

**STAYTON PLANNING COMMISSION
MEETING MINUTES**

Monday, February 23, 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: David Dodson of Willamette Valley Planning; Randy Myers, Applicant;
Britany Randall of Brand Land Use; Steve Sims, City Council

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

APPROVAL OF MINUTES: Mr. Bellas moved, and Ms. Sutkowski seconded to approve the minutes from January 26, 2026, as presented. Passed 5:0.

PUBLIC HEARING (Continued)

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.

STAFF INTRODUCTION AND REPORT: Staff presented updates including information from the City attorney, who confirmed that while future development may require additional right of way (ROW) to meet the City standard, the way the current ROW is configured is sufficient to satisfy the current statutory contiguity requirement. Staff also discussed with the attorney the Marion County request that the annexation extend further north, to include more of Golf Club Road ROW up to the future development. The attorney confirmed that the inclusion of this extension is not required, but that the Commission or the city council may extend to align with the County's request. Staff next informed the Commission that the City received comments from the State of Oregon DLCD on all three applications under review tonight that concern the buildings/lands analysis. These comments were received too late for staff to adequately review and comment. Copies have been provided to each of the applicants and the Commission.

Regarding the Golf Club Road annexation, Staff and City have recommended Medium Density, and the applicant has requested Medium Density (MD), so the comments from the State may not affect this application as much. Staff clarified why the MD was recommended over Low Density (LD). The development as presented showed a minimal number of triplexes, with the balance being single family homes, therefore MD is more appropriate.

Chairman McKinley noted that while he recused himself at January's meeting because he is acquainted with one of the property owners who will benefit from the annexation. After consulting with the City attorney, it is now known that he (McKinley) does not have a conflict of interest, and while recused he remained in the meeting as an observer, so he is prepared to remain part of this body for deliberations of these hearings.

APPLICANT PRESENTATION: Mr. David Dodson of Land Valley Planning representing Brownstone Homes (Applicant) commented on the recent comment submission from the State of Oregon in that the applicant is requesting Medium Density vs Low Density therefore consistent with the position from the State. Mr. Dodson noted that the City of Stayton's minimum lot size is 7 thousand square feet in the Medium Density zone, and that is what is proposed in this project. No questions from the Commission.

PUBLIC TESTIMONY: Mr. Carl Gommel (via Zoom) submitted a lengthy document previously, which was included in the Commission's January meeting 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. Staff reiterated that case law supports the applicant's request and the City's response to cherry stem annexations. No questions from the Commission.

Charles Hawkins of 9534 Golf Club Rd questioned one of the graphics presented by Mr. Gommel. As presented, his property will be directly affected. Staff clarified the graphic was inaccurate, so Mr. Hawkins' property will not be affected.

APPLICANT SUMMARY/RESPONSE: No further comments.

STAFF SUMMARY: Staff presents that the application meets the criteria, and suggests modification of the draft recommendations: Specifically, that the second hearing was held today as finding of fact; and that the annexation would be the width of the ROW as it exists but could be expanded when the future development is proposed. Staff pointed out that the Commission could extend the annexation to include ROW further north along Golf Club Road to the northernmost parcel. The application will need to provide an updated description of the annexation to present to the City Council if the Commission chooses to make that recommendation. Staff reiterated that the 'cherry-stem' is allowable per City attorney and settled case law. Chair McKinley asked for simplification of the elements of modification to the recommendations, and clarification of the expansion in relation to the ROW. Staff recommended the following minor modifications to the recommendations: Include the mention of this second hearing, and that the ROW be extended north to meet the northernmost parcel. The Applicant prefers the extension to the point where the middle and northern parcels meet, near the City Pump Station.

Chair McKinley closed the public hearing at 7:26 pm.

COMMISSION DELIBERATION: Mr. Bellas questioned whether the density level should be included in the motion. Staff pointed out where this information is in the recommendation section. Mr. Bellas is satisfied.

DECISION: Mr. Bellas moved to recommend approval the application for annexation to the City Council and amendment of the Official Zoning Map to designate the property as Medium Density (MD) Residential and extend the Right-of-Way area to be annexed up to 9323 Golf Club Road. Ms. Sutkowski seconded. Motion passed 5:0.

Land Use File #5-02/24 – Application for Annexation of an approximately 21-acre property on Golf Lane tax lot 091W03B001500 into the City limits to be zoned as Medium Density (MD) Residential.

COMMENCEMENT OF PUBLIC HEARING: Chair McKinley read the opening statement and opened the hearing at 7:29 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: 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. 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. The application was previously heard in November of 2025. However, because notice was not provided to State of Oregon DLCDC as required, the application is being re-heard tonight. The application had proceeded to the City Council, and DLCDC responded to the public notice of the Council meeting and asked to comment at the Planning Commission stage. The Council remanded the application back to the Planning Commission to be heard again. Staff currently acknowledge that Medium Density is possible but still recommends Low Density. DLCDC did submit comments regarding use of the City Comprehensive plan solely. DLCDC suggests using the Department of Administrative Services' annual allocation for housing needs for each local government. The agency did provide an allocation for Stayton for 2026 using Average Median Income. Staff will reach out to the agency to get clarification on the comments and metrics for Stayton. Staff provided copies of these comments to the Commission and the applicant.

APPLICANT PRESENTATION: Ms. Brittany Randall of Brand Land Use representing KSD properties summarized the comments from November and shared comments on the updated Staff report. She reminded the Commission that the proposal includes different size lots and that the proposal of Medium Density makes sense as a step between the Low-Density neighboring developments and the Commercial General zoning to the north. The larger lots could allow for Single Family Homes with Additional Dwelling Units (ADUs), which would provide additional affordable housing and provide additional income for the property owners. Ms. Randall commented on the current Staff report that the 'housing needs analysis' included in the Staff report cannot be considered because those numbers have not been adopted by the City. What they are bound to consider are adopted data from the

current housing needs analysis, buildable lands inventory, comprehensive plan goals, statewide planning goals, and the zoning code. The City's comprehensive plan encourages development of housing that meets the needs of all income groups of existing and future residents. Chair McKinley points out that for High Density what the City currently has existing on the ground right now is basically what is in the Buildable Lands Inventory, so anything additional in High Density would be above that level. Ms. Randall responds that the Comprehensive Plan regarding housing is a projection and not a cap. She goes on to provide case law regarding use of metrics outside of the Comprehensive Plan and the other City adopted documents and plans.

PUBLIC TESTIMONY: Mr. George Hann of 9264 Golf Club Road asked where do the utilities come from? Chair McKinley responded that the developer is responsible for paying for utility extensions/upgrades as part of their development. This will be addressed and comments solicited when their development plan application is received.

APPLICANT SUMMARY/RESPONSE: Staff pointed out that Ms. Randall mentioned the use of metrics outside of the adopted plans and that the City will discuss this new information with the City attorney. Staff also addressed the confusion around zoning and types of allowable residences and agreed the City should revisit this issue with possible zoning requirements revision.

STAFF SUMMARY: Staff had no further comments other than a recommendation to continue this hearing so the City has time to respond to the DLCD comments.

MOTION TO CONTINUE PUBLIC HEARING: Ms. Sutkowski moved to continue the hearing until the April 27th meeting. Mr. Bellas seconded the motion. Motion to continue passed 5:0. Commission deliberation delayed until continuation.

Land Use File #10-08/25 – Application for Annexation of an approximately 17.01-acre property on 11641 Shaff Road tax lot 091W04C001901 to be zoned High Density (HD) Residential Zone.

COMMENCEMENT OF PUBLIC HEARING: Chair McKinley read the opening statement and opened the hearing at 7:29 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: Staff introduced the project submitted by Kevin and Paige Butler to annex the property. Property is within Marion County and is within the City of Stayton Urban Growth Boundary and it is currently zoned Urban Transition by Marion County. The applicant did not include a concept plan but provided an engineering memorandum illustrating how the property could be served by City utilities. Under the requested High-Density zoning, the minimum density is 13 units per acre, which would require at least 408 dwelling units on this site. Based on the City's Buildable Lands Inventory and the actual growth trends, the level of multi-family development proposed would exceed what is identified for multi-family. Zoning for HD allows for multi-family which is 4 plus dwelling units. High Density is the only zone that allows for town-houses, where neighbors share a wall but own their property below. Staff finds that the annexation is appropriate, it is consistent with the Comprehensive Plan, however density is variable. Also,

there is a 100' natural resource buffer along the Salem Ditch, and Santiam Water Control District has expressed concerns about using the ditch for stormwater runoff from developments.

APPLICANT PRESENTATION: Ms. Brittany Randall of Brand Land Use representing Kevin and Paige Butler who live adjacent to the property in question. The abutting property is currently zones High Density residential, and the applicants are requesting High Density. She presented information outlining the context around the property in question. High Density zoning is appropriate next to Commercial and other High-Density properties. The applicant would like to develop townhomes with some portion of the property that may be appropriate for additional multi-family development. Practical challenges include adding fill material across the site, and the High-Density request is in part to offset the cost of adding the fill material, while offering some variety of affordable homes to buyers. She stated that their proposal aligns with City Council goals. She reminded the Commission members that City of Stayton Goals and Policies which encourages development to meet the needs of all income groups, and that the housing needs projections are not caps or limits, so exceeding them does not incur penalty. While the property totals approximately 17 acres, the developer must deduct the 100' Salem Ditch buffer, as well as streets, open spaces, and stormwater areas, so the total developable land is less than 17 acres. Therefore, the number of 400+ living units based on 17 acres is not feasible. Questions from the Commission include confirming that Shaff Road is a Marion County Road, and Ms. Watts questioned whether the additional trips to bring in the fill have been factored into their analysis. Ms. Randall responded that no, but they will be when they submit an actual subdivision development plan. Mr. Bellas questioned staff to clarify that the inclusion of the 100' buffer when estimating impacts and density. Staff responded that yes, it would be included, depending on how the development is structured. Ms. Watts asked staff about the adjacent corner property. Staff responds it is Commercial and privately owned.

MOTION TO CONTINUE PUBLIC HEARING: Due to the State of Oregon DLCD comments, this hearing should also be continued until April 27. Ms. Watts moved to continue to April 27th, the next Planning Commission meeting date. Mr. Bellas seconded. Motion passed 5:0.

ADJOURN: Chair McKinley adjourned the meeting at 8:11 pm.