

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members
FROM: Jennifer Siciliano, Director of Community and Economic Development
DATE: March 24, 2025
SUBJECT: Site Plan Review and Variance Application of Orthopedic Clinic at Santiam Hospital, Paul Hartmann Director of Facilities for 1377 N Tenth Avenue
120 DAYS ENDS: July 2, 2025

ISSUE

The issue before the Planning Commission is a public hearing on an application for a Site Plan Review to add 820 square feet addition to the orthopedic clinic at the Santiam Hospital with variances for required off-street parking, bicycle parking and reduced landscaping.



BACKGROUND

Paul Hartmann, Director of Facilities at Santiam Hospital, has submitted a Site Plan Review and variance applications (LU #17-12/24) to expand the existing Orthopedic Clinic at 1377 N Tenth Avenue. This clinic is located on a separate parcel from the main Santiam Hospital campus, which is at 1369 N Tenth Avenue. The Orthopedic Clinic is zoned Commercial General (CG), while the hospital is in the Public/Semi-Public (P) zone. These zoning classifications have different requirements, and the two facilities serve different purposes—the clinic is designated for outpatient care, while the hospital falls under the hospital use category.

The applicant proposes an 820-square-foot addition to the northwest side of the Orthopedic Clinic to house an onsite X-ray facility. The proposal does not include additional vehicle or bicycle parking, landscaping, or stormwater drainage infrastructure on the clinic property. Instead, these requirements are proposed to be met on the adjacent Santiam Hospital parcel. Given this

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arrangement, multiple variances are necessary, and the project may be evaluated within the broader context of the Santiam Hospital campus.

For stormwater drainage, a retention pond owned by Santiam Hospital is located at the corner of N Tenth Avenue and E Santiam Street. A condition in the draft approval requires the applicant to submit stormwater drainage calculations as part of the Site Development Permit application. These calculations must be reviewed and approved by Stayton Public Works before moving forward.

Expanding the clinic by 820 square feet for outpatient care necessitates five (5) additional parking spaces. The zoning ordinance allows off-street parking on a separate parcel within 500 feet of the main orthopedic building. However, it must be ensured that the required parking for Santiam Hospital is not compromised. If the designated parking for the Orthopedic Clinic is farther than 500 feet from the building, a variance will be required.

Regarding bicycle parking, the zoning code requires that these spaces be located on the same parcel as the clinic. Since the applicant proposes placing them on the adjacent Santiam Hospital property, a variance is requested.

Both the Commercial General (CG) and Public/Semi-Public (P) zones require at least 15% of the site to be landscaped. It is unclear whether the Orthopedic Clinic parcel or the Santiam Hospital parcel currently meets this requirement. A condition in the draft approval requires the applicant to calculate the percentage of landscaped area for both sites. The Santiam Hospital property at 1369 N Tenth Avenue may have sufficient open space to satisfy the landscaping requirements for both parcels.

The draft order is structured so that if the required vehicle parking, bicycle parking, and landscaping cannot be accommodated while maintaining the minimum requirements for 1369 N Tenth Avenue, a modification to the site plan will be necessary.

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.

Attached is an application for site plan review and variance approval for the Orthopedic Clinic expansion for Santiam Hospital. The application consists of the application forms and narrative, and site and architectural plans. The complete application submission has been posted on the City's website.

The attached draft order provides findings and analysis of each approval criteria for Site Plan Review and Variances.

RECOMMENDATION

The staff recommends option one to approve the draft order as presented.

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 fourth option until additional information is provided by city staff.

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

I move the Stayton Planning Commission approve the application for a Site Plan Review and Variances for the Orthopedic Clinic at Santiam Hospital, (Land Use File #17-12/24) and adopt the draft order presented by Staff.

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2. Approve the application, adopting modifications to the draft order.

I move the Stayton Planning Commission approve the application for a Site Plan Review and Variances for the Orthopedic Clinic at Santiam Hospital (Land Use File #17-12/24) and adopt the draft order with the following changes...

3. Deny the application, directing staff to modify the draft order.

I move the Stayton Planning Commission deny the application for a Site Plan Review and Variances for the Orthopedic Clinic at Santiam Hospital (Land Use File #17-12/24) 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 April 28, 2025, meeting.

4. Continue the hearing until April 28, 2025.

I move the Stayton Planning Commission continue the public hearing on the application for a Site Plan Review and Variances for the orthopedic clinic at Santiam Hospital (Land Use File #17-12/24) until April 28, 2025.

5. 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 Site Plan Review and Variances for the Orthopedic Clinic at Santiam Hospital (Land Use File #17-12/24) but maintain the record open to submissions by the applicant until April 7, 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 April 28, 2025.

6. Close the hearing and record, and continue the deliberation to the next meeting.

I move the Stayton Planning Commission to continue the deliberation on the application for a Site Plan Review and Variances for the orthopedic clinic at Santiam Hospital (Land Use File #17-12/24) until April 28, 2025.