

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members
FROM: Jennifer Siciliano, Director of Community and Economic Development
DATE: May 26, 2026
SUBJECT: Comprehensive Plan Map Amendment and Official Zoning Map Amendment – 579 E Washington Street (Charlene Vogel/Santiam Ballet Academy, LLC)
120 DAYS ENDS: August 14, 2026.

ISSUE

The issue before the Planning Commission is a public hearing on applications for a Comprehensive Plan Map amendment from Residential to Downtown and an Official Zoning Map amendment from Low Density Residential (LD) to Downtown Residential Mixed Use (DRMU) for property located at 579 E Washington Street (taxlot 091W10DB3200). The proposal would allow for the future establishment of a ballet and dance studio within the existing building on the property.



BACKGROUND

The subject property is approximately 0.42 acres in size and is located at the northeast corner of E Washington Street and N 5th Avenue. The property is currently designated Residential on the Comprehensive Plan Map and zoned Low Density Residential (LD). The site is developed with a church building, associated parking, and landscaping. The church use is a legally existing nonconforming use within the LD zone.

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The property has approximately 116 feet of frontage on E Washington Street, 150 feet of frontage on N 5th Avenue, and approximately 16 feet of frontage on E Jefferson Street. Surrounding properties to the north, east, and west are zoned Low Density Residential and developed primarily with single-family dwellings. Properties south of E Washington Street are zoned Downtown Residential Mixed Use and contain a mix of residential and commercial uses, including a dental office.

The applicant, Charlene Vogel/Santiam Ballet Academy, LLC, submitted applications for Comprehensive Plan Map and Zoning Map amendments to allow for adaptive reuse of the existing building as a dance and ballet studio. The property owner is the Oregon Pacific District Church of the Nazarene.

Notice of the applications was provided to City departments and outside agencies, including utility providers, emergency service providers, Marion County, Santiam Hospital, and the Oregon Department of Land Conservation and Development. Comments were received from Stayton Cooperative Telephone Company indicating no objection to the proposal and from Santiam Hospital indicating no concerns. Comments were also received from Public Works and the City's transportation engineering consultant. Notice was mailed to surrounding property owners, posted on the subject property, and published on the City's website. No written public comments were received either in support of or in opposition to the applications prior to the public hearing.

ANALYSIS

The applications were reviewed for compliance with the Comprehensive Plan Map Amendment approval criteria contained in Stayton Municipal Code (SMC) 17.12.170.6 and the Official Zoning Map Amendment approval criteria contained in SMC 17.12.180.6. Staff's analysis is contained within the attached Draft Order of Recommendation.

The Comprehensive Plan amendment analysis evaluates consistency with the Comprehensive Plan, statewide planning goals, transportation impacts, public facilities, residential land supply, and compatibility with surrounding development patterns. The zoning amendment analysis evaluates consistency with the proposed Comprehensive Plan designation, adequacy of public facilities and transportation systems, balance of vacant land supply, and compatibility of the proposed zoning with surrounding properties.

The applicant submitted a transportation analysis prepared by Christopher Clemow, PE, evaluating potential transportation impacts associated with the proposed amendments. The analysis concluded that the proposal would not significantly affect the surrounding transportation system. The City's transportation engineering consultant reviewed the analysis and recommended a broader evaluation of trip-generating uses potentially allowed under the proposed DRMU designation. Based on the relatively small size of the property, existing development pattern, adaptive reuse nature of the proposal, and future development review requirements, staff finds that the proposal is not expected to result in a significant impact on the transportation system.

Staff also finds that the proposed amendments will not materially affect the City's residential land supply. The Comprehensive Plan identifies a substantial surplus of residential land within the Urban Growth Boundary above projected residential land needs during the planning period. The proposed amendments would reduce residentially designated land by approximately 0.42 acres, which staff finds to be minimal in relation to the City's overall residential land inventory

RECOMMENDATION

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Staff recommends approval of the applications for Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street and adoption of the attached Draft Order of Recommendation.

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 approve the application as drafted.

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

I move the Stayton Planning Commission recommend the application for Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street submitted by Charlene Vogel/Santiam Ballet Academy, LLC (Land Use File #7-04/26) and adopt the draft order presented by Staff.

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

I move the Stayton Planning Commission recommend the application for Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street submitted by Charlene Vogel/Santiam Ballet Academy, LLC (Land Use File #7-04/26) and adopt the draft order with the following changes...

3. Continue the hearing until June 29, 2026.

I move the Stayton Planning Commission continue the public hearing on the application for Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street submitted by Charlene Vogel/Santiam Ballet Academy, LLC (Land Use File #7-04/26) until June 29, 2026.

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

I move the Stayton Planning Commission recommend denial of the application for Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street submitted by Charlene Vogel/Santiam Ballet Academy, LLC (Land Use File #7-04/26) 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 June 29, 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 Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street submitted by Charlene Vogel/Santiam Ballet Academy, LLC (Land Use File #7-04/26) but maintain the record open to submissions by the applicant until June 2, 2026, 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 June 29, 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 Comprehensive Plan Map Amendment and Official Zoning Map Amendment for 579 E Washington Street submitted by Charlene Vogel/Santiam Ballet Academy, LLC (Land Use File #7-04/26) until June 29, 2026.