

# City of Stayton

## MEMORANDUM

**TO:** Chairperson Larry McKinley and Planning Commission Members  
**FROM:** Jennifer Siciliano, Director of Community and Economic Development  
**DATE:** October 21, 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)

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### 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 applicant asked for a continuance of the Site Plan Review. There is a scheduled public hearing at the City Council for November 4, 2024. This public hearing will determine if “general merchandise will be allowed in the Interchange Development (ID) zone.

### BACKGROUND AND ANALYSIS

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

### RECOMMENDATION

The staff recommends continuing the Public Hearing until November 25, 2024, and requesting that the applicant provide an extension to the 120-day review period, as allowed under ORS 227.178. It would make sense to continue this Public Hearing, due to the determination the City Council will make at their November 4, 2024, meeting.

### 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 until the City Council hears the Public Hearing regarding the amendment to the Land Use Code is made.

#### **1. Continue the hearing until November 25, 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 November 25, 2024.

#### **2. 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.

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**3. 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 November 25, 2024, meeting.

**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 November 4, 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 November 25, 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 November 25, 2024.