

**STAYTON PLANNING COMMISSION  
MEETING MINUTES**

**Monday, January 26, 2026**

**COMMISSIONERS:** Larry McKinley – Chair  
Peter Bellas  
Amy Watts  
Melissa Sutkowski  
Steve Baldwin

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

**OTHERS PRESENT:** Ross Bochsler representing Kardboard Box, LLC; David Dodson of Willamette Valley Planning; Randy Myers, Applicant; Mark Grenz of Multi-Tech Engineering

**CALL TO ORDER:** Chairman McKinley called the meeting to order at 7:00 pm. Quorum is present.

**APPROVAL OF MINUTES:** Ms. Sutkowski moved, and Ms. Watts seconded to approve the minutes from November 24, 2025, as presented. Passed 5:0.

**Agenda item Land Use File #7-08/25** – Application for Site Plan Review for development of a tri-plex on a vacant .24-acre property on Ida Street tax lot 091W10CC03002 in the Medium Density (MD) Residential 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.

**STAFF INTRODUCTION AND REPORT:** This currently vacant property was created as part of a three-lot partition approved on October 22, 2024. The applicant, Ross Bochsler on behalf of Kardboard Box, LLC, submitted an application for Site Plan Review to construct a new triplex residential development. Because the proposal involves a new tri-plex in the MD zone, a Site Plan Review is required.

Staff finds that the majority of the applicable criteria are satisfied, however several items require conditions of approval to ensure full compliance with the Stayton Municipal Code.

**APPLICANT PRESENTATION:** Mr. Bochsler requests approval with the conditions as presented by staff. Conditions include design details, driveway width, landscaping, and dimensional clarifications, etc. and asks the Commission to adopt the staff report as presented, with the understanding that those items will be addressed.

Questions from commission: One by Mr. Bellas, who questioned the reality of parking since everyone fills their garages with stuff. Applicant is making parking available in garages and in the driveways. Chair McKinley clarified that applicants are only responsible to provide sufficient parking.

**PUBLIC TESTIMONY:** None

**APPLICANT SUMMARY/RESPONSE:** No further comments.

**STAFF SUMMARY:** Staff is satisfied with the application including the conditions of approval and expects to work with the applicant.

Chair McKinley closed the public hearing at 7:17 pm.

**COMMISSION DELIBERATION:** General discussion of the prior partition action and notes that the development is appropriate for the zoning.

**DECISION:** Ms. Sutkowski moved that the Planning Commission approve the application for Site plan Review for Ross Bochslar, Kardboard Box, LLC re Ida Triplex, Land Use File #7-08/25 and adopt the draft order as presented by Staff. Mr. Bellas seconded. Motion passed 5:0.

**Land Use File #11-09/25** – Application for Site Plan Review for development of two duplexes 1100 E Santiam Street tax lot 091W11CB02300 a .42-acre property in the Medium Density (MD) Residential zone.

**COMMENCEMENT OF PUBLIC HEARING:** Chair McKinley read the opening statement and opened the hearing at 7:20 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.

**STAFF INTRODUCTION AND REPORT:** The property has approximately 118 feet of frontage on E Santiam Street, and is zoned Medium Density Residential and is currently developed with an existing single-family dwelling and accessory garden shed, both of which are vacant. The applicant, Sly Toran, submitted an application for Site Plan Review to construct two duplex structures served by a single shared driveway from E Santiam Street, with associated parking, on-site utilities, stormwater facilities, and landscaping improvements.

As presented, Staff finds that some of the applicable criteria can be met. However, several elements of the proposal are not in compliance with Stayton Municipal Code. These elements include stormwater documentation, driveway alignment and access spacing, frontage improvements and right-of-way dedication along a designated Major Collector, parking and bicycle facilities, certain multi-family design standards, and specific landscape plan details. These deficiencies can be addressed through conditions of approval requiring revised plans, engineering submittals, and right-of-way and easement dedication. Staff

recommends approval of the application and adoption of the Draft Order as presented, subject to the conditions contained therein.

**APPLICANT PRESENTATION:** Marc Grenz of Multi-Tech Engineering representing the applicant. Driveway issue easily resolvable, applicant will mirror the plans to address Marion County's concerns. They have recently provided stormwater report to the City. Only deficiency is the final stormwater report. He and applicant are okay with the conditions set out by staff. Question put to Mr. Grenz by Mr. Baldwin, with existing structures on site, how will duplexes fit on the lot? Mr. Grenz responded that those structures will be completely removed.

**PUBLIC TESTIMONY:** None

**APPLICANT SUMMARY/RESPONSE:** As previously presented.

**STAFF SUMMARY:** Staff is satisfied with all of the conditions included.

Chair McKinley closed the public hearing at 7:23.

**COMMISSION DELIBERATION:** Mr. McKinley stated he drove by the property in question and feels that demolition and construction of new homes will be an improvement to the property. No further discussion.

**DECISION:** Ms. Sutkowski moved to adopt the recommendation to approve the application for Site Plan Review for Sly Toran, 1100 E Santiam St (Land Use File #11-09/25) and adopt the draft order as presented by Staff. Seconded by Mr. Baldwin. Motion passed 5:0.

**Land Use File #16-12/24** – Application for Annexation and Subdivision of three parcels 1) 9164 Golf Club Rd, 2) 9384 Golf Club Rd (part of parcel), and 3) 9474 Golf Club Rd (part of parcel) to be zoned Medium Density (MD) Residential zone.

**COMMENCEMENT OF PUBLIC HEARING:** Chair McKinley read the opening statement and opened the hearing at 7:28 pm. An objection was made by an audience member to the notice in this case regarding receipt of public notices, but not to the jurisdiction of this body to hear the case. Mr. Randol Blair stated that he did not receive notice of the hearing. Staff responded that they were appreciative he was able to attend despite not receiving notice. Staff further explained that public notice was provided in accordance with applicable requirements, which do not require certified mail, and that notice was mailed to property owners as listed in the current Marion County tax assessor's records. Staff indicated they will verify, moving forward, that notice is sent to all abutters as required. Mr. McKinley declared a conflict as he knows Ms. Yvonne Parsons personally, so he recused himself. Turned meeting over to the Vice Chair, Ms. Watts. Otherwise, there were no declarations of conflict of interest, *ex-parte* contact, or bias by members of the Planning Commission.

**STAFF INTRODUCTION AND REPORT:** The property in question is approximately 59.63 acres and consists of the three parcels above. The annexation includes an approximately 3,000-foot portion of existing public right-of-way along Golf Club Road SE. The applicant requests annexation into the City of Stayton with application of the Medium Density (MD) Residential zoning district. The applicant, Randy Myers of Brownstone Homes, initially submitted a combined annexation and subdivision application. On January 7, 2026, the subdivision portion of the application was formally withdrawn. The annexation request

remains under consideration. Marion County reviewed the proposed annexation and noted that it did not appear to include the full width of the Golf Club Road SE right-of-way. Marion County expressed a preference that the right-of-way be included within the City limits, given that the City's Urban Growth Boundary extends along the properties bordering the west side of Golf Club Road SE. Staff recommends approval of the application and adoption of the Draft Order as presented, subject to the conditions contained therein.

**APPLICANT PRESENTATION:** Mr. David Dodson, with Willamette Valley Planning spoke on behalf of the applicant. Randy Myers is in attendance as is Mark Grenz of Multi-Tech Engineering. Mentioned that the original application did include subdivision, but they withdrew due to issues with the phasing of planned construction on their end. They decided to go forward with Annexation application while their other issues are addressed. They do intend to subdivide and construct a phased development. They concur with the recommendation of the staff report. Mr. Baldwin asked for clarification as to annexation impact on neighboring owners. Mr. Dodson replied they are not being forced to annex, that is their own decision. Mr. Bellas commented on 'cherry-stem' developments which reach out to Golf Club Road SE in that while they are technically legal, it can cause legal issues later. He cautions City to be cautious. In addition, Mr. Bellas expressed concern with the proximity of housing developments right next to active agriculture. Ms. Watts questions whether there are other properties available to develop. Mr. Dodson reminded the Commission and residents that the developer pays the cost of utility system developments which then benefit adjacent property owners, and in addition Oregon has a Right-To-Farm law that allows standard agricultural activities. Ms. Watts asked for further clarification on the 3000 foot 'cherry stem' section and what will happen there. Mr. Dodson replied that it would be part of the site development proposal which is the planned next phase.

**PUBLIC TESTIMONY:** Mr. Charles Hawkins of 9534 Golf Club Road SE read a comment previously submitted to the Commission and the Applicant regarding the annexation of Golf Club Road SE and the transfer of responsibility of that section. In particular, the change in Right of Way (ROW) along that section, which will increase from 54 feet to 100 feet which is the City's standard.

Mr. George Hann of 9264 Golf Club Road SE questions the intent in addressing the stormwater. The general area is already prone to flooding, where will all the water go?

Staff responded to both questions, clarifying the ROW issue and reminding attendees that the question before the Commission is annexation, not development.

Mrs. Betty Hann of 9264 Golf Club Road SE, whose home is on the west side of Golf Club Road SE expressed concern that the entirety of Golf Club Road SE will be annexed. Staff confirmed and clarified the dimensions and confirmed that while the road would be in City limits, it will still be owned by Marion County. Mrs. Hann then expressed concern about the impacts on their well and septic systems and very concerned about traffic.

Ms. Brandi Stapleton of 9263 Golf Club Road SE expressed concerns about receiving only one notice, stormwater runoff concerns, traffic concerns, and the addition of more kids in Stayton schools that are already full.

Mr. Rick Wheatman of 11610 Golf Club Road SE expressed concerns about stormwater runoff and especially traffic load.

Mr. Randol Blair of 9584 Golf Club Road SE expressed concerns about stormwater runoff and flooding, as well as concerns about forced annexation. Requests notices be sent via Certified Mail. Asked the Commission to deny the application.

Mr. Baldwin pointed out to the room that by state law, the Planning Commission cannot consider impacts on schools in their deliberations.

Mr. Carl Gommel (via Zoom) submitted a lengthy document previously, which was included in the Commission's packet. He lives at 12174 Golf Lane and stated he is opposed to the annexation based on his interpretation of existing laws and regulations. He expressed concern about the flooding that is currently occurring, and the legality of the cherry-stem annexation.

**APPLICANT SUMMARY/RESPONSE:** Mr. Dodson reiterated that the Golf Club Road SE ROW in that the annexation would include a portion of the road, but that the ownership will remain with Marion County. He stated that typically such road improvements such as widening, turning lanes, etc. follow development. He addressed the drainage and flooding issues wherein they are planning to preserve most of the wetlands and lessen the impacts of the development on Mill Creek. He reminded the Commission that the applicant is obligated to address City, County, and State water quality issues. They are planning a detention pond on the property to mitigate the peak flows. He recognizes that traffic and safety are big concerns. The development will include two new public streets with the accompanying gutter and storm drains. The process of development must include traffic studies, and he anticipates a potential turn lane on Golf Club Road SE.

**STAFF SUMMARY:** Ms. Siciliano reiterated that the issue before the Commission is annexation. She clarified the obligation of the City to send one notice prior to 20 days before the Planning Commission Public Hearing and that Staff will update the abutters list as required. She then discussed the applicable annexation criteria, including community need, adequacy of public services, contiguity to city limits, and consistency with urban growth policies and surrounding character, referencing the 2013 Comprehensive Plan and supporting master plans. She noted that contiguity and right-of-way considerations may require further legal review and suggested the Commission consider a continuance. She also emphasized that both the State and Marion County are aware of the application; while the County has no concerns with annexation itself, it may have concerns related to future development.

Vice-Chair Watts asked about continuing the hearing. Mr. Bellas moved to continue the hearing to the next meeting scheduled for February 23, 2026. Ms. Sutkowski seconded. Motion passed 4:0. With Chair McKinley abstaining.

**COMMISSION DELIBERATION:** delayed until continuation

**DECISION:** N/A

**ADJOURN:** Chair McKinley adjourned the meeting at 8:57 pm.