

STAYTON PLANNING COMMISSION MEETING MINUTES

Monday, May 26, 2026

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

Staff Members: Jennifer Siciliano, Community & Economic Development Director
Susan Bender, Public Works Office Specialist
Ross Williamson, City Attorney (via Zoom)

Others Present: Charlene & Jeremy Vogel of Stayton; Alan Sorem and Natalie Janney representing JCNW, LLC, applicant for LU#7-04/26.

Call To Order: Chairman Larry 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 April 27th, 2026, as presented. Motion passed 5:0.

Land Use File 7-04/26: Application for a Comprehensive Plan Map amendment from Residential to Downtown and an application to change the zoning from Low Density (LD) to Downtown Residential Mixed Use (DRMU) for 579 E. Washington Street.

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:03 pm. No objections were made by the attendees 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 – Ms. Siciliano summarized the application, which addressed a comprehensive plan amendment and zoning map change for 579 East Washington Street. Charlene Vogel of Santiam Ballet Academy sought to convert the vacant church building to house a dance studio and ballet studio.

Applicant Presentation: Ms. Vogel described the intended use of the building, addressed concerns about traffic load and routing, and described the benefits to the local neighborhood.

Public Testimony: Jeremy Vogel added that the building is close to two elementary schools, and that any changes to the building would be minimal.

Applicant Summary/Response: Ms. Vogel had nothing to add.

Close of hearing: Chair McKinley closed the public hearing at 7:15 pm.

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Commission Deliberation: The commission reviewed staff the staff report and recommendations and considered public comments. Ms. Sutkowski moved to recommend the application to the City Council. Mr. Baldwin seconded the motion. Motion carried 5:0.

Land Use File #11-07/24: Application for Detailed Master Plan Development Plan at 1601 Oriole Street, a 7.11-acre property in Low Density Residential (LD) zone to subdivide into 22 single-family lots.

Commencement of Public Hearing- Chair McKinley read the opening statement and opened the hearing at 7:17 pm. No objections were made by the attendees 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 – Ms. Siciliano presented the staff report regarding the application submitted by JCNW Family, LLC for a detailed development plan approval for Phillips Estates III, a 22-lot subdivision at 1601 Oriole Street.

Applicant Presentation: Mr. Sorem, representing the applicant, requested continuance to a later date to address conditions set by staff, and to clarify development agreement terms with the City.

Public Testimony: During the hearing, neighboring residents Valarie Lamphear, 2144 Quail Run Avenue, and Laura Franco, 2102 Quail Run Avenue, raised concerns regarding potential drainage impacts and the public notification process. This resulted in discussion regarding the project's decade-long development history and the applicable stormwater management requirements.

Applicant Summary/Response: Mr. Sorem reiterated the request to have the hearing continued.

Commission Deliberation: Mr. Bellas moved to continue the hearing. Ms. Sutkowski seconded. Motion carried 5:0. Chair McKinley closed the hearing at 7:58.

Adjourn: Chair McKinley adjourned the meeting at 8:00 PM.