



City of Stayton

Department of Community and Economic Development

362 N. Third Avenue • Stayton, OR 97383

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NOTICE OF DECISION BY THE PLANNING COMMISSION

You have recently participated in a public hearing on a pending Land Use Application, or you fall within the category of individuals mandated to receive notification as outlined in the Stayton Land Use and Development Code 17.12.130. As required by state law, this notice is to inform you of the actions of the City of Stayton on that application. A copy of the order containing a summary of the facts, conclusions, and decision is available for review at the Community and Economic Development Department and has been posted on the Planning Commission's portion of the City's web site. Please feel free to contact the Community and Economic Development Department if you have any questions.

File No: 3-03/26
Applicant: James Baxter and Michael Flanigan,
395 N Noble Avenue, Stayton, OR
Location: 395 N Noble Avenue
Date of Decision: July 27, 2026
Date Notice Mailed: July 29, 2026
120 Days Ends: September 25, 2026

- Nature of Application:** The application is for a preliminary partition plan of a .43-acre lot to divide into two parcels: Parcel 1 – 9,351 square feet, and Parcel 2 – 9,345 square feet located at 395 N Noble Avenue and is zoned Medium Density (MD) Residential.
- Summary of Findings:** The Planning Commission found that the application met the standards for approval, with noted exceptions.
- Decision and Conditions of Approval:** The application was approved with twenty-one numbered conditions of approval as well as the standard conditions of approval for land use applications.
- Appeal Right:** Notwithstanding the City's appeal procedures set out in SMC 17.12.110, for applications subject to Section 17 of HB 4037 (2026) effective July 1, 2026: 1) a local appeal of a decision will only be made available to the applicant; and 2) notwithstanding ORS 197.825, only the applicant may appeal the decision to the Land Use Board of Appeals.

THE CITY OF STAYTON IS AN EQUAL OPPORTUNITY EMPLOYER AND SERVICE PROVIDER

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