



Site Plan Review & Variance Applications

February 1, 2025

Submitted to:	City of Stayton Planning and Development Department 311 N. Third Ave. Stayton, OR 97383 Jennifer Siciliano, Community Development Director (503)769-2998 / jsiciliano@staytonoregon.gov
Applicants/Property Owners:	Sanitiam Hospital 1401 N. Tenth Ave. Stayton, OR 97383 Paul Hartmann, director of Facilities (503)769-9217 / phartmann@santiamhospital.org
Applicant's Representative:	Clark/Kjos Architects 621 SW Alder St. Ste. 700 Portland, OR 97205 William Sloman, Project Manager (503)206-3825/ willsloman@ckarch.com
Site Location:	Santiam Orthopedic Group 1377 N. Tenth Ave. Stayton, OR 97383
Marion County Assessor's Map No.:	09-01W-10AD Tax Lots 1800
Site Size:	.27 Acres (11,573 sf)
Existing Land Use:	Orthopedic Clinic
Zone Designation:	Commercial General
Surrounding Zoning:	North: Public East: Public South: Public West: Low Density Residential
Surrounding Uses:	North: Santiam Hospital, Parking lot East: Santiam Women's Clinic South: Grass bank (owned by Santiam Hospital) West: Grass field (owned by Santiam Hospital)

I. Executive Summary

Santiam Hospital ("Applicant") request approval of a concurrent Site Plan Review and Variance applications for the expansion of the Orthopedic Group.

II. Findings of Fact

a. General Findings

- i. The owners of the property is Santiam Hospital
- ii. The applicants are the owners
- iii. The property can described as Township 9, Range 1 West of the Willamette Meridian, Section 10AD, Tax Lot 1800. The tax parcel has an address assigned as 1377 North Tenth.
- iv. The property is inside the Stayton City Limits, zoned Commercial General (CG), and designated as Commercial by the Comprehensive Map.
- v. The property is part of the Santiam Campus with the main hospital address being 1401 N. Tenth Ave. (Entire campus is highlighted in red on the "091W10AD - Hospital owned properties.pdf")
- vi. The property is approximately .27 acres in area with approximately 120 feet facing the main drive and 115 feet facing the East parking drive.
- vii. The site is bounded to the North, East, and South by public zoned property and to the West by a Low Density Residential all owned by Santiam Hospital.

III. Existing Conditions

- a. The building was built in 1977 and renovated in 2022.

IV. Proposal

- a. The proposal is to expand the existing Orthopedic Group to the Northwest by 820sf. (roughly 14.8% of existing building sf) This addition would be for the addition of an Xray room and an Administration area.

V. Analysis

- a. Site plan review applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Title 17, Section 17.12.220 and applicable provisions of the Development and Improvement Standards of SMC Title 17, Chapter 20. Variance applications are required to satisfy approval criteria contained in applicable sections of chapter 20 are 17.20.060.7 – Off-Street parking and loading; 17.20.060.9-A – Bicycle Parking; 17.20.090 – Landscaping and Screening

VI. Site plan Review – Review Criteria

Pursuant to SMC 17.12.220(5) the following criteria must be demonstrated as being satisfied by the application:

- a. "The existence of, or ability to obtain, adequate utility systems (including water, sewer, surface water drainage, power, and communications) and connections, including easements, to properly serve development in accordance with the City's Master Plans and Public Works Design Standards. Where an adopted Master Plan calls for facilities larger than necessary for service to the proposed use, the developer shall install the size facilities called for in the Master Plan, and shall be provided credit for the excess costs in accordance with SMC 13.12.245."

Findings: The proposed will utilize existing water, sewer, power, and communications services in the building. Surface water drainage will be managed by the retention pond located at corner of N Tenth Ave. and E Santiam St. as well as being offset by the

removal of 980sf of impervious area for the Santiam women's clinic on the same campus.

- b. "Provisions have been made for safe and efficient internal traffic circulation, including both pedestrian and motor vehicle traffic, and for safe access to the property for vehicles, as well as bicycle and pedestrians, from those public streets which serve the property in accordance with the City's Transportation System Plan and Public Works Design Standards."

Finding: The subject site is connected to N. Tenth Ave. through the parking drive and a public sidewalk to the rest of the campus. To the west there is a gravel path that to the corner of E. Hollister St. and N. Seventh Ave.

- c. "Provision has been made for all necessary improvements to local streets and roads, including the dedication of additional right-of-way to the City and/or the actual improvement of traffic facilities to accommodate the additional traffic load generated by the proposed development of the site in accordance with Chapter 17.26, the City's Transportation System Plan, and Public Works Design Standards. Improvements required as a condition of approval shall be roughly proportional to the impact of the development on transportation facilities. Approval findings shall indicate how the required improvements are directly related to and are roughly proportional to the impact of development."

Finding: According to Caleb Cox, PE from Kittelson & Asso., "The plans show an 820 sf addition to the existing clinic building. The anticipated traffic generated by the clinic addition is well below the threshold to trigger a traffic impact study and the site is proposing access through existing full movement driveways on N 10th Avenue and Fir Street that meet the City code (17.26.020.3.h) required spacing. Given the low trip generation and no new accesses being proposed, we recommend waiving the transportation assessment letter for this application as well."

- d. "Provision has been made for parking and loading facilities as required by Section 17.20.060."

Finding: The 820 sf addition requires five additional parking stalls, as per Table 17.20.0607.b. However, the hospital is requesting a waiver, as the intended program for this addition will not result in increased traffic to the facility. There are also 184 existing parking stalls, 6 spots located under the west side of the Orthopedic Group, and a gravel parking area for staff situated east of N. Tenth Ave. and north of E. Santiam St. Additionally, the Santiam Women's clinic includes the demolition of 980 square feet which will be constructed concurrently and will offset the need for additional parking.

- e. "Open storage areas or outdoor storage yards shall meet the standards of Section 17.20.070."

Findings: No new Open storage areas or outdoor storage are proposed for this project.

- f. "Site design shall minimize off site impacts of noise, odors, fumes or impacts."

Findings: No off-site impacts (i.e. noise, odors, or fumes) are anticipated due to the program of the project. Additionally, the surrounding properties are owned by the hospital and will have limited, if any, impact on the surrounding community.

- g. "The proposed improvements shall meet all applicable criteria of either Section 17.20.190 Multi-family Residential Design Standards, Section 17.20.200 Commercial Design Standards, Section 17.20.220 Downtown Development Design Standards, or Section 17.20.230 Industrial Design Standards."

Finding: The existing building meets section 17.20.200 of the SMC. The addition will match the existing façade to keep in line with this section.

- h. Repealed

- i. Repealed

- j. "Landscaping of the site shall prevent unnecessary destruction of major vegetation, preserve unique or unusual natural or historic features, provide for vegetative ground cover and dust control, present an attractive interface with adjacent land uses and be consistent with the requirements for landscaping and screening in Section 17.20.090."

Finding: We are submitting a waiver to include the entire calculation for the minimum landscaping. We meet the street requirements as the site does not face the street.

- k. "The design of any visual, sound, or physical barriers around the property such as fences, walls, vegetative screening, or hedges, shall allow them to perform their intended function and comply with the requirements in Sections 17.20.050 and 17.20.090."

Finding: Trees around the campus create a natural barrier separating the subject site and hospital campus from the rest of the neighborhood. There are no fences or physical barriers that have been constructed or planned.

- l. "The lighting plan satisfies the requirements of Section 17.20.170."

Finding: No plan improvements are planned for this site or the greater campus.

- m. "The applicant has established continuing provisions for maintenance and upkeep of all improvements and facilities."

Finding: Santiam Hospital Facility department have been and will continue to maintain the building and grounds of the facility.

- n. "When any portion of an application is within 100 feet of North Santiam River or Mill Creek or within 25 feet of Salem Ditch, the proposed project will not have adverse impact on fish habitat."

Finding: The property is more than 100 ft from Mill Creek, North Santiam River, or Salem Ditch.

- o. "Notwithstanding the above requirements the decision authority may approve a site plan for a property on the National Register of Historic Places that does not meet all of the development and improvement standards of Chapter 17.20 and the access spacing standards of Chapter 17.26 provided the decision authority finds that improvements proposed are in conformance with Secretary of the Interior's Standards for Treatment of Historic Properties, the site will provide safe ingress and egress to the public street system, and that adequate stormwater management will be provided."

Finding: The property is not a historic site and is not on the National Register of Historic Places.

Sincerely,

CLARK/KJOS ARCHITECTS, LLC
William Sloman, Project Manager

Enclosure

cc:

Site Plan Review Application – Santiam Orthopedic
Variance Application – 17.20.060 – Parking
Variance Application – 17.20.060.9-A -Bicycle Parking
Variance Application – 17.20.0090 – Landscaping
Santiam X-Ray Ortho Permit Set-121024