

**STAYTON PLANNING COMMISSION  
MEETING MINUTES**

**Monday, October 30, 2017**

**COMMISSIONERS:** Jackie Carmichael  
Dixie Ellard  
Heidi Hazel  
Ralph Lewis  
Ellen Nunez

**STAFF MEMBERS:** Dan Fleishman – Planning & Development Director  
Lisa Meyer – Public Works Administrative Assistant

**OTHERS PRESENT:** Paige Hook, Issac Kort-Meade, Richard Lewis

1. **CALL TO ORDER:** Nunez opened the meeting at 7:00 pm.
2. **APPROVAL OF MINUTES:** Hazel moved and Carmichael seconded to accept the minutes from September 25, 2017 as presented. Passed 5:0.
3. **LAND USE FILE #8-08/17 –PUBLIC HEARING Application for Major Modification to Previously Approved Site Plan , 1308 N First Ave and 181 E Hollister St, Dark Horse Enterprises, LLC**
  - a. **Commission Decision:** Hazel moved and Ellard seconded to approve the revision to the site plan. Passed 5:0.
4. **LAND USE FILE #7-08/17 –PUBLIC HEARING Applications for Annexation, Comprehensive Plan Amendment, Zoning Map Amendment, City of Stayton**
  - a. **Commencement of Public Hearing-** Nunez read opening statement. No objections were made from the audience to the notice in this case or the jurisdiction of this body to hear the case. There were no declarations of conflict of interest, ex parte contact or bias by members of the Planning Commission.
  - b. **Staff Introduction-** Fleishman explained that the hearing was continued from last month in order to provide the required 35 day advance notice to the Oregon Department of Land Conservation and Development regarding the amendments. In addition to the notice, there is a slight modification with additional land to be included in the legal description. The City owns 26 acres of land outside the City limits that is referred to as the Puntney property. Immediately west of the Puntney property is a 30 ft. wide strip of land that extends 2,000 ft. north and is owned by Kirk Kindle and is part of two tax parcels. There's a portion of the land that is 60 ft. wide. Mr. Kindle has consented to annex both strips of land in order for the land to be dedicated to the City for future extension of Kindle Way. The application is to take the City owned property (Puntney & Lambert property) and change the comprehensive plan designation from Residential to Public land. The application would also change the zone map amendment from Medium Density Residential to Public for the Lambert property. The packet includes written consent from Mr. Kindle for annexation.
  - c. **Applicant Presentation-** Fleishman had nothing more to add for the City.
  - d. **Staff Report-** None
  - e. **Questions from the Commission-** None
  - f. **Proponents' Testimony-** None
  - g. **Opponents' Testimony-** None
  - h. **Governmental Agencies-** None
  - i. **General Testimony-** None
  - j. **Questions from the Public-** None

- k. Questions from the Commission-** Lewis inquired if the parcels outlined in blue on page 3 of the packet are also included in the annexation. Fleishman clarified that it would only be a 60 ft. strip on the east side of the two parcels so it lines up with existing Kindle Way right-of-way. The Residential zoning for the 60 ft. strip of land would change to Medium Density to Low Density.
  - l. Applicant Summary-** Fleishman had nothing more to add.
  - m. Staff Summary-** None
  - n. Close of Hearing-** Nunez closed the hearing at 7:14 pm.
  - o. Commission Deliberation**
  - p. Commission Decision-** Carmichael moved and Hazel seconded to recommend the City Council approve the applications for Annexation, Comprehensive Plan Amendment and Zoning Map Amendment. Passed 5:0.
- 5. ADJOURN:** Meeting was adjourned at 7:22 pm.