

**STAYTON PLANNING COMMISSION
MEETING MINUTES**
Monday, November 24, 2025

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

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

OTHERS PRESENT: Mayor Brian Quigley
Steve Sims
Brittney Randall, 1720 Liberty St SE Salem representing KSD,
Aaron & Deonna Frichtl, 12326 Golf Lane SE, Stayton
Carl Gommel, 12174 Golf Lane SE, Stayton
Carlos Gonzalez, 12173 of Golf Lane SE, Stayton

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

APPROVAL OF MINUTES: Ms. Sutkowski moved, and Peter Bellas seconded to approve the minutes from September 25, 2025, as presented. Passed 5:0.

COMMENCEMENT OF PUBLIC HEARING #1: 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. Chair McKinley stated that he knows Mr. Gommel who lives on Golf Lane, but he can deliberate on this issue with no conflicts or bias. Otherwise, there were no declarations of conflict of interest, *ex parte* contact, or bias by members of the Planning Commission. Decision Criteria regarding partition of parcels is directed by Stayton Municipal Code (SMC) 17.24.040.6. All evidence, arguments, and testimony must be directed towards this approval criteria, or to such other rules, laws, regulations, or policies.

Aaron Frichtl: The Public Hearing posted near the property in question was not placed on the property but adjacent to it. Staff posted the sign, it was not the applicant. Mr McKinley responded that it seemed to be close enough judging by the attendance at this meeting.

STAFF INTRODUCTION AND REPORT – LAND USE FILE #5-02/24 -PUBLIC HEARING –
Application for annexation of a ~21-acre parcel of land fronting Golf Lane (tax lot 091 W03B001500) has been submitted, proposing a zoning designation of Medium Density (MD) Residential and including a concept plan for a 74-lot subdivision. Applicant has submitted a concept plan, so discussion tonight is specific to the annexation request, not the concept plan. Staff reviewed the application and are making recommendations based on review and input from Stayton Public Works, Marion County Public Works including their traffic

engineer and the City's contracted traffic Engineer. Planning staff recommendation is for Low Density zoning if annexation is approved. Mr. McKinley reminded attendees and commissioners that the single agenda item is annexation of the property into the City.

APPLICANT PRESENTATION – Brittany Randall, owner and principal planner of Brand Land Use of Salem, OR and representative of KSD Properties LLC presented a proposal, recognizing it borders the existing city boundaries and including Golf Lane, so is appropriate to annex. Questions arose about clarifying Low Density vs Medium Density definitions.

PUBLIC TESTIMONY: Aaron Frichtl expressed concern about traffic increase at Golf Lane and the Cascade Highway. Carl Gommel speaking on behalf of Golf Lane Coalition expressed concern about the impacts on traffic at Golf Lane and Cascade Hwy. Asks Commission to deny the annexation application, but if Commission is inclined to approve it, asks for a Traffic Impact Analysis including the current 45 mph as a factor, a full southbound and northbound gap analysis from Golf Lane onto the Cascade Highway. Mr. Gommel recognizes the stagnant job market in Stayton and suggests some possible re-zoning of some residential to commercial for those areas that are closest to Highway 22. Carlos Gonzalez expressed concern about the increase in traffic at Golf Lane and Cascade Highway. Deonna Frichtl also expressed concern about traffic, wetlands, schools, and too many houses being built when there are no jobs; concern about walking and biking on Golf Lane; concern that parks in the area not prepared to have additional families; and cites an example of other developments that are not of the highest quality and style, (i.e. affordable) and that impacts the value of the existing homes in the City.

APPLICANT SUMMARY/RESPONSE: Brittany Randall responded to some of the concerns raised by attendees. The Traffic Impact Analysis adjusts calculations to account for seasonal variations in traffic load. Ms. Brand stated that a healthy and adequate supply of homes at different price points is one thing that supports home ownership, and that is in alignment with the City's Comprehensive Plan goals.

STAFF SUMMARY: Ms. Siciliano reminded Commission that the issue under consideration is annexation and zoning designation of the property in question. The City Comprehensive Plan does state the need for more homes of different types and densities. Ms. Siciliano reminded Commissioners that they are not approving or denying this request but are simply making a recommendation to the City Council.

Chair McKinley closed the public hearing at 7:56 pm.

COMMISSION DELIBERATION- Commissioner Watts asked staff whether the Commission should consider density in their deliberations. Chair McKinley answered in the affirmative as the issue is whether to recommend the annexation or not and at what density, and that staff recommends Low Density. Mr Bellas expresses concern about the traffic at Golf Lane and Cascade Highway. Question to staff: Staff recommends Low Density but also state the City needs more duplexes and tri-plexes, please explain. Staff responded: There is a significant need for duplexes. If Medium Density were to occur on this parcel, development could be as many as 128 duplexes. Chair McKinley pointed out that that could be the case,

but that the actual build-out would likely be a mix of duplexes and single family homes. Chair McKinley directs the commission to consider the annexation issue, states that it is appropriate that annexation occurs. He recommends Low Density; Ms. Watts concurs due to the “rural nature” of the existing development. Ms. Watts moved to approve recommending annexation with Low Density. Mr. Bellas seconded. Motion passes 5:0.

COMMENCEMENT OF PUBLIC HEARING #2: Chair McKinley read the opening statement and opened the hearing at 8:03 pm. No objections were made by the audience to the notice in this case or the jurisdiction of this body to hear the case. Ms. Watts states that she has been in the store at this address, but that will have no bearing on her decision making in this matter. Otherwise, there were no declarations of conflict of interest, *ex parte* contact, or bias by members of the Planning Commission. Decision Criteria regarding Site Plan Review is directed by Stayton Municipal Code (SMC) 17.12.220.5. All evidence, arguments, and testimony must be directed towards this approval criteria, or to such other rules, laws, regulations, or policies.

STAFF INTRODUCTION AND REPORT – LAND USE FILE #6-05/25 -PUBLIC HEARING –
Application for Site Plan Review to expand an existing 960 square foot commercial building by an additional 326 square feet by enclosing porch areas. The building is mixed use with both a thrift store and a residential unit located at 155 N 2nd Avenue (tax lot number: 091 W10DC11000) in the Downtown Commercial Mixed-Use Zone. The applicant and the property owner’s attorney have requested that the hearing be continued until the December 29, 2025 Planning Commission meeting. Staff recommended granting this request and mentioned that the request for continuance was received after the public notices went out. Staff mentioned that this application seeks land use approval for previous construction that was built without building permits, so even if the Planning Commission approves the request, the applicant is still required to get building permits, and Marion County will be the inspecting agency, but they will not perform this until the land use decision is made. Chair McKinley confirmed that neither the applicant nor their attorney are present and asked if any others present were planning to speak about this issue. No response from attendees.

Chair McKinley stated he will entertain a motion to continue this hearing. Ms. Sutkowski moved to continue the hearing at the December meeting. Mr. Baldwin seconded. Motion passed 5:0.

ADJOURN – Chair McKinley adjourned the meeting at 8:07 pm.