

## BEFORE THE STAYTON PLANNING COMMISSION

In the matter of

) Development Code Amendments regarding  
) Use within Interchange Development (ID) zone  
) Land Use File 9-08/24

### RECOMMENDATION OF DENIAL

#### I. NATURE OF PROCEEDINGS

The proceeding is for a legislative amendment to the Stayton Municipal Code, Title 17, known as the Stayton Land Use and Development Code, to allow “#17 General Merchandise” use to be permitted in the Interchange Development (ID) zone and be reflected in Table 17.16.070.1 Permitted Land Use.

#### II. PUBLIC HEARING

A public hearing was held on the proposal before the Stayton Planning Commission on August 26, 2024, and September 30, 2024. At those hearings, the Planning Commission reviewed Land Use File #9-08/24 to amend the Land Use and Development Code and made it part of the record. The Planning Commission has considered the testimony at the public hearing.

#### III. FINDINGS OF FACT

1. The parcels in the Interchange Development (ID) zone are part of the Sublimity Interchange Area Management Plan adopted in November 2006 and the uses in the Interchange Development zone need careful consideration due to its proximity to the interchange.
2. The city desires to have the land developed in a manner that promotes health, safety, peace, comfort, convenience, economic well-being, and general welfare of the City of Stayton.
3. The Stayton Comprehensive Plan Policy EC-4 states “It is the Policy of the City to discourage commercial development at Highway 22.”
4. The Action item under Policy EC-4 states that “The City shall continue the Interchange Development Zone near the two Highway 22 interchanges to limit commercial uses to traveler-oriented.”
5. The Stayton Planning Commission has determined that the “#17 General Merchandise” use is not traveler-oriented.

#### IV. PUBLIC COMMENTS

The Planning Department received a comment opposed to the proposed amendment prior to the public hearing. There was public testimony at the public hearing opposed to the proposed amendment.

#### V. ORDER

Based on the findings of fact, the Planning Commission voted on September 30, 2024, to recommend to the City Council deny the proposed amendments to the Stayton Land Use and Development Code, to allow “#17 General Merchandise” use in Table 17.16.070.1 Permitted Land Use.

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Larry McKinley, Chairperson

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Date

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Jennifer Siciliano, City Planner

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Date