

STAYTON PLANNING COMMISSION MEETING MINUTES

Monday, November 25, 2024

COMMISSIONERS: Larry McKinley
Peter Bellas
Richard Lewis
Amy Watts

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

OTHERS PRESENT: Laura LaRoque (virtually) and Brian Vandetta; Udell Engineering and Land Surveying, LLC

1. **CALL TO ORDER:** Chair McKinley called the meeting to order at 7:00 pm
2. **APPROVAL OF MINUTES:** Watts moved, and Bellas seconded to approved version of the minutes from October 28, 2024, as presented. Passed 4:0.
3. **LAND USE FILE #10-06/24 – PUBLIC HEARING (Continuation) - 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. 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- The City Council held a Public Hearing on November 4, 2024, and they voted to not move forward with amending text with the Stayton Land Use Development Code to allow for general merchandize use in the Interchange Development (ID) zone. Beuse of this the site plan review application for LU #10-06/24 is not consistent with current zoning.

b. Applicant Presentation- No applicant was present at the meeting.

c. Questions from the Commission- None

d. Questions and Testimony from the Public- None

e. Applicant Summary- None

f. Staff Summary- Ms. Siciliano provided a draft order of denial which includes findings of fact that it is not consistent with the ID zone.

g. Close of Hearing- Chair McKinley closed the hearing.

h. Commission Deliberation- Planning Commissioners clarified what use was not allowed in the ID zone.

i. Commission Decision - Bellas moved to deny the application for a Site Plan Review for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street (Land Use File #10-06/24) and adopt the draft order presented by Staff. Watts seconded the motion. Approved 4:0.

4. **LAND USE FILE #2-01/24 – PUBLIC HEARING - Application for Modification Site Plan Review to build a 3,440 square foot warehouse storage building at 1840 Pacific Court a currently developed industrial site in a Light Industrial (IL) zone.**

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:01 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-** The applicant proposes to construct a 3,440-square-foot industrial building (40 feet by 40 feet) for warehouse storage. The site currently contains an existing 2,400-square-foot shop and office building, as well as a 960-square-foot warehouse. The proposed warehousing use is permitted in the Light Industrial zone. The property is surrounded by other industrial uses and is consistent with surrounding development patterns. This site plan represents the third phase of a master plan originally approved in 1991. The requirement for a Traffic Analysis Letter (TAL) was waived by the City Manager, acting in place of the Public Works Director, due to the current vacancy in that position. The project does not increase impervious surface area. However, should the development result in additional impervious area, the applicant will coordinate with Public Works to determine how any additional stormwater will be managed.
- b. Applicant Presentation-** Applicant was available for questions.
- c. Questions from the Commission-** None
- d. Questions and Testimony from the Public-** None
- e. Applicant Summary-** None
- f. Staff Summary-** No additional information.
- g. Close of Hearing-** Chair McKinley continued the hearing.
- h. Commission Deliberation-** Planning Commissioner discussed application.
- i. Commission Decision -** Bellas moved to approve the application for a Site Plan Review of Roberts Industries, LLC, (Land Use File #2-01/24) and adopt the draft order presented by Staff. Watts seconded the motion. Approved 4:0.

5. ADJOURN – Chair McKinley adjourned the meeting.