

STAYTON PLANNING COMMISSION MEETING MINUTES

Monday, June 29, 2026

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
Kendra Furry, Code Enforcement Officer
Elizabeth Embree, Office Specialist

Others Present: Steve Sims, City Councilor; Alan Sorem, representing JCNW, LLC, and Bill Martinak, applicant, for LU #7-04/26.

Call To Order: Chairman Larry McKinley called the meeting to order at 7:01 pm. Quorum is present.

Approval Of Minutes: Ms. Watts moved, and Ms. Sutkowski seconded to approve the minutes from May 26, 2026, as presented. Motion passed 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.

Chair McKinley continued public hearing for LU #11-07/24 regarding the proposed Detailed Master Planned Development Plan for a low-density residential development at 1601 Oriole Street.

Ms. Siciliano reported that City staff and the applicant continue to work collaboratively on revisions to the proposed conditions of approval. She stated that the applicant had submitted proposed revisions and that staff was preparing a response after consulting with the City Engineer. Staff anticipated providing its revised recommendations to the applicant within the following week.

Alan Sorem, attorney representing the applicant, stated that the applicant had submitted revisions to the proposed draft order of approval. He explained that the applicant was awaiting formal comments from City staff and believed it would be premature to present the proposal to the Planning Commission until the parties had either reached agreement on the remaining conditions or identified the outstanding issues.

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Commissioner Baldwin asked whether the communication concerns discussed at the previous meeting had been resolved. Mr. Sorem responded that communication had continued; however, the applicant was still awaiting written comments from City staff.

Chair McKinley opened the hearing for public testimony. No testimony was received. No additional presentation was provided by the applicant due to the ongoing review process.

Staff confirmed that the proposed revisions to the conditions of approval were currently being reviewed with the City Engineer and were expected to be completed before the next Planning Commission meeting.

Following discussion, the Commission agreed that additional time was needed for staff and the applicant to complete their review of the proposed conditions.

Ms. Sutkowski moved, and Mr. Baldwin seconded to continue the public hearing for LU #11-07/24 (Detailed Master Planned Development Plan for 1601 Oriole Street) to the July 27, 2026, Planning Commission meeting. Motion passed 5:0.

Adjourn: Chair McKinley adjourned the meeting at 7:14 PM.