

City of Stayton

MEMORANDUM

TO: Chairperson Larry McKinley and Planning Commission Members

FROM: Jennifer Siciliano, Director of Community and Economic Development

DATE: November 25, 2024

SUBJECT: Site Plan Review, Dollar General for 6S DG Stayton OR, LLC/ Sam Moore at 101 Whitney Street

120 DAYS ENDS: December 11, 2024. (Extended)

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.

The City Council held a Public Hearing at their November 4, 2024 meeting and they voted to not change the Land Use and Development Code to permit “General Merchandise” in the Interchange Development (ID) zone.

BACKGROUND AND ANALYSIS

See the previous staff reports from August 19, 2024, September 23, 2024, and October 21, 2024, for additional information regarding the Site Plan Review.

RECOMMENDATION

The staff recommends denying the Site Plan Review application since the use proposed is not permitted in the Interchange Development (ID) zone.

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 option to deny to the application.

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 approve 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 December 30, 2024, meeting.

3. 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 December 2, allowing

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7 days for review and rebuttal and then an additional 7 days for the applicant to reply, with final closure of the record on December 30, 2024.

4. 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 December 30, 2024.