



City of Stayton

Department of Community and Economic Development

362 N. Third Avenue • Stayton, OR 97383

Phone: (503) 769-2998 • Fax (503) 769-2134

jsiciliano@staytonoregon.gov

www.staytonoregon.gov

REQUEST FOR COMMENTS ON PROPOSED LAND USE ACTION

DATE: January 10, 2025

TO: Stayton Police Department
North Santiam School District
Marion County Public Works
Stayton Cooperative Telephone
Santiam Water Control District
Stayton Fire District
Stayton Public Works
Pacific Power
Northwest Natural
Wave Broadband

FROM: City of Stayton Community and Economic Development Department

RE: Land Use File 15-10/24 – Application for a Conditional Use for an automotive dealer in a Commercial Retail (CR) zone on a .23-acre property at 333 N 1st Avenue.

APPLICANT: Randy Cranston, 372 SE Church Street, Sublimity, OR 97385

TAX MAP/LOT NUMBER: 091W10CD03000

DECISION CRITERIA: Stayton Municipal Code (SMC) 17.12.190.4 Conditional Use Approval Criteria;

APPLICATION DEEMED COMPLETE: December 23, 2024

The City of Stayton is soliciting comments which you may wish to contribute to Stayton's review of the above described land use case. Any questions should be directed to Jennifer Siciliano, Community and Economic Development Director, 362 N. Third Avenue, Stayton, Oregon 97383, (503) 769-2998 or at jsiciliano@staytonoregon.gov.

In order for staff to process this application in a timely manner, comments need to be in our office by **January 20, 2025**. You may make your comments to city staff by phone, email, or letter. You may use the response form below.

Failure to reply or participate in a hearing will be interpreted as no objection to the proposal.

PLEASE CHECK THE APPROPRIATE ITEMS:

- ☐ We are not affected by the proposal.
☐ We have reviewed the proposal and have no comments.
☐ We would like to receive a copy of the staff decision/report in this case.
☒ Our comments are attached.
☐ Our comments are:

By: John Rasmussen

Date: 1/22/25

Agency: MCPL Eng

THE CITY OF STAYTON IS AN EQUAL OPPORTUNITY EMPLOYER AND SERVICE PROVIDER

POLICE
386 N. THIRD AVENUE
STAYTON, OR 97383
(503) 769-3423
FAX (503) 769-7497

**COMMUNITY AND
ECONOMIC
DEVELOPMENT**
362 N. THIRD AVENUE
STAYTON, OR 97383
(503) 769-2998
FAX (503) 767-2134

PUBLIC WORKS
362 N. THIRD AVENUE
STAYTON, OR 97383
(503) 769-2919
FAX (503) 767-2134

WASTEWATER
950 JETTERS WAY
STAYTON, OR 97383
(503) 769-2810
FAX (503) 769-7413

LIBRARY
515 N. FIRST AVENUE
STAYTON, OR 97383
(503) 769-3313
FAX (503) 769-3218

John Rasmussen

From: John Rasmussen
Sent: Wednesday, January 22, 2025 4:26 PM
To: Jennifer Siciliano
Subject: City Land Use File 15-10/24

Hi Jennifer,

We have reviewed that application for a car dealership at 333 N 1st Avenue in Stayton and have the following comments:

- In order to not block Intersection Sight Distance looking north from the west leg of W Ida St, display vehicles should not be allowed to be parked within the segment of the 1st Ave public R/W frontage between the south property line and a projection of the south side of the existing building to that R/W.
- Permanently close the 1st Ave south driveway approach under an Access Permit from Marion County. This driveway appears redundant for the current and proposed use of the property.

Thank you,



John Rasmussen, PE | Civil Engineer Associate 3
Land Development Engineering & Permits
Engineering Division, Marion County Public Works
✉ jrasmussen@co.marion.or.us
☎ (503) 584-7706 (office) 📠

LV 15-10/24

Mat P



CITY OF STAYTON
APPLICATION FOR CONDITIONAL USE

PROPERTY OWNER: Randy Cranston
Address: 372 SE Church St.
City/State/Zip: Seaside, OR 97138
Phone: (503) 991-0484 Email: _____

APPLICANT: Dale Auto
Address: 42039 Mount Pleasant Dr.
City/State/Zip: Scio OR 97374
Phone: (541) 513-0852 Email: sale@daleauto@gmail.com

APPLICANT'S REPRESENTATIVE: _____
Address: _____
City/State/Zip: _____
Phone: () - - Email: _____

CONSULTANTS: Please list below planning and engineering consultants.

PLANNING	ENGINEERING
Name: _____	Name: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone: () - -	Phone: () - -
Email: _____	Email: _____

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

☐ owner ☒ applicant ☐ applicant's representative ☐ planning consultant ☐ engineer

LOCATION:

Street Address: 333 N. 1st Ave. Stayton, OR 97383
Assessor's Tax Lot Number and Tax Map Number: _____
Closest Intersecting Streets: _____

ZONING MAP DESIGNATION: _____

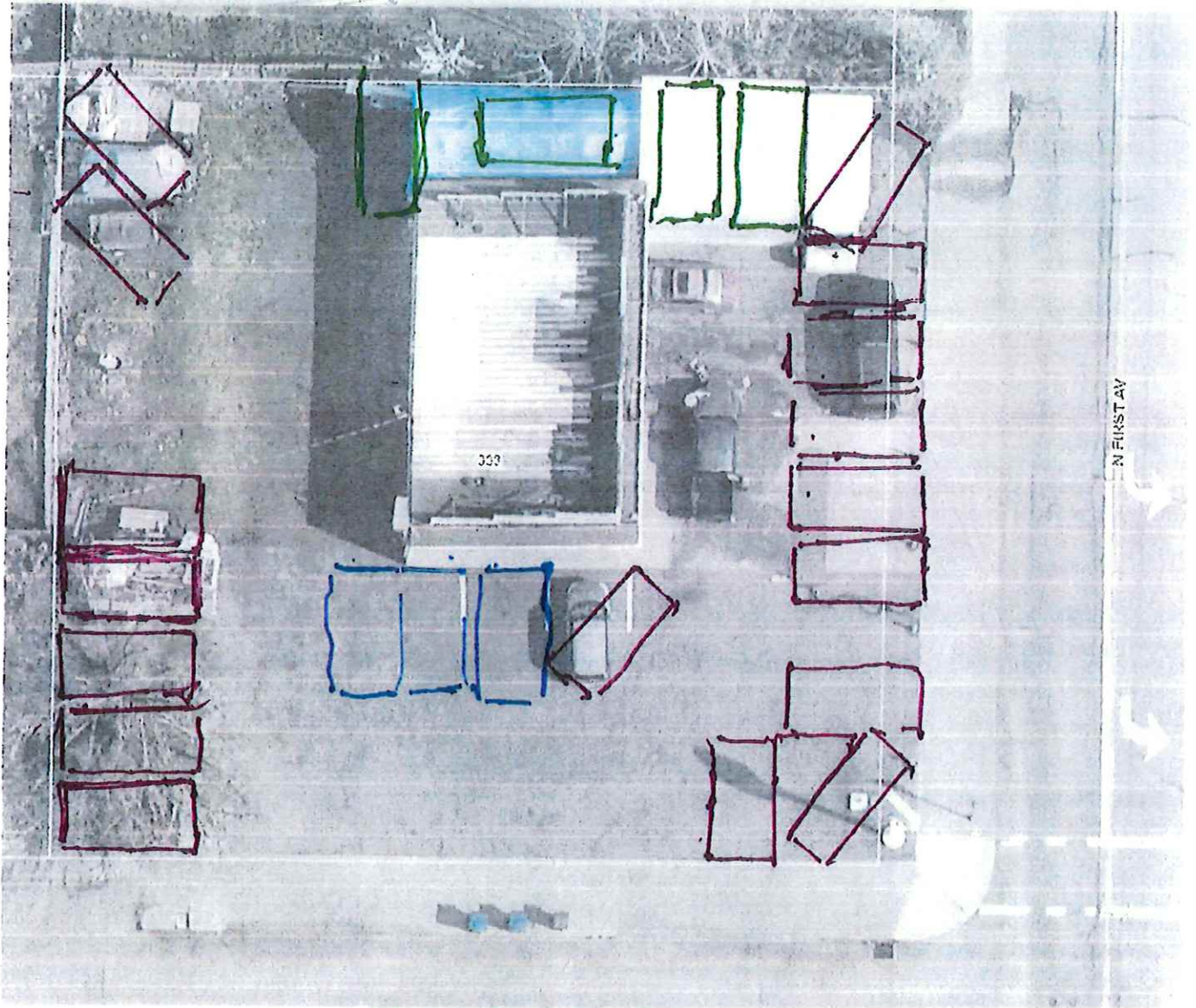
PROPOSED USE: Small auto dealership and detail shop

SIGNATURE OF APPLICANT: [Signature]

DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date: _____ Fee Paid: \$ _____ Receipt No. _____
Land Use File# _____

* Close Access closest to intersection on 1st
* ADA Ramps on corner need updates



■ CUSTOMER PARKING ■ MASTER'S TRUCK
■ DAIMLER TRUCK

LV 15-10/24



CITY OF STAYTON
APPLICATION FOR CONDITIONAL USE

PROPERTY OWNER: Randy Cranston
Address: 372 SE Church St.
City/State/Zip: Salem, OR 97385
Phone: (503) 991-0434 Email: _____

APPLICANT: Dale Auto
Address: 42039 Mount Pleasant Dr.
City/State/Zip: Scio OR 97379
Phone: (541) 513-0852 Email: salealeauto@gmail.com

APPLICANT'S REPRESENTATIVE: _____
Address: _____
City/State/Zip: _____
Phone: () _____ - _____ Email: _____

CONSULTANTS: Please list below planning and engineering consultants.

PLANNING	ENGINEERING
Name: _____	Name: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Phone: () _____ - _____	Phone: () _____ - _____
Email: _____	Email: _____

Select one of the above as the principal contact to whom correspondence from the Planning Department should be addressed:

☐ owner ☒ applicant ☐ applicant's representative ☐ planning consultant ☐ engineer

LOCATION:

Street Address: 333 N. 1st Ave. Stayton, OR 97383
Assessor's Tax Lot Number and Tax Map Number: _____
Closest Intersecting Streets: _____

ZONING MAP DESIGNATION: _____

PROPOSED USE: Small auto dealership and detail shop

SIGNATURE OF APPLICANT: [Signature]

DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date: _____ Fee Paid: \$ _____ Receipt No. _____

Land Use File# _____



7. The following table is for minimum intersection and driveway sight distances:

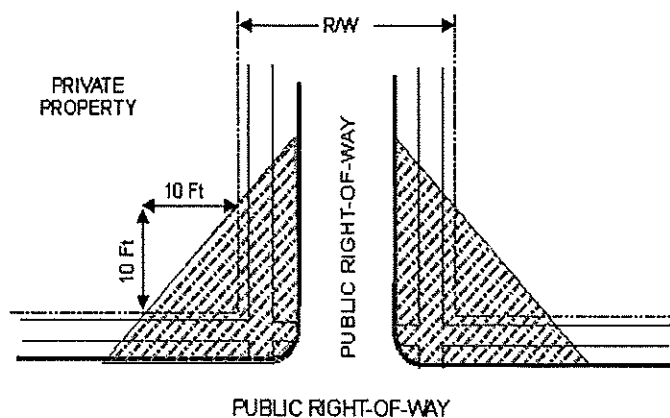
Design Speed (mph)	Minimum Intersection/Driveway Sight Distance (Feet)
20	200
25	250
30	300
35	350
40	400
45	450
50	500

Source: SMC, Table 17.26.020.4.c

8. No modifications or exceptions will be allowed without approval of the City Engineer.

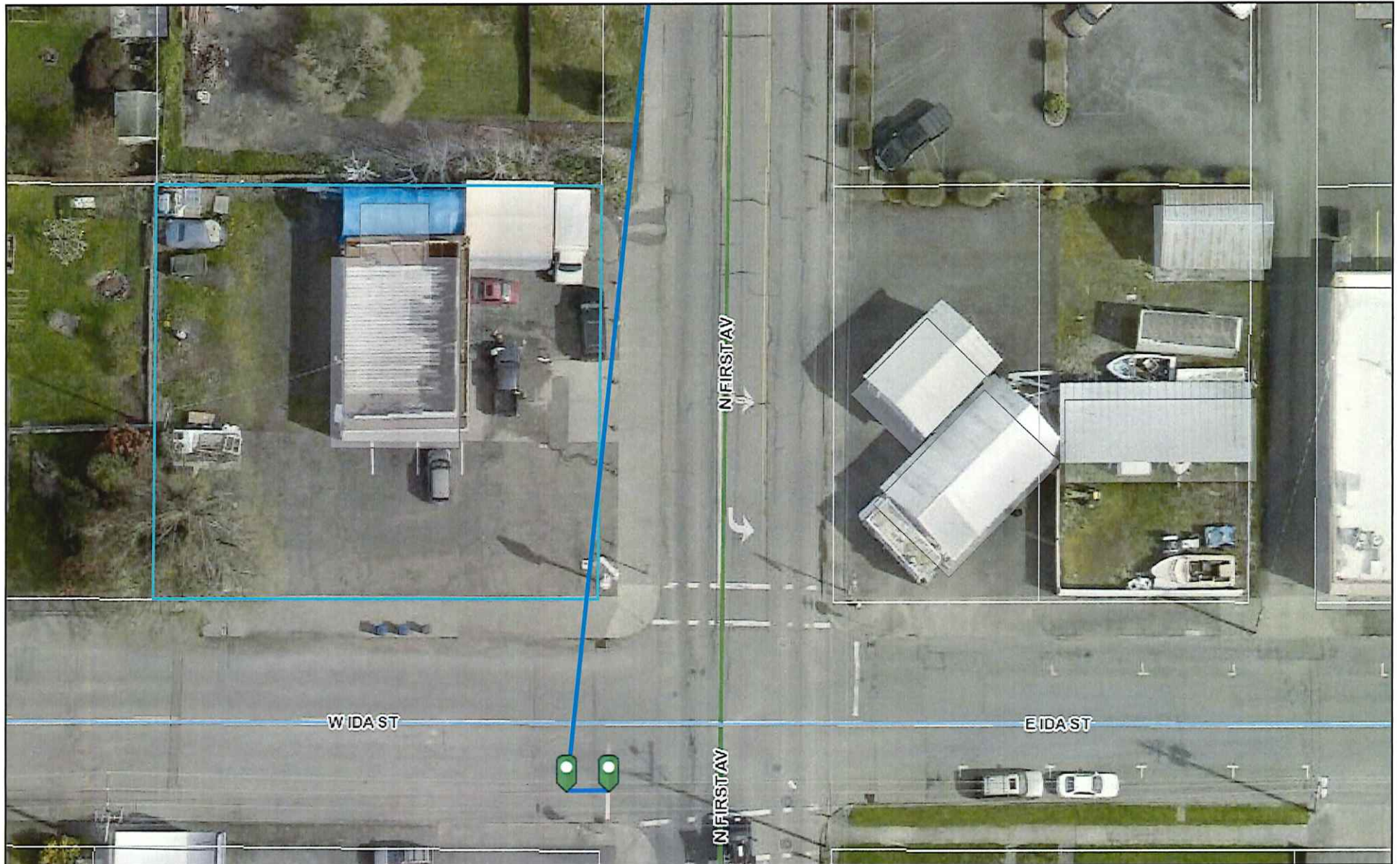
303.06.D SIGHT (VISION) CLEARANCE AREAS

1. Work within the public right-of-way and adjacent to public streets and multi-use paths shall not have fences, berms, walls, commercial signs, vehicles, hedges, off-street parking spaces, or other planting or structures erected, planted, placed, or maintained within a sight clearance area. If the relation of the surface of the lot to the streets is such that visibility is already obscured, nothing shall be done to reduce visibility within the sight clearance area.
2. The horizontal limits of the sight (vision) clearance area shall be a triangular area measuring 10 feet along the right-of-way or private access, as shown in the following diagram. The edge of the hard surfaced area of the private access, be it roadway, curb, or sidewalk, shall be treated as the right-of-way line in determining the sight (vision) clearance areas.



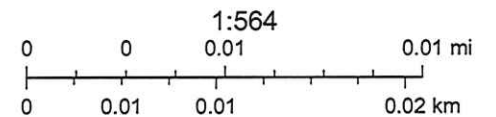
3. The sight (vision) clearance areas shall not contain temporary or permanent obstructions to vision exceeding 24 inches in height above the curb level or street shoulder where there is no curb, except a supporting pillar or post not greater than 12 inches in diameter or 12 inches on the diagonal of a rectangular pillar or post; and further excepting utility poles and those posts, poles, tree trunks, street signs, streetlights, and traffic control signs (SMC 8.04.060.3.b).
4. Sight (vision) clearance shall not be required at a height 7 feet or more above the curb level or 7 feet 6 inches above the shoulder of a street that does not have curbs (SMC 8.04.060.3.c).

LDEP Web Map



1/13/2025, 10:07:21 AM

- | | | | | | |
|-------------------|-------------------------------|------------|------------|---------------|---------------|
| Building Outlines | Non County Roads | City Roads | City Roads | City Roads | Private Roads |
| Roadways | County Owned, City Maintained | City Roads | City Roads | City Roads | Parcels |
| State Roads | City Roads | City Roads | City Roads | City Roads | |
| County Roads | City Roads | City Roads | City Roads | City Roads | |
| Non County Roads | City Roads | City Roads | City Roads | Federal Roads | |
| Non County Roads | City Roads | City Roads | City Roads | Federal Roads | |



MC-ASR, MC-IT GIS, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri,

Public Works LDEP

County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | none | MC-Planning, MC-IT GIS | MC IT-GIS, MC Planning | MC-IT GIS, MC-Assessor

