

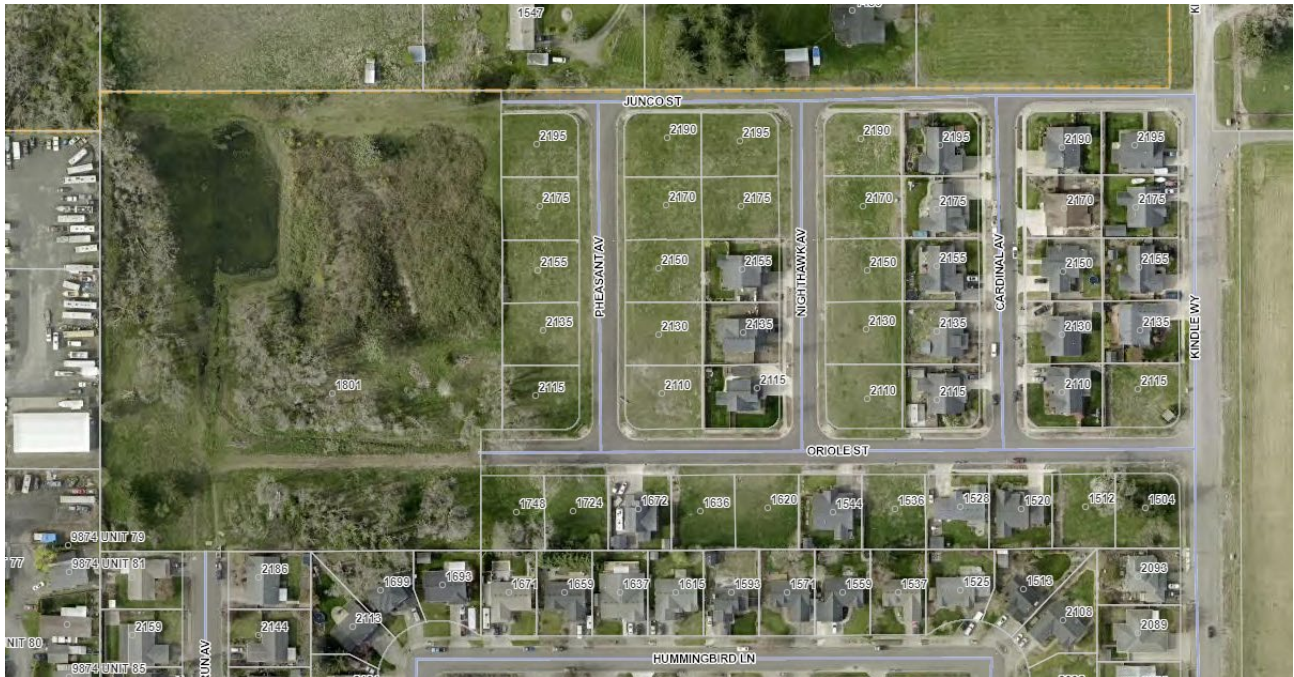
City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members
FROM: Jennifer Siciliano, Director of Community and Economic Development
DATE: July 21, 2025
SUBJECT: Phillips Estates III Conceptual Master Planned Development Plan for 1601 Oriole Street
120 DAYS ENDS: October 3, 2025.

ISSUE

The issue before the Planning Commission is a public hearing on an application for a Conceptual Master Planned Development Plan to subdivide 1601 Oriole Street a 7.11-acre property in Low Density Residential (LD) zone into 22 single-family lots with another parcel for open space.



ENCLOSURES

Application
Narrative
Concept Plans
Comments
Final Award City of Stayton v JCNW Family

BACKGROUND

The application before the Planning Commission is a request for concept plan approval for the Phillips Estates III Master Planned Development. Under Stayton Municipal Code (SMC) 17.24.090, the review of a Master Planned Development is a two-step process. First, the applicant must submit a concept plan, which is reviewed for general layout, compatibility with surrounding uses, and consistency with the Comprehensive Plan. If the concept plan is approved, a detailed development

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plan must be submitted within one year, unless an extension is granted under specific conditions outlined in the Code.

The subject parcel abuts the Phillips Estates I and II subdivisions, which were part of an earlier phased development. That prior development remains subject to a Final Arbitration Award issued on August 12, 2015, in *City of Stayton v. JCNW Family LLC*. The award found the developer in breach of key provisions of the Development Agreement due to the improper design and construction of a stormwater detention facility (Tract A), and imposed a multi-step remedial plan, including the requirement that “Respondent may not submit plans for Phase III of the development until the issues involved in Phase II have been resolved” Interpretation of the language was determined to be as ambiguous regarding which types of plans are restricted. Specifically, the clause does not clearly distinguish whether it applies to construction plans, land use applications, or both. Based on this interpretation, the application for the Phillips Estates III subdivision was accepted and deemed complete

As far as the City can determine, the terms of the Final Award have not yet been fully satisfied. It remains unclear how much of the subject property will ultimately be required for public ownership to accommodate stormwater drainage, as the facility is intended to manage runoff from not only Phillips Estates I, II, and III, but also other areas of the city. This uncertainty significantly affects the ability to determine whether the application meets the minimum 25% open space requirement required under SMC 17.24.100.2.d. The Code specifies that this open space must be preserved and integrated into the plan, and land dedicated for public utility purposes may not meet that standard.

In addition to the unresolved stormwater and open space issues, the proposed lot sizes in Phillips Estates III are not reasonably compatible with the surrounding neighborhood. Most of the lots in Phillips Estates I and II are approximately 8,276 square feet (0.19 acres), consistent with the minimum 8,000-square-foot lot size in the Low Density Residential (LD) zone. The current proposal introduces smaller lots without a meaningful transition or buffering, particularly along Pheasant Avenue, where some existing homes would back onto two new lots, rather than a one-to-one lot interface. This pattern raises legitimate concerns about impacts to neighborhood character and resident privacy.

Until the full extent of the public stormwater facility is defined and the open space requirements are met in accordance with the Land Use and Development Code, and until the lot size transition is better addressed, the proposed concept plan does not meet the approval criteria outlined in SMC 17.24.090.5, including compatibility with the surrounding neighborhood and compliance with applicable Comprehensive Plan policies.

For these reasons, staff recommends denial of the concept plan at this time. The applicant may resubmit once the unresolved issues have been addressed and the project can be evaluated against the full set of required findings.

ANALYSIS

This report and the draft order presents the Planning Staffs summary and analysis concerning this application. It was developed with the input of other City departments and agencies.

The attached draft order provides findings and analysis of each approval criteria for Concept Plan for a Master Planned Development.

RECOMMENDATION

The staff recommends option one to deny the application and pass the draft order of denial as presented.

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OPTIONS AND SUGGESTED MOTIONS

Staff has provided the Planning Commission with a number of options, each with an appropriate motion. The Planning Department recommends the first option.

1. Deny the application, adopting the draft order as presented.

I move the Stayton Planning Commission deny the application for a Conceptual Master Planned Development Plan for Brandie Dalton, Multi-Tech Engineering, at 1601 Oriole Street (Land Use File #11-07/24) and adopt the draft order presented by Staff.

2. Approve the application, directing staff to modify the draft order.

I move the Stayton Planning Commission approve the application for a Conceptual Master Planned Development Plan for Brandie Dalton, Multi-Tech Engineering, at 1601 Oriole Street (Land Use File #11-07/24) and direct staff to modify the draft order to reflect the Planning Commission's discussion and bring a revised draft order for Planning Commission approval at the August 25, 2025, meeting.

3. Continue the hearing until August 25, 2025.

I move the Stayton Planning Commission continue the public hearing on the application for a Conceptual Master Planned Development Plan for Brandie Dalton, Multi-Tech Engineering, at 1601 Oriole Street (Land Use File #11-07/24) until August 25, 2025.

4. Close the hearing but keep the record open for submission of written testimony.

I move the Stayton Planning Commission close the hearing on the application for a Conceptual Master Planned Development Plan for Brandie Dalton, Multi-Tech Engineering, at 1601 Oriole Street (Land Use File #11-07/24) but maintain the record open to submissions by the applicant until September 1, allowing 7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on August 25, 2025.

5. Close the hearing and record and continue the deliberation to the next meeting.

I move the Stayton Planning Commission continue the deliberation on the application for a Conceptual Master Planned Development Plan for Brandie Dalton, Multi-Tech Engineering, at 1601 Oriole Street (Land Use File #11-07/24) until August 25, 2025.