

**From:** [Michael Schmidt](#)  
**To:** [Jennifer Siciliano](#)  
**Cc:** [Barry Buchanan](#)  
**Subject:** RE: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26  
**Date:** Monday, May 18, 2026 3:03:21 PM  
**Attachments:** [image001.png](#)

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Jennifer,

Given that the project is only for the change of the Comp Plan with a Zone Change, what you identified would be the available public utility services. Any future improvements will require review and may require public right-of-way improvements.



**Michael Schmidt**

Public Works

311 N. 3<sup>rd</sup> Ave  
Stayton, OR 97383  
Phone (503)-769-2919

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**From:** Jennifer Siciliano <[jsiciliano@staytonoregon.gov](mailto:jsiciliano@staytonoregon.gov)>  
**Sent:** Monday, May 18, 2026 2:57 PM  
**To:** Michael Schmidt <[mschmidt@staytonoregon.gov](mailto:mschmidt@staytonoregon.gov)>  
**Cc:** Barry Buchanan <[bbuchanan@staytonoregon.gov](mailto:bbuchanan@staytonoregon.gov)>  
**Subject:** RE: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26

Hello Michael,

I need these comments by the end of the day if there are any. Public Works may not have any comments since this is a Comp Plan/ Zone Change.

I wrote in the staff report:

“The subject property at 579 E Washington Street is located within a developed area of the City and is currently served by existing public facilities and utilities. There is an existing 1 1/4-inch water main in N 5th Avenue and an existing 3/4-inch water service connection serving the existing building. There is also an existing 8-inch sanitary sewer main in N 5th Avenue and an existing 4-inch sewer service connection serving the property.”

- Jennifer

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**From:** Jennifer Siciliano  
**Sent:** Thursday, May 14, 2026 12:17 PM  
**To:** Michael Schmidt <[mschmidt@staytonoregon.gov](mailto:mschmidt@staytonoregon.gov)>  
**Cc:** Barry Buchanan <[bbuchanan@staytonoregon.gov](mailto:bbuchanan@staytonoregon.gov)>  
**Subject:** RE: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26

Hello Michael,

Since Lyle is not giving me comments for this application, I still some from Public Works to answer criteria Section 17.12.170.6.6) . Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future.

**From:** [Caleb Cox](#)  
**To:** [Jennifer Siciliano](#); [Max Heller](#)  
**Cc:** [Susan Wright](#)  
**Subject:** Re: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26  
**Date:** Friday, May 15, 2026 2:04:40 PM

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Hi Jennifer, thanks for forwarding Dan's comments. We used to work with him before he retired from the City. Is he back providing support these days?

We do have a different opinion on this application, which we've summarized below. There's a lot to this, so please let me know if you'd like to set up a call to discuss further, and maybe Dan would like to participate too.

1. The application form notes a comprehensive plan designation change from "LD" to "DRMU", these are Zoning codes, not comp plan designations. I suspect the applicant meant to say that they want a change from the "Residential" designation to the "Downtown" designation, then, a corresponding zone change from LD to DRMU.
2. Per 17.12.170.5.d.2, a comp plan amendment requires a traffic impact analysis with traffic calculations associated with the full range of development potential (min. to max.) under the current vs. proposed land use designations. The applicant's traffic memo notes a TIA isn't required because their proposed "max." development doesn't exceed the 25 peak hour trip threshold. However, this is not the correct way to look at it. In this case, the proposed comp plan amendment is the trigger for the TIA, not the peak hour trip threshold. (However, this difference in interpretation becomes irrelevant based on bullet number 3 below)
3. The applicant's TPR analysis memo says: *"Considering the property size, geographic location, and compatibility with the existing neighborhood uses, the higher trip-generating uses that are practical/reasonable include moderate-density residential uses and professional/medical office uses."*
  - a. We don't agree with this statement. Reviewing the City's zoning code, The DRMU zone allows other retail uses such as food and beverage stores which could include coffee shops, restaurants, convenience stores, drive thrus, etc.. All of these have much higher trip generation potential and would be reasonable developments that fit within the context of the area. For example, there is already an existing 7/11 convenience store one block away. Here's a few potential land uses for reference, but this is not an exhaustive list, and there may be others with an even higher trip generating potential.

ITE Land Use	ITE Code	AM Peak Hour Trip Gen (per 1000 sq. ft.)
Convenience Store	851	63.76
Fast Food Restaurant w/o Drive Thru	933	39.55
Coffee Shop w/o Drive-Thru	936	91.02

All of this to say, Our recommendation is to have the applicant prepare a full traffic study that evaluates a more realistic full range of development potential under the proposed DRMU zone. Additionally, the TPR analysis will need to be updated to reflect the higher end of development potential under the "Downtown" comp plan designation. Guidance for scoping this TIA can be found in the City's code, however, we would recommend the applicant's traffic engineer reach out to us to confirm the scope before beginning.

Thanks,

Caleb Cox, PE  
Senior Engineer

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**Kittelson & Associates, Inc.**  
Transportation Engineering & Planning  
503.228.5230  
503.535.7453 (direct)

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**From:** Jennifer Siciliano <[jsiciliano@staytonoregon.gov](mailto:jsiciliano@staytonoregon.gov)>  
**Sent:** Thursday, May 14, 2026 10:27 AM  
**To:** Max Heller <[mheller@kittelson.com](mailto:mheller@kittelson.com)>  
**Cc:** Caleb Cox <[ccox@kittelson.com](mailto:ccox@kittelson.com)>; Susan Wright <[swright@kittelson.com](mailto:swright@kittelson.com)>  
**Subject:** RE: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26

**[External Sender]**

Hello Max,

I was working with Dan Fleishmen on this application and he sent me a draft recommendation for approval for the upcoming planning commission meeting. He drafted the following language:

“The applicant submitted an analysis of the potential impacts of the Comprehensive Plan Map amendment on the transportation system. The analysis was prepared by Christopher Clemow, PE. The analysis estimated that under the current LD zoning and Residential designation the worst-case traffic generation would be 9 daily trips with one PM peak hour trip.. The analysis projected traffic generation from a 10-unit townhouse development or a medical dental office building as the worst-case scenario under the proposed zoning, with daily trip generation of 148 trips. The analysis noted that amendments that result in 400 or more added trips are deemed likely to have a significant impact on the transportation system. The analysis concluded that the proposed amendment is not expected to have significant effect on the surrounding transportation system. The analysis was reviewed by the City’s transportation planning consultant who agreed with the methodology and conclusions.”

How does this fit with your comments?

Thank you,

Jennifer

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**From:** Jennifer Siciliano  
**Sent:** Tuesday, May 12, 2026 4:27 PM  
**To:** 'Max Heller' <[mheller@kittelson.com](mailto:mheller@kittelson.com)>  
**Cc:** Caleb Cox <[ccox@kittelson.com](mailto:ccox@kittelson.com)>; Susan Wright <[swright@kittelson.com](mailto:swright@kittelson.com)>  
**Subject:** RE: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26

Hello Max,

Sorry it took awhile to get back to you. Please see attached document.

Sincerely,

Jennifer

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**From:** Max Heller <[mheller@kittelson.com](mailto:mheller@kittelson.com)>  
**Sent:** Tuesday, May 5, 2026 6:02 PM  
**To:** Jennifer Siciliano <[jsiciliano@staytonoregon.gov](mailto:jsiciliano@staytonoregon.gov)>  
**Cc:** Caleb Cox <[ccox@kittelson.com](mailto:ccox@kittelson.com)>; Susan Wright <[swright@kittelson.com](mailto:swright@kittelson.com)>  
**Subject:** Re: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26

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**From:** [John Eckis](#)  
**To:** [Jennifer Siciliano](#)  
**Cc:** [Adam Kohler](#); [Astound Construction Team](#); [Barry Buchanan](#); [breich@co.marion.or.us](#); [Brent Stevenson](#); [brian.kelley@nwnatural.com](#); [Caleb Cox](#); [Christopher Clark](#); [dfreitag@santiamhospital.org](#); [Doug Kintz](#); [Erik Hoefler](#); [Gwen Johns](#); [Janelle Shanahan](#); [Jay Alley](#); [John Rasmussen](#); [Kendall Smith](#); [kinman@co.marion.or.us](#); [Lee Loving](#); [Lyle Misbach](#); [Max Heller](#); [Max Hepburn](#); [MCPW Engineering](#); [Michael Schmidt](#); [Nicole Willis](#); [oregonconstruction@wavebroadband.com](#); [planning@co.marion.or.us](#); [Richard Walker \(richardw@aks-eng.com\)](#); [Salem Development Services](#); [Susan Wright](#); [Troy Wheeler](#); [Wayne.clevenger@pacificorp.com](#); [Susan Bender](#); [Dan Fleishman](#)  
**Subject:** Re: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26  
**Date:** Wednesday, April 22, 2026 11:56:11 AM  
**Attachments:** [Request for Comments Departments \(5\) \(1\).pdf](#)

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SCTC has no issue with this.

Thank You

**John Eckis**  
**SCTC Engineer**  
**502 North Second Ave.**  
**P.O. Box 477 Stayton Or 97383**  
**Cell 503-932-3794**  
**Office 503-769-3754**

On Wed, Apr 22, 2026 at 11:27 AM Jennifer Siciliano <[jsiciliano@staytonoregon.gov](mailto:jsiciliano@staytonoregon.gov)> wrote:

The City of Stayton has received an application for a Comprehensive Plan Map amendment from Residential to Downtown and an application to change the zoning from Low Density (LD) Residential to Downtown Residential Mixed Use (DRMU) for 579 E Washington Street.

The application and narrative materials are included and our usual request for comments form. **Please submit comments by May 6, 2026.**

Sincerely,

**Jennifer Siciliano, AICP**

Community and Economic Development Director

*311 N. 3<sup>rd</sup> Ave*

*Stayton, OR 97383*

*Phone 503-769-2998*

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**From:** [Danny Freitag](#)  
**To:** [Jennifer Siciliano](#)  
**Subject:** Re: [External]FW: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26  
**Date:** Wednesday, April 22, 2026 11:47:01 AM  
**Attachments:** [Outlook-ScreenShot.png](#)

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Good morning,

No comment or concern.

*Thank you,*

**Danny Freitag, BAS, Paramedic**  
Ambulance Director  
Santiam Hospital & Clinics  
Cell: (503) 798-1335 | [dfreitag@santiamhospital.org](mailto:dfreitag@santiamhospital.org)  
<https://santiamhospital.org>



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**From:** Jennifer Siciliano <[jsiciliano@staytonoregon.gov](mailto:jsiciliano@staytonoregon.gov)>  
**Sent:** Wednesday, April 22, 2026 11:39 AM  
**To:** Bryce.Junker@astound.com <[Bryce.Junker@astound.com](mailto:Bryce.Junker@astound.com)>; dbfleshman@outlook.com <[dbfleshman@outlook.com](mailto:dbfleshman@outlook.com)>; donald.rayburn@astound.com <[donald.rayburn@astound.com](mailto:donald.rayburn@astound.com)>; Jerry.Benson@Astound.com <[Jerry.Benson@Astound.com](mailto:Jerry.Benson@Astound.com)>; Alicia.Flores@Astound.com <[Alicia.Flores@Astound.com](mailto:Alicia.Flores@Astound.com)>; Jackson.Federico@astound.com <[Jackson.Federico@astound.com](mailto:Jackson.Federico@astound.com)>; Derek.Anderson@Astound.com <[Derek.Anderson@Astound.com](mailto:Derek.Anderson@Astound.com)>; Brent.Tomlinson@Astound.com <[Brent.Tomlinson@Astound.com](mailto:Brent.Tomlinson@Astound.com)>; Javier.Reyna@astound.com <[Javier.Reyna@astound.com](mailto:Javier.Reyna@astound.com)>; misbachl@aks-eng.com <[misbachl@aks-eng.com](mailto:misbachl@aks-eng.com)>; richardw@aks-eng.com <[richardw@aks-eng.com](mailto:richardw@aks-eng.com)>; Danny Freitag <[dfreitag@santiamhospital.org](mailto:dfreitag@santiamhospital.org)>  
**Subject:** [External]FW: Request for Comments on Comp Plan and Zoning Map Amendment - 579 E Washington St - LU # 7-04/26

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The City of Stayton has received an application for a Comprehensive Plan Map amendment from Residential to Downtown and an application to change the zoning from Low Density (LD) Residential to Downtown Residential Mixed Use (DRMU) for 579 E Washington Street.

The application and narrative materials are included and our usual request for comments form. **Please submit comments by May 6, 2026.**

Sincerely,

**Jennifer Siciliano, AICP**  
Community and Economic Development Director

311 N. 3<sup>rd</sup> Ave