

**STAYTON PLANNING COMMISSION
MEETING MINUTES
Monday, August 26, 2024**

COMMISSIONERS: Larry McKinley -Chair
Dixie Ellard
Peter Bellas
Richard Lewis
Amy Watts
Lucas Joyce

STAFF MEMBER: Jennifer Siciliano, Community & Economic Development Director
Windy Cudd, Planning Assistant, City of Stayton

OTHERS PRESENT: Steve Sims, Council President, 2110 E Santiam St, Stayton OR 97383
Ross Bochsler, 41203 Kingston Lyons Dr, Stayton OR 97383
Adam Cureton, 620 Hobson St, Stayton OR 97383
Dan & Kathy Wetzel, 600 Hobson St, Stayton OR 97383
Jennifer Carter, 411 Whitney St, Stayton OR 97383
Billy Schwindt, 431 Whitney St, Stayton OR 97383

1. **CALL TO ORDER:** Chair **McKinley** called the meeting to order at 7:00 pm
2. **APPROVAL OF MINUTES:** Richard Lewis moved, and Peter Bellas seconded to approve the minutes from July 29, 2024, as presented. Passed 5:0.
3. **LAND USE FILE #3-01/24 -PUBLIC HEARING -Application for Preliminary Partition Plan to divide 313 N Evergreen Ave into 3 parcels, Ross Bochsler, Kardboard Box LLC, PO Box 516, Stayton OR**

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:02 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.

Applicant asked for a continuance until September 30, 2024, meeting. Bellas Motioned for approval and Ellis second; motion carried 5:0.

4. **LAND USE FILE #09-12/23 - PUBLIC HEARING – Legislative Amendments to permit use “General Merchandise Stores” in the Interchange Development ID Zone**

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:02 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-** Siciliano explained a Land Use Code Amendment is a legislative decision and must either be initiated by the Planning Commission or the City Council per 17.12.175.3. The Planning Commission voted to hold a Public Hearing to consider a recommendation for land code amendments to allow, with Site Plan Review, “# 17 General Merchandise Stores” to the Interchange Development (ID) zone.

The Interchange Development – ID zone only allows a very limited list of permitted uses with Site Plan Review.

The Interchange Development – ID zone is a commercial zone. If the Planning Commission wants to make changes to any use within the ID zone, these uses would need to fit with the zone’s purpose as laid out in 17.16.060 (defined previously). If any land use code amendments are approved, it would affect all four parcels. All these parcels are currently already zoned for commercial.

In considering a text amendment, one must refer to the comprehensive plan, the original intent and whether this is still relevant. In this case, there are four impacted parcels, two of which have developed consistent with the zone. Does the Planning Commission, and ultimately the City Council find that a general merchandise store is in line with the intent of the ID zone “To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public?”

The staff does not recommend amending the text, however if the Planning Commission and Council feel it is appropriate, staff recommends allowing “#17 General Merchandise” with Site Plan Review and the footnote that this use is limited to 8,000 square feet gross floor area as it is in Commercial Retail. This will provide for additional use for these parcels and at the same time limiting the use to a smaller sized general merchandise retail establishment.

- b. Applicant Presentation-** None
- c. Questions from the Commission-** None
- d. Questions and Testimony from the Public-** None
- e. Applicant Summary-** None
- f. Staff Summary-** Nothing to add
- g. Close of Hearing-** McKinley closed the hearing at 7:15pm.
- h. Commission Deliberation-** Chair McKinley clarified that if we allow “General Merchandise”, it will change all four lots in the ID Zone.
- i. Commission Decision-** Ellard moved and Bellas second to not forward to City Council to propose the amendment for zone amendment. Approve 5:0

5. LAND USE FILE #10-06/24 – PUBLIC HEARING - Application for a Site Plan Review to develop a vacant lot at 101 Whitney Street in an Interchange Development (ID) zone into a 10,640 sq. ft. commercial building for a proposed Dollar General, including parking, access, and landscaping.

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:02 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.

Hearing continued until September 30, 2024, meeting. Bellas Motioned for approval and Lewis second; motion carried 5:0.

- 6. OTHER BUSINESS –None**
- 7. ADJOURN –Chair adjourned the meeting at 7:55 pm.**