

STAYTON PLANNING COMMISSION
MEETING MINUTES
Monday, March 31, 2025

COMMISSIONERS: Larry McKinley - Chair
Peter Bellas (absent)
Amy Watts (via Zoom)
Melissa Satowski

STAFF MEMBERS: Jennifer Siciliano, Community & Economic Development Director
Pauly Norby, Public Works Office Specialist, City of Stayton

OTHERS PRESENT: None

1. **CALL TO ORDER:** Chairman Larry McKinley called the meeting to order at 7:00 pm. He welcomed new commission member Melissa Satowski.
2. **APPROVAL OF MINUTES:** No approval of minutes, put off until the February meeting.
3. **LAND USE FILE #17-12/24 - Application for Site Plan Review and Variances to expand an Orthopedic Clinic owned by Santiam Hospital by 820 square feet with variances to reduce vehicle, bicycle parking, and minimum landscaping requirements at 1377 N 10th Avenue in a Commercial General (CG) zone.**

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:00 pm. No objections were made by the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, *ex parte* contact, or bias by members of the Planning Commission

a. Staff Introduction and Report – Ms. Siciliano discussed the application for a site plan and variance for an 820 square foot expansion of the orthopedic clinic at Santiam Hospital, considering variances based on the hospital's ability to demonstrate sufficient parking spaces, the practicality of bicycle parking for orthopedic patients, and overall landscaping compliance across the hospital campus.

b. Applicant Presentation - The applicant, Paul Hartman from Santiam Hospital, states that strict adherence to regulations presents a significant hardship due to unique site conditions and that the expansion will improve patient experience by offering medical services and X-rays in the same building.

c. Questions from the Commission- Ms. Siciliano discussed the need for stormwater mitigation for the hospital complex, including the addition of 800 square feet. The women's clinic part demolition would reduce impervious surface.

d. Questions and Testimony from the Public- None

e. Applicant Summary- The landscaping and parking calculations were updated, showing a need for 202 parking spots and 48% landscaping coverage for the whole Santiam Hospital Campus.

f. Staff Summary- Nothing more to add.

g. Close of Hearing- Chair McKinley closed the hearing at 7:00 pm.

h. Commission Deliberation- None.

i. Commission Decision - Commissioner Watts moved and Commissioner Sutkowski seconded for the Stayton Planning Commission to approve the application for variances for the orthopedic clinic at Santiam Hospital. The vote was unanimous.

4. ADJOURN –Chair McKinley adjourned the meeting at 7:20 pm.