

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members
FROM: Jennifer Siciliano, Director of Community and Economic Development
DATE: August 19, 2024
SUBJECT: Site Plan Review, Dollar General for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street
120 DAYS ENDS: October 12, 2024.

ISSUE

The issue before the Planning Commission is a public hearing on an application for a Site Plan Review to develop a vacant lot into a 10,640 square foot commercial building with 8,750 square feet of retail floor space for a proposed Dollar General with required parking, access, and landscaping at 101 Whitney Street in an Interchange Development (ID) zone.



BACKGROUND

The parcel in question is not zoned to allow the use of # 17 General Merchandise in use Table 17.16.070.1 Permitted Land Use. The outcome of the pervious land use action LU #9-12/23 will determine whether the site plan use will be permitted.

In addition, there is a Memorandum of Understanding regarding Golf Lane realignment between Marion County and the city dated May 19, 2003. It requires on page 4 "tax lots 500 & 400 on Marion County Assessors Map 091W03DB00 shall access Whitney Street via a shared driveway ..."

ANALYSIS

This report and the draft order presents options by the staff summary and analysis concerning this application. It was developed with the input of other City departments and agencies. In particular comments were received from NW Natural, the City's engineer and traffic engineer, Oregon Department of Transportation.

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Staff found for the Site Plan Review to meet the criteria for approval, more information is needed and should be requested by the Planning Commission.

RECOMMENDATION

The staff recommends either option one to deny the application or three to continue the hearing until September 30, 2024. If option three, request additional information by utilizing the Planning Commission's authority to permit the completion of action as outlined in 17.12.090.5.g.

Request an extension of the 120-day review period, as allowed under ORS 227.178, which the applicant may request in writing for up to an additional 245 days.

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 or fourth option until additional information is provided by applicant and decision by the City Council regarding the amendment to the Land Use Code is made.

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

I move the Stayton Planning Commission deny the application for a Site Plan Review for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street (Land Use File #10-06/24) 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 deny the application for a Site Plan Review for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street (Land Use File #10-06/24) 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 September 30, 2024, meeting.

3. Continue the hearing until September 30, 2024.

I move the Stayton Planning Commission continue the public hearing on the application for a Site Plan Review for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street (Land Use File #10-06/24) until September 30, 2024.

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 Site Plan Review for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street (Land Use File #10-06/24) but maintain the record open to submissions by the applicant until September 2, 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 September 30, 2024.

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 Site Plan Review for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street (Land Use File #10-06/24) until September 30, 2024.