

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members
FROM: Jennifer Siciliano, Director of Community and Economic Development
DATE: July 27, 2026
SUBJECT: Phillips Estates III Detailed Master Planned Development Approval for a 22-lot Master Planned Development subdivision
120 DAYS ENDS: August 15, 2026 (has been extended)

ISSUE

The issue before the Planning Commission is a public hearing on an application for Detailed Development Plan approval for a Master Planned Development subdivision at 1601 Oriole Street (Tax Lot 091W04DB03300). The proposal would subdivide the approximately 7.11-acre property into 22 single-family residential lots.

ENCLOSURE

- Updated Draft Order for Land Use File #11-07/24, including revised proposed conditions of approval

BACKGROUND

The Planning Commission opened the public hearing on May 25, 2026, and continued the hearing to June 29, 2026, and then to July 27, 2026, to allow additional time to finalize the proposed conditions of approval. Since the last hearing, staff and the applicant have discussed the draft conditions. Based on those discussions, staff has revised the proposed conditions and updated the Draft Order. The updated Draft Order is included with this staff report for the Planning Commission's consideration.

RECOMMENDATION

Staff recommends approval of the application for Detailed Development Plan approval for the Phillips Estates III Master Planned Development and adoption of the attached Updated Draft Order.

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. Approve the application, adopting the draft order as presented.

I move the Stayton Planning Commission approve the application for Detailed Master Planned Development for 1601 Oriole Street submitted by JCNW Family, LLC / Bill Martinak (Land Use File #11-07/24) and adopt the draft order presented by Staff.

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

I move the Stayton Planning Commission approve the application for Detailed Master Planned Development for 1601 Oriole Street submitted by JCNW Family, LLC / Bill Martinak (Land Use File #11-07/24) and adopt the draft order with the following changes...

3. Continue the hearing until August 31, 2026.

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I move the Stayton Planning Commission continue the public hearing on the application for Detailed Master Planned Development for 1601 Oriole Street submitted by JCNW Family, LLC / Bill Martinak (Land Use File #11-07/24) until August 31, 2026.

The applicant would need to agree to an additional extension of the 120-day review period.

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

I move the Stayton Planning Commission deny of the application for Detailed Master Planned Development for 1601 Oriole Street submitted by JCNW Family, LLC / Bill Martinak (Land Use File #11-07/24) 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 August 31, 2026, meeting.

The applicant would need to agree to an additional extension of the 120-day review period.

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 Detailed Master Planned Development for 1601 Oriole Street submitted by JCNW Family, LLC / Bill Martinak (Land Use File #11-07/24) but maintain the record open to submissions by the applicant until August 3, 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 August 31, 2026.

The applicant would need to agree to an additional extension of the 120-day review period.

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 Detailed Master Planned Development for 1601 Oriole Street submitted by JCNW Family, LLC / Bill Martinak (Land Use File #11-07/24) until August 31, 2026.

The applicant would need to agree to an additional extension of the 120-day review period.