

STAYTON PLANNING COMMISSION MEETING MINUTES

Monday, September 29, 2025

COMMISSIONERS: Larry McKinley – Chair (present)
Peter Bellas (present)
Amy Watts (present via Zoom)
Melissa Sutkowski (present)
Steve Baldwin (present)

STAFF MEMBERS: Jennifer Siciliano, Community & Economic Development Director
Susan Bender, Public Works Office Specialist

OTHERS PRESENT: Alan Sorem, Atty for Philips Estates; Natalie Janey^{2nd} Professional Engineer for Philips Estates; Nick Gross and Amy Griffiths with Kittleson & Associates; Julia Hadjuk, Stayton City Manager.

1. **CALL TO ORDER:** Chairman Larry McKinley called the meeting to order at 7:04 pm. Quorum is present.
2. **APPROVAL OF MINUTES:**
 - a. Ms. Sutkowski moved, and Peter Bellas seconded to approve the minutes from August 25, 2025, as presented. Passed 5:0.
3. **STAFF INTRODUCTION AND REPORT – Staff have prepared a new staff report distributed to Commission members and applicant attorney. Prior to tonight’s deliberations the applicant’s attorney stated a request that the 27 added standard conditions be removed, as they are more appropriate for the detailed plan and not the concept plan. Staff obtained approval from Public Works to remove the conditions at this concept phase, but noted that these standard conditions will be included in the land use approval.**
4. **COMMISSION DELIBERATION-**
5. General discussion ensued regarding the standard conditions, resulting in removal of standard conditions over staff objections. Ms. Sutkowski moved to approve the Order of Approval without the standard conditions. Mr. Baldwin seconded. Passed 5:0.
6. **PRESENTATION: Stayton Safety Action Plan**
 - a. **Staff Introduction and Report** – Staff presented general background and status of the Safety Action Plan.
 - b. Nick Gross and Amy Griffiths co-presented the Safety Action Plan and fielded questions and observations from the Commission. Discussion ensued. Ms. Sutkowski moved to recommend adoption of the Safety Action Plan as presented. Mr. Bellas seconded. Passed 5:0.
7. **ADJOURN** –Chair McKinley adjourned the meeting at 8:02 pm.