

BEFORE THE STAYTON PLANNING COMMISSION

In the matter of

-) Development Code Amendments regarding
-) Use within Interchange Development (ID) zone
-) Land Use File 9-12/23

RECOMMENDATION OF APPROVAL

I. NATURE OF PROCEEDINGS

The proceedings are for legislative amendments to the Stayton Municipal Code, Title 17, known as the Stayton Land Use and Development Code, to allow “#17 General Merchandise” use with Site Plan Review and the footnote that his use is limited to 8,000 square feet gross floor area reflected in Table 17.16.070.1 Permitted Land Use.

II. PUBLIC HEARING

A public hearing was held on the proposal before the Stayton Planning Commission on August 26, 2024. At that hearing the Planning Commission reviewed Land Use File #9-12/23 to amend the Land Use and Development Code and made it part of the record. The Planning Commission has considered the testimony at the public hearing.

III. FINDINGS OF FACT

1. There are a limited amount of uses within the Interchange Development (ID) zone.
2. The property 101 Whitney Street (Taxlot 091W03DB00400) has been vacant for a number of years.
3. This property is part of the Sublimity Interchange Area Management Plan adopted in November 2006 and the uses in the Interchange Development zone need careful consideration due to its proximately to the interchange.
4. The City desired to have the land developed in a manner that promotes the health, safety, peace, comfort, convenience, economic well-being, and general welfare of the City of Stayton.
5. Weighing the advantage and disadvantages to change the use in the ID zone, the limited added of General Merchandise use is warranted.

IV. PUBLIC COMMENTS

The Planning Department received no comments prior to the public hearing. There was no public testimony at the public hearing opposed to the proposed amendment.

V. ORDER

Based on the findings of fact, the Planning Commission voted on August 26, 2024, to recommend to the City Council enactment of proposed amendments to the Stayton Land Use and Development Code, to allow “#17 General Merchandise” with Site Plan Review and the footnote that his use is limited to 8,000 square feet gross floor area in Table 17.16.070.1 Permitted Land Use

Larry McKinley, Chairperson

Date

Jennifer Siciliano, City Planner

Date