT 091W04B000200), 9384 GOLF CLUB RD (MAP TAX LOT 091W04B000900 PART OF PARCEL), AND 9474 GOLF CLUB RD (MAP TAX LOT 091W04B001000 PART OF PARCEL) WITH A PORTION OF EXISTING PUBLIC RIGHT-OF-WAY ALONG GOLF CLUB ROAD AND CHANGING THE ZONE FROM MARION COUNTY URBAN TRANSITIONAL (UT) TO CITY OF STAYTON MEDIUM DENSITY RESIDENTIAL (MD).

WHEREAS, Randall Myers of Brownstone Homes has initiated annexation of certain real property located at 9164 Golf Club Road SE (Tax Lot 091W04B000200), a portion of 9384 Golf Club Road SE (Tax Lot 091W04B000900), and a portion of 9474 Golf Club Road SE (Tax Lot 091W04B001000), together with a segment of Golf Club Road SE public right-of-way, Marion County, Oregon, more particularly described in Exhibit 1 attached hereto and incorporated herein, and further illustrated on a map shown in Exhibit 2 attached hereto and incorporated herein; and;

WHEREAS, the property owners of the annexation territories are Yvonne A. Parsons Trust, Sumei Li and Toby Lee, and Chunmei Nie and Sam Vuong, respectively; and

WHEREAS, the annexation area consists of approximately 59.63 acres, including three parcels and a segment of Golf Club Road SE right-of-way that provides contiguity to the existing City limits; and

WHEREAS, the properties are currently located outside the City limits of Stayton and are zoned Marion County Urban Transition (UT-20); and

WHEREAS, the territory proposed for annexation lies within the City of Stayton Urban Growth Boundary and is designated Residential on the Stayton Comprehensive Plan Map; and

WHEREAS, upon annexation the property will be zoned Medium Density (MD) Residential, consistent with the Comprehensive Plan designation and the City's long-range residential land use policies; and

WHEREAS, on January 26, 2026, and February 23, 2026, the Stayton Planning Commission held duly noticed public hearings on the annexation request (File No. 16-12/24); and

WHEREAS, the Planning Commission reviewed the application materials, agency comments, and public testimony, and thereafter adopted findings of fact and conclusions determining that the application satisfies the annexation approval criteria in Stayton Municipal Code Section 17.12.210.4; and

WHEREAS, the Planning Commission recommended that the City Council approve the annexation and amend the Stayton Official Zoning Map to apply **Medium Density (MD) Residential zoning** to the annexed property; and

WHEREAS, the City Council held a public hearing as required by law and reviewed the Planning Commission recommendation and findings of fact, which are attached as **Exhibit 3** and incorporated herein; and

WHEREAS, the City Council concludes that the annexation application satisfies the approval criteria

contained in SMC 17.12.210.4.


NOW THEREFORE, THE STAYTON CITY COUNCIL ORDAINS AS FOLLOWS:

- SECTION 1.** Pursuant to ORS 222.125, the Stayton City Council hereby proclaims the annexation to the City of Stayton, Oregon, of approximately 59.63 acres consisting of the property located at 9164 Golf Club Road SE (Tax Lot 091W04B000200), a portion of 9384 Golf Club Road SE (Tax Lot 091W04B000900), a portion of 9474 Golf Club Road SE (Tax Lot 091W04B001000), and a portion of existing public right-of-way along Golf Club Road SE, the legal description of which is set forth in Exhibit 1, attached hereto and incorporated herein by reference.
- SECTION 2.** Pursuant to ORS 222.005, the Stayton City Recorder shall provide by certified mail to all public utilities, telecommunication facilities, and franchise holders operating within the City a written notice of the annexation including the site addresses, legal description, and map of the territory annexed, along with a copy of this Ordinance. Such notice shall be mailed within ten (10) working days following passage of this Ordinance.
- SECTION 3.** Pursuant to ORS 222.010, the Stayton City Recorder shall, within ten (10) days of passage of this Ordinance, file with the Marion County Clerk and Marion County Assessor a report of the annexation including the legal description and map of the territory annexed.
- SECTION 4.** Pursuant to ORS 308.225(2), the Stayton City Recorder shall provide to the Oregon Department of Revenue a copy of this Ordinance including the legal description and map of the annexed territory.
- SECTION 5.** The Stayton Official Zoning Map is hereby amended to include the annexed territory and designate the property as Medium Density (MD) Residential.
- SECTION 6.** Upon adoption by the Stayton City Council and signature by the Mayor, this Ordinance shall become effective thirty (30) days after the date of signing.

ADOPTED BY THE STAYTON CITY COUNCIL THIS 6TH DAY OF APRIL 2026.

Signed: 4/6, 2026

BY:



Brian Quigley, Mayor

Signed: 4/6, 2026

ATTEST:



Julia Hajduk, City Manager

EXHIBIT A**ANNEXATION TO THE CITY OF STAYTON**

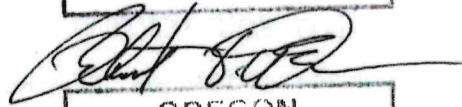
A TRACT OF LAND SITUATED IN THE NE, NW, SW, & SE QUARTER OF SECTION 4 TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF STAYTON, MARION COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 2025-34, MARION COUNTY BOOK OF PARTITION PLATS; THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING THREE CALLS: NORTH 89°47'14" EAST 1060.53 FEET; SOUTH 61°47'31" EAST 251.58 FEET; SOUTH 00°20'34" EAST 1746.30 FEET TO A 5/8" SMOOTH IRON ROD AT THE NORTHEAST CORNER OF REEL 153, PAGE 1342, MARION COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID DEED AND ITS EXTENSION, NORTH 89°54'41" WEST 1440.92 FEET TO A 3/4" IRON PIPE ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF CLUB ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 25°00'29" EAST 725.74 FEET, MORE OR LESS, TO THE CITY LIMITS OF STAYTON; THENCE CROSSING THE RIGHT-OF-WAY OF SAID ROAD, NORTH 89°52'28" WEST 55.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°00'29" WEST 861.09 FEET, MORE OR LESS; THENCE CROSSING SAID ROAD, NORTH 64°59'31" EAST 70.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD; THENCE 39.27 FEET ALONG A 25.00 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT WITH A RADIAL BEARING IN OF SOUTH 64°59'31' WEST, (THE CHORD OF WHICH BEARS SOUTH 70°00'29" EAST 35.36 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE 91.98 FEET ALONG A 210.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 77°32'25" EAST 91.25 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE SOUTH 89°54'41" EAST 221.90 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE NORTH 00°03'29" EAST 406.97 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE SOUTH LINE OF THE AFOEMENTIONED PARCEL 2;

ATTACHMENT B-1

THENCE ALONG SAID LINE AND ITS EXTENSION, NORTH 89°29'46" WEST 562.35 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF CLUB ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°00'29" WEST 530.60 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, SOUTH 89°39'41" EAST 1221.56 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "LS 815" AT THE SOUTHEAST CORNER OF REEL 4422, PAGE 406 MARION COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID DEED, NORTH 00°19'31" EAST 103.27 FEET TO A YELLOW PLASTIC CAP SCRIBED "LS 815"; THENCE ALONG THE NORTH LINE OF SAID DEED, NORTH 89°40'29" WEST 607.45 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL 2, NORTH 01°59'06" EAST 708.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.63 ACRES, MORE OR LESS, AND INCLUDING PART OF GOLF CLUB ROAD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



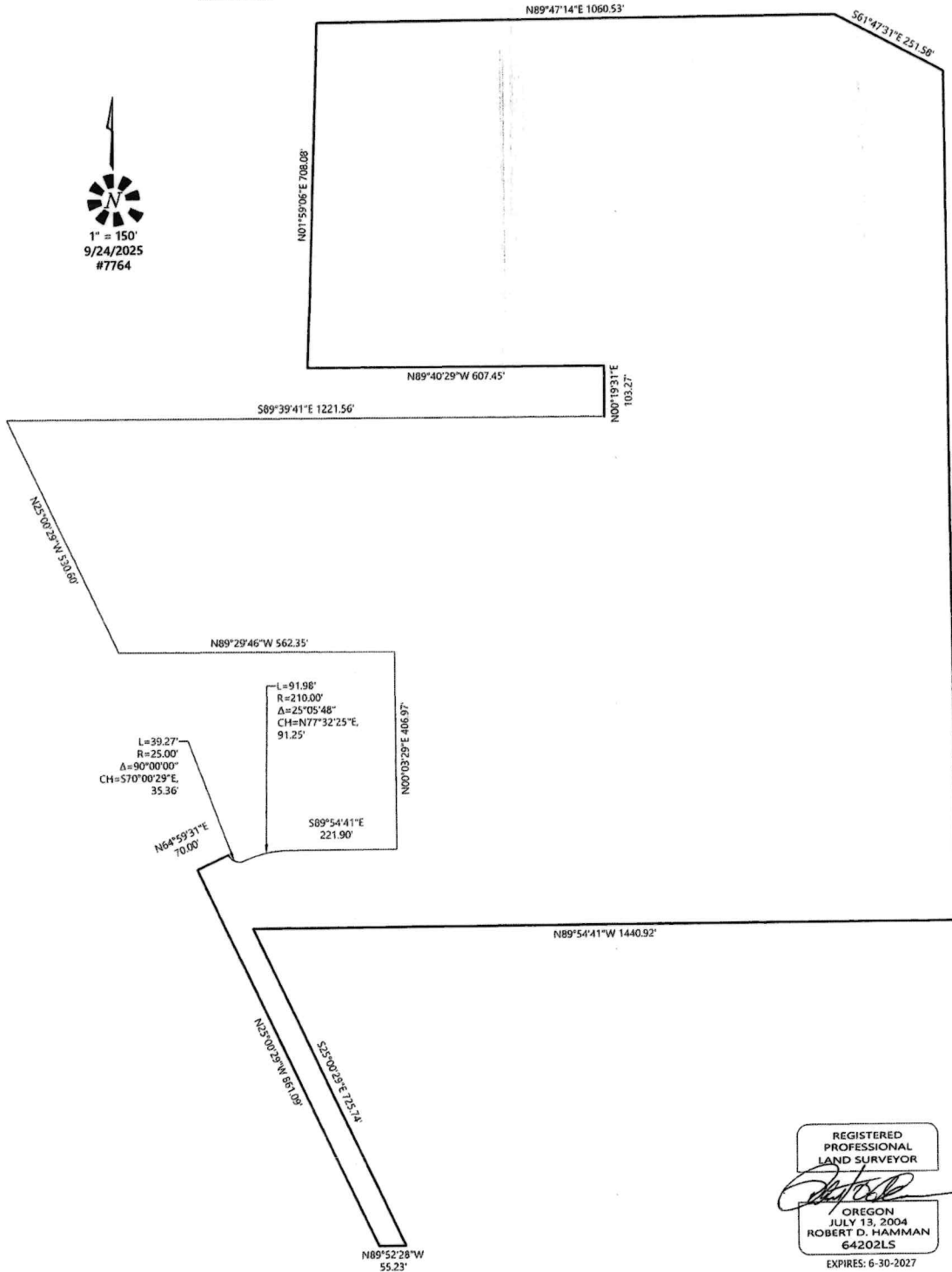
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

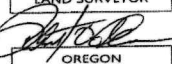
EXPIRES: 6/30/2027

ATTACHMENT B-2

ANNEXATION TO THE CITY OF STAYTON
 IN THE NW, NE, SW, & SE 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.
 CITY OF STAYTON, MARION COUNTY, OREGON

BY:
 MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-363-9227



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2027

ATTACHMENT A

EXHIBIT 3, City Council Finding of Fact

Land Use File #16-12/24

A. EXISTING CONDITIONS

1. The owners of the properties are Yvonne A. Parsons Trust, Sumei Li and Toby Lee, and Chunmei Nie and Sam Vuong, respectively.
2. The applicant is Randall Myers of Brownstone Homes.
3. The parcels and right-of-way proposed for annexation can be described as consisting of 9164 Golf Club Road SE (Tax Lot 091W04B000200), a portion of 9384 Golf Club Road SE (Tax Lot 091W04B000900), and a portion of 9474 Golf Club Road SE (Tax Lot 091W04B001000), together with a portion of existing public right-of-way along Golf Club Road SE.
4. The properties and right-of-way are currently outside the City limits and are zoned Marion County Urban Transition (UT-20).
5. The annexation area consists of approximately 59.63 acres with frontage on Golf Club Road SE.
6. The Partition 2025-34 of 9164 Golf Club Road SE (Tax Lot 091W04B000200) was recorded on July 24, 2025, and Partition 2025-43 of 9384 Golf Club Road SE was recorded on September 4, 2025; however, Marion County has not yet updated the assessor's property records to assign new tax lot numbers to the partitioned property. The partition for 9474 Golf Club Road SE had been applied for but had not been recorded as of the annexation application date.
7. The subject properties proposed for annexation consist of approximately 22.60 acres at 9164 Golf Club Road SE, approximately 16.53 gross acres from the partitioned area of 9384 Golf Club Road SE, approximately 15.44 gross acres from the partitioned area of 9474 Golf Club Road SE, and an area of public right-of-way measuring approximately 55.23 feet in width.
8. The right-of-way proposed for annexation provides a continuous connection between the subject parcels and the City of Stayton. The southern portion of the right-of-way connects to Tax Lot 091W04C000700, a property within the City limits that has frontage on Golf Club Road SE and is zoned Medium Density (MD) Residential.
9. The applicant initially submitted a combined annexation and subdivision application, but the subdivision portion of the application was formally withdrawn on January 7, 2026.

B. PROPOSAL

The proposal is to annex approximately 59.63 acres of land consisting of 9164 Golf Club Road SE (Tax Lot 091W04B000200), a portion of 9384 Golf Club Road SE (Tax Lot 091W04B000900), a portion of 9474 Golf Club Road SE (Tax Lot 091W04B001000), and a segment of Golf Club Road SE public right-of-way into the City of Stayton.

The applicant has proposed that Medium Density (MD) Residential zoning be applied to the property at the time of annexation.

C. AGENCY COMMENTS

The following agencies were notified of the proposal: City of Stayton Public Works, Stayton Cooperative Telephone Company, Pacific Power, NW Natural Gas, Stayton Fire District, Marion County Public Works, Wave Broadband, Marion County Planning Division, Santiam Water Control District, Santiam Hospital, Stayton Police Department, Oregon Department of Transportation (ODOT), and the North Santiam School District.

The City's transportation engineering consultant, Kittelson & Associates, provided comments dated January 8, 2026, noting that a Traffic Impact Analysis (TIA) is not required for the annexation application and that an updated TIA will be expected with a future development application. In addition, the City's consulting engineer submitted a memorandum dated January 12, 2026. These comments are incorporated into the findings below.

Santiam Hospital and Clinics stated that they had no comment. ODOT acknowledged receipt of the revised application and indicated that its Region 2 Traffic Unit is reviewing the applicant's Traffic Impact Analysis and will provide comments upon completion of its review. North Santiam School District 29J inquired whether the proposed development includes plans for school bus stops and turnarounds.

Marion County Public Works provided comments indicating that the annexation area did not appear to include the Golf Club Road SE right-of-way and expressed a preference that the right-of-way be included within the City limits where the Urban Growth Boundary abuts the west side of Golf Club Road SE.

D. PUBLIC COMMENTS

The Community and Economic Development Department notified all owners of property within 300 feet of the subject property and has received one public comment on these applications prior to the public hearing. Charles Hawkins, owner of property at 9534 Golf Club Road SE, Aumsville, Oregon 97325, submitted written comments expressing concerns regarding potential stormwater drainage and overland flow impacts to adjacent southern properties associated with future development of the subject property.

E. ANALYSIS

Annexation applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Title 17, Section 17.12.210.

F. REVIEW CRITERIA

Pursuant to SMC 17.12.210.4 the following criteria must be demonstrated as being satisfied by the application:

- a. *Need exists in the community for the land proposed to be annexed.*

Finding: The 2013 Stayton Comprehensive Plan update included a Buildable Lands Inventory (BLI). The 2013 BLI provides the following information on projected growth and need for additional land in the community. At that time, there were 106 acres of vacant buildable land inside the City limits in the Low, Medium, and High Density Residential

Zones. The projected population for the City in 2030 (at a medium growth rate of 1.7%) was 11,359 people, requiring an additional 1,281 dwellings. To meet that need, the City Comprehensive Plan indicates the expected need of additional 320 acres of residential to be annexed into the City. Since the time that analysis was conducted, the City has annexed 60 acres of residential land.

The need for 1,281 additional units was broken up into 889 single-family detached dwellings, 193 duplexes, 174 multi-family units, and 25 mobile homes. It is projected that the percentage of homes are needed at the following: single-family detached dwellings 65%, duplexes (or attached single-family homes) 13%, multi-family units 18%, and mobile homes 4%.

Since the BLI has been calculated, the following is a table of developments, year, type of housing unit, and number.

Project Name	Year	Type	Number
Phillips Estates, Phase 2	2014	single-family home	21
Phillips Estates, Phase 3	2025/26	single-family home	22 (concept plan)
Wildlife Meadows	2017	single-family home	42 (2 duplexes)
Hayden (Lambert Place)	2020	single-family home	51
Fern Ridge	2022	multi-family	72
Shaff Square	2023	multi-family	100

Based on these totals, Stayton’s housing needs are as follows: 753 single-family homes, 191 duplex or attached single-family units, 2 multifamily units, and 25 mobile homes.

These projections are based on a higher anticipated growth rate than what has actually occurred, meaning the calculated housing needs may be somewhat overstated. From 2000 to 2024, Stayton’s population increased from 6,816 to 8,176—a change of 1,360 people—reflecting an average annual growth rate of approximately 0.76%. The Marion County Coordinated Growth projection of 1.6% average annual growth rate was used in the projected needs.

The annexation application includes a request for Medium Density (MD) Residential zoning. Although the subdivision application has been formally withdrawn, the withdrawn materials illustrated 126 residential lots ranging in size from the minimum required 7,000 square feet to six lots exceeding 10,500 square feet. If the property were developed in this manner and to the full range of housing types permitted within the MD zone, the site could theoretically accommodate up to 240 duplex units and up to 18 triplex units; however, triplex development

is permitted only on lots of at least 10,500 square feet, and only six of the illustrated lots met this minimum standard.

Analysis: The City has an identified need for additional single-family and duplex housing based on the Buildable Lands Inventory (BLI), recognizing that the BLI projections are approximate and assume a growth rate higher than what has historically occurred. Even with these assumptions, the remaining housing need demonstrates demand for single-family detached and duplex units within the City. Accordingly, there is a reasonable basis to conclude that annexation of the subject property with a Medium Density (MD) Residential zoning designation is appropriate to help address the City's identified housing needs, particularly for single-family and duplex housing types.

b. The site is or is capable of being serviced by adequate City public services, including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the City.

Finding: There the site is capable of being served by adequate City public services. While the property is not currently connected to City utilities, the City's adopted master plans (Transportation, Water, Stormwater, and Wastewater) provide clear pathways for extending services. At the time of development, the applicant will be required to construct or extend infrastructure to meet all applicable standards, ensuring the property can be fully and adequately served.

Streets

The subject property can be served by adequate transportation facilities upon construction of required improvements at the time of development. Golf Club Road SE, which abuts the subject property, is designated as a Minor Arterial in the City's Transportation System Plan and is currently under Marion County jurisdiction. Existing roadway improvements are substandard and will require upgrades to City Minor Arterial standards along the full frontage of the subject property, including travel lanes, a center turn lane, bicycle lanes, curbs, sidewalks, planter strips, and appropriate transitions. Additional right-of-way dedication will also be required at the time of development.

Future development will also require construction of Golf Lane, a planned City Collector street that will extend east from Golf Club Road SE through the subject property, as well as construction of internal local streets in accordance with the Stayton Municipal Code and Public Works Design Standards. The Transportation System Plan identifies multiple future projects along Golf Club Road SE, including sidewalks, bicycle facilities, and a potential roundabout at Shaff Road SE, which will improve long-term connectivity and safety. Transportation impacts and proportional contributions to planned improvements will be evaluated with future development applications.

Stormwater Drainage

The subject property can be served by the City's stormwater system once required

stormwater infrastructure is constructed. The property is not currently served by City storm drainage facilities, and existing roadside ditches along Golf Club Road SE do not connect to an approved City discharge point. The site contains wetlands, hydric soils, and FEMA-mapped flood hazard areas near Mill Creek, which will require careful evaluation during future development.

At the time of development, the applicant will be required to design and construct a complete stormwater management system, including flow control, water quality treatment, and conveyance to an approved discharge point, in compliance with the Stayton Municipal Code, Public Works Design Standards, and the Stormwater Master Plan. Stormwater runoff from the site ultimately drains to Mill Creek, and future facilities must protect regulated wetlands and floodplain functions.

Water

Water service may be provided to the subject property through future extension of City water infrastructure at the time of development. The property is not currently served by the City's water system, and no on-site or adjacent City water facilities are presently available to provide service. However, the City's Water Master Plan identifies planned infrastructure improvements that would allow service to be extended to the site following annexation.

The subject property is located within the City's base water system service level, with anticipated pressures of approximately 55 psi during maximum day demand conditions. The nearest City water facility is a 10-inch ductile iron water main located in Junco Road, approximately 970 feet southeast of the subject property, although intervening properties are outside City limits. The next nearest City water facility is a 12-inch ductile iron water main located approximately 1,700 feet south in Golf Club Road SE; annexation of Golf Club Road SE would make this facility legally available for connection to City services.

The Water Master Plan identifies a future looped 12-inch water main to be installed along Golf Club Road SE, connecting to the existing City distribution system at Shaff Road SE and extending north and east along the future Golf Lane Collector street. Extension of this water main within Golf Club Road SE and Golf Lane to the east boundary of the subject property would be required as part of any future development.

At the time of development, the applicant will be required to construct water system extensions and submit engineering calculations demonstrating that adequate domestic water supply and emergency fire flow can be provided in compliance with the Stayton Municipal Code, Public Works Design Standards, and Stayton Fire District requirements. Based on review of the Water Master Plan model, fire flows exceeding 1,000 gallons per minute are anticipated to be available with extension of the planned 12-inch main; however, if fire flow demands in excess of 1,500 gallons per minute are required, additional system improvements may be necessary.

Sanitary Sewer

Sanitary sewer service can be extended to the subject property at the time of development. The property is located primarily within the Mill Creek Pump Station basin, and an existing 24-inch sanitary sewer main crosses the site and discharges to the Mill Creek Pump Station. Based on the Wastewater Facilities Planning Study, the existing system appears to have capacity to accept additional flows, although this will need to be confirmed with detailed engineering at the time of development.

No known sanitary sewer deficiencies currently prevent service to the site; however, future development applications will be required to evaluate system capacity, extend sewer infrastructure as necessary, and contribute proportionally to identified wastewater capital improvements where applicable.

c. The proposed annexation is property contiguous to existing City jurisdictional limits.

Finding: The parcels proposed for annexation do not directly abut the existing City of Stayton jurisdictional limits. Contiguity is established through the inclusion of a segment of Golf Club Road SE right-of-way, the southern portion of which is contiguous with the City limits. The annexed right-of-way provides a continuous physical connection between the subject parcels and the City, thereby satisfying the statutory contiguity requirement. The annexation area lies within the City's Urban Growth Boundary and reflects the City's anticipated direction for future urban expansion.

d. The proposed annexation is compatible with the character of the surrounding area and complies with the urban growth program and the policies of the City of Stayton.

Finding: The properties surrounding the parcels proposed for annexation are 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. The right-of-way areas proposed for annexation abut existing residential uses along Golf Club Road SE.

The proposed annexation is compatible with the character of the surrounding area and complies with the Comprehensive Plan policies. The subject property lies within the Stayton Urban Growth Boundary and is designated Residential in the Comprehensive Plan. Application of the Medium Density (MD) Residential zoning designation upon annexation is consistent with this designation and supports the planned residential character of the area. The annexation promotes orderly and efficient urban growth and allows future development to occur in coordination with City standards and infrastructure planning. Accordingly, the proposed annexation is compatible with surrounding land uses and consistent with the City's long-range land use policies.

e. The annexation request complies or can be made to comply with all applicable provisions of state and local law.

Finding: The criteria of ORS 222 apply to the adoption of an annexation ordinance, which is a legislative action of the City Council. The property owners have consented to the annexation. While the parcels proposed for annexation do not directly abut the existing City limits, contiguity is established through the inclusion of a portion of Golf Club Road SE right-of-way, the southern end of which is contiguous with the City's jurisdictional boundary and provides a continuous physical connection between the parcels and the City. The annexation territory is located entirely within the City of Stayton's Urban Growth Boundary, and the acknowledged Stayton Comprehensive Plan designates the area as Residential.

f. If a proposed contract annexation, the terms and conditions, including the cost of City facility and service extensions to the annexed area shall be calculated by the Public Works Director.

Finding: The proposed annexation is not a contract annexation