



PLANNING COMMISSION VIRTUAL MEETING AGENDA

June 17, 2020

Chair:

Jeremy Salvage

Vice Chair:

Don Robertson

Commissioners:

David McClain
Todd Prenoveau
Samuel Brackeen
Joshua Galka
Josh Port

**Community
Development Director**
Kelly Hart

Meeting Location:

Santiam Travel Station
750 S Third Street
Lebanon, Oregon 97355

Virtual Meeting:

6:00 p.m.

1. Call to Order / Flag Salute
2. Roll Call
3. Commission Review:
 - a. **Planning File AR-20-05**
 - Administrative Review
 - b. **Planning File AR-20-02**
 - Administrative Review
 - c. **Planning File A-20-03**
 - Annexation
 - d. **Planning File A-20-02**
 - Annexation
4. Commission Business & Comments
5. Adjournment

AGENDA ITEM

3.a.





925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4906
cdc@ci.lebanon.or.us
www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: Charmain Salvage and Planning Commissioners Date: June 10, 2020
From: Kelly Hart, Community Development Director
Subject: Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive (AR-20-05)

I. BACKGROUND

The subject property is located at the terminus of Weldwood Drive. The Applicant, Farmworker Housing Development Corporation, is proposing to develop the currently vacant property with a 24-unit affordable apartment complex. Under consideration is an application for an Administrative Review (AR-20-05) for the development of the apartment complex.

II. CURRENT REPORT

Project Location and Zoning Designation – The subject parcel is 1.39 acres and located at the western terminus of Weldwood Drive. The property is zoned Mixed-Use (Z-MU). Surrounding the property to the northwest and west are residential uses including a mobile home park and condominium complex within the City limits with a zoning designation of Residential Mixed-Density (Z-RM). To the south include a vacant property, and beyond that on the south side of Lebanon Drive are single family residences located in the county unincorporated area with the comprehensive plan designation of mixed-density residential (C-RM) and residential low density (C-RL). To the east is a vacant parcel, and a portion of the commercial development in the Walmart Shopping Center in the Z-MU zone, and to the north is the Walmart building in the Z-MU zone.

Development Proposal – The Applicant is proposing to develop a 24-unit affordable apartment complex. As indicated on the site plan, there would be a total of one 3-story apartment building, with a large open space area including a children's play area, gazebo, and a community room within the footprint of the building. The building would generally be oriented to the north of the property, with the open space to the west of the building, and the parking lot on the southern portion of the property. On the east side of the property include the required fire turn-around area and additional open space for gardening plots.

In terms of setbacks, the underlying zone of the property is Mixed-Use. Section 16.06.100 identifies a residential development in the Mixed-Use zone is subject to the development standards identified for the Residential Mixed Density zone. Minimum setbacks include 10-foot front, 20-foot rear, and 5-foot side setbacks. The development proposal conforms with all these standards, observing setbacks that meet or exceed the minimum standard with an 18-foot front setback (on Weldwood Drive extension), 39-foot side setback to the eastern property line, a 78-

foot rear setback to the southern property line, and a 125-foot setback to the future property line to the west.

For Density, the minimum lot size for a multifamily use in the RM zone is 9,000 square feet. At 1.39 acres (60,626 sq. ft.), the subject property exceeds this standard. Section 16.05.160 of the LDC indicates the minimum site area for different unit sizes: 1,550 square feet for a one-bedroom unit; and 2,000 square feet for a two-bedroom unit.

Unit Type	Number of Units	Total Square Footage
One-Bedroom	8	12,400 sq. ft. required
Two-Bedroom	16	32,000 sq. ft. required
TOTAL		44,400 sq. ft. or 1.02 acres

The proposal is for the development of an affordable housing project, which would make the project eligible for a density bonus. However, the project would not need to use the density bonus provisions as the density proposed is authorized through the regular development standards.

Open space requirements identified in Section 16.05.170 of the LDC include 25% of the project development area to be designated for open space/landscaping. Of this open space area, at least 50% shall be usable open space (i.e., not designated for storm drain facilities, etc.), and at least 25% of this usable open space shall be located in one area. In addition, a 500 square foot children’s play area shall be provided. The remainder of the open space area may be distributed throughout the site. As proposed, the applicant is providing over 29.5% of the site as landscaping, over 58% of the landscaping would be designated for usable open space. Over 25% of the usable open space is located in the western portion of the development area. The required children’s play area would also be located in this area. Based on the provided site plan, the development proposal meets and exceeds the minimum requirements for open space.

For parking, Section 16.14.070 of the LDC requires 2.25 vehicle parking spaces per unit, and 0.5 bicycle parking spaces per unit. In addition, Section 16.14.030 identifies authorized parking reduction of up to 15% when additional covered and uncovered bicycle parking is provided. With the code authorized reduction, the minimum required vehicle parking would be 46 spaces, and the minimum required bicycle parking would be 44 spaces, 20 covered, and 24 uncovered. The development has proposed to meet the minimum vehicle parking with 46 open parking spaces along the internal drive aisle. Bicycle racks would also be provided throughout the site to meet the 24 uncovered bicycle parking requirements, and a total of 30 covered bicycle parking spaces would be provided, exceeding the minimum requirements.

Project Access and Transportation – The site would be accessed from a single driveway on new segment of Weldwood Drive. The driveway would provide access to the internal drive aisle and parking field. A hammerhead is provided at the end of the parking field to meet the turnaround requirements for the Fire District.

Regarding traffic considerations, Section 16.20.110 identifies the criteria of a project would automatically trigger the requirement of a traffic impact analysis. These criteria include triggering over 300 average daily trips per day, if the project is located near a major intersection on the

highway and there are safety concerns, whether there is a change in zoning proposed or if the driveways proposed do not meet the vision clearance requirements. City staff have reviewed the criteria and determined the current proposal does not meet the criteria to require a traffic impact analysis (TIA). However, it is understood that this proposal is considered phase one of a larger development proposal, which would be presented to the Planning Commission at a future date. As such, although not required, or conditioned for this current phase, a traffic impact analysis has been ordered for the overall development. Any identified improvements required per the TIA, would be incorporated as a condition of development as part of any future phase.

In addition, historically, when the Walmart Shopping Center was developed, it was slated that the intersection of Weldwood and Cascade Drives would eventually be signalized. Properties that have been developed previously have paid their fair share portion of the future traffic signal, and based on the future development phases, and the result of the TIA, financial contribution for the future signalization would be incorporated as conditions in future phases.

Utilities – Sanitary Sewer, Water, and Storm Drain facilities are all currently available in Weldwood Drive, or currently within the property. As part of the construction of the new street segment, utilities will be pulled through the street for the length of the site. There is sufficient capacity available to service the site for all city utilities. A fire hydrant will be required to be installed as part of the development.

III. REVIEW CRITERIA AND RECOMMENDED FINDINGS

The Applicant is requesting consideration of an Administrative Review for the development of a 24-unit affordable apartment complex. Below is an analysis of the review criteria (Section 16.20.040.D of the LDC) and recommended findings:

1. The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.

RECOMMENDED FINDING: The underlying zone of the property is Mixed-Use. Section 16.06.100 identifies a residential development in the Mixed-Use zone is subject to the development standards identified for the Residential Mixed Density zone. Minimum setbacks include 10-foot front, 20-foot rear, and 5-foot side setbacks; the maximum height permissible in the zone is 40-feet; and the maximum lot coverage is 60%. For multi-family development, a minimum 25% of the development site shall be open space, including a children’s play area and common open space. The development proposal conforms with all these standards, observing setbacks that meet or exceed the minimum standard with an 18-foot front setback (on Weldwood Drive extension), 39-foot side setback to the eastern property line, a 78-foot rear setback to the southern property line, and a 125-foot setback to the future property line to the west. The lot coverage for the project is 15.1% which is well below the maximum coverage. The maximum proposed building height within the development is 40-feet, meeting the maximum permissible. Finally, the development provides 29.5% of the site as open space, exceeding the minimum requirements.

2. The proposal shall comply with applicable access and street improvement requirements in Chapters 16.12 and 16.13, respectively.

RECOMMENDED FINDING: The project includes the development of a new extension of Weldwood Drive, a designated collector street, to provide appropriate access to the site. The new street segment would be built to full city standard including an ultimate right-of-way of 60-feet, with street, curb and gutter, sidewalk, and landscape strip. Access to the site from the new street segment would be from a 25-foot driveway on the western portion of the development area, and all internal access for vehicle maneuvering for the Fire District has met the minimum standards, based on the provided site plan.

3. The proposal shall comply with applicable parking requirements in Chapter 16.14.

RECOMMENDED FINDING: Section 16.14.070 of the LDC requires 2.25 vehicle parking spaces per unit, and 0.5 bicycle parking spaces per unit. In addition, Section 16.14.030 identifies authorized parking reduction of up to 15% when additional covered and uncovered bicycle parking is provided. With the code authorized reduction, the minimum required vehicle parking would be 46 spaces, and the minimum required bicycle parking would be 44 spaces, 20 covered, and 24 uncovered. The development has proposed to meet the minimum vehicle parking with 46 open parking spaces along the internal drive aisle. Bicycle racks would also be provided throughout the site to meet the 24 uncovered bicycle parking requirements, and a total of 30 covered bicycle parking spaces would be provided, exceeding the minimum requirements.

4. The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

RECOMMENDED FINDING: Open space requirements identified in Section 16.05.170 of the LDC include 25% of the project development area to be designated for open space/landscaping. Of this open space area, at least 50% shall be usable open space (i.e., not designated for storm drain facilities, etc.), and at least 25% of this usable open space shall be located in one area. In addition, a 500 square foot children's play area shall be provided. The remainder of the open space area may be distributed throughout the site. As proposed, the applicant is providing over 29.5% of the site as landscaping, over 58% of the landscaping would be designated for usable open space. Over 25% of the usable open space is located in the western portion of the development area. The required children's play area would also be located in this area. A landscape plan has been required as a condition of development to ensure the appropriate number of trees, shrub and ground cover is provided to meet the minimum requirements of Chapter 16.15.

5. Any required public facility improvements shall comply with provisions in Chapter 16.16.

RECOMMENDED FINDING: New sewer, water, and storm drain improvements are included as part of the development proposal. Sewer and water lines would be constructed as part of the new Weldwood Drive extension. All required improvements as a condition of development shall be designed and installed to the satisfaction of the Engineering Department prior to construction of the development project.

6. Where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones.

RECOMMENDED FINDING: There are no identified hazard areas and/or overlay zones within or near the subject site. As such, the development proposal complies with this decision criteria.

7. The proposal shall comply with the supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

RECOMMENDED FINDING: All accessory structures, uses, and building projects fully comply within the minimum setback standards identified in Chapter 16.05 and Chapter 16.19.

IV. PUBLIC NOTIFICATION AND COMMENTS

A public notification for this project was issued on May 28, 2020. Due to the Covid-19 pandemic, the Planning Commission will be hosting a two-phased public hearing process. The public record for this project will remain open until 5:00pm Monday, June 22, 2020. All public comment received on this application will be presented to the Planning Commission at the June 24, 2020 meeting.

V. CONCLUSION AND RECOMMENDED CONDITIONS FOR DEVELOPMENT

Staff finds the proposal complies with the decision criteria for an Administrative Review, and recommends approval of the application subject to the adoption of the following Conditions of Development:

1. The Planning Department conditions include, but may not be limited to:
 - a. A landscape plan shall be submitted in compliance with Chapter 16.15 and approved prior to the issuance of building permits. As part of the landscape plan, all trees with a measurement of 12-inch caliper for deciduous and 18-inch caliper for evergreen trees shall be cataloged and preserved where possible.
 - b. A Children's play area shall be provided in compliance with Section 16.05.170.F. Any and all playground equipment shall comply with the International Play Equipment Manufacturers Association standards. The children's play area shall be included for review as part of the landscape plan.
 - c. A minimum of 46 vehicle parking spaces shall be maintained on-site at all times. A minimum of 44 bicycle spaces (24 open and 20 covered) shall be permanently maintained.
 - d. An application for a Minor Land Partition shall be filed and approved prior to issuance of building permits for the dedication of the public right-of-way, and the separation of the project site from the remainder of the land area of the existing tax lot.
2. All requirements of the Lebanon Fire District shall be met, including but not limited to:
 - a. Plans shall be submitted for review and approval by the Lebanon Fire Marshal that demonstrates full compliance with the Oregon Fire Code and local

amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.

3. The Engineering Department conditions include, but may not be limited to:
General

- a. All public improvements shall:
 - i. conform to the latest "City of Lebanon Standards for Public Improvements."
 - ii. require completion of a Drawing Review Application and a Public Improvements Permit prior to beginning construction.
 - iii. be designed by a professional engineer registered in the State of Oregon.
 - iv. Prior to final plat approval, a bond or other approved form of assurance is required for all incomplete public improvements.
- b. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
- c. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
- d. All private, onsite utilities must be reviewed and approved by the City Building Official.
- e. Provide a landscape and illuminate plan as part of the engineering site plan review plan set.

Transportation

- a. Provide a Geotech report including minimum street section for wet and dry weather construction conditions.
- b. Cul-de-sacs and dead-end roads must have sufficient turning radius to allow the operations of emergency vehicles and Albany-Lebanon Sanitation vehicles. Fire Marshall approval of turnaround and emergency access. Minimum cul-de-sac radius and turn arounds must comply with the City's transportation plan.
- c. The intersection of Weldwood Dr and Cascade Dr has historically been identified as a potential signalized intersection. Development projects in this area have contributed funds towards their share contribution. To address the operational impacts of this project a traffic impact analysis has been initiated. A proportional share contribution based on the development's bearing to the intersection will be require for future phases of the project. The contribution amount will be based on a construction cost estimate including design for the traffic signal that will be developed by the City.
- d. *Any off-site traffic improvements as determined by the traffic impact analysis report will the responsibility of the developer and will be required to be constructed with each phase of the development.*
- e. *Proposed public street should be minimum 60-foot right-of-way with 5-foot sidewalk on both sides.*
- f. Sidewalks, paths and driveway approaches must comply with ADA requirements.
- g. Provide City standard sidewalks and ADA access ramps access along proposed public street.

- h. Provide City standard street trees in compliance with the City of Lebanon street tree policy. See the policy and approved street tree list at (<http://www.ci.lebanon.or.us/index.aspx?page=117>)
- i. With engineering drawings, indicate the location of street and path lights, mailboxes, utility pedestals, signs.
- j. Mailbox locations must also be reviewed and approved by the Postmaster.
- k. Provide City standard streetlights at all intersections and along proposed public street.
- l. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
- m. Provide verification of Republic Services approval of location and access to garbage and recycling containers shown on site plans prior to approval of detailed engineering site plans.
- n. Provide one bus shelter to provide access to City transportation system and the Lebanon Community School District.

Water

- a. Identify any on-site wells on the engineered drawings. Back flow prevention devices will be required on any lot that is also served by the city water system.
- b. Fire suppression will be under the Fire Marshal review and approval. The number and location of fire hydrants shall be approved by the Lebanon Fire Marshal. All new hydrants must be operational and accepted by the City prior to storage of combustible materials on site.
- c. Water main improvement should be extended through the development site to the edges of the property frontage to complete the loop from the south-east property line to the north-west property line.

Sewer System

- a. Identify any on-site septic systems on the engineering drawings. Provide Linn County approval for all septic systems.
- b. Extend the sewer main system as needed to service the development.

Storm Drainage

- a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. Storm drain capacity shall be determined by the Rational Method for a 10-year event with a 15-minute minimum duration time using the curve (fig 5.3) in the master plan. A detailed design including engineering calculations shall be submitted as part of site plan review.
- b. With the engineering drawings, provide a grading plan for the site that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.
- c. Provide verification of Oregon DEQ NPDES 1200C permit issuance and all conditions of permit issuance prior to construction.
- d. Provide correspondence from the appropriate state and federal regulatory agencies regarding wetland identification and required fill-removal permits, if any. Any wetlands

identified as being impacted by public improvements shall be mitigated prior to the final acceptance of public improvements.

- e. With engineering drawings provide a construction erosion prevention plan.

Landscaping

- a. Submit a landscape and irrigation plan for any proposed landscape improvements to the City Engineer for review. Any landscaping proposed in the public right of way shall have a maximum mature height of no more than 24 inches above the street grade and at least 3 feet from any fire hydrant. All landscaping proposed in the yard setback areas adjacent to public streets shall have a maximum mature height of no more than 36 inches above the street grade.
- b. Vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety per Subsection 16.12.030.H of the Lebanon Development Code. A clear-vision area shall contain no plantings, fences, walls, structures, utility pedestals, or temporary or permanent obstruction exceeding 2-1/2 feet in height, measured from the top of the curb.

VI. RECOMMENDED ACTIONS

1. Evaluate the public testimony and the record established before the Planning Commission
2. Commission options:
 1. Approve the proposed Administrative Review (AR-20-05) for the development of a 24-unit affordable apartment complex adopting the written findings for the decision criteria contained in the staff report with the conditions of development; or
 2. Approve the proposed Administrative Review (AR-20-05) for the development of a 24-unit affordable apartment complex, adopting modified findings for the decision criteria and conditions of development; or
 3. Deny the proposed Administrative Review (AR-20-05) for the development of a 24-unit affordable apartment complex, specifying reasons why the proposal fails to comply with the decision criteria; and
 4. Direct staff to prepare an Order of Recommendation for the Chair or Vice Chair's signature incorporating the adopted findings as approved by the Planning Commission.

June 5, 2020

City of Lebanon
Planning Commission

re: Weldwood drive development - AR-20-05 and VAR-20-02

Regarding the proposed development on Weldwood drive by Farmworker Housing Development Corporation.

A 24 unit complex at the proposed area will cause various issues. Below are reasons and concerns.

1 - Access - City Code 16.12 letter G

Driveways and alleys shall be placed as far away as an intersecting street.

The planned driveway entrance on the west side of the complex is right off of Weldwood drive and the intersection with the parking lot used the the Wal-Mart store. There is a plan apparently for Weldwood to be extended. This will create a traffic and safety issue at that intersection and other intersections in the immediate area. That area, along with the intersection of Weldwood and Cascade drive is already quite busy, and adding housing with those streets being the sole entry and exit will create even more traffic and safety issues.

2 - Access - City Code 16.12 letter I

Access points

The planned development only has one proposed access point. This is not enough ingress and egress for a 24 unit housing complex and needs to be addressed accordingly. Any additional required ingress or egress needs to NOT be on Lebanite Drive or Oak Lane as both of these roads are county roads, NOT city roads. No effort to incorporate either Lebanite Drive or Oak Lane into the City of Lebanon will be allowed by the residents of the area.

The planned development must also have a barrier of some sort between it and the residential area to the south which incorporates Oak Lane, Lebanite Drive and Wagon Wheel Drive. There is already quite a bit of transient foot traffic from Wal-Mart through that residential area, and an apartment complex with no pedestrian barrier will only increase the amount of foot traffic and trespassing on and through those residents lots. A barrier must be installed in order to keep unauthorized pedestrian traffic and trespassing to a minimum. Without it, foot traffic will only be invited with the addition of open pathways and easy access.

3 - Parking - City Code 16.14.070-1 use b

Vehicle parking spaces & Bicycle parking spaces

The planned development, according to the diagram provided only has 44 parking spaces. According to code, the required amount of parking spaces needed are 54 for motor vehicles, with an additional requirement of 12 spaces required for bicycles, motorcycles, etc. This development is 22 parking spaces short of the required amount. With this shortage of parking spaces, it will lead to parking on city streets such as Weldwood in front of the complex, on the portion of Weldwood behind the shopping center to the south, and also in the parking lot of Wal Mart. This parking problem will create driving hazards, and also require children to be on the road which is a hazard for them.

4 - Access to Wal Mart and surrounding stores

Concern for the residents of Weldwood drive to the west of the proposed development. With the opening of Weldwood, there will be a large increase of traffic through that area, which includes a park, a dog park, and an apartment community. By connecting the east portion and west portion of Weldwood, traffic in that area will increase to a level that is unsafe for pedestrians, children, and families. This unsafe situation will begin at Weldwood at its intersection with South Main Road and continue easterly to its intersection with Santiam Highway.

Regards,

Eric & Denette Harrison
780 Wagon Wheel DR
Lebanon, OR 97355
erich03@comcast.net



NOTICE OF VIRTUAL PUBLIC HEARING LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **Wednesday, June 17, 2020 at 6:00 p.m. and Wednesday, June 24, 2020** through a virtual (online) meeting to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	AR-20-05 and VAR-20-02
Applicant:	Farmworker Housing Development Corporation
Location:	Weldwood Drive
Map & Tax Lot No.:	12S02W23B 01701
Request:	Administrative Review and Class II Variance
Decision Criteria:	Lebanon Development Code Chapters: 16.06, 16.20 & 16.29

Request: The applicant is requesting Administrative Review approval to construct a 24-unit multifamily development. The applicant is also requesting a Variance to the minimum parking standards for off-street parking.

Virtual Meeting: Due to the COVID-19 pandemic, the City will be hosting a virtual Planning Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCD) in compliance with Oregon Public Meeting Laws.



The public hearing will occur in two phases: on June 17, 2020 at 6:00pm, the Planning Commission will open the public hearing, receive Staff's report, and allow for the applicant to present. The Planning Commission will then postpone the public hearing to a date certain of Wednesday, June 24, 2020 at 6:00pm. This will provide time to receive written and verbal comment from the public. The written and verbal comment will be received by City Staff until 5:00pm on Monday, June 22, 2020. The comments will then be read into the record and played for the Planning Commission at the June 24, 2020 meeting. The applicant will then be able to respond to the public comments. Once all comments are recorded as part of the meeting, and the applicant responds, the Planning Commission will close the public hearing, and deliberate on the application.

The public is invited to watch the meeting online through the City of Lebanon's YouTube page at <https://www.youtube.com/watch?v=VpePNgOMMgw> on June 17, 2020, and <https://www.youtube.com/watch?v=e4dg9jJ3NLo> on June 24, 2020. The City of Lebanon thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally. **In compliance with the Governor's Executive Order No. 20-16, this meeting will only be held virtually, there will be no physical location for persons to attend to participate in the meeting.**

The Agenda and application materials will be available for review on the City's website at <https://www.ci.lebanon.or.us/meetings> seven days prior to the hearing.

Providing Comments: The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Monday, June 22, 2020**. Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Monday, June 22, 2020. For verbal testimony, a recording may be provided to the City, or you may call (541) 258-4252 and leave a voice message. **There will be no testimony accepted in person.**

CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the close of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

Appeals: Failure to raise an issue in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. Decisions of the Planning Commission may be appealed to the Lebanon City Council within 15 days following the date the Commission's final written decision is mailed. Only the applicant, a party providing testimony, and/or a person who requests a copy of the decision has rights to appeal a land use decision. The appeal must be submitted on the appeals form as prescribed by City Council with appropriate fee paid and must set forth the criteria issues that were raised which the applicant or party deems itself aggrieved. Please contact our office should you have any questions about our appeals process.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available online in the Planning Commission Agenda Packet at <https://www.ci.lebanon.or.us/meetings>. The materials are also available for inspection in person at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions, would like additional information, or would like to schedule a time to view the application materials in person, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4252; email khart@ci.lebanon.or.us.

The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.



LAND USE APPLICATION

PROPERTY INFORMATION

Site Address(es): TBD (SW corner of Weldwood Dr & Cascade Dr, Lebanon, Oregon)
Assessor's Map & Tax Lot No.(s): 12S02W23B, 1701, PARCEL 2
Comprehensive Plan Designation / Zoning Designation: Z-RM; permitted with Administrative Review
Current Property Use: Vacant lot
Project Description: New construction of a 24-unit housing complex with a mix of one and two bedrooms.
Site amenities include a play structure and covered pavilion.

APPLICANT / PRIMARY CONTACT INFORMATION

Applicant: Farmworker Housing Dev. Corporation (Claudia Cantu)	Phone: 503-560-0779
Address: 1274 5th Street, Suite 1-A	Email: ClaudiaCantu@fhdc.org
City/State/Zip: Woodburn, OR 97071	
<i>I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.</i>	
APPLICANT SIGNATURE <small>Maria Elena Guerra</small> <small>Digitally signed by Maria Elena Guerra Date: 2020.05.07 16:01:29 -0700</small>	Date: May 7, 2020

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner: Same as above	Phone:
Address:	Email:
City/State/Zip:	
OWNER SIGNATURE	Date:

ADDITIONAL CONTACT INFORMATION

Engineer / Surveyor: Ashley & Vance Engineering (Contact: Jim Lord)	Phone: 541-318-9132
Address: 33 NW Franklin Ave, Suite 110	Email: jim@ashleyvance.com
City/State/Zip: Bend, OR 97703	

Architect: Pinnacle Architecture (Contact: Yuko Mino)	Phone: 541-388-9897 x15
Address: 960 SW Disk Dr, Suite 101	Email: yuko@parch.biz
City/State/Zip: Bend, OR 97702	

Other:	Phone:
Address:	Email:
City/State/Zip:	

LEBANON, OREGON

REQUIRED SUBMITTALS

- Application and Filing Fee
- Narrative Describing the Proposed Development and addressing the Decision Criteria
 - LDC Article Two Land Uses and Land Use Zones
 - LDC Article Three Development Standards
 - LDC Article Four Review & Decision Requirements
 - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

Land Use Review Process	Fee	Land Use Review Process	Fee
Administrative Review	\$450	Planned Development – Preliminary	\$2500
Annexation	\$1500	Planned Development – Ministerial	\$200
Code Interpretation	\$100	Planned Development – Final (Administrative)	\$450
Comprehensive Plan Map Amendment	\$2000	Planned Development – Final (Quasi-Judicial)	\$750
Comprehensive Plan Text Amendment	\$2000	Subdivision Tentative	\$2000 + \$15/lot
Conditional Use	\$1500	Subdivision Final	\$800 + \$15/lot
Historic Preservation Review or Register	Varies	Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
Land Partition	\$450	Urban Growth Boundary Amendment	Actual Costs
Ministerial Review	\$150	Variance (Class 1 – Minor Adjustment)	\$150
Modification of Approved Plan	25% of Application	Variance (Class 2 – Adjustment)	\$450
Non-Conforming Use/Development	\$450	Variance (Class 3)	\$1000
Property (Lot) Line Adjustment	\$250	Zoning Map Amendment	\$1000

APPLICATION RECEIPT & PAYMENT

Date Received:	Date Complete:	Receipt No.:
Received By:	Total Fee:	File No.:

THE CITY OF LEBANON, OREGON



ENHANCING LIVES AND COMMUNITIES

INTEGRITY • INNOVATION • COLLABORATION

Colonia Paz I – Burden of Proof

To City of Lebanon, Oregon
 From Yuko Mino – Pinnacle Architecture, Inc
 Date 5/4/2020 (Revised 5/21/2020 & 6/8/2020)

General Information

Project Description: 24 Unit wood framed three-story affordable housing building for farmworkers.
 Tax Map: 12S02W23B, 1701, PARCEL 2
 Lot Size: 9.51 Acres (Including Phase 2 lot)
 Address: Weldwood Ave
 Zone: Z-RM; permitted with Administrative Review
 New Lot Size: 1.39 Acres (60,626 sf.)
 Building footprint: 9,132 sf.
 Gross Building Size: 26,408 sf.
 Coverage: 60% Max (36,376 sf. Allowed) Actual is 15.1% (9,132 sf. Building footprint)
 Setbacks:
 Front 10 ft.
 Back 10/20 ft.
 Side 5 ft.
 Height: 40 ft. As designed 38'-8.5" to the average height of the highest roof surface
 Impervious Coverage: 52,556 sf.

Project Calculations – Density Bonus from 16.05.160 taken for 100% affordable housing, and Earned Parking Reductions from 16.14.030 taken for additional bike parking spaces provided.

COLONIA PAZ I					
	REQUIRED SPACE	%	ACRES	SF	PROVIDED
PARCEL 2			1.39	60,626	
	OPEN AREA	25.00%		15,157	18,356
	USABLE	50.00%	OF OPEN AREA	9,178	11,006
UNITS	QUANTITY		DENSITY Bonus		
1 BR	8		1244	9,952	
2 BR	16		1604	25,664	
TOTAL	24			35,616	SF
PARKING	DIVISOR	# STALLS		SF/STALL	
	2.25	54		288	
Bike parking reduction	10% covered	- 5			
	5% uncovered	-3			
TOTAL	CAR PARKING	47	(incl. 2 ADA)		

16.05.170 OPEN SPACE AND SITE DESIGN REQUIREMENTS FOR MULTI-FAMILY HOUSING

See open area calculations and key play provided on previous page. Based on these calculations we are meeting the required area specified in this section of the zoning ordinance. The project is also taking advantage of Developed Recreation areas in conjunction with these open spaces.

1. Playground and grass play area.
2. Community room
3. Gazebo
4. Raised garden area.

Each of the twenty-four apartments include exterior patio/deck with storage. Each deck is approximately 10' by 8'.

For more information see landscape, site, and floor plans.

16.12. & 16.13 TRANSPORTATION.

In general, the project will adhere to the requirements of these sections. For specific design see Civil drawings. A traffic study has been ordered and will be provided in the next few weeks.

16.14.030 EARNED PARKING REDUCTIONS

Per table 16.14.070 we are required to have 12 bike parking spaces. Design currently has 44 bike parking spaces total, 32 additional than the required amount. There are 20 in unit deck storage rooms and 24 outside near building entries. Of the 24 which are outdoors, 12 are undercover underneath the entry canopies. Therefore, we have a total of 32 covered spaces and 12 uncovered spaces.

For the car parking reduction, covered bike parking and uncovered bike parking may constitute up to 10% *each* of the required car parking, but a combined maximum of 15%. Therefore, for the covered bike parking 10% of 54 car parking spaces would be 5.4 (or 5), equivalent to 20 covered bike spaces which we have provided. For the uncovered bike parking 5% of 54 car parking spaces would be 2.7 (or 3), equivalent to 24 uncovered spaces. We have provided 12 uncovered spaces, plus the 12 covered spaces that were not accounted for in the 10% covered would be included in the count for uncovered.

16.14.050 DESIGN AND IMPROVEMENT REQUIREMENTS FOR PARKING LOTS

Parking lots as designed have a minimum of five landscape buffer with fully curbed, and asphalt paved areas. Parking stalls are 9'x20' with a drive aisle of 24'. Site lighting is designed to be full cut off. Vision clearance will be adhered as well.



16.15 LANDSCAPING, STREET TREES, FENCES, AND WALLS

In general, the project will adhere to the requirements of this section. For specific design see landscape plans.

16.19.050 EXTERIOR LIGHTING

Exterior lighting is designed to include cut offs where appropriate and under roof lines elsewhere.

Drawings provided with Land Use Submittal:

GENERAL

G0.00 COVER SHEET

CIVIL

C-0.1 TITLE SHEET

C-1.1 EXISTING CONDITIONS SHEET

C-2.1 PRELIMINARY GRADING AND DRAINAGE PLAN

C-2.2 PRELIMINARY GRADING AND DRAINAGE PLAN

C-3.1 PRELIMINARY UTILITY PLAN

LANDSCAPE

L3.00- TREE PLAN

L3.01- PLANTING PLAN

ARCHITECTURAL

AS1.10- ARCHITECTURAL SITE PLAN

AS1.11- OPEN SPACE SITE PLAN EXHIBITS

AS5.10- SITE DETAILS

AS5.11- SITE DETAILS

A1.00- FLOOR PLANS

A2.10- EXTERIOR ELEVATIONS

End of Document

COLONIA PAZ 1 - AFFORDABLE HOUSING LEBANON, OREGON

PHASE: LAND USE
CLIENT: FARMWORKER HOUSING DEVELOPMENT CORP.



"ENHANCING LIVES AND COMMUNITIES"

960 SW DISK DR, SUITE 101
BEND OR 97702
541.388.9897
WWW.PINNACLEARCHITECTURE.COM

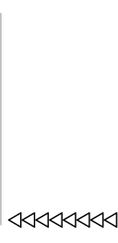
NOT FOR CONSTRUCTION

COLONIA PAZ 1 - AFFORDABLE
HOUSING
CLIENT:
FARMWORKER HOUSING
DEVELOPMENT CORP.

PROJECT ADDRESS:
LEBANON, OREGON

APPROVED FOR: _____ DATE: 20/06/24
LAND USE: _____ BY: MR

△ REV. DESCRIPTION DATE

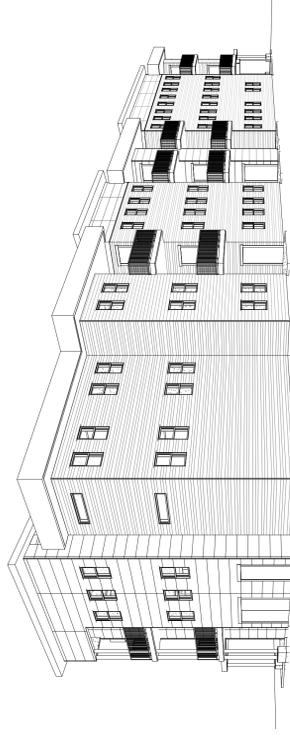
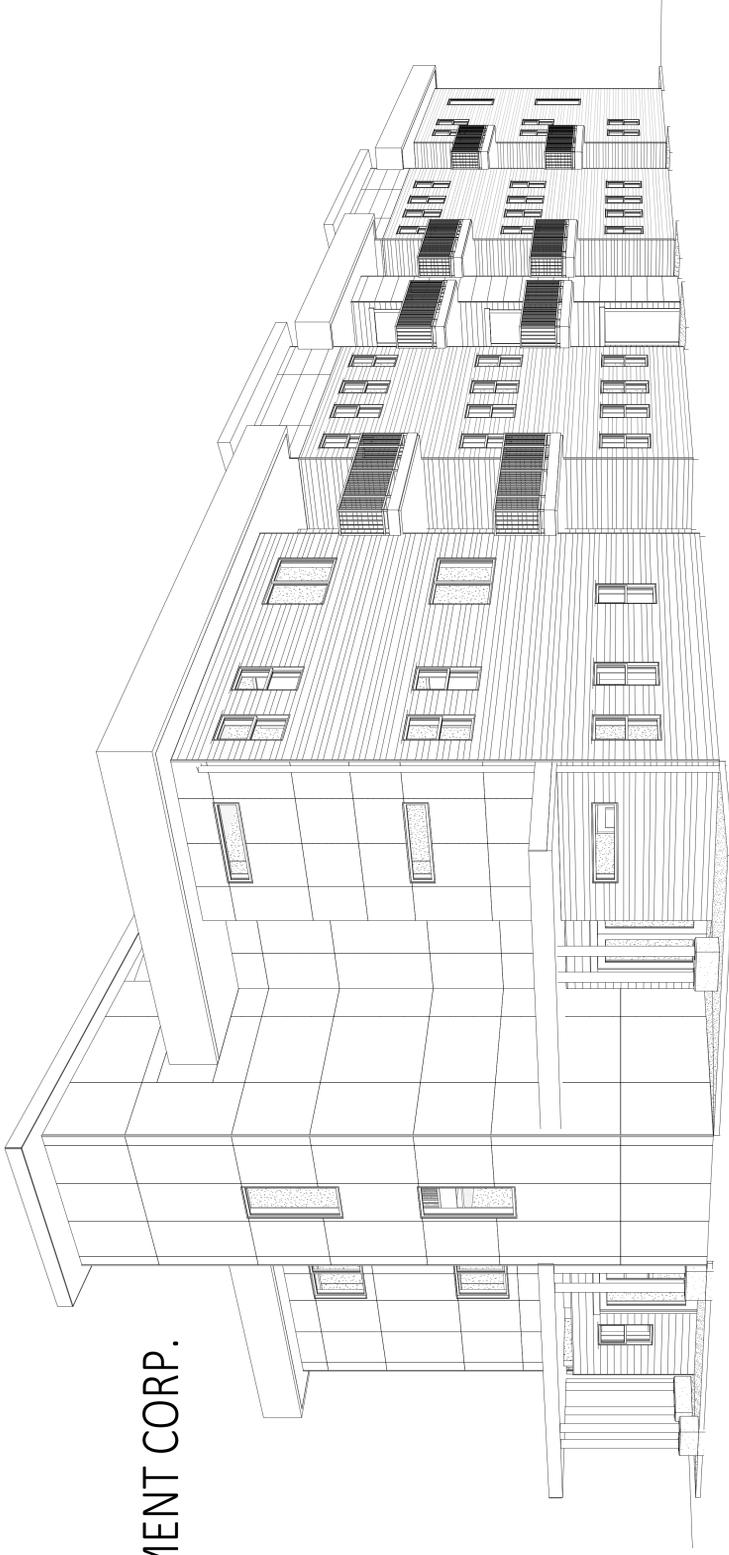


PROJECT NO.: 1840_CPA
DRAWN BY: YJM
CHECKED BY: M/R
© PINNACLE ARCHITECTURE, INC. 2018 ORIGINAL SHEET NO. 10047

COVER

GO.00

6/20/2018 10:51 AM



SIGHT LINE VIEW TAKEN FROM CORNER OF WELWOOD DRIVE AND CASCADE DRIVE
(HVAC UNITS ON NEW BUILDING ROOFTOP NOT VISIBLE FROM RIGHT-OF-WAY)

PROJECT CONTACT INFORMATION

OWNER:
FARMWORKER HOUSING DEVELOPMENT CORP. PINNACLE ARCHITECTURE, INC.
1274 5TH STREET, SUITE 101
WOODBURN, OR 97071
CONTACT: CLAUDIA GANTU

ARCHITECT:
ASHLEY & VANKE ENGINEERING, INC.
33 NW FRANKLIN AVENUE, SUITE 110
BEND, OR 97703
PHONE: 541.497.1445
CONTACT: JOHN FISCHER

MECHANICAL:
SYSTEM DESIGN CONSULTANTS
333 S.E. SECOND AVENUE,
SUITE 100
PORTLAND, OREGON 97214
CONTACT: GARY BARNES

ELECTRICAL:
SYSTEM DESIGN CONSULTANTS
333 S.E. SECOND AVENUE,
SUITE 100
PORTLAND, OREGON 97214
CONTACT: GARY BARNES

LEED CONSULTANT:
EARTH ADVANTAGE
623 SW OAK ST #300,
TUGALATON, OR 97152
PHONE: 503.784.0983
CONTACT: RANDY HANSELL

PLUMBING:
SYSTEM DESIGN CONSULTANTS
333 S.E. SECOND AVENUE,
SUITE 100
PORTLAND, OREGON 97214
CONTACT: GARY BARNES

LEED CONSULTANT:
EARTH ADVANTAGE
623 SW OAK ST #300,
TUGALATON, OR 97152
PHONE: 503.784.0983
CONTACT: RANDY HANSELL

BUILDING INFORMATION

LEVEL 1:
2 BEDROOM A (920 SF X 3) = 4,600 SF
1 BEDROOM B (806 SF X 2) = 1,376 SF
MEP/CIRCULATION = 9,133 SF

LEVEL 2:
2 BEDROOM A (920 SF X 3) = 4,600 SF
1 BEDROOM B (806 SF X 2) = 1,376 SF
1 BEDROOM B (621 SF X 2) = 621 SF
MEP/CIRCULATION = 8,657 SF

LEVEL 3:
2 BEDROOM A (920 SF X 3) = 4,600 SF
2 BEDROOM B (806 SF X 2) = 1,376 SF
1 BEDROOM B (621 SF X 2) = 621 SF
MEP/CIRCULATION = 8,657 SF

TOTAL (GROSS) = 76,408 SF

DRAWING INDEX

- GENERAL
GO.00 COVER SHEET
- CIVIL
C-01 TITLE SHEET
C-1.1 EXISTING CONDITIONS SHEET
C-2.1 PRELIMINARY GRADING AND DRAINAGE PLAN
C-2.2 PRELIMINARY GRADING AND DRAINAGE PLAN
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AS5.10- SITE DETAILS
AS5.11- SITE DETAILS
A1.00- FLOOR PLANS
A2.10- EXTERIOR ELEVATIONS

PROJECT INFORMATION

DESCRIPTION:
NEW CONSTRUCTION, 24 UNITS WITH A MIX OF ONE AND TWO BEDROOMS. SITE AMENITIES INCLUDE A PLAY STRUCTURE AND COVERED PAVILION. SEE G3.10 FOR CODE PLAN.

OCCUPANCY TYPE:
R-2

CONSTRUCTION TYPE:
V-6

LEGAL DESCRIPTION:
PENDING PARTITION APPLICATION
CORNER, 107'15"
REAR: 20'

ZONING:
Z-60 (RESIDENTIAL USE, SAME AS Z RM)

LOT SIZE:
1.39 ACRES
MAX LOT COVERAGE: 60%

PARKING:
ACCESSIBLE: 2 PROVIDED, 2 STANDARDS REQUIRED
TOTAL: 4 PROVIDED, 4 REQUIRED

SETBACKS:
FRONT: 5'
SIDE: 5'
REAR: 20'

STANDARDS:
REQUIRED: 45 PROVIDED: 45
TOTAL: 47 PROVIDED: 47

COLONIA PAZ 1

LAND USE SITE IMPROVEMENT PLAN

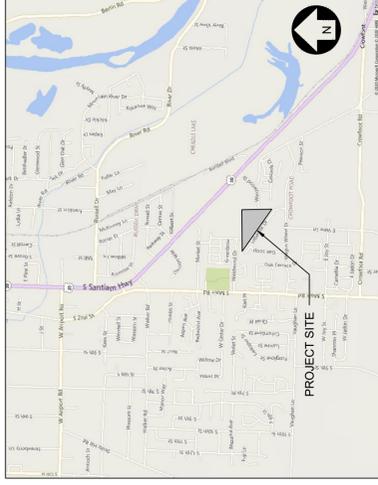
TAX LOT 1701

LEBANON, OR 97355

LEGEND

SD	STORM DRAINAGE
W	WATER SERVICE
G	GAS
S	SANITARY SEWER
E	POWER ELECTRICAL
- - -	DITCH / FLOWLINE
- - -	GRADING LIMIT
▲	GRADE SLOPE
---	PROPERTY LINE
---	CENTERLINE
---	SAWCUT

VICINITY MAP



SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY UDELL ENGINEERING AND LAND SURVEYING, LLC DATED JUNE 12, 2013.
 BOUNDARY DATA: (FROM SURVEY)
 BASIS OF BEARINGS: (POINTS OR CCS)
 BENCHMARK: THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS WAS LNN CO. GPS CONTROL POINT NO. 2000-1, LOCATED IN S. MAIN RD. APPROXIMATELY 400' NORTH OF WELWOOD. A CONVERSION FACTOR OF +3.36" WAS USED. PER NGS VERTCON. TO CONVERT THE NGVD29 PUBLISHED ELEVATION TO NAVD88
 SURVEY MONUMENT PROTECTION:
 PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

UTILITY PURVEYORS

ELECTRICITY: PACIFIC POWER
 830 OLD SALEM RD NE
 ALBANY, OR 97321
 541-730-7486
 TV/TELEPHONE/ CENTURYLINK
 INTERNET: 965 SE JACKSON ST
 LEBANON, OR 97322
 541-581-1614
 SEWER/WATER: CITY OF LEBANON UTILITY DEPARTMENT
 925 S MAIN STREET
 LEBANON, OR 97355
 541-258-4813
 NATURAL GAS: NW NATURAL
 3085 S WOODWAY STINE
 SEBASTIAN, OR 97203
 503-226-4211

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

PROJECT INFORMATION

OWNER/DEVELOPER: FARMWORKER HOUSING DEVELOPMENT CORPORATION
 121 WOODFIFTH STREET
 SUITE 1-A
 WOODBURN, OR 97071
 ARCHITECT: PINNACLE ARCHITECTURE, INC.
 960 SW DISK DR., SUITE 101
 BEND, OREGON 97702
 GEOTECHNICAL: CARLSON GEOTECHNICAL
 4000 HUBBARD AVENUE NE
 SALEM, OREGON 97301
 SURVEYOR: UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH STREET
 LEBANON, OREGON 97355
 APN: TAX LOT 1701
 SITE AREA: 9.51 AC
 AREA DISTURBED: 1.86 AC
 TOTAL PROPOSED: 52556 SF
 IMPERVIOUS AREA

SHEET INDEX

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-1.1	EXISTING CONDITIONS SHEET
C-2.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C-2.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C-3.1	PRELIMINARY UTILITY PLAN

LAND USE SET - NOT FOR CONSTRUCTION

Revisions:
 A
 A
 A
 A

Project Engineer: EMD Ext: 141
 Project Manager: JML
 Date: 06.08.2020 Scale: PER PLAN
 AV Job No: 181703 Sheet Size: 24" x 36"

TITLE SHEET

C-0.1

Ashley & Vance
 ENGINEERING, INC.
 CIVIL • STRUCTURAL

33 NW Franklin Ave, Suite 110
 Bend, OR 97703
 (541) 647-1445
 www.ashleyvance.com

Plan Prepared By:

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COLONIA PAZ 1
 TAX LOT 1701
 LEBANON, OR 97355

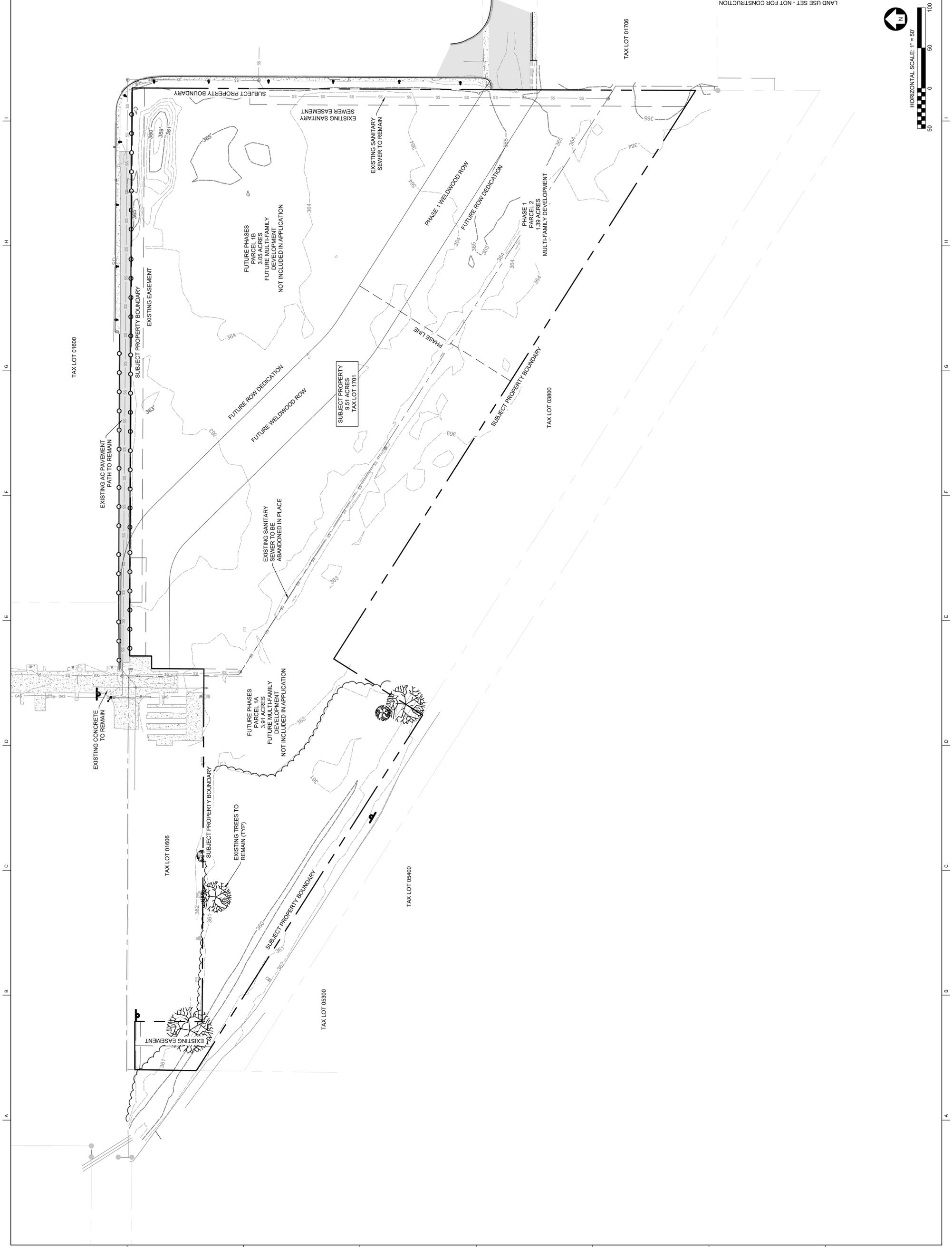
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Engineer of Record:
JAMES M. TOLSON
Professional Engineer
No. 181703
Expires 12/31/20

COLONIA PAZ 1
TAX LOT 1701
LEBANON, OR 97355

Revisions:	Project Engineer: EMD	Ext: 141
	Project Manager: JML	
	Date: 06.08.2020	Scale: PER PLAN
	AV Job No: 181703	Sheet Size: 24" x 36"

EXISTING
CONDITIONS SHEET
C-1.1



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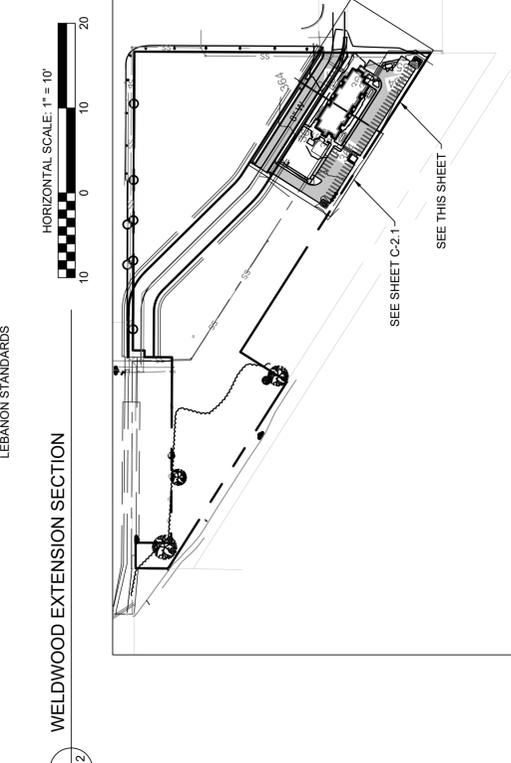
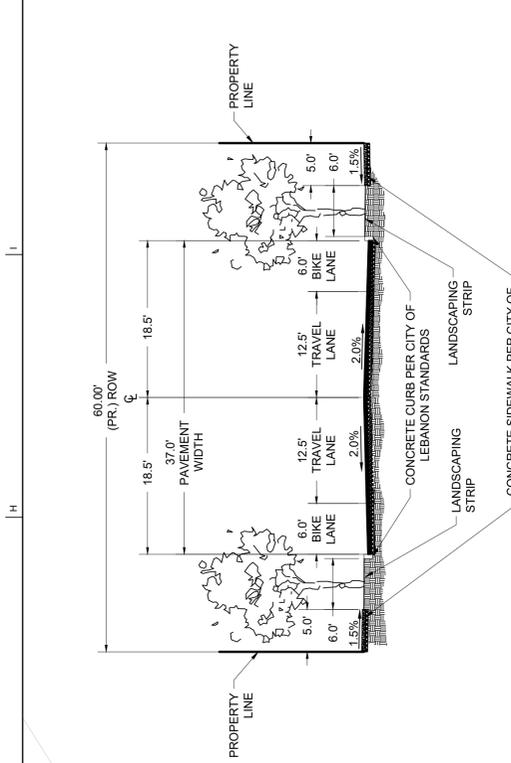
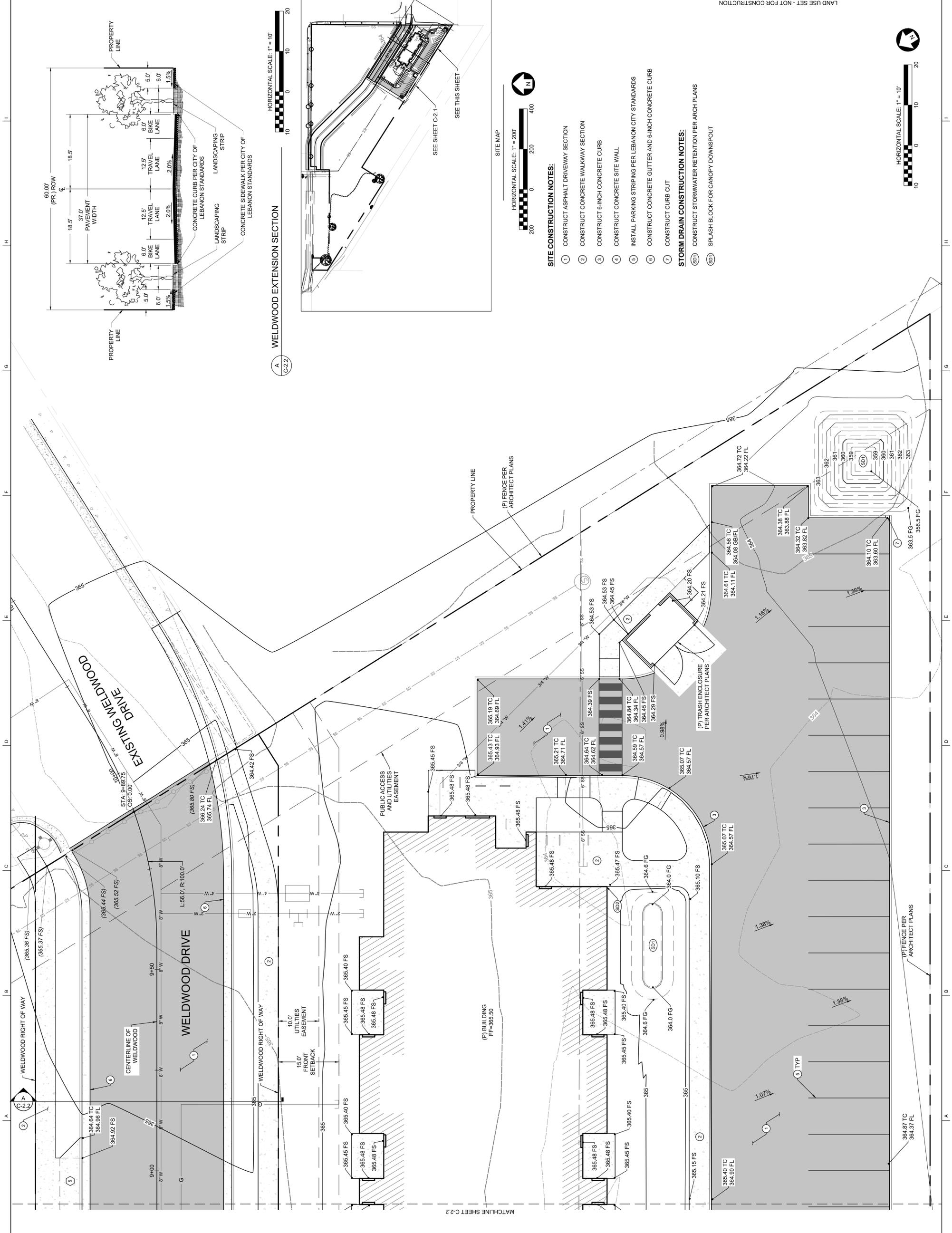
Engineer of Record:

COLONIA PAZ 1
TAX LOT 1701
LEBANON, OR 97355

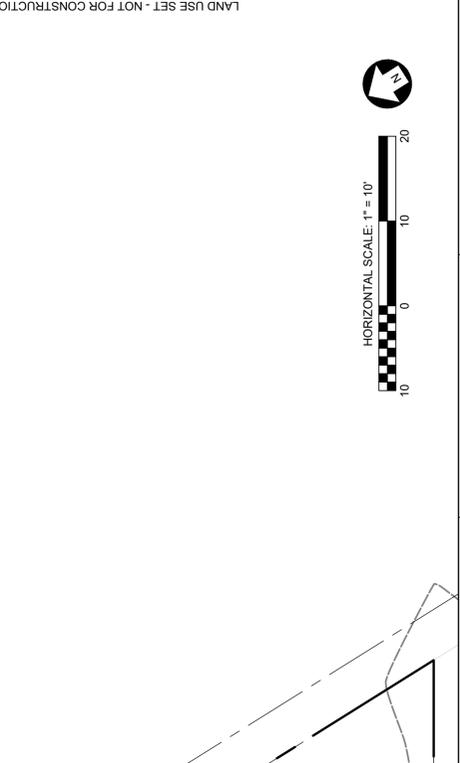
Revisions:	Project Engineer: EMD	Ext: 141
1	Project Manager: JML	
2	Date: 06.08.2020	Scale: PER PLAN
3	AV Job No: 181703	Sheet Size: 24" x 36"

PRELIMINARY
GRADING AND
DRAINAGE PLAN

C-2.2



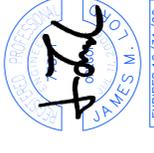
- SITE CONSTRUCTION NOTES:**
- CONSTRUCT ASPHALT DRIVEWAY SECTION
 - CONSTRUCT CONCRETE WALKWAY SECTION
 - CONSTRUCT 6-INCH CONCRETE CURB
 - CONSTRUCT CONCRETE SITE WALL
 - INSTALL PARKING STRIPING PER LEBANON CITY STANDARDS
 - CONSTRUCT CONCRETE GUTTER AND 6-INCH CONCRETE CURB
 - CONSTRUCT CURB CUT
- STORM DRAIN CONSTRUCTION NOTES:**
- (SD) CONSTRUCT STORMWATER RETENTION PER ARCH PLANS
 - (SD) SPLASH BLOCK FOR CANOPY DOWNSPOUT



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Engineer of Record:



COLONIA PAZ 1
TAX LOT 1701
LEBANON, OR 97355

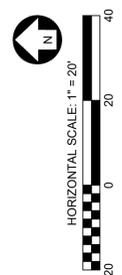
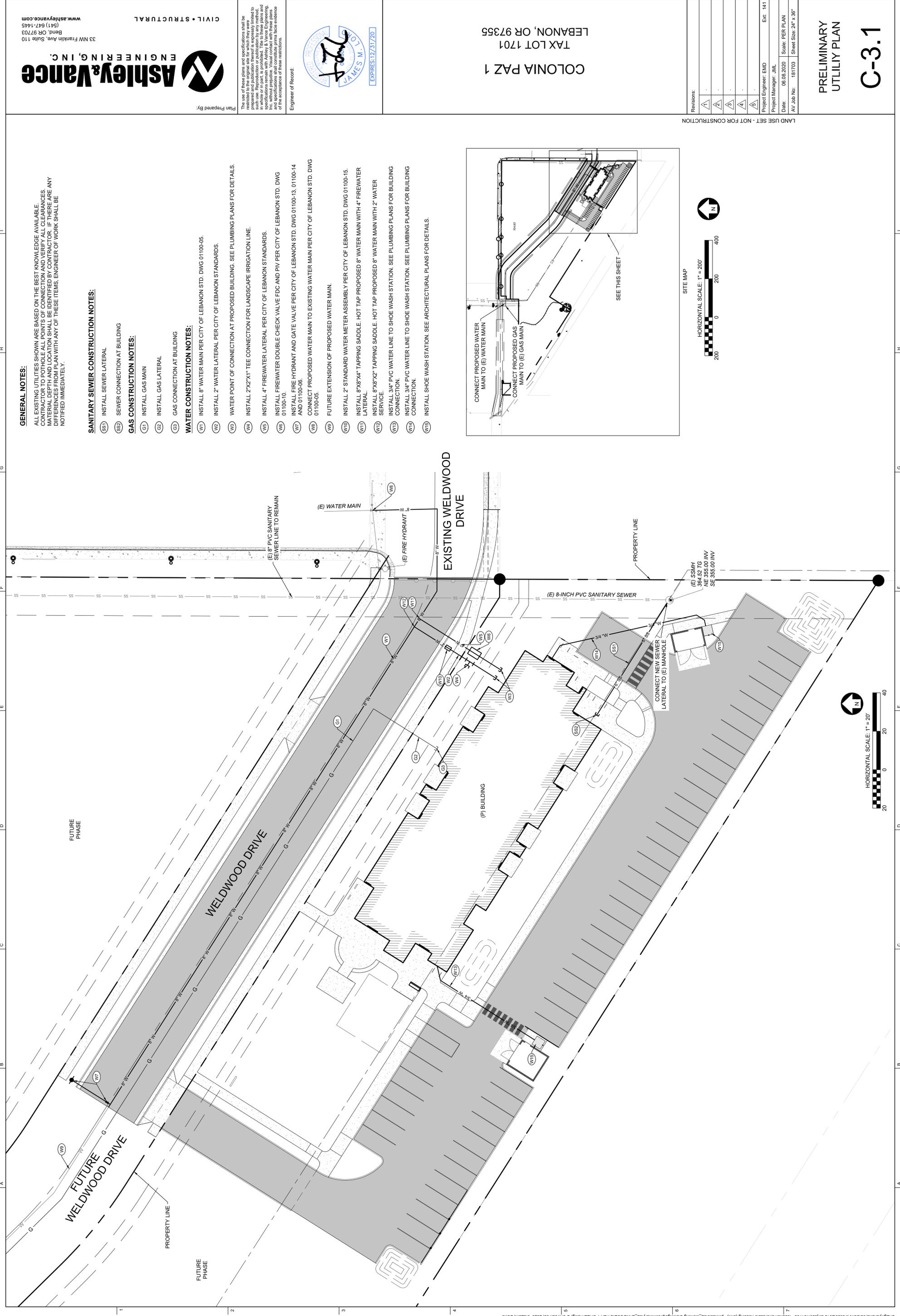
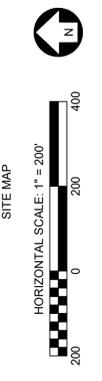
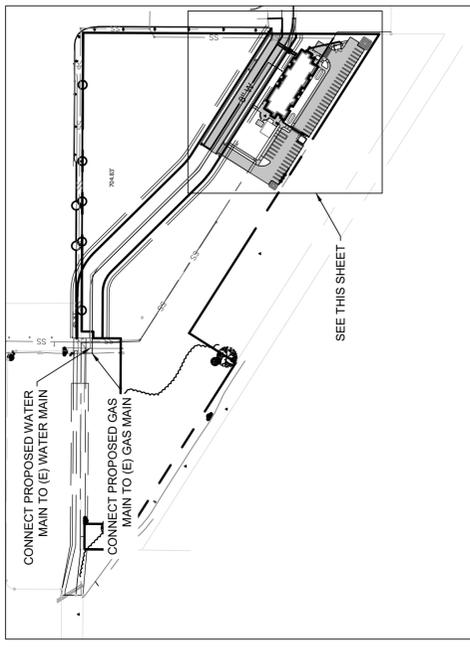
Revisions:	Project Engineer: EMD	Ext: 141
1	Project Manager: JML	
2	Date: 06.08.2020	Scale: PER PLAN
3	AV Job No: 181703	Sheet Size: 24" x 36"

PRELIMINARY
UTILITY PLAN
C-3.1

GENERAL NOTES:
ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POT-HOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

SANITARY SEWER CONSTRUCTION NOTES:

- SS1 INSTALL SEWER LATERAL
- SS2 SEWER CONNECTION AT BUILDING
- GAS CONSTRUCTION NOTES:**
- G1 INSTALL GAS MAIN
- G2 INSTALL GAS LATERAL
- G3 GAS CONNECTION AT BUILDING
- WATER CONSTRUCTION NOTES:**
- W1 INSTALL 8" WATER MAIN PER CITY OF LEBANON STD. DWG 01100-05.
- W2 INSTALL 2" WATER LATERAL PER CITY OF LEBANON STANDARDS.
- W3 WATER POINT OF CONNECTION AT PROPOSED BUILDING. SEE PLUMBING PLANS FOR DETAILS.
- W4 INSTALL 2"x2"x1" TEE CONNECTION FOR LANDSCAPE IRRIGATION LINE.
- W5 INSTALL 4" FIREWATER LATERAL PER CITY OF LEBANON STANDARDS.
- W6 INSTALL FIREWATER DOUBLE CHECK VALVE FDC AND PIV PER CITY OF LEBANON STD. DWG 01100-10.
- W7 INSTALL FIRE HYDRANT AND GATE VALVE PER CITY OF LEBANON STD. DWG 01100-13, 01100-14 AND 01100-06.
- W8 CONNECT PROPOSED WATER MAIN TO EXISTING WATER MAIN PER CITY OF LEBANON STD. DWG 01100-05.
- W9 FUTURE EXTENSION OF PROPOSED WATER MAIN.
- W10 INSTALL 2" STANDARD WATER METER ASSEMBLY PER CITY OF LEBANON STD. DWG 01100-15.
- W11 INSTALL 8"x8"x4" TAPPING SADDLE - HOT TAP PROPOSED 8" WATER MAIN WITH 4" FIREWATER LATERAL.
- W12 INSTALL 8"x8"x2" TAPPING SADDLE - HOT TAP PROPOSED 8" WATER MAIN WITH 2" WATER SERVICE.
- W13 INSTALL 3/4" PVC WATER LINE TO SHOE WASH STATION. SEE PLUMBING PLANS FOR BUILDING CONNECTION.
- W14 INSTALL 3/4" PVC WATER LINE TO SHOE WASH STATION. SEE PLUMBING PLANS FOR BUILDING CONNECTION.
- W15 INSTALL SHOE WASH STATION. SEE ARCHITECTURAL PLANS FOR DETAILS.

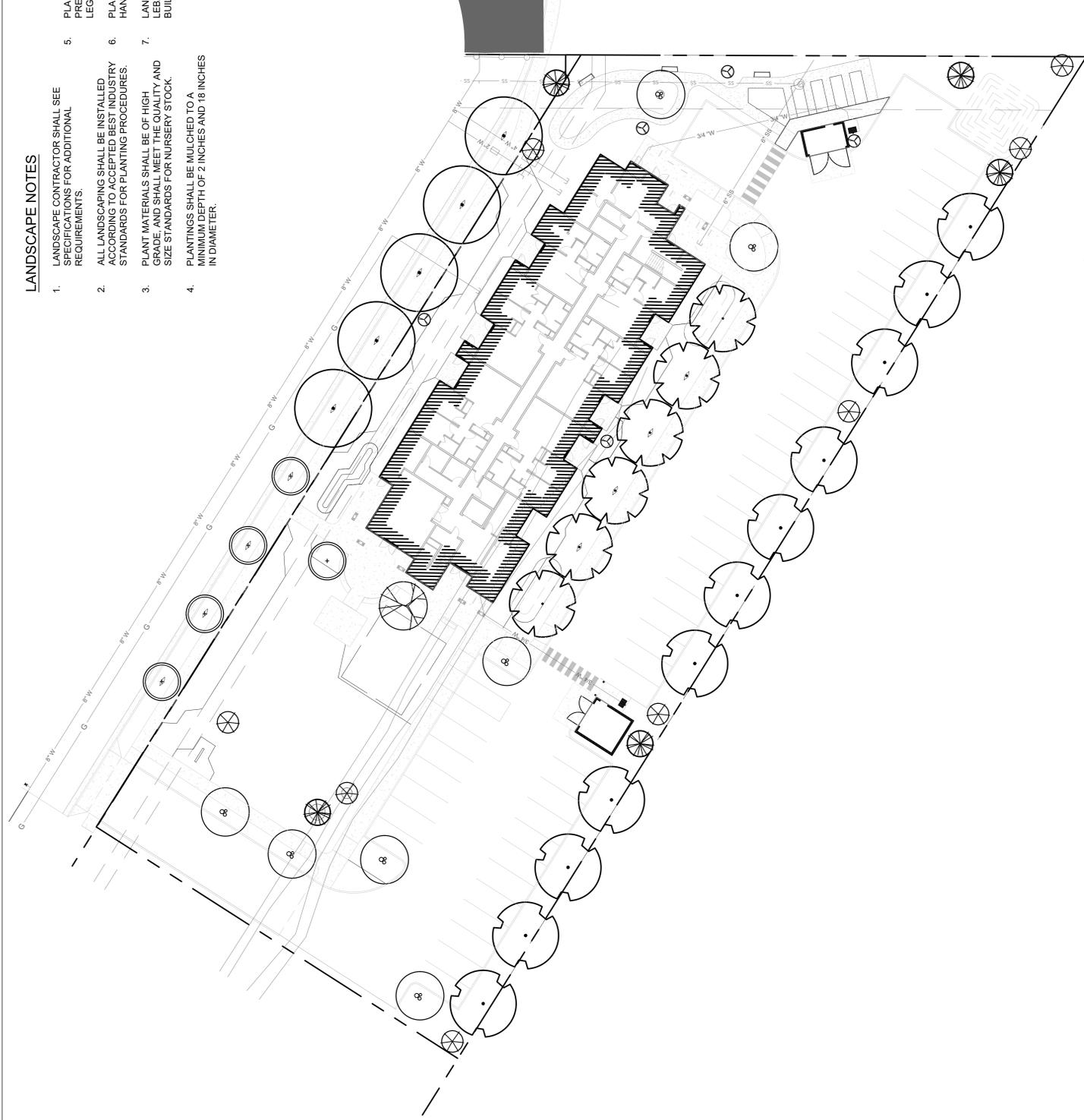


LANDSCAPE NOTES

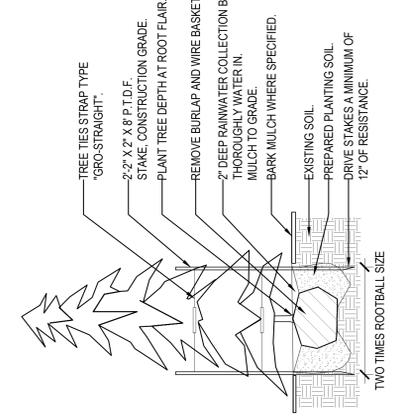
1. LANDSCAPE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
4. PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND 18 INCHES IN DIAMETER.
5. PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
6. PLANTS INDICATED AS SPECIMEN ARE TO BE HAND SELECTED BY LANDSCAPE ARCHITECT.
7. LANDSCAPE SHALL COMPLY WITH CITY OF LEBANON CODE CHAPTER 16 AT TIME OF BUILDING PERMIT.

TREE LEGEND

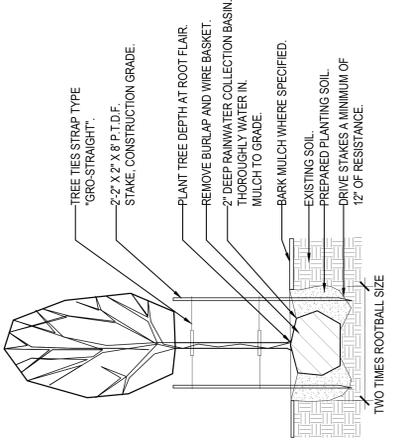
SYMBOL	NAME	QTY.	SIZE	TYPE
	GLEDTISIA TRIACANTHOS Skyline Honeylocust	11	2' CAL.	B&B
	CERCIDIPHYLLUM JAPONICUM Katsura	7	8-10' HT.	3 TRUNK MIN.
	CORNUS K. x NUTTALLI 'KM4-43' PPT16293 Starlight Dogwood	1	2' CAL.	B&B 4' BR. HT.
	GINGKO BILOBA 'JFS-JGA2' Golden Colonade Ginkgo	6	2' CAL.	B&B
	PSEUDOTSUGA MENZIESII Douglas Fir	5	10-12' HT.	B&B
	QUERCUS FRAINETTO 'SCHMIDT' Forest Green Oak	5	2' CAL.	B&B
	QUERCUS RUBUR X ALBA 'JFS-KW/QX' Armstrong God Maple	5	2' CAL.	B&B
	THUJA PLICATA Western Red Cedar	8	8-9' HT.	B&B
	TSUGA MERTENSIANA Mountain Hemlock	5	6-7' HT.	B&B



1 TREE PLAN
SCALE: 1/32"



2 EVERGREEN TREE DETAIL
SCALE: 1/8"=1'-0"



3 DECIDUOUS TREE DETAIL
SCALE: 1/8"=1'-0"



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COLONIA PAZ | AFFORDABLE HOUSING
CLIENT: FHDC
1274 5TH STREET, SUITE 1-A
WOODBURN, OR 97071
PROJECT ADDRESS: LEBANON, OREGON

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	XX
CONSTRUCTION DOCS.	2021/06/08	XX
BUILDING PERMIT	2023/06/08	XX

REV.	DESCRIPTION	DATE
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PROJECT NO.: 1840.CPA
DRAWN BY: SF
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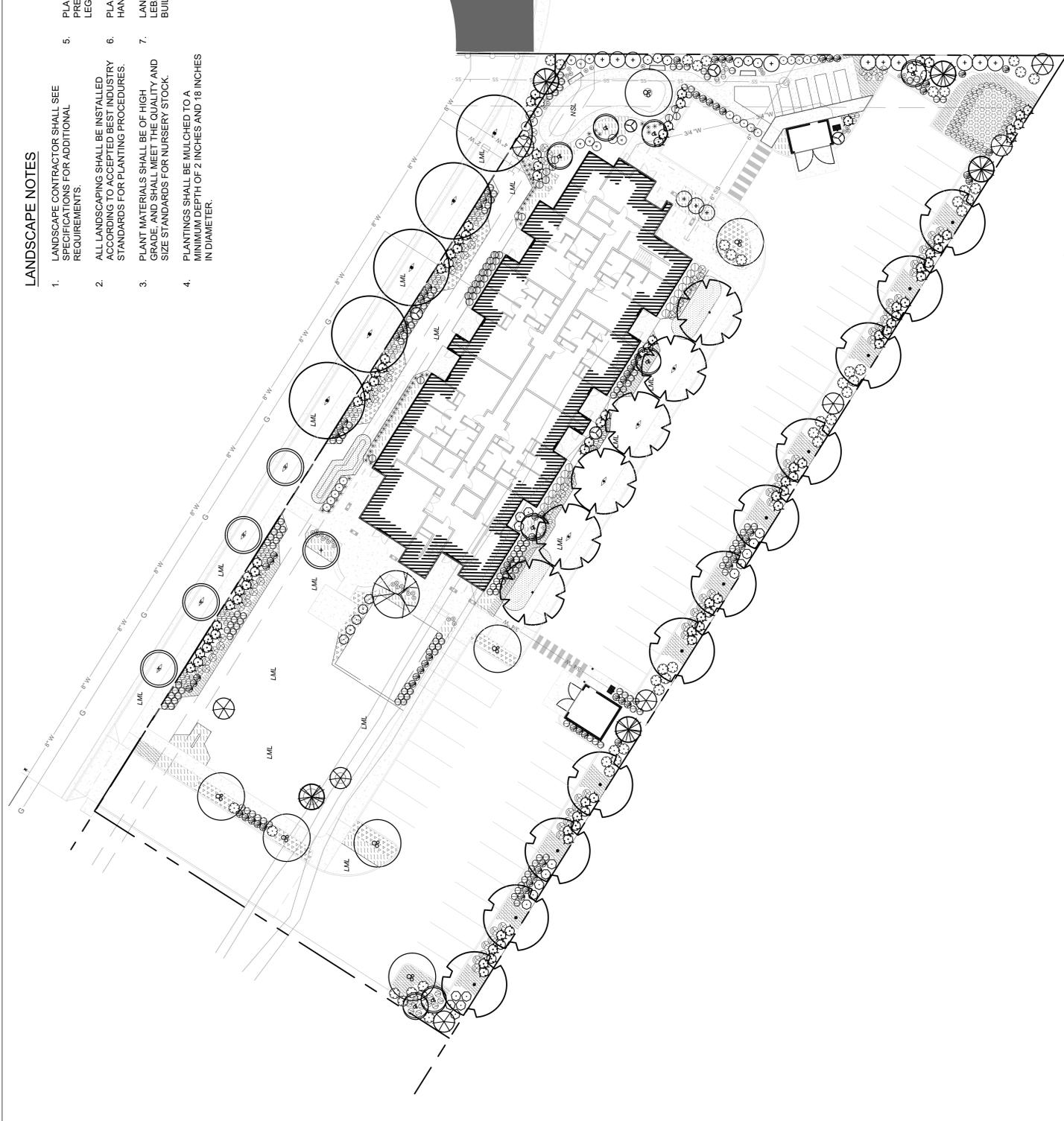
TREE PLAN



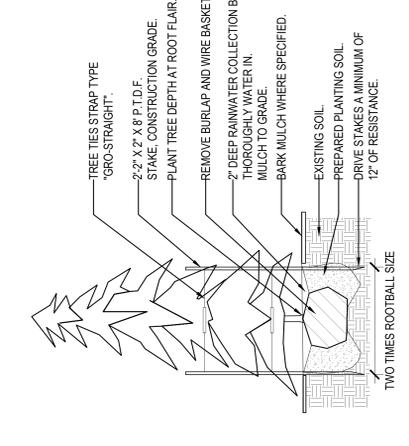
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LANDSCAPE NOTES

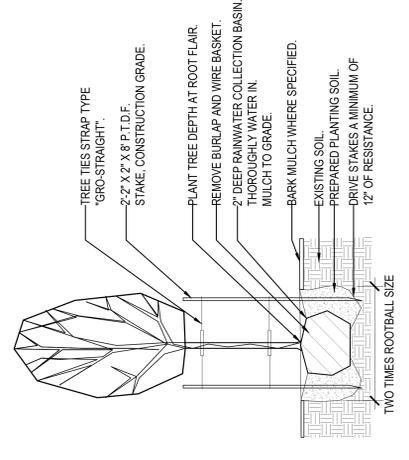
- LANDSCAPE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
- PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
- PLANTINGS SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND 18 INCHES IN DIAMETER.
- PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
- PLANTS INDICATED AS SPECIMEN ARE TO BE HAND SELECTED BY LANDSCAPE ARCHITECT.
- LANDSCAPE SHALL COMPLY WITH CITY OF LEBANON CODE CHAPTER 16 AT TIME OF BUILDING PERMIT.



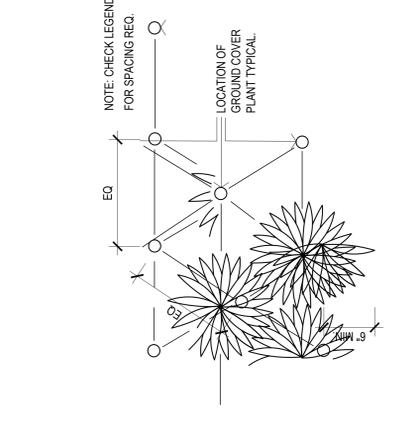
1 PLANTING PLAN
SCALE: 1/32" = 1'-0"



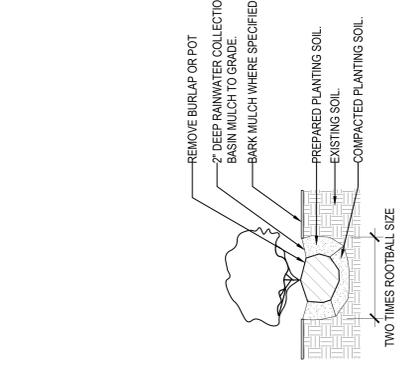
2 EVERGREEN TREE DETAIL
SCALE: 1/8" = 1'-0"



3 DECIDUOUS TREE DETAIL
SCALE: 1/8" = 1'-0"



4 GROUND COVER PLANTING DETAIL
SCALE: 1/8" = 1'-0"



5 EVERGREEN TREE DETAIL
SCALE: 1/8" = 1'-0"

PLANT LEGEND

SYMBOL	NAME	QTY.	SIZE	TYPE
(Tree symbol)	TREES			
(Circle with 8)	GLEDTISIA TRIACANTHOS Skyline Honeylocust	11	2' CAL.	B&B
(Circle with 7)	CERCIDIPHYLLUM JAPONICUM Katsura	7	8-10' HT.	3 TRUNK MIN.
(Circle with 1)	CORNUS K. x NUTTALLI 'KM4-43' PPT16293 Starlight Dogwood	1	2' CAL.	B&B
(Circle with 6)	GINGKO BILOBA 'JFS-JGA2' Golden Colonnade Ginkgo	6	2' CAL.	B&B
(Circle with 5)	PSEUDOTSUGA MENZIESII Douglas Fir	5	10-12' HT.	B&B
(Circle with 5)	QUERCUS FRAINETTO 'SCHMIDT' Forest Green Oak	5	2' CAL.	B&B
(Circle with 5)	QUERCUS RUBUR X ALBA 'JFS-KW/QX' Armstrong God Maple	5	2' CAL.	B&B
(Circle with 8)	THUJA PLICATA Western Red Cedar	8	8-9' HT.	B&B
(Circle with 5)	TSUGA MERTENSIANA Mountain Hemlock	5	6-7' HT.	B&B
(Circle with 8)	DECIDUOUS SHRUBS	8	7-8' HT.	3 TRUNK MIN.
(Circle with 81)	ARBOVITAE BEBBERIS THUNBERGII 'CRIMSON PIGMY' Crimson Pigmy Barberry	81	3 GAL.	CONTAINER
(Circle with 59)	CORNUS SERICEA 'KEI SEY' Kelsey Red Osier Dogwood	59	2 GAL.	CONTAINER
(Circle with 48)	PHYSOCARPUS OPULIFOLIOLUS 'SEAWARD' Summer Wine@Ninabark	48	5 GAL.	CONTAINER
(Circle with 29)	RIBES S. 'KING EDWARD VII' King Edward VII Flowering Currant	29	5 GAL.	CONTAINER
(Circle with 95)	SPIRAEA x BUMALDA 'GOLDFLAME' Goldflame Bumalda Spiraea	95	3 GAL.	CONTAINER
(Circle with 13)	EVERGREEN SHRUBS	13	7 GAL.	CONTAINER
(Circle with 14)	ARBUTUS UNEDO Strawberry Bush	14	3 GAL.	CONTAINER
(Circle with 15)	GAULTHERIA SHALLOON Salal	15	15-18"	CONTAINER
(Circle with 15)	ILEX CREMATA 'CONVEXA' Japanese Holly	15	2 GAL.	CONTAINER
(Circle with 15)	LONICERA PILEATA Privet Honeyuckle	15	2 GAL.	CONTAINER
(Circle with 96)	MAHONIA AQUIFOLIUM Tall Oregon Grape	96	5 GAL.	CONTAINER
(Circle with 824)	GROUND COVERS, GRASSES, & FERNS	824	1 GAL.	18" O.C.
(Circle with 77)	ARCHTOSTAPHYLOS UVA URSI Kinnikinnick	77	3 GAL.	AS SHOWN
(Circle with 55)	CALAMAGROSTIS A. 'KARL FOERSTER' Karl Foerster's Feather Reed Grass	55	1 GAL.	CONTAINER
(Circle with 147)	CAREX MODOENSI 'AUREA VARIEGATA' Aurea Sedge	147	1 GAL.	CONTAINER
(Circle with 27)	HELIOPSIS SCOPULORUM Blus Oak Grass	27	1 GAL.	CONTAINER
(Circle with 486)	HEMEROCALLIS STELLA D'ORRO' Day Lily	486	2 GAL.	18" O.C.
(Circle with 28)	MAHONIA AQUIFOLIUM 'COMPACTA' Compact Oregon Grape	28	1 GAL.	CONTAINER
(Circle with 456)	POLYSTICHUM MUNITUM Western Sword Fern	456	1 GAL.	18" O.C.
(Circle with 21)	RUBUS CALYCANOIDES Creeping Bramble	21	1 GAL.	CONTAINER
(Circle with 824)	RUDBECKIA FULGIDA 'SULLIVANTII' Goldstrum	824	1 GAL.	CONTAINER
(Circle with 700sf)	NSL NATIVE SEED LAWN - 460 sf @ 8lb per 1,000sf "Northwest Supreme Lawn Mix" by Sunmark Seeds International or approved STORMWATER SWALE GRASS SEED Per City of Lebanon Requirements	700sf		
(Circle with 1 GAL.)	STORMWATER SWALE PLANT MIX CAMAUSA LEICHTLINI/32 CAREX STIPATA 32 JUNCUS TENNIS 32 SCRIPTUS AMERICANUS 33 ROUGH & READY SEEDDED TURF 8.046sf @ 5-7LB per 1000 S.F. PRO TIME - PT 769	1 GAL.		18" O.C.



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CLIENT:
FHDC
1274 5TH STREET, SUITE 1-A
WOODBURN, OR 97071
PROJECT ADDRESS:
LEBANON, OREGON

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2/20/2014	XX
CONSTRUCTION DOCS.	2/24/2014	XX
BID/PERMIT	2/20/2018	XX

REV.	DESCRIPTION	DATE
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PROJECT NO.: 1840.CPA
DRAWN BY: SF
CHECKED BY: LM
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PLANTING PLAN



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GENERAL SITE PLAN NOTES

- DRAWING SHOWN FOR DIAGRAMMATIC PURPOSES ONLY; REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- UTILITY ROUTING TO BE COORDINATED WITH UTILITY PROVIDERS. GENERAL CONTRACTOR TO PROVIDE TRENCHING/BACKFILL/FULL ROPE AND CONDUITS AS REQUIRED.
- FIRE HYDRANTS AND BASE ROCK ROAD ARE REQUIRED TO BE INSTALLED PRIOR TO START OF FRAMING BUILDINGS.
- WASTES, GAS, WATER, AND SEWER LINES ARE SHOWN ON CIVIL DRAWINGS.

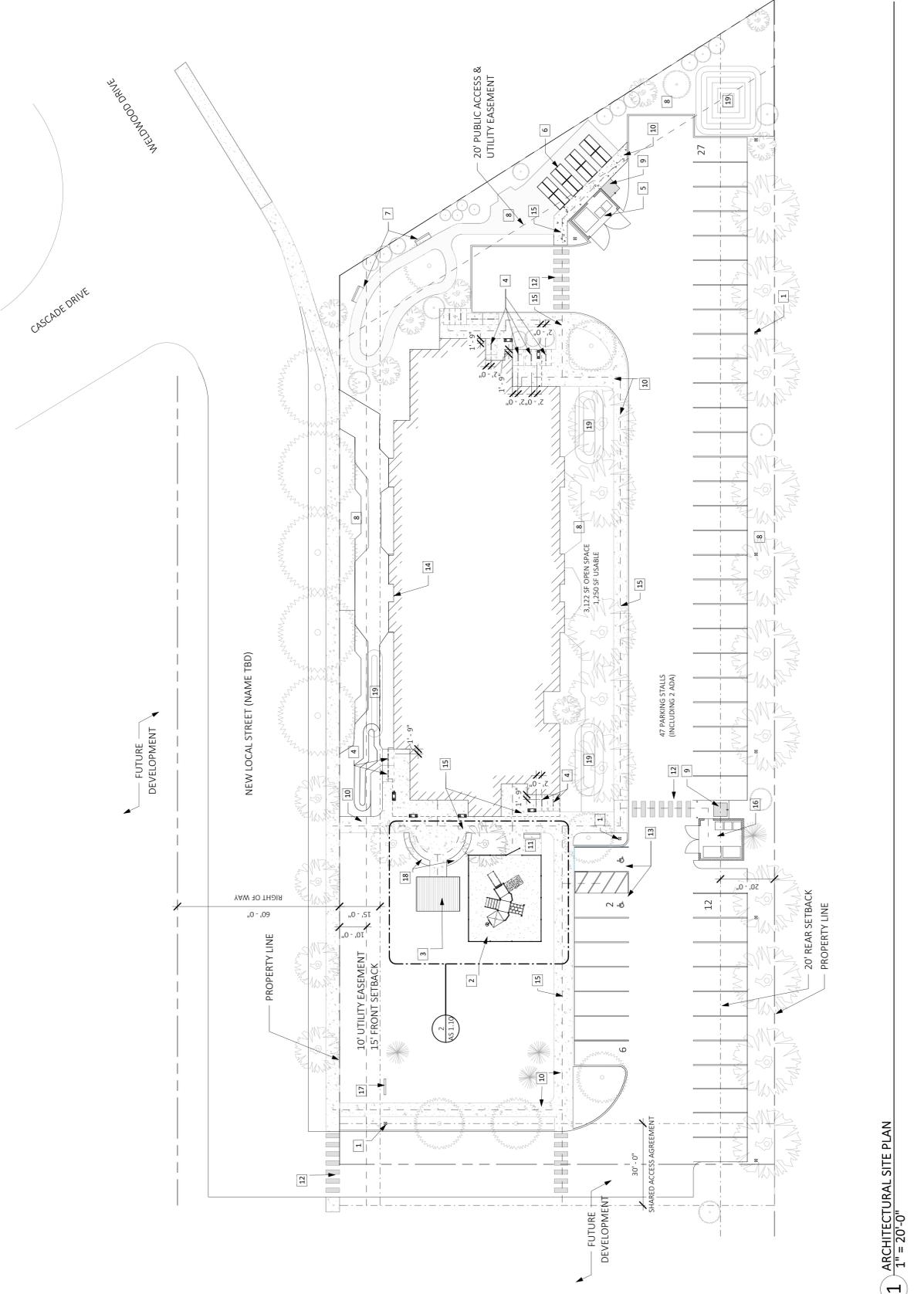
SITE PLAN KEYNOTES

Key Value	Keynote Text
1	SITE LIGHT
2	PLAY AREA, SEE 10/AS.10 FOR FLOORING DETAIL
3	GAZEBO, SEE AS.11
4	BIKERACK (2 BIKES PER RACK), SEE 5 / AS.5.10
5	STANDARD TRASH ENCLOSURE, SEE 6 / AS.5.10
6	RAISED GARDEN BED, SEE 9 / AS.5.10
7	BENCH
8	LANDSCAPING
9	SHOE/WASH STATION, SEE DETAIL 5 / AS.5.11
10	SIDEWALK
11	ADA BENCH
12	CROSSWALK
13	ADA PARKING
14	BUILDING OUTLINE
15	ACCESSIBLE PATH
16	ADA TRASH ENCLOSURE, SEE 6 / AS.5.10
17	MONUMENT SIGN, SEE 10 / AS.5.10
18	PRE-CAST CONCRETE BENCH BY VENDOR
19	STORMWATER RETENTION SWALE

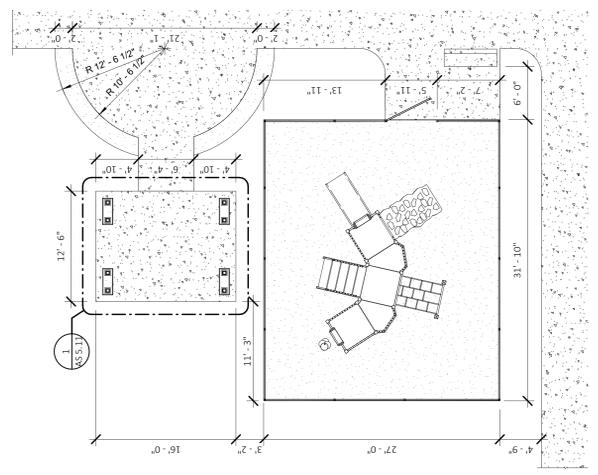
CITY OF LEBANON DEVELOPMENT CODE REQUIREMENTS

- SECTION 16.05.170:
- REQUIRED OPEN SPACE: 25% OF SITE AREA
0.25 x 60,626 SF = 15,157 SF
 - TOTAL OPEN SPACE PROVIDED: 18,356 SF
- REQUIRED USABLE AREA: 50% OF OPEN AREA
0.5 x 18,356 SF = 9,178 SF
- TOTAL USABLE SPACE PROVIDED: 11,006 SF
- TABLE 16.05-9:
- MAX BUILDING COVERAGE: 60% OF SITE AREA
0.6 x 60,626 SF = 36,376 SF MAX
 - 9,132 SF BUILDING AREA PROVIDED
- TABLE 16.14.070-1:
- VEHICLE PARKING: 2.25 SPACES PER UNIT REQUIRED
2.25 x 24 UNITS = 54 SPACES
 - 47 SPACES PROVIDED PER BIKE PARKING REDUCTION (16.14.030)
- BIKE PARKING - 0.5 SPACES PER UNIT REQUIRED
0.5 x 24 UNITS = 12 SPACES

44 SPACES PROVIDED (24 NEAR BUILDING ENTRIES, 20 @ UNIT DECK STORAGE)



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



2 GAZEBO AND PLAY AREA ENLARGED PLAN
1/8" = 1'-0"

APPROVED FOR	DATE	BY
DESIGN DEVELOPMENT	2020/04/14	MR
BID/PERMIT	2020/06/12	MR

REV	DESCRIPTION	DATE
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PROJECT NO: 1840.GPA
DRAWN BY: JAMES DANIEL
CHECKED BY: YUJUNO MINO
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ARCHITECTURAL SITE PLAN

COLONIA PAZ 1 - AFFORDABLE HOUSING

CLIENT:
FARMWORKER HOUSING DEVELOPMENT
CORP.

PROJECT ADDRESS:
LEBANON, OREGON

APPROVED FOR: DATE: BY:

DESIGN DEVELOPMENT: 2020/04/14 MR

BID/PERMIT: 2020/06/12 MR

REV. DESCRIPTION DATE

△ REV. DESCRIPTION DATE

PROJECT NO.: 1840.CPA

DRAWN BY: YM

CHECKED BY: YM

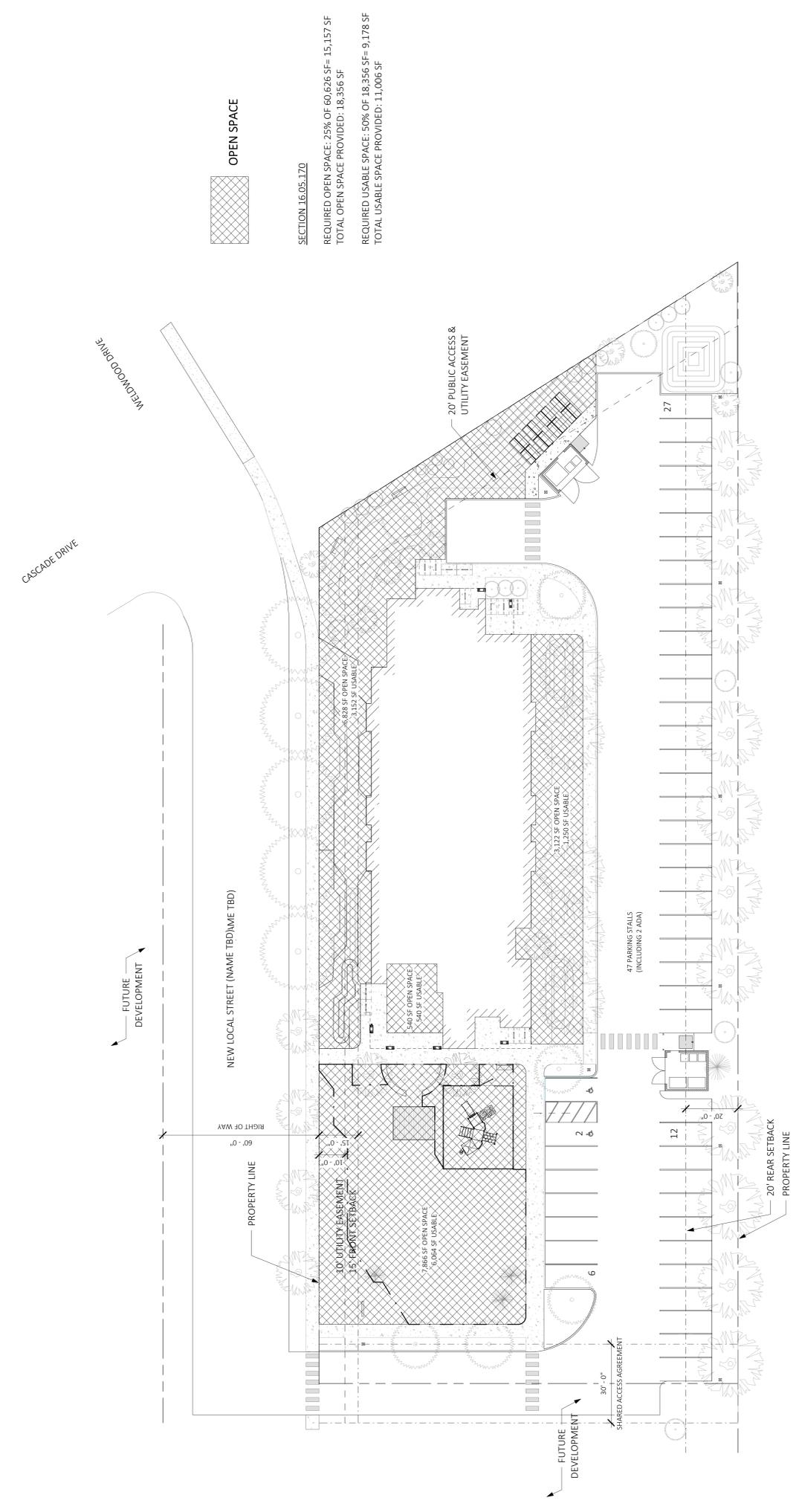
© PINNACLE ARCHITECTURE, INC. 2018 ORIGINAL SHEET 04B.1004*

OPEN SPACE EXHIBIT

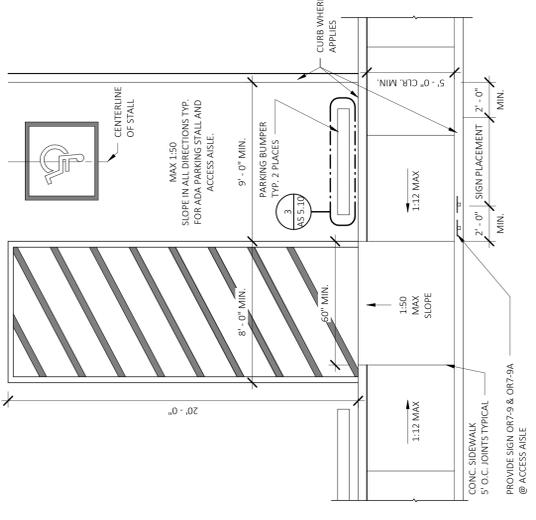


AS 1.11

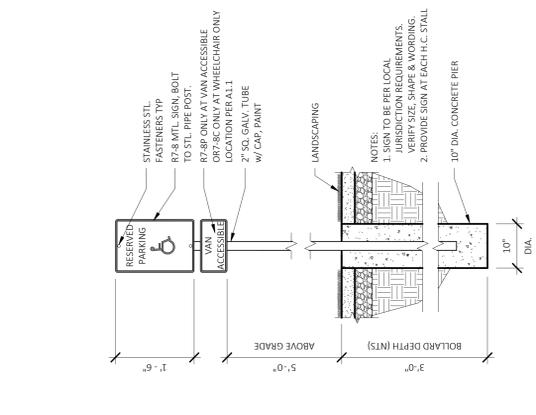
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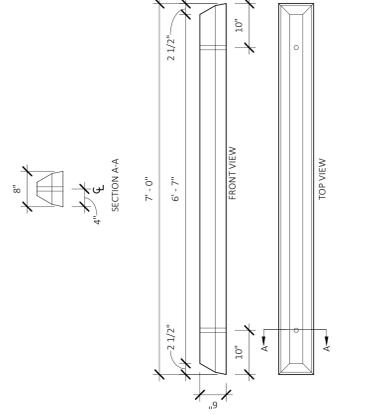
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1" = 20'-0"



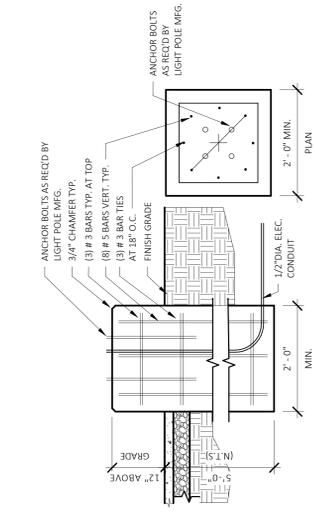
1 TYPICAL H/C PARKING PLAN
1/4" = 1'-0"



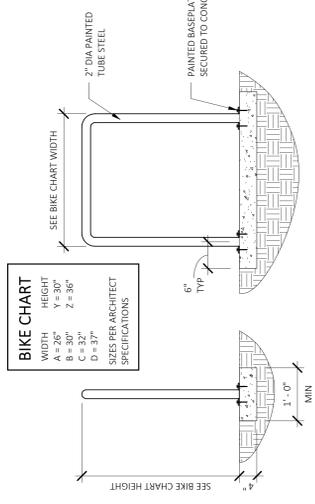
2 TYP PARKING SIGN
3/4" = 1'-0"



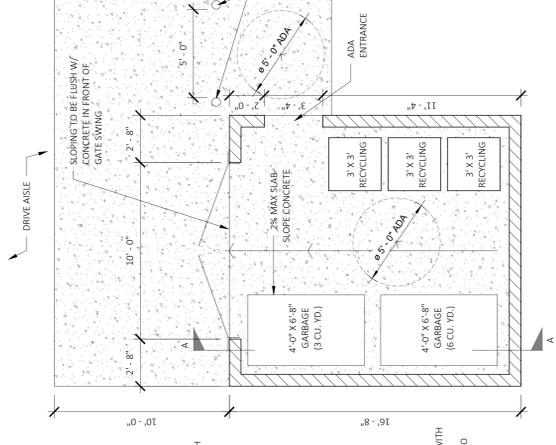
3 TYPICAL CONCRETE WHEEL STOP
3/4" = 1'-0"



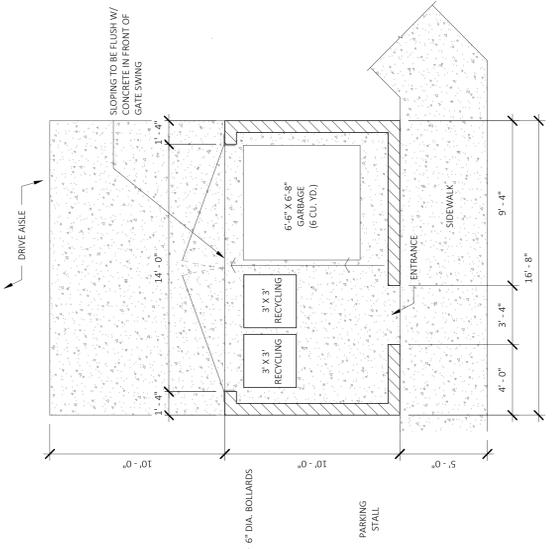
4 TYP LIGHT POLE BASE
3/4" = 1'-0"



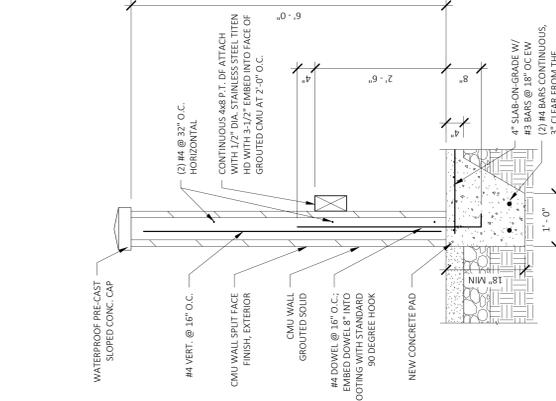
5 TYPICAL BIKE RACK
3/4" = 1'-0"



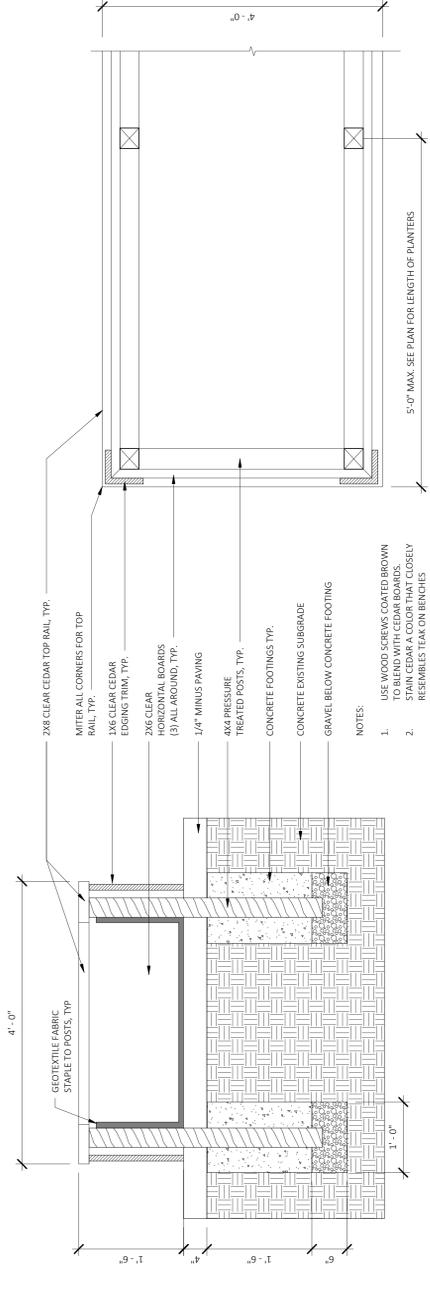
6 TYP TRASH ENCLOSURE
1/4" = 1'-0"



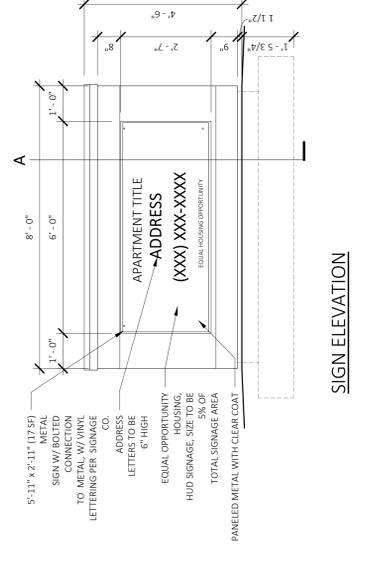
7 DTL TRASH ENCLOSURE
3/4" = 1'-0"



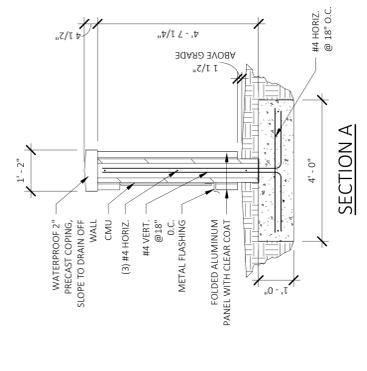
8 PLAY AREA BOUNDARY
1 1/2" = 1'-0"



9 RAISED CEDAR VEGETABLE PLANTERS
1" = 1'-0"

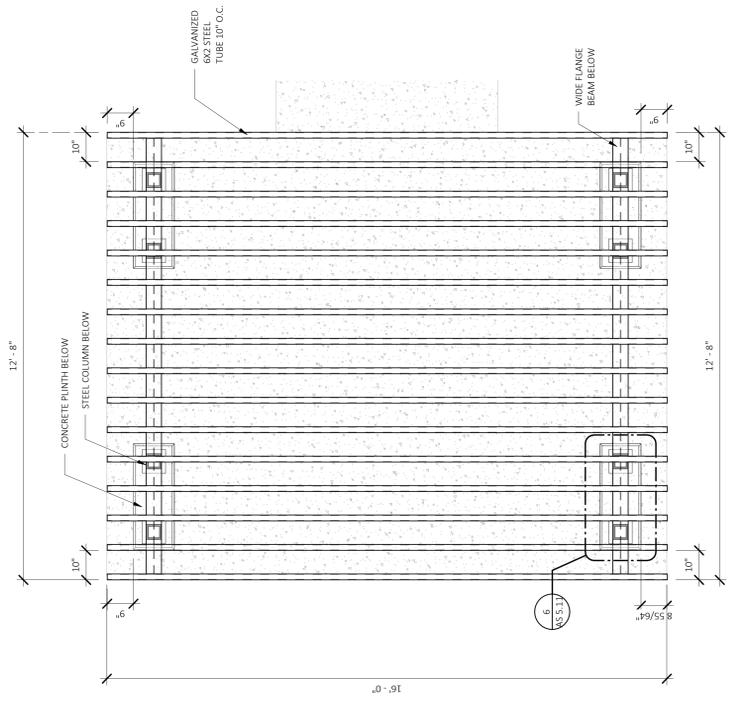


10 MONUMENT SIGN
1/2" = 1'-0"

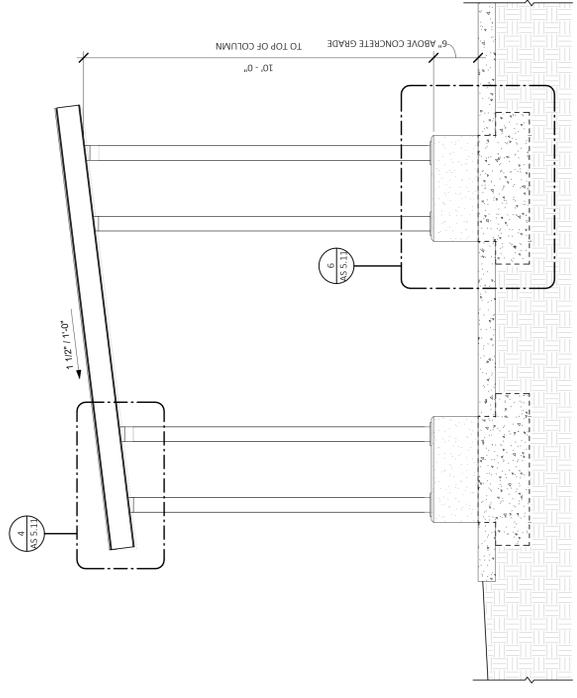


SECTION A

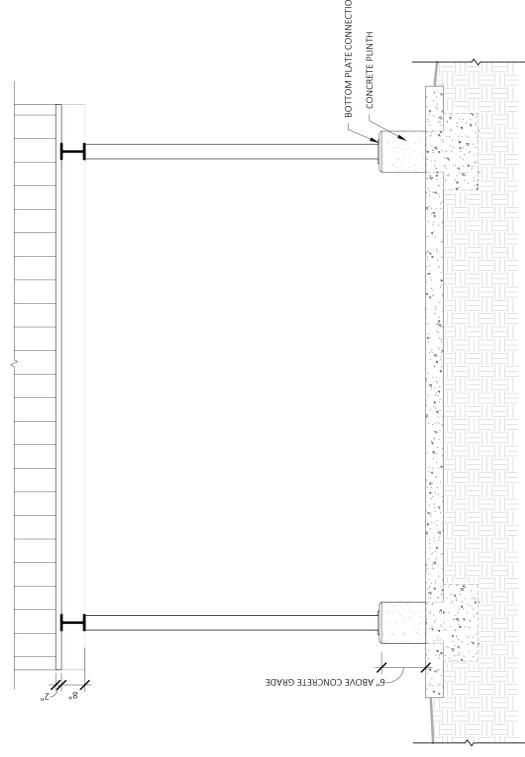
SIGN ELEVATION



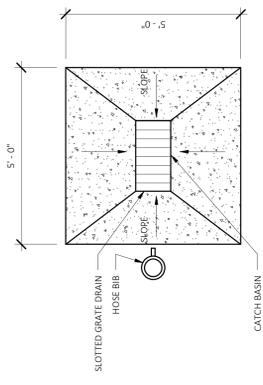
1 ENLARGE GAZEBO FLOOR / ROOF PLAN
1/2" = 1'-0"



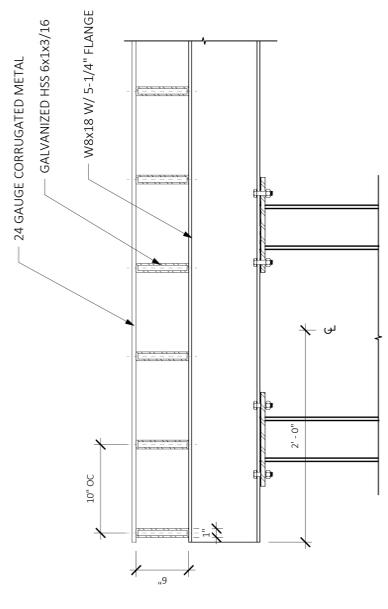
2 GAZEBO ELEVATION A
1/2" = 1'-0"



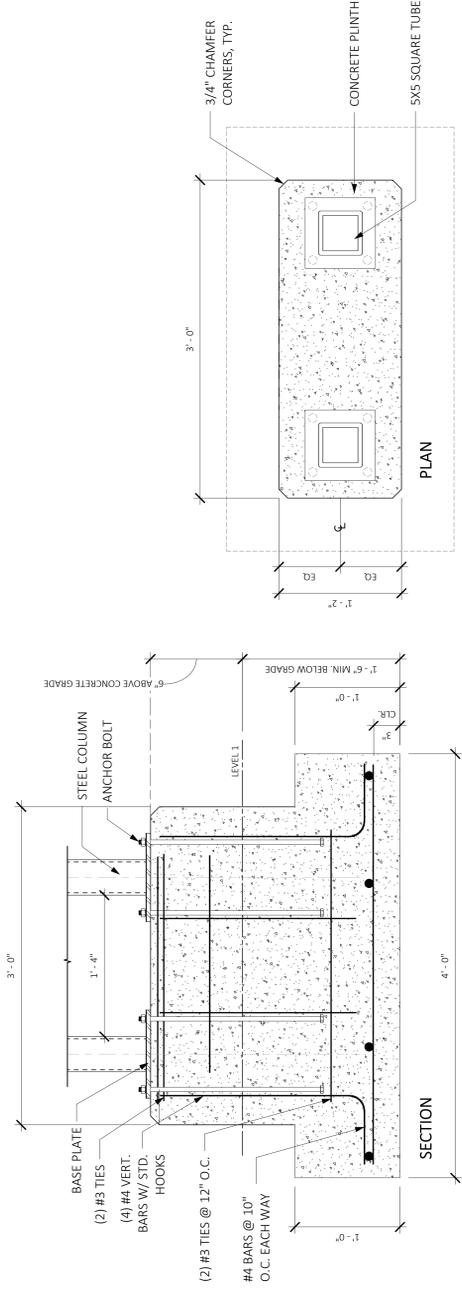
3 GAZEBO ELEVATION B
1/2" = 1'-0"



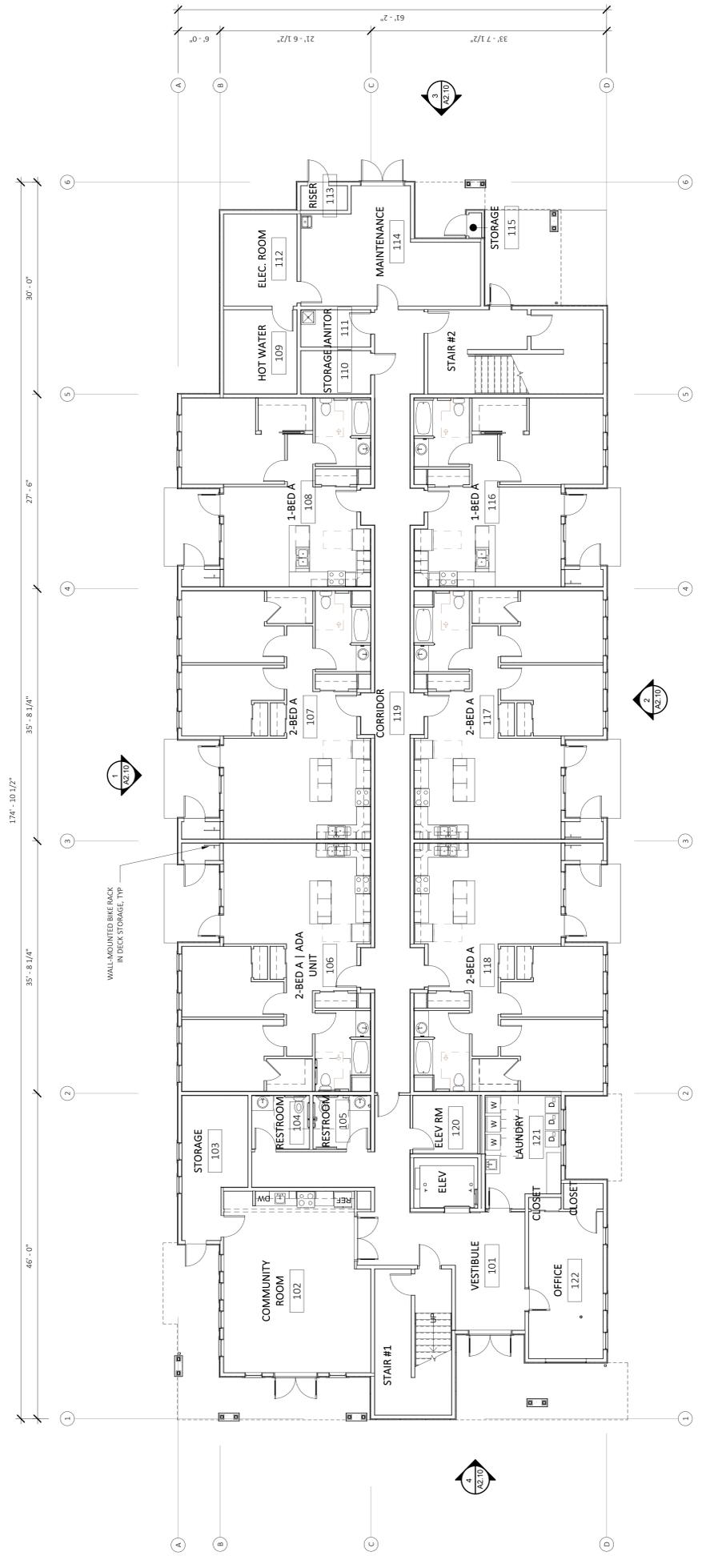
5 SHOE WASH DRAIN
1/2" = 1'-0"



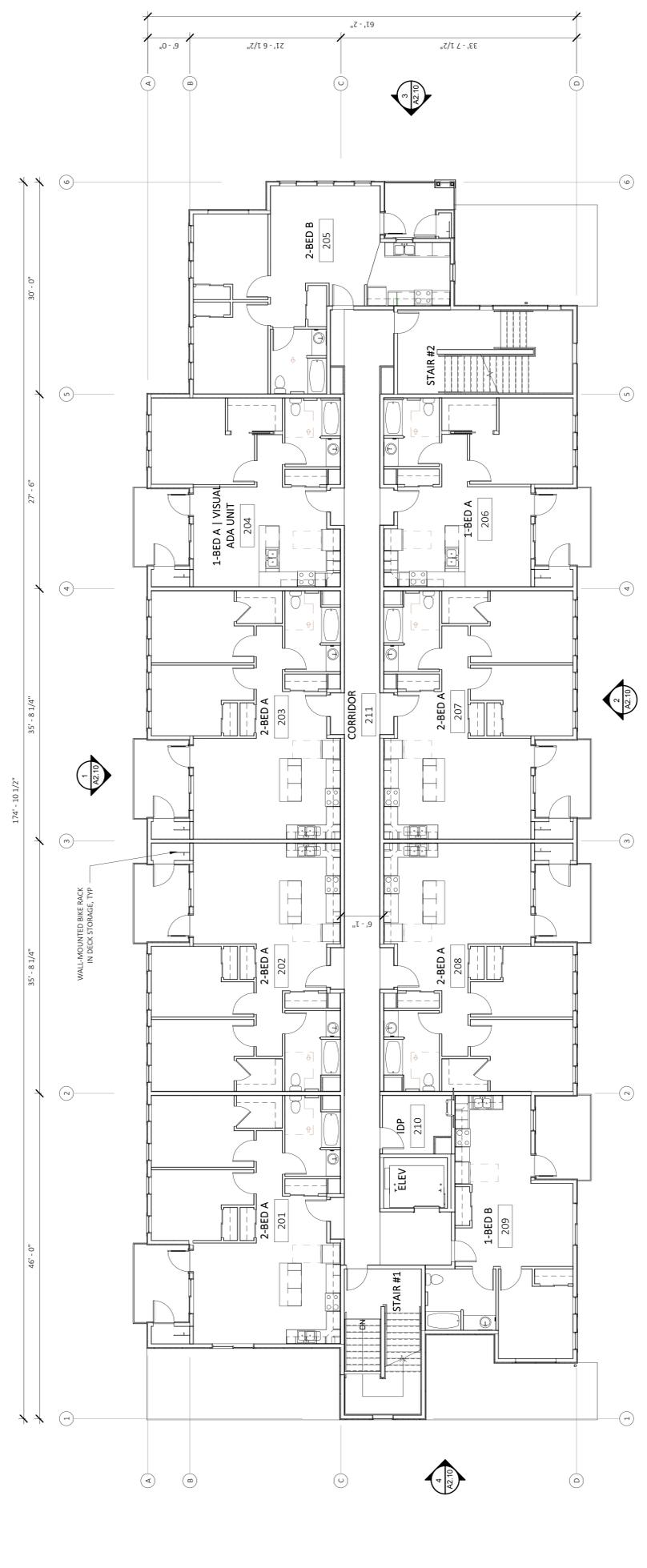
4 GAZEBO COLUMN CONNECTION TO TOP
1/2" = 1'-0"



6 DTL. DOUBLE COLUMN BASE
1/2" = 1'-0"



1 1/8" = 1'-0"



2 1/8" = 1'-0"

AGENDA ITEM

3.b.





925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4906
cdc@ci.lebanon.or.us
www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: Charmain Salvage and Planning Commissioners Date: June 10, 2020
From: Kelly Hart, Community Development Director
Subject: Development proposal for a 48-unit affordable apartment complex at northwest corner of Russell Drive and Franklin Street (AR-20-02)

I. BACKGROUND

The subject property is located on the northwest corner of the intersection of Russell Drive and Franklin Street. The Applicant, Prism Manor, LLC, is proposing to develop the currently vacant property with a 48-unit apartment complex. Under consideration is an application for an Administrative Review (AR-20-02) for the development of the apartment complex.

II. CURRENT REPORT

Project Location and Zoning Designation – The subject parcel is 2.08 acres and located at the northwest corner of Russell Drive and Franklin Street. The property is zoned Residential Mixed-Density (Z-RM). Surrounding the property to the north and east are single-family residential homes located in the county unincorporated area with the comprehensive plan designation of mixed-density residential (C-RM). To the south is a vacant parcel in the city limits zoned RM. To the west are railroad tracks in the county unincorporated area, and further west is a vacant property in city limits zoned RM.

Development Proposal – The Applicant is proposing to develop a 48-unit apartment complex. As indicated on the site plan, there would be a total of three 3-story apartment buildings, two small storage unit buildings, and an office. One apartment building and the two-storage buildings would be located along the northern portion of the property, one large apartment building would be located in the middle of the property, and one apartment building and the office would be located on the south side of the property. The buildings are separated by the internal drive aisle and parking lot for the development.

In terms of setbacks, per Section 16.05.090 of the Lebanon Development Code (LCD), the minimum observed setbacks shall be a 10-foot front setback, 5-foot side setbacks, and a 20-foot rear setback. As indicated on the site plan, the front setback (on Franklin Street) would be 15-feet. The street side setback (on Russell Drive) would be 10-feet, the side setback (northern property line) would be 5 feet, and the rear setback (western property line) would be 20-feet. There are two accessory storage buildings located in the northwest portion of the site. Per Section 16.05.150.B, accessory structures (less than 25 ft. in height and 1,000 square feet in size), may be located within 3-feet of the rear or side yard when located at least 60-feet from the

public right-of-way. Both proposed storage structures would meet this setback, size and height requirement.

For Density, the minimum lot size for a multifamily use in the RM zone is 9,000 square feet. At 2.08 acres (90,792 sq. ft.), the subject property exceeds this standard. Section 16.05.160 of the LDC indicates the minimum site area for different unit sizes: 1,550 square feet for a one-bedroom unit; and 2,000 square feet for a two-bedroom unit.

Unit Type	Number of Units	Total Square Footage
One-Bedroom	24	37,200 sq. ft. required
Two-Bedroom	24	48,000 sq. ft. required
TOTAL		85,200 sq. ft. or 1.95 acres

Open space requirements identified in Section 16.05.170 of the LDC include 25% of the project development area to be designated for open space/landscaping. Of this open space area, at least 50% shall be usable open space (i.e., not designated for storm drain facilities, etc.), and at least 25% of this usable open space shall be located in one area. In addition, a 500 square foot children’s play area shall be provided. The remainder of the open space area may be distributed throughout the site. As proposed, the applicant is providing 31.7% of the site as landscaping, 59% of the landscaping would be designated for usable open space. Over 25% of the usable open space is located in the northwest portion of the site to the west of the northern building block. The required children’s play area would also be located in this area. Based on the provided site plan, the development proposal meets and exceeds the minimum requirements for open space.

For parking, Section 16.14.070 of the LDC requires 2.25 vehicle parking spaces per unit, and 0.5 bicycle parking spaces per unit. This would require 108 vehicle parking spaces, and 24 bicycle parking spaces. The development has proposed to meet the minimum vehicle parking with 108 open parking spaces along the internal drive aisle. Bicycle racks would also be provided throughout the site to meet the bicycle parking requirements. The applicant is proposing to provide the minimum required parking with no proposed reductions.

Project Access and Transportation – The site would be accessed from two driveways on Franklin Street. These driveways would provide access to the internal drive aisle and parking fields. Two points of access are required to meet Fire District requirements.

Regarding traffic considerations, Section 16.20.110 identifies the criteria of a project would automatically trigger the requirement of a traffic impact analysis. These criteria include triggering over 300 average daily trips per day, if the project is located near a major intersection on the highway and there are safety concerns, whether there is a change in zoning proposed or if the driveways proposed do not meet the vision clearance requirements. City staff have reviewed the March 19, 2020 Prism Manor Multifamily – Lebanon, Oregon memorandum responding to traffic impact study scope and analysis requirements. Based on the information presented in the March 19 memorandum, a traffic impact analysis is not required to satisfy City Code. With regards to the proposed site driveway placement on Franklin Street, the driveway locations shown on the site plan satisfy the City’s access spacing requirements for a Collector roadway as defined in Table 9 of the Transportation System Plan. City staff note the proposed southernmost driveway

location is relatively close to the Russell Drive/Franklin Street intersection. City staff anticipate future traffic growth along Franklin Street may impact the southernmost driveway as a function of queuing and/or operations, as such, the City retains authority to impose future turn movement limitations at driveways and intersections (such as the proposed southernmost driveway) to address demonstrated operational and safety issues if they should arise in the future.

Utilities – Sanitary Sewer, Water, and Storm Drain facilities are all currently available in Russell Drive. There is sufficient capacity available to service the site for all city utilities. A fire hydrant will be required to be installed as part of the development.

III. REVIEW CRITERIA AND RECOMMENDED FINDINGS

The Applicant is requesting consideration of an Administrative Review for the development of a 48-unit apartment complex. Below is an analysis of the review criteria (Section 16.20.040.D of the LDC) and recommended findings:

1. The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.

RECOMMENDED FINDING: The underlying zone of the property is Residential Mixed Density. Minimum setbacks include 10-foot front, 20-foot rear, and 5-foot side setbacks; the maximum height permissible in the zone is 40-feet; and the maximum lot coverage is 60%. For multi-family development, a minimum 25% of the development site shall be open space, including a children's play area and common open space. The development proposal conforms with all these standards, observing setbacks that meet or exceed the minimum standard with a 15-foot front setback (on Franklin Street), 10-foot side setback (on Russell Drive), a 20-foot rear setback from the western property line, and 5-foot setback to the fence line to the north. The lot coverage for the project is 18.6% which is well below the maximum coverage. The maximum proposed building height within the development is 40-feet, meeting the maximum permissible. Finally, the development provides 31.7% of the site as open space.

2. The proposal shall comply with applicable access and street improvement requirements in Chapters 16.12 and 16.13, respectively.

RECOMMENDED FINDING: The site is accessed from two driveways on Franklin Street. These driveways would provide access to the internal drive aisle and parking fields. Two points of access are required to meet Fire District requirements. No improvements to the public right-of-way are currently required. Linn County Road Authority is requiring a 10-foot dedication on Franklin Street for a potential future dedicated right turn lane at the intersection of Franklin Street and Russell Drive.

3. The proposal shall comply with applicable parking requirements in Chapter 16.14.

RECOMMENDED FINDING: Section 16.14.070 of the LDC requires 2.25 vehicle parking spaces per unit, and 0.5 bicycle parking spaces per unit. This would require 108 vehicle parking spaces, and 24 bicycle parking spaces. The development has proposed to meet the

minimum vehicle parking with 108 open parking spaces along the internal drive aisle. Bicycle racks would also be provided throughout the site to meet the 24 bicycle parking requirements.

4. The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

RECOMMENDED FINDING: Open space requirements identified in Section 16.05.170 of the LDC include 25% of the project development area to be designated for open space/landscaping. Of this open space area, at least 50% shall be usable open space (i.e., not designated for storm drain facilities, etc.), and at least 25% of this usable open space shall be located in one area. In addition, a 500 square foot children's play area shall be provided. The remainder of the open space area may be distributed throughout the site. As proposed, the applicant is providing 31.7% of the site as landscaping, 59% of the landscaping would be designated for usable open space. Over 25% of the usable open space is located in the northwest portion of the site to the west of the northern building block. The required children's play area would also be located in this area. A landscape plan has been required as a condition of development to ensure the appropriate amount of trees, shrub and ground cover is provided to meet the minimum requirements of Chapter 16.15.

5. Any required public facility improvements shall comply with provisions in Chapter 16.16.

RECOMMENDED FINDING: There are existing public facilities for utility service within Russell Drive. No additional public facility improvements are required by the City on Russell Drive. Franklin Street is under the jurisdiction of Linn County. Linn County has required the dedication of 10-feet of property for future public right-of-way improvements in Franklin Street. A general condition of development requiring the development to meet the requirements of Linn County Road Authority has been incorporated as part of the development.

6. Where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones.

RECOMMENDED FINDING: There are no identified hazard areas and/or overlay zones within or near the subject site. As such, the development proposal complies with this decision criteria.

7. The proposal shall comply with the supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

RECOMMENDED FINDING: All accessory structures, uses, and building projects fully comply within the minimum setback standards identified in Chapter 16.05 and Chapter 16.19.

IV. PUBLIC NOTIFICATION AND COMMENTS

A public notification for this project was originally issued on May 28, 2020. Due to the Covid-19 pandemic, the Planning Commission will be hosting a two-phased public hearing process. The public record for this project will remain open until 5:00pm Monday, June 22, 2020. All public

comment received on this application will be presented to the Planning Commission at the June 24, 2020 meeting.

V. CONCLUSION AND RECOMMENDED CONDITIONS FOR DEVELOPMENT

Staff finds the proposal complies with the decision criteria for an Administrative Review, and recommends approval of the application subject to the adoption of the following Conditions of Development:

1. The Planning Department conditions include, but may not be limited to:
 - a. Sight obscuring fencing shall be constructed to a minimum of six feet in height along the western and northern property lines, with the exception of designated vision clearance areas.
 - b. A landscape plan shall be submitted and approved prior to the issuance of building permits. As part of the landscape plan, all trees with a measurement of 12-inch caliper for deciduous and 18-inch caliper for evergreen trees shall be cataloged and preserved where possible.
 - c. A Children's play area shall be provided in compliance with Section 16.05.170.F. Any and all playground equipment shall comply with the International Play Equipment Manufacturers Association standards. The children's play area shall be included for review as part of the landscape plan.
 - d. A minimum of 108 vehicle parking spaces shall be maintained on-site at all times. A minimum of 24 bicycle spaces shall be permanently maintained.
2. All requirements of the Linn County Road Department shall be met.
3. All requirements of the Lebanon Fire District shall be met, including but not limited to:
 - a. Plans shall be submitted for review and approval by the Lebanon Fire Marshal that demonstrates full compliance with the Oregon Fire Code and local amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.
4. The Engineering Department conditions include, but may not be limited to:

General

 - a. All public improvements shall:
 - i. conform to the latest "City of Lebanon Standards for Public Improvements."
 - ii. require completion of a Drawing Review Application and a Public Improvements Permit prior to beginning construction.
 - iii. be designed by a professional engineer registered in the State of Oregon.
 - iv. Prior to final plat approval, a bond or other approved form of assurance is required for all incomplete public improvements.
 - b. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated

- fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
- c. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
- d. All private, onsite utilities must be reviewed and approved by the City Building Official.
- e. Provide a landscape and illumination plan as part of the engineering site plan review plan set.
- f. Provide approval from ODOT Rail for any improvements adjacent to the rail rights-of-way including fencing and landscaping.

Transportation

- a. Comply with Linn County requirements for design review and construction along Franklin St. Obtain a permit from Linn County for any utilities or improvements located on Franklin Street.
- b. Sidewalks, paths and driveway approaches must comply with ADA requirements.
- c. Provide City standard sidewalks and ADA access ramps access along lot frontage of Franklin St.
- d. Provide City standard street trees in compliance with the City of Lebanon street tree policy. See the policy and approved street tree list at (<http://www.ci.lebanon.or.us/index.aspx?page=117>).
- e. With engineering drawings, indicate the location of street and path lights, mailboxes, utility pedestals, signs.
- f. Mailbox locations must be also be reviewed and approved by the Postmaster.
- g. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
- h. Provide verification of Republic Services approval of location and access to garbage and recycling containers shown on site plans prior to approval of detailed engineering site plans.

Water

- a. Identify any on-site wells on the engineered drawings. Back flow prevention devices will be required on any lot that is also served by the city water system.
- b. Fire suppression will be under the Fire Marshal review and approval. The number and location of fire hydrants shall be approved by the Lebanon Fire Marshal. All new hydrants must be operational and accepted by the City prior to storage of combustible materials on site.
- c. Extend the existing 16" ductile iron water main along the property's frontage to the northern property line.

Sewer System

- a. Identify any on-site septic systems on the engineering drawings.
- b. Extend the existing 12" PVC sanitary sewer system along the property's frontage to the northern property line.

Storm Drainage

- a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. Storm

drain capacity shall be determined by the Rational Method for a 10-year event with a 15-minute minimum durations time using the curve (fig 5.3) in the master plan. A detailed design including engineering calculations shall be submitted as part of site plan review.

- b. With the engineering drawings, provide a grading plan for the sites that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.
- c. Provide verification of Oregon DEQ NPDES 1200C permit issuance and all condition of permit issuance prior to construction
- d. Provide correspondence from the appropriate state and federal regulatory agencies regarding wetland identification and required fill-removal permits, if any. Any wetlands identified as being impacted by public improvements shall be mitigated prior to the final acceptance of public improvements.
- e. With engineering drawings provide a construction erosion prevention plan.
- f. Extend the existing 24" PVC storm drain system along the property's frontage to the northern property line.

Landscaping

- a. Submit a landscape and irrigation plan for any proposed landscape improvements to the City Engineer for review. Any landscaping proposed in the public right of way shall have a maximum mature height of no more than 24 inches above the street grade and at least 3 feet from any fire hydrant. All landscaping proposed in the yard setback areas adjacent to public streets shall have a maximum mature height of no more than 36 inches above the street grade.
- b. Vision clearance areas shall be provided at intersections of all streets and at intersections of driveways and alleys with streets to promote pedestrian, bicycle, and vehicular safety per Subsection 16.12.030.H of the Lebanon Development Code. A clear-vision area shall contain no plantings, fences, walls, structures, utility pedestals, or temporary or permanent obstruction exceeding 2-1/2 feet in height, measured from the top of the curb.

V. RECOMMENDED ACTIONS

1. Evaluate the public testimony and the record established before the Planning Commission
2. Commission options:
 1. Approve the proposed Administrative Review (AR-20-02) for the development of a 48-unit apartment complex adopting the written findings for the decision criteria contained in the staff report with the conditions of development; or
 2. Approve the proposed Administrative Review (AR-20-02) for the development of a 48-unit apartment complex, adopting modified findings for the decision criteria and conditions of development; or

3. Deny the proposed Administrative Review (AR-20-02) for the development of a 48-unit apartment complex, specifying reasons why the proposal fails to comply with the decision criteria; and
4. Direct staff to prepare an Order of Recommendation for the Chair or Vice Chair's signature incorporating the adopted findings as approved by the Planning Commission.



NOTICE OF VIRTUAL PUBLIC HEARING LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **Wednesday, June 17, 2020 at 6:00 p.m. and Wednesday, June 24, 2020** through a virtual (online) meeting to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	AR-20-02
Applicant:	Prism Manor, LLC
Location:	Franklin Street & Russell Drive
Map & Tax Lot No.:	12S02W14CA0500
Request:	Administrative Review
Decision Criteria:	Lebanon Development Code Chapters: 16.05 & 16.20

Request: The applicant is requesting Administrative Review approval to construct a 48-unit multifamily development with access from Franklin Street.

Virtual Meeting: Due to the COVID-19 pandemic, the City will be hosting a virtual Planning Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCD) in compliance with Oregon Public Meeting Laws.



The public hearing will occur in two phases: on June 17, 2020 at 6:00pm, the Planning Commission will open the public hearing, receive Staff's report, and allow for the applicant to present. The Planning Commission will then postpone the public hearing to a date certain of Wednesday, June 24, 2020 at 6:00pm. This will provide time to receive written and verbal comment from the public. The written and verbal comment will be received by City Staff until 5:00pm on Monday, June 22, 2020. The comments will then be read into the record and played for the Planning Commission at the June 24, 2020 meeting. The applicant will then be able to respond to the public comments. Once all comments are recorded as part of the meeting, and the applicant responds, the Planning Commission will close the public hearing, and deliberate on the application.

The public is invited to watch the meeting online through the City of Lebanon's YouTube page at <https://www.youtube.com/watch?v=VpePNgOMMgw> on June 17, 2020, and <https://www.youtube.com/watch?v=e4dg9jJ3NLo> on June 24, 2020. The City of Lebanon thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally. **In compliance with the Governor's Executive Order No. 20-16, this meeting will only be held virtually, there will be no physical location for persons to attend to participate in the meeting.**

The Agenda and application materials will be available for review on the City's website at <https://www.ci.lebanon.or.us/meetings> seven days prior to the hearing.

Providing Comments: The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Monday, June 22, 2020**. Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Monday, June 22, 2020. For verbal testimony, a recording may be provided to the City, or you may call (541) 258-4252 and leave a voice message. **There will be no testimony accepted in person.**

CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the close of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

Appeals: Failure to raise an issue in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. Decisions of the Planning Commission may be appealed to the Lebanon City Council within 15 days following the date the Commission's final written decision is mailed. Only the applicant, a party providing testimony, and/or a person who requests a copy of the decision has rights to appeal a land use decision. The appeal must be submitted on the appeals form as prescribed by City Council with appropriate fee paid and must set forth the criteria issues that were raised which the applicant or party deems itself aggrieved. Please contact our office should you have any questions about our appeals process.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available online in the Planning Commission Agenda Packet at <https://www.ci.lebanon.or.us/meetings>. The materials are also available for inspection in person at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions, would like additional information, or would like to schedule a time to view the application materials in person, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4252; email khart@ci.lebanon.or.us.

The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.

PROPOSED SITE PLAN





LAND USE APPLICATION

PROPERTY INFORMATION

Site Address(es):	2140 FRANKLIN (NEXT TO)
Assessor's Map & Tax Lot No.(s):	125-02W-14CA 500
Comprehensive Plan Designation / Zoning Designation:	
Current Property Use:	
Project Description:	

APPLICANT / PRIMARY CONTACT INFORMATION

Applicant:	PRISM MANOR, LLC	Phone:	503-932-3541
Address:	P.O. Box 20730	Email:	RKATHYBROUSE@MSN.COM
City/State/Zip:	Keizer, OR 97307		

I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.

APPLICANT SIGNATURE	C. R. Lewis	Date:	1-17-20
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PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner:		Phone:	
Address:		Email:	
City/State/Zip:			
OWNER SIGNATURE		Date:	

ADDITIONAL CONTACT INFORMATION

Engineer / Surveyor:		Phone:	
Address:		Email:	
City/State/Zip:			

Architect:	GENE BOLANTE - STUDIO 3 ARCHITECTURE	Phone:	(503) 390-0500
Address:	275 COURT ST NE	Email:	gene@studio3architecture.com
City/State/Zip:	SALEM, OR 97301		

Other:	MATT JOHNSON - STUDIO 3 ARCHITECTURE	Phone:	(503) 390-0500
Address:	275 COURT ST NE	Email:	matt@studio3architecture.com
City/State/Zip:	SALEM, OR 97301		

THE CITY THAT FRIENDLINESS BUILT

REQUIRED SUBMITTALS

- Application and Filing Fee
- Narrative Describing the Proposed Development and addressing the Decision Criteria
 - LDC Article Two Land Uses and Land Use Zones
 - LDC Article Three Development Standards
 - LDC Article Four Review & Decision Requirements
 - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

Land Use Review Process		Fee	Land Use Review Process		Fee
<input checked="" type="checkbox"/> Administrative Review		\$450	Planned Development – Preliminary		\$2500
Annexation		\$1500	Planned Development – Ministerial		\$200
Code Interpretation		\$100	Planned Development – Final (Administrative)		\$450
Comprehensive Plan Map Amendment		\$2000	Planned Development – Final (Quasi-Judicial)		\$750
Comprehensive Plan Text Amendment		\$2000	Subdivision Tentative		\$2000 + \$15/lot
Conditional Use		\$1500	Subdivision Final		\$800 + \$15/lot
Historic Preservation Review or Register		Varies	Tree Felling Permit (Steep Slopes only)		\$150 + \$5/tree
Land Partition		\$450	Urban Growth Boundary Amendment		Actual Costs
Ministerial Review		\$150	Variance (Class 1 – Minor Adjustment)		\$150
Modification of Approved Plan	25% of Application		Variance (Class 2 – Adjustment)		\$450
Non-Conforming Use/Development		\$450	Variance (Class 3)		\$1000
Property (Lot) Line Adjustment		\$250	Zoning Map Amendment		\$1000

APPLICATION RECEIPT & PAYMENT

Date Received: Jan 21, 2020 Date Complete: _____ Receipt No.: 8309
 Received By: [Signature] Total Fee: \$450 File No.: AR. 20. 02

THE CITY THAT FRIENDLINESS BUILT

New 48-Unit Multifamily Development Lebanon, OR

Tax Map: 12S-02W-14CA 500

Base Zone: Z-RM Residential Mixed Density

Project Team:

Architect:

Gene Bolante, AIA
Studio 3 Architecture
275 Court St. NE
Salem, OR 97301
Ph: 503.390.6500
Email: gene@studio3architecture.com

Civil Engineer:

Project Delivery Group, LLC
Keith Whisenhunt
3150 22nd St NE
Salem, OR 97301
Ph: 503.364.4004
Email: keithw@pdgnw.com

Project Summary:

The proposed development is a 48-unit apartment complex consisting of (4) three-story buildings on a 2.17 acre undeveloped site. Separate storage units matching the apartment aesthetics and a separate leasing office will be included on the site.

LDC Article Two – Land Uses and Land Use Zones

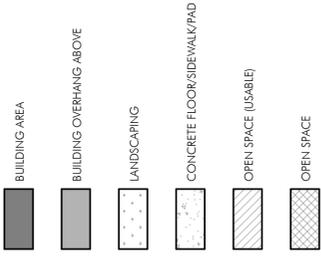
The property is assumed to be zoned Z-RM (Residential Mixed Density). Per LDC 16.05.040, the proposed 48-unit development is subject to administrative review by way of a Planning Commission Hearing and is considered a Class II impact.

LDC Article Three – Development Standards

The table below demonstrates the proposed development's compliance with the LDC's development standards:

	LDC Requirement	Proposed Development
Height	Max. 40'-0"	36'-0"
Lot Coverage (Building Only)	Max. 60%	17.9%
Lot Size	Min. 9,000 sf	94,525 sf (2.17 acres)
Permanent Open Area	Min. 25%	>25%
Common Open Space	Min. 1,000 sf	Approx. 5,000 sf
Vehicle Parking	2.25/unit = 108	109
Bicycle Parking	0.5/unit = 16	16 (under stairs)

SITE PLAN LEGEND:



LOT COVERAGE:

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	16,911 SF	18.6%
PAVINGS, SIDEWALKS	45,082 SF	48.7%
LANDSCAPE	28,799 SF	31.7%
TOTAL SITE AREA	90,792 SF	100 %

OPEN SPACE:

OPEN SPACE TYPE	REQUIRED	PROVIDED
USABLE OPEN SPACE (INCLUDES COMMON)	11,349 SF	13,598 SF
COMMON OPEN SPACE	2,837 SF	6,255 SF
CHILDREN'S PLAY AREA	500 SF	500 SF
GENERAL OPEN SPACE	-	13,611 SF
TOTAL OPEN SPACE	22,698 SF	27,209 SF

ZONING: ASSUME Z-RM

SETBACKS: F=10, S=10, S-ST 15, R=10

HEIGHT: 40'-0"

SITE AREA: 2.08 ACRES (90,792 SF)

DENSITY: 1 BDRM = 1550 SF
2 BDRM = 2000 SF

(24) ONE BDRM & (24) TWO BDRM UNITS
48 UNITS TOTAL

PARKING 2.25 SPACES PER UNIT = 108 SPACES REQ'D

108 SPACES PROVID

BIKE 0.5 SPACES PER UNIT = 24 SPACES

FRANKLIN ST



RUSSELL DR



ELEVATIONS NOTES:

- 1 FIBER CEMENT LAP SIDING W/ 10' EXPOSURE OVER VERTICAL 1/2" P.T.I. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING.
- 2 FIBER CEMENT LAP SIDING W/ 6' EXPOSURE OVER VERTICAL 1/2" P.T.I. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING.
- 3 VERTICAL FIBER CEMENT BOARD AND BATTEN SIDING OVER VERTICAL 1/2" P.T.I. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING. BATTENS @ 12" O.C.
- 4 2 X 8 CEDAR FASCIA BOARD, PRIME AND PAINT.
- 5 5/4 X 12 CEDAR TRIM, PRIME AND PAINT.
- 6 5/4 X 6 CEDAR TRIM, PRIME AND PAINT.
- 7 5/4 X 4 CEDAR TRIM AROUND DOORS AND WINDOWS, PRIME AND PAINT.
- 8 ASPHALT SHINGLES OVER (2) LAYERS 15 LB FELT.
- 9 PREFINISHED METAL GUTTER.
- 10 PREFINISHED METAL DOWNSPOUT.
- 11 VINYL WINDOW ASSEMBLY PER PLANS.
- 12 MIN 3/8" GUARDRAIL AT GROUND FLOOR. MIN 42" ALL OTHER FLOORS.
- 13 COLUMN PER STRUCTURAL.
- 14 FIRE RISER ROOM PER PLANS.
- 15 CRAWLSPACE VENT W/ INTEGRAL INSECT SCREEN.
- 16 KNOX BOX 4400 SERIES BOX WITH 4472 KEY WRENCH HOLDER ACCESSORY, MAX 6'-0" MOUNTING HEIGHT.

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ELEVATION NOTES AND THE ARCHITECTED DOCUMENTS, THE ARCHITECTED DOCUMENTS SHALL CONTROL. THE DOCUMENTS TRANSMITTED BY MAIL, FAX, EMAIL OR OTHER MEANS SHALL BE VOID UNLESS SIGNED AND SEALED DOCUMENTS SHALL CONTROL.

PROJECT # 2019-004
 DATE: 12/30/2019

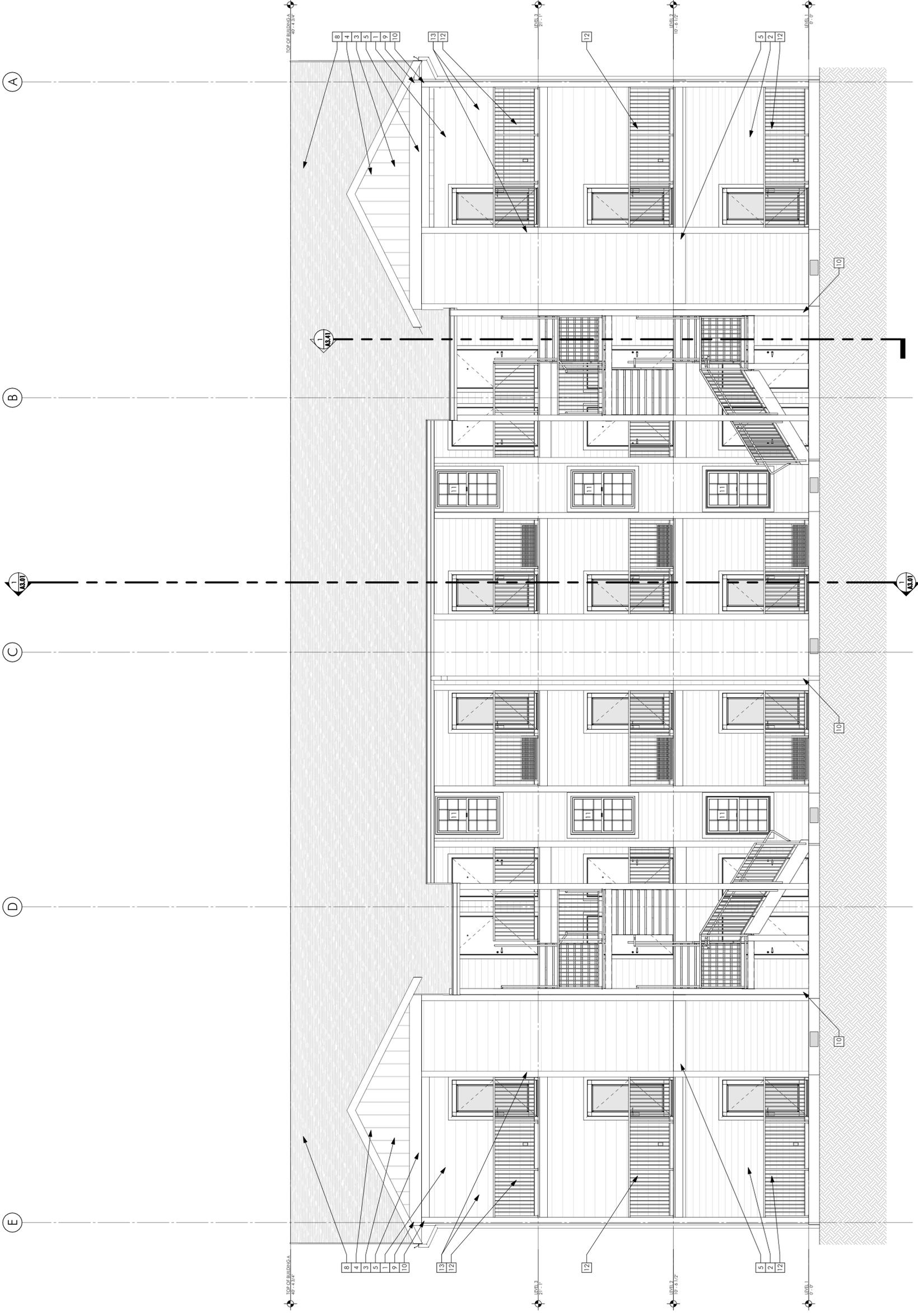
REVISIONS

LEBANON, OREGON

**NEW MULTIFAMILY
 FRANKLIN AND RUSSELL**

SHEET:

A2.01



ELEVATIONS NOTES:

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- 16 KNOX BOX 4400 SERIES BOX WITH 4472 KEY WRENCH HOLDER ACCESSORY, MAX 6'-0" MOUNTING HEIGHT.

IN THE EVENT CONTACTS ARE DISCOVERED
 THAT DO NOT CORRESPOND TO THE ARCHITECT
 DOCUMENTS PREPARED BY THE ARCHITECT
 OR THE ARCHITECT'S CONSULTANTS, THE ARCHITECT
 AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR
 THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
 E-MAIL, OR ANY OTHER MEANS. THE ARCHITECT
 AND ITS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR
 UNAUTHORIZED REPRODUCTION OF ANY ARCHITECT
 DRAWINGS AND RELATED DOCUMENTS AND COPIES.

PROJECT # 2019-004
 DATE: 12/30/2019

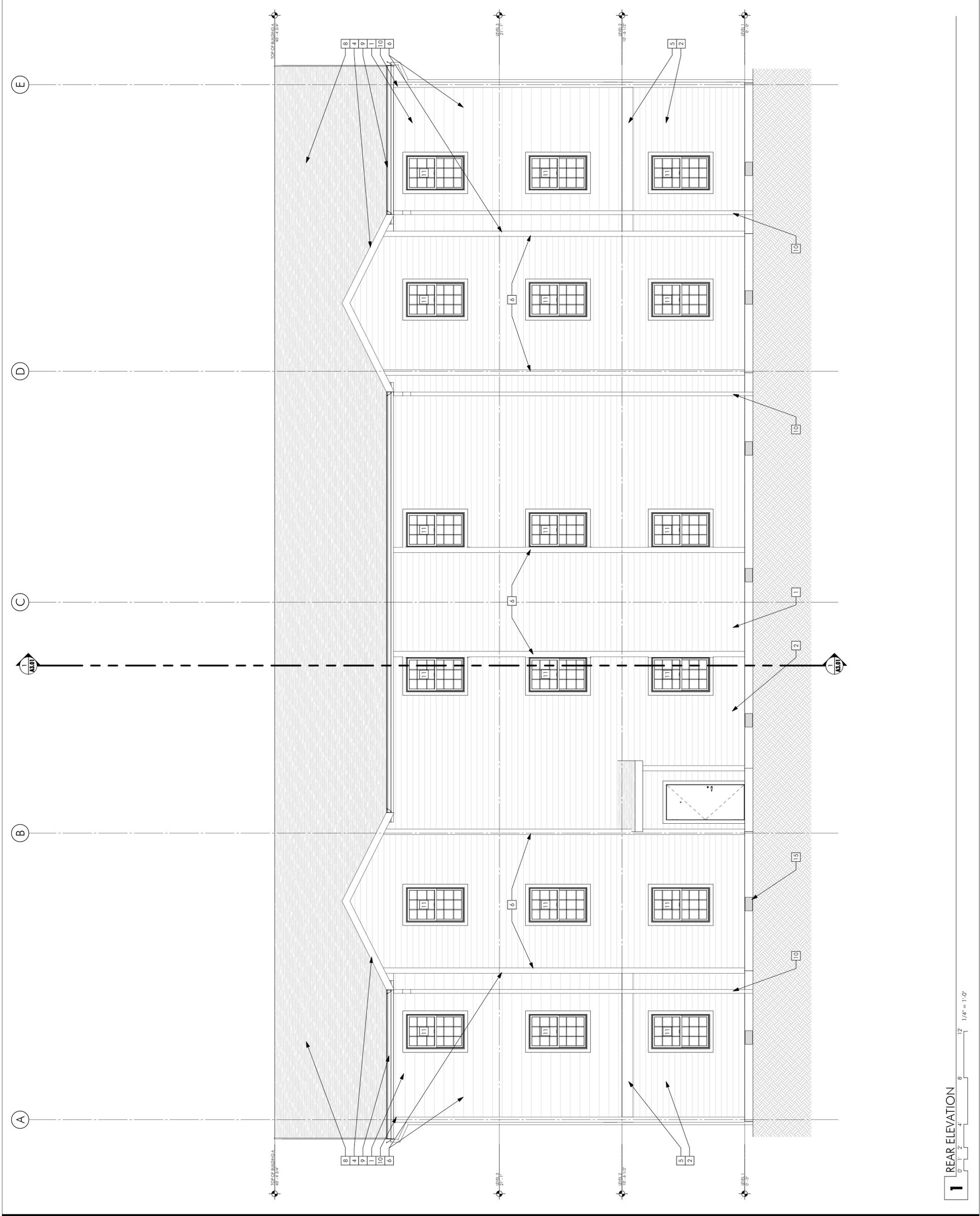
REVISIONS

LEBANON, OREGON

**NEW MULTIFAMILY
 FRANKLIN AND RUSSELL**

SHEET:

A2.02



1 REAR ELEVATION

0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

ELEVATIONS NOTES:

- 1 FIBER CEMENT LAF SIDING W/ 10' EXPOSURE OVER VERTICAL 1/2" P.T. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING.
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- 13 COLUMN PER STRUCTURAL.
- 14 FIRE RISER ROOM PER PLANS.
- 15 CRAWLSPACE VENT W/ INTEGRAL INSECT SCREEN.
- 16 KNOX BOX 4400 SERIES BOX WITH 4472 KEY WRENCH HOLDER ACCESSORY, MAX 6'-0" MOUNTING HEIGHT.

IN THE EVENT CONTACTS ARE DISCOVERED
 THE ARCHITECT HAS NO LIABILITY FOR THE
 DOCUMENTS PREPARED BY THE ARCHITECT
 OR FOR THE WORK CONSTRUCTED THEREON.
 THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
 E-MAIL OR ANY OTHER MEANS SHALL CONSTITUTE
 SIGNED AND SEALED DOCUMENTS AND COPIES.

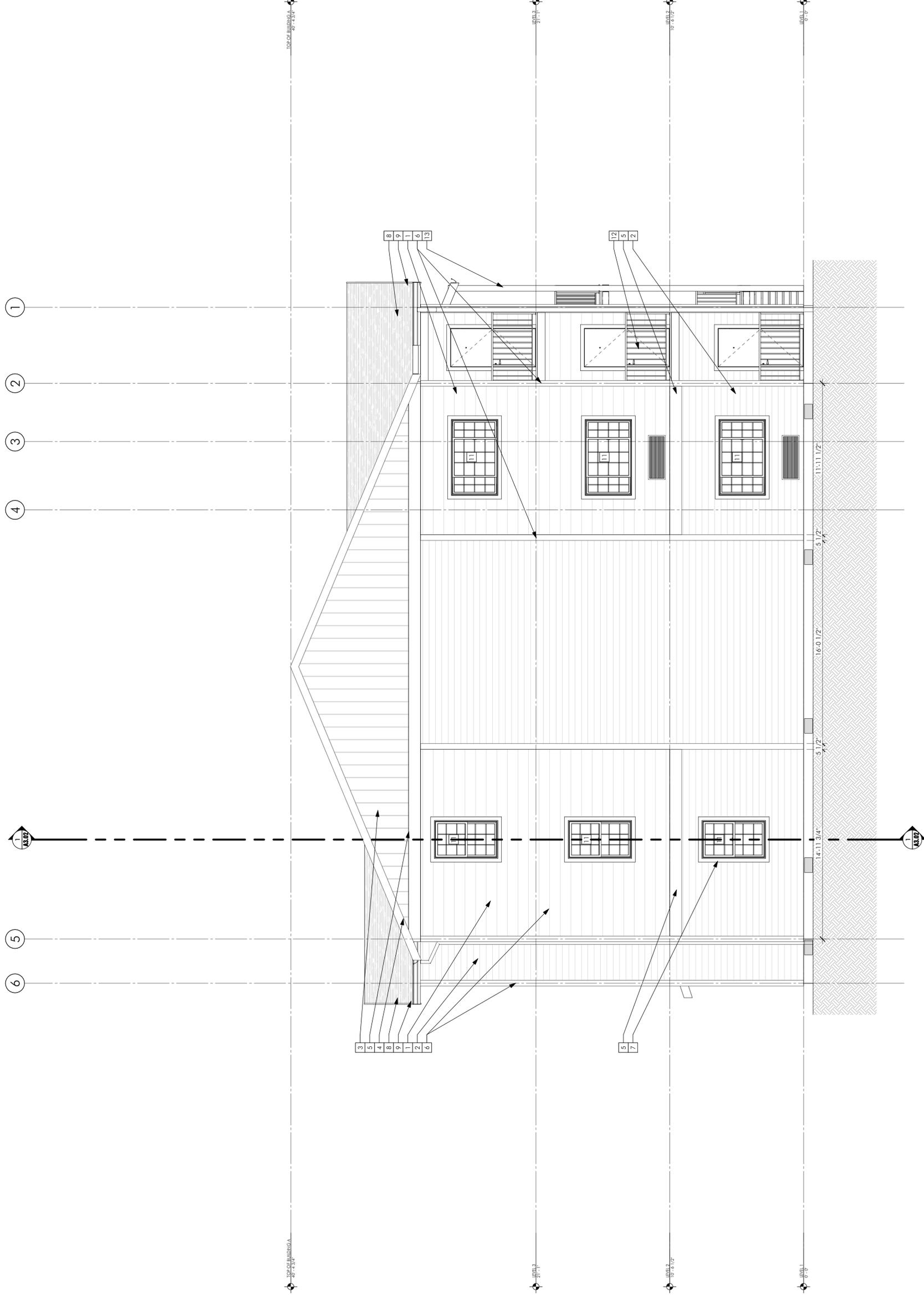
PROJECT # 2019-004
 DATE: 12/30/2019

REVISIONS

NEW MULTIFAMILY
FRANKLIN AND RUSSELL
 LEBANON, OREGON

SHEET:

A2.03



ELEVATIONS NOTES:

- 1 FIBER CEMENT LAF SIDING W/ 10' EXPOSURE OVER VERTICAL 1/2" P.T.T. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING.
- 2 FIBER CEMENT LAF SIDING W/ 6' EXPOSURE OVER VERTICAL 1/2" P.T.T. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING.
- 3 VERTICAL FIBER CEMENT BOARD AND BATTEN SIDING OVER VERTICAL 1/2" P.T.T. STRIPS OVER WEATHER RESISTANT BARRIER OVER SHEATHING. BATTENS @ 12" O.C.
- 4 2 X 8 CEDAR FASCIA BOARD, PRIME AND PAINT.
- 5 5/4 X 1/2 CEDAR TRIM, PRIME AND PAINT.
- 6 5/4 X 6 CEDAR TRIM, PRIME AND PAINT.
- 7 5/4 X 4 CEDAR TRIM AROUND DOORS AND WINDOWS, PRIME AND PAINT.
- 8 ASPHALT SHINGLES OVER (2) LAYERS 15 LB FELT.
- 9 PREFINISHED METAL GUTTER.
- 10 PREFINISHED METAL DOWNSPOUT.
- 11 VINYL WINDOW ASSEMBLY PER PLANS.
- 12 MIN 3/8" GUARDRAIL AT GROUND FLOOR. MIN 42" ALL OTHER FLOORS.
- 13 COLUMN PER STRUCTURAL.
- 14 FIRE RISER ROOM PER PLANS.
- 15 CRAWLSPACE VENT W/ INTEGRAL INSECT SCREEN.
- 16 KNOX BOX 4400 SERIES BOX WITH 4472 KEY WRENCH HOLDER ACCESSORY, MAX 6'-0" MOUNTING HEIGHT.

IN THE EVENT CONTACTS ARE DISCOVERED BY THE ARCHITECT OR ARCHITECTURAL DOCUMENTS PREPARED BY THE ARCHITECT OR ARCHITECTURAL DOCUMENTS TRANSMITTED BY MAIL, FAX, E-MAIL, OR ANY OTHER MEANS, THE ARCHITECT AND ARCHITECTURAL DOCUMENTS SHALL GOVERN.

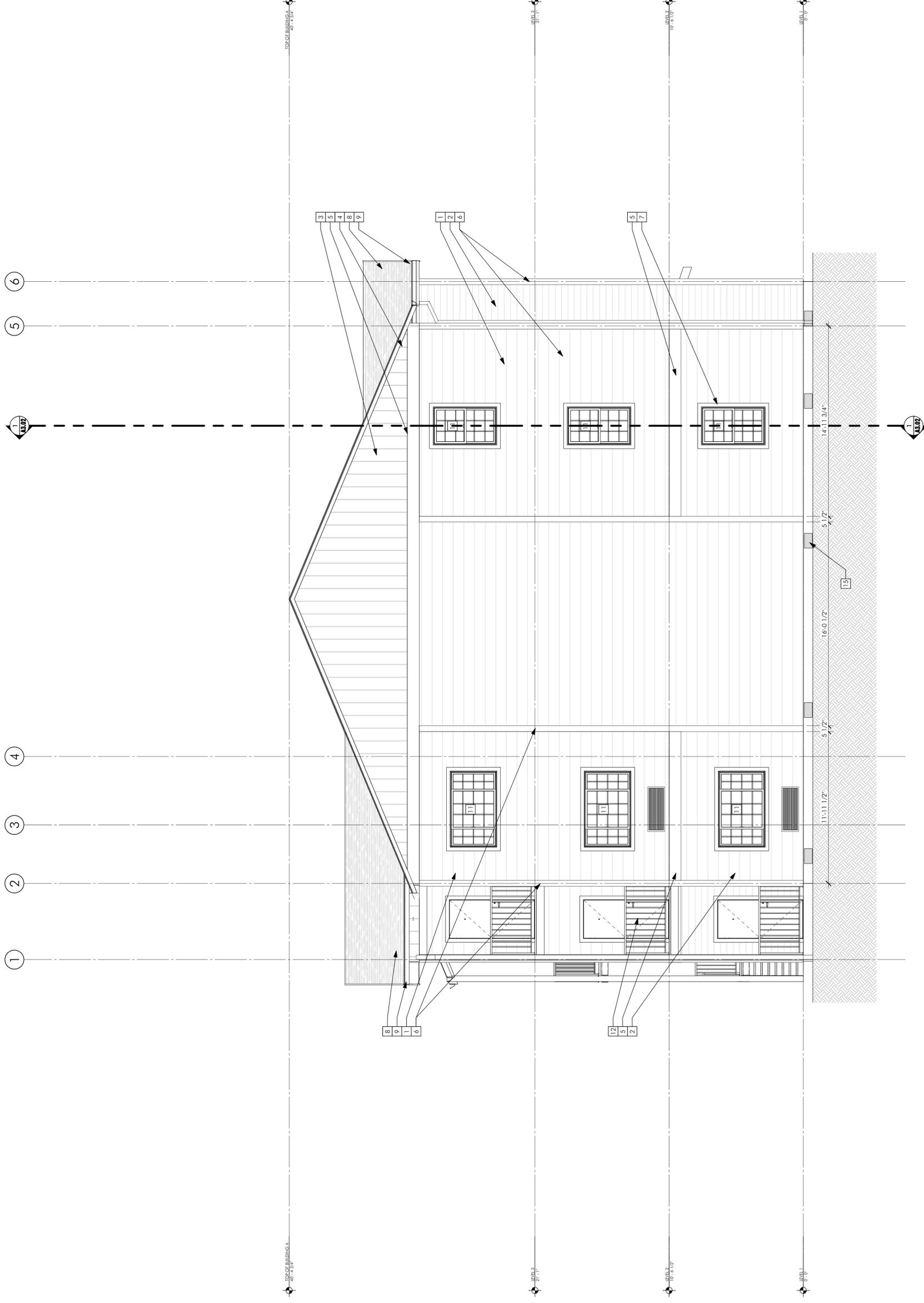
PROJECT # 2019-004
 DATE: 12/30/2019

REVISIONS

NEW MULTIFAMILY
FRANKLIN AND RUSSELL
 LEBANON, OREGON

SHEET:

A2.04



AGENDA ITEM

3.c.





925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4906
cdc@ci.lebanon.or.us
www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: Lebanon Planning Commission
From: Kelly Hart, Community Development Director
Subject: Planning File No. A-20-03

Date: June 10, 2020

I. BACKGROUND

Under consideration is the proposed annexation of the property, 820 W Oak Street (12S 02W 10CD, tax lot 4700), located on the south side of Oak Street, between 9th and 10th Streets. The subject property is 0.21 acres in size, with approximately 60 feet of street frontage along Oak Street. Properties to the north and east, including the public right-of-way is located within city limits; therefore, the site is contiguous to city boundary limits and is eligible for annexation.

The property is located in a developed residential neighborhood. To the north and east are residential properties within the City limits with a zoning designation of Residential Mixed-Density (Z-RM). To the south and west are residential properties in the county unincorporated area, within the City's Urban Growth Boundary (UGB) with a Comprehensive Plan designation of Residential Mixed-Density (C-RM).

The subject site is improved with an existing single-family residence. City water, sewer, and storm drainage is available along the property frontage in Oak Street. There is no development proposed with the application. The Applicant is proposing to annex the subject property in order to connect to the City sewer system. At the March 11, 2020 City Council meeting, the City Council approved an emergency connection to the City sewer system, with the requirement that the property be annexed into the City.

II. CURRENT REPORT

The Comprehensive Plan Designation for the site is Residential Mixed Density (C-RM). Per Table 16.26-1 in Section 16.24.040 of the Lebanon Development Code (LDC), the designated zoning classification for the site would be Residential Mixed Density (Z-RM). The Applicant has indicated acceptance of the zoning designation of Z-RM and is not proposing a Comprehensive Plan Map Amendment.

In accordance with Section 16.24.040 of the LDC, anticipated urban densities (according to the automatic City Zoning assignment upon annexation) within the Urban Growth Area are already accounted for in the City's Facilities Plans, including the Transportation System Plan. Annexation of the land in the Urban Growth Area is already factored into the City's Facility Plans, and no revisions of those plans are necessitated when, following annexation, an area is assigned the zoning classification that is in accordance with the adopted Comprehensive Plan

Map designation. As the Applicant is proposing to accept the automatic zoning designation of Residential Mixed Use, no further analysis of modification to the Facility or Transportation Plan is necessary.

III. REVIEW CRITERIA AND RECOMMENDED FINDINGS

The subject property is located within the City's Urban Growth Boundary (UGB) and is eligible for annexation into the City limits. Annexation application and review requirements are contained in Chapter 16.26 of the Lebanon Development Code. Annexations require a hearing before the Planning Commission and City Council. The purpose of the Commission hearing is to review the request and recommend whether the Council should approve or deny the Annexation.

Section 16.26.060 contains the decision criteria for an annexation with specific requirements in Section 16.26.060.A. This Section requires compliance with provisions in the City Annexation Ordinance and Lebanon Comprehensive Plan, Chapter 3 – Urbanization. Essentially, the Annexation Ordinance and Comprehensive Plan decision criteria are the same. The findings are combined to avoid duplication:

1. Annexation Ordinance Section 2. - All Annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance (i.e., Development Code), City of Lebanon/Linn County Urban Growth Management Agreement and shall be consistent with applicable State law.

Comprehensive Plan Annexation Policy #P-19: [The City shall] recognize and act on the basis that all annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance, City of Lebanon/Linn County Urban Growth Management Agreement (UGMA), and shall be consistent with applicable State law.

RECOMMENDED FINDING: The application site is located within the City of Lebanon Urban Growth Boundary and is contiguous with city limits, therefore eligible for annexation per the Annexation Ordinance, and the Municipal and Development Codes. The annexation is not inclusive of a Comprehensive Plan Map Amendment and is accepting of the initial zoning designation of Residential Mixed Density, consistent with the Comprehensive Plan Designation and the pre-designation identified in the Lebanon Development Code. With the assignment accepted as identified in the Comprehensive Map, it is determined that the annexation has already been accounted for in the City's Facilities Plan, including the Transportation System Plan. The site complies with the Annexation requirements.

2. Annexation Ordinance Section 3. - All Annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

Comprehensive Plan Annexation Policy #P-20: [The City shall] recognize and act on the basis that all annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

RECOMMENDED FINDING: The Annexation Ordinance policies are consistent with, and often mirror, the Comprehensive Plan Annexation Policies. The State acknowledges that the City's Comprehensive Plan complies with all applicable Statewide Planning Goals and statutes, recognizing the consistency of the Plan goals and policies. Therefore, compliance with the applicable Comprehensive Plan policies ensures compliance with the Annexation Ordinance. Findings in the following Sections detail this proposal's compliance with all applicable policies.

3. Annexation Ordinance Section 4. - All lands included within the Urban Growth Boundary are eligible for annexation and urban development. Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-21: [The City shall] recognize and act on the basis that all lands included within the Urban Growth Boundary are eligible for annexation and urban development. (Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.)

RECOMMENDED FINDING: The subject site is located within the Urban Growth Boundary and contiguous to city limits, therefore is eligible for annexation. The subject site is generally flat, with no steep slopes or environmental constraints, and generally within a developed neighborhood. There is existing development on the site, including a single-family residence, which is proposed to be maintained. As the site is already improved with urban development, and does not contain any known environmental constraints, the property is eligible for annexation.

4. Annexation Ordinance Section 5. - The City shall only annex land that is contiguous to the existing City limits and is within the City's UGB.

Comprehensive Plan Annexation Policy #P-22: [The City shall] only annex land that is contiguous to the existing City limits and is within the City's UGB.

RECOMMENDED FINDING: The subject site is contiguous with the city boundary on the north and east side of the property, and is therefore contiguous with existing City limits and eligible for annexation.

5. Annexation Ordinance Section 6. - An annexation shall be deemed orderly if the annexation territory is contiguous to the existing City limits. An annexation is efficient if the annexation territory can be developed or redeveloped to an urban use. Urban uses may include wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-23: [The City shall] deem an annexation orderly if the annexation territory is contiguous to the existing City Limits, and deem an annexation efficient if the annexation territory can be developed or redeveloped to an

urban use (urban uses may include functional wetlands, parks, open space and related uses).

RECOMMENDED FINDINGS: The proposed annexation complies with the above noted criteria as follows:

- (a) The site is contiguous with city limits along the northern and eastern property lines.
- (b) The property is located within an already developed and urbanized portion of the Urban Growth Boundary and City. Surrounding the property include residential development. The site can be serviced by city water, sewer, and has developed storm drainage within the Oak Street right-of-way. As the property can be serviced by city facilities and transportation system, and is already improved with an urban development, the property would be eligible for annexation.

- 6. Annexation Ordinance Section 7. - Development proposals are not required for annexation requests.

Comprehensive Plan Annexation Policy #P-24: [The City shall] recognize and act on the basis that development proposals are not required for annexation requests.

RECOMMENDED FINDING: The application does not include a concurrent development proposal and is currently improved with a single-family residence. Any future development or redevelopment proposal would be required to comply with the provisions for the development code for the Z-RM zone, as applicable.

- 7. Annexation Ordinance Section 8. - As part of the annexation process of developed property or properties, the City shall consider the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

Comprehensive Plan Annexation Policy #P-25: [The City shall] consider as part of the annexation process of developed property or properties, the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

RECOMMENDED FINDING: Section 16.26.040 of the Lebanon Development Code states “anticipated urban densities (according to the automatic City Zoning assignment upon annexation) within the UGA are already accounted for in the City’s Facilities Plans, including the Transportation System Plan.” No revisions to the plans are necessitated, when following annexation, an area is assigned the zoning classification that is in accordance with the adopted Comprehensive Plan Map designation. The subject site is assigned the zoning classification of Z-RM in accordance with the Comprehensive Map designation and therefore, the anticipated demands to access key City-provided urban utilities have already been considered. There is existing city water, sewer and storm drainage available for connection to the site, and the existing transportation system can accommodate the inclusion of the property and the existing development.

8. Annexation Ordinance Section 9. - As part of the annexation process of developed property or properties, the City shall consider the impacts on key City-provided urban utility services needed to serve these properties, which are water, storm drainage, sanitary sewer, and streets.

Comprehensive Plan Annexation Policy # P-26: [The City shall] Consider as part of the annexation process of developed property or properties, the impacts on the capacities of key City-provided urban utility services needed to satisfy the anticipated demands of the properties discussed in P-25 above.

RECOMMENDED FINDING: Section 16.26.040 of the Lebanon Development Code states “anticipated urban densities (according to the automatic City Zoning assignment upon annexation) within the UGA are already accounted for in the City’s Facilities Plans, including the Transportation System Plan.” No revisions to the plans are necessitated, when following annexation, an area is assigned the zoning classification that is in accordance with the adopted Comprehensive Plan Map designation. The subject site is assigned the zoning classification of Z-RM in accordance with the Comprehensive Map designation and therefore, the anticipated demands to access key City-provided urban utilities have already been considered.

9. Annexation Ordinance Section 10. - Needed Public rights-of-way, as identified in adopted transportation plans as necessary for the safe and efficient movement of traffic, bicycles and pedestrians, shall be dedicated to the City either with annexation or when the property develops and/or redevelops and creates an increased demand for the benefits provided by additional rights-of-way dedication.

RECOMMENDED FINDING: Oak Street maintains a right-of-way width of 58-feet, which meets the minimum right-of-way width required for a local residential street. The street is already improved with sidewalk, and curb and gutter on both sides of the street. As such, no additional right-of-way dedication from the subject property is unnecessary for the annexation.

10. Annexation Ordinance Section 11. - Upon annexation, the annexation territory shall be assigned zoning classifications in accordance with the adopted Comprehensive Plan Map, as shown in the City’s Annexation Zoning Matrix. Such zoning assignments in and of themselves are not a zoning map change and shall not require approval of a zoning map amendment, or a separate proceeding.

RECOMMENDED FINDING: This subject property is designated Residential Mixed Density by the Comprehensive Plan. Consistent with the adopted Zoning Matrix, the only possible applicable zone is Residential Mixed Density (Z-RM). The Applicant accepts the applicable zoning designation and is not proposing a Comprehensive Plan Map Amendment.

11. Annexation Ordinance Section 12. - If a zoning designation other than one in accordance with the Comprehensive Plan Map (shown in the Annexation Zoning Matrix) is requested

by an applicant, the zoning requested shall not be granted until the Comprehensive Plan Map is appropriately amended to reflect concurrence. Such an amendment shall require a separate application, hearing and decision, which may be held concurrently with an annexation hearing and will not become effective until the annexation is complete.

RECOMMENDED FINDING: This application does not include a change in the Plan designation or corresponding zone. Therefore, this Section does not apply.

12. Annexation Ordinance Section 13. - The areas within the Urban Growth Boundary with designated environmental constraints may be annexed and developed as functional wetlands, parks, open space and related uses.

RECOMMENDED FINDING: The subject site is generally flat, with no steep slopes or environmental constraints, and generally within a developed neighborhood. There is existing development on the site, including a single-family residence, which is proposed to be maintained. As the site is already improved with urban development, and does not contain any known environmental constraints, the property is eligible for annexation.

13. Annexation Ordinance Section 14. - An “urban use” is hereby defined as any land use that is authorized under the terms and provisions of the land use regulations, Zoning Ordinance (i.e., Development Code), Subdivision Ordinance, Comprehensive Plan, and other related documents of the City of Lebanon.

RECOMMENDED FINDING: This Section does not apply as the provisions in this Section provide a definition and not a decision criterion.

14. Annexation Ordinance Section 15. - At the applicant’s discretion and with the City’s concurrence, a development or redevelopment proposal for an annexation territory may be acted upon by the Planning Commission immediately following the Commission’s hearing on the annexation proposal and a decision of recommendation of approval to the City Council. However, any approval of the Planning Commission of such a development or redevelopment proposal must be contingent upon subsequent approval of the annexation by City Council.

RECOMMENDED FINDING: The request does not contain a concurrent development request.

15. Comprehensive Plan Annexation Policy # P-27: Expand the City Limits as necessary to accommodate development, including housing, commercial, industrial, and services (that will in turn accommodate population growth).

RECOMMENDED FINDING: This Policy does not directly apply as the proposal simply incorporates an existing urbanized parcel into the City limits.

IV. CONCLUSION AND RECOMMENDATION

Staff finds the proposal complies with the decision criteria for an Annexation and the establishment of the applicable zone. Therefore, staff recommends the Planning Commission recommend the City Council approve the Annexation of the subject area and establishment of the respective Residential Mixed Density (Z-RM) zone on the newly annexed property.

V. PLANNING COMMISSION ACTION - ANNEXATION

- A. The Planning Commission may either:
1. Recommend City Council approval of the proposed annexation and establishment of the applicable Residential Mixed Density zone, adopting the written findings for the decision criteria contained in the staff report; or
 2. Recommend City Council approval of the proposed annexation and establishment of the applicable Residential Mixed Density zone, adopting modified findings for the decision criteria; or
 3. Recommend City Council denial of the proposed annexation and establishment of the applicable Residential Mixed Density zone, specifying reasons why the proposal fails to comply with the decision criteria; and
 4. Direct staff to prepare an Order of Recommendation for the Chair or Vice Chair's signature incorporating the adopted findings as approved by the Planning Commission.



NOTICE OF VIRTUAL PUBLIC HEARING LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **Wednesday, June 17, 2020 at 6:00 p.m. and Wednesday, June 24, 2020** through a virtual (online) meeting to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	A-20-03
Applicant:	Travis Wager
Location:	820 W Oak Street
Map & Tax Lot No.:	12S02W10CD04700
Request:	Annexation
Decision Criteria:	Lebanon Development Code Chapters: 16.05, 16.20 & 16.26

Request: The applicant is requesting Annexation of approximately .21 acres comprised of one tax lot. The property is designated Residential Mixed Density (C-RM) on the Comprehensive Plan Map and will be assigned a Residential Mixed Density (Z-RM) zoning designation upon Annexation.



Virtual Meeting: Due to the COVID-19 pandemic, the City will be hosting a virtual Planning Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCDC) in compliance with Oregon Public Meeting Laws.

The public hearing will occur in two phases: on June 17, 2020 at 6:00pm, the Planning Commission will open the public hearing, receive Staff's report, and allow for the applicant to present. The Planning Commission will then postpone the public hearing to a date certain of Wednesday, June 24, 2020 at 6:00pm. This will provide time to receive written and verbal comment from the public. The written and verbal comment will be received by City Staff until 5:00pm on Monday, June 22, 2020. The comments will then be read into the record and played for the Planning Commission at the June 24, 2020 meeting. The applicant will then be able to respond to the public comments. Once all comments are recorded as part of the meeting, and the applicant responds, the Planning Commission will close the public hearing, and deliberate on the application.

The public is invited to watch the meeting online through the City of Lebanon's YouTube page at <https://www.youtube.com/watch?v=VpePNgOMMgw> on June 17, 2020, and <https://www.youtube.com/watch?v=e4dg9jJ3NLo> on June 24, 2020. The City of Lebanon thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally. **In compliance with the Governor's Executive Order No. 20-16, this meeting will only be held virtually, there will be no physical location for persons to attend to participate in the meeting.**

The Agenda and application materials will be available for review on the City's website at <https://www.ci.lebanon.or.us/meetings> seven days prior to the hearing.

Providing Comments: The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Monday, June 22, 2020**. Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Monday, June 22, 2020. For verbal testimony, a recording may be provided to the City, or you may call (541) 258-4252 and leave a voice message. **There will be no testimony accepted in person.**

CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the close of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

Action of the Planning Commission and Appeals: The role of the Commission is to review the proposal and make a recommendation to the Lebanon City Council. A public hearing before the Council will be subsequently scheduled and notice provided. The Council decision is the final decision unless appealed to the Land Use Board of Appeals (LUBA). Failure to raise an issue in the hearing, orally or in writing, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4906; email cdc@ci.lebanon.or.us.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION FORM 1

FOR DLCD USE
File No.:
Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation at least 35 days before the first evidentiary hearing.

Jurisdiction: City of Lebanon

Local file no.: A-20-03

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment including more than 50 acres, by a city with a population greater than 2,500 within the UGB
UGB amendment over 100 acres by a metropolitan service district
Urban reserve designation, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
Periodic review task - Task no.:
X Any other change to a comp plan or land use regulation (e.g., a post-acknowledgement plan amendment)

Local contact person (name and title): Tammy Dickey
Phone: 541-258-4254 E-mail: tdickey@ci.lebanon.or.us
Street address: 925 S Main Street City: Lebanon Zip: 97355

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

Request to Annex .21 acres to the City of Lebanon and establish the Residential Mixed Density (Z-RM) on the newly annexed property. Proposed Zoning conforms to Comprehensive Plan Map designation.

Date of first evidentiary hearing: April 15, 2020
Date of final hearing: May 13, 2020

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
Comprehensive Plan map amendment(s) - Change from to
Change from to
New or amended land use regulation
Zoning map amendment(s) - Change from
Change from
An exception to a statewide planning goal is proposed - goal(s) subject to exception:
X Acres affected by map amendment: .21

Location of property, if applicable (site address and T, R, Sec., TL): 12S2W10CD04700

List affected state or federal agencies, local governments and special districts:

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/CPU/Pages/Plan-Amendments.aspx>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at <http://www.oregon.gov/LCD/CPU/Pages/PAPA-Submittals.aspx>.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

¹ 660-018-0022 provides:

- (1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and
- (2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal

CURRENT



PROPOSED



Zoning Map

Legend

- Z-RL : Residential Low Density
- Z-RM : Residential Mixed Density
- Z-RH : Residential High Density
- Z-NMU : Neighborhood Mixed Use
- Z-MU : Mixed Use
- Z-NCM : Neighborhood Commercial
- Z-CCM : Central Business Commercial
- Z-HCM : Highway Commercial
- Z-IND : Industrial
- Z-PU : Public Use
- Taxlot
- City Limit
- Urban Growth Boundary

(See Lebanon Development Code Chapter 16.11 for Overlay Zones)





LAND USE APPLICATION

PROPERTY INFORMATION	
Site Address(es):	820 W. Oak St.
Assessor's Map & Tax Lot No.(s):	12502W10CD04T00
Comprehensive Plan Designation / Zoning Designation:	Rm
Current Property Use:	Single Family Home
Project Description:	Annex county property (single family residence) into city.

APPLICANT / PRIMARY CONTACT INFORMATION	
Applicant:	Travis Wagar
Address:	36645 GORE DR
City/State/Zip:	Lebanon, OR 97355
Phone:	541 401 5021
Email:	traviswagarcontracting@gmail.com

I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.

APPLICANT SIGNATURE	Date: 3/3/20
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PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)	
Owner:	Phone:
Address:	Email:
City/State/Zip:	
OWNER SIGNATURE	Date:

ADDITIONAL CONTACT INFORMATION	
Engineer / Surveyor:	Udell
Address:	63 E Ash St.
City/State/Zip:	Lebanon
Phone:	541 451 5125
Email:	

Architect:	Phone:
Address:	Email:
City/State/Zip:	

Other:	RJ Armstrong - Road work to be done
Address:	1055 W Airway Rd.
City/State/Zip:	Lebanon, OR 97355
Phone:	541 451 4286
Email:	

THE CITY THAT FRIENDLINESS BUILT

REQUIRED SUBMITTALS

- Application and Filing Fee
- Narrative Describing the Proposed Development and addressing the Decision Criteria
 - LDC Article Two Land Uses and Land Use Zones
 - LDC Article Three Development Standards
 - LDC Article Four Review & Decision Requirements
 - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

Land Use Review Process		Fee	Land Use Review Process		Fee
Administrative Review		\$450	Planned Development – Preliminary		\$2500
Annexation		\$1500	Planned Development – Ministerial		\$200
Code Interpretation		\$100	Planned Development – Final (Administrative)		\$450
Comprehensive Plan Map Amendment		\$2000	Planned Development – Final (Quasi-Judicial)		\$750
Comprehensive Plan Text Amendment		\$2000	Subdivision Tentative		\$2000 + \$15/lot
Conditional Use		\$1500	Subdivision Final		\$800 + \$15/lot
Historic Preservation Review or Register		Varies	Tree Felling Permit (Steep Slopes only)		\$150 + \$5/tree
Land Partition		\$450	Urban Growth Boundary Amendment		Actual Costs
Ministerial Review		\$150	Variance (Class 1 – Minor Adjustment)		\$150
Modification of Approved Plan	25% of Application		Variance (Class 2 – Adjustment)		\$450
Non-Conforming Use/Development		\$450	Variance (Class 3)		\$1000
Property (Lot) Line Adjustment		\$250	Zoning Map Amendment		\$1000

APPLICATION RECEIPT & PAYMENT

Date Received: 3/3/20	Date Complete:	Receipt No.: 8450
Received By: CK	Total Fee: 1500.00	File No.:

THE CITY THAT FRIENDLINESS BUILT

AGENDA ITEM

3.d.





925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4906
cdc@ci.lebanon.or.us
www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: Lebanon Planning Commission
From: Kelly Hart, Community Development Director
Subject: Planning File No. A-20-02 – Annexation of various street segments

Date: June 10, 2020

I. BACKGROUND

Under consideration is the proposed annexation of various street segments within the UGB into the City, including portions of: Airport Road near Airway; Airport Road near Cypress Court; 12th Street at F Street; Cascade Drive near Crowfoot Road; Russell Drive near Franklin Street; and portions of Wassom Street. As annexations have occurred throughout the City, some applications included annexation of the public right-of-way along the length of the property segment, while others have not. This has resulted in a patchwork of city and county jurisdiction throughout the street network.

II. CURRENT REPORT

The purpose and intent behind the proposed annexations are to organize the jurisdictional boundaries of the City. This will assist in the enforcement action for the police and sheriff's departments and allow our local police department to better enforce parking restrictions throughout the City. As streets are not assigned a zoning designation, the only action under consideration is the land annexation. There is no assignment of initial zoning associated with this procedure.

III. REVIEW CRITERIA AND RECOMMENDED FINDINGS

All of the proposed street segments are located within the City's Urban Growth Boundary (UGB) and is eligible for annexation into the City limits. Annexation application and review requirements are contained in Chapter 16.26 of the Lebanon Development Code. Annexations require a hearing before the Planning Commission and City Council. The purpose of the Commission hearing is to review the request and recommend whether the Council should approve or deny the Annexation.

Section 16.26.060 contains the decision criteria for an annexation with specific requirements in Section 16.26.060.A. This Section requires compliance with provisions in the City Annexation Ordinance and Lebanon Comprehensive Plan, Chapter 3 – Urbanization. Essentially, the Annexation Ordinance and Comprehensive Plan decision criteria are the same. The findings are combined to avoid duplication:

1. Annexation Ordinance Section 2. - All Annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance (i.e., Development Code), City of Lebanon/Linn County Urban Growth Management Agreement and shall be consistent with applicable State law.

Comprehensive Plan Annexation Policy #P-19: [The City shall] recognize and act on the basis that all annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance, City of Lebanon/Linn County Urban Growth Management Agreement (UGMA), and shall be consistent with applicable State law.

RECOMMENDED FINDING: The application sites include public street segments located within the City of Lebanon Urban Growth Boundary and is contiguous with city limits, therefore eligible for annexation per the Annexation Ordinance, and the Municipal and Development Codes. The annexation is not inclusive of a Comprehensive Plan Map Amendment as there is no zoning assigned to public rights-of-way. As the street segments are existing, it is determined that the annexation has already been accounted for in the City's Facilities Plan, including the Transportation System Plan. The proposal complies with the Annexation requirements.

2. Annexation Ordinance Section 3. - All Annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

Comprehensive Plan Annexation Policy #P-20: [The City shall] recognize and act on the basis that all annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

RECOMMENDED FINDING: The Annexation Ordinance policies are consistent with, and often mirror, the Comprehensive Plan Annexation Policies. The State acknowledges that the City's Comprehensive Plan complies with all applicable Statewide Planning Goals and statutes, recognizing the consistency of the Plan goals and policies. Therefore, compliance with the applicable Comprehensive Plan policies ensures compliance with the Annexation Ordinance. Findings in the following Sections detail this proposal's compliance with all applicable policies.

3. Annexation Ordinance Section 4. - All lands included within the Urban Growth Boundary are eligible for annexation and urban development. Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-21: [The City shall] recognize and act on the basis that all lands included within the Urban Growth Boundary are eligible for annexation and urban development. (Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.)

RECOMMENDED FINDING: All lands included in the annexation proposal are improved public rights-of-way. There are no identified environmental constraints, and no development would occur within the annexation areas.

4. Annexation Ordinance Section 5. - The City shall only annex land that is contiguous to the existing City limits and is within the City's UGB.

Comprehensive Plan Annexation Policy #P-22: [The City shall] only annex land that is contiguous to the existing City limits and is within the City's UGB.

RECOMMENDED FINDING: All rights-of-way segments included in the annexation proposal are contiguous with properties within city limits.

5. Annexation Ordinance Section 6. - An annexation shall be deemed orderly if the annexation territory is contiguous to the existing City limits. An annexation is efficient if the annexation territory can be developed or redeveloped to an urban use. Urban uses may include wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-23: [The City shall] deem an annexation orderly if the annexation territory is contiguous to the existing City Limits, and deem an annexation efficient if the annexation territory can be developed or redeveloped to an urban use (urban uses may include functional wetlands, parks, open space and related uses).

RECOMMENDED FINDINGS: All land included in the annexation proposal is improved public rights-of-way. No zoning will be designated to the property as it is land designated for public rights-of-way. The annexation of these street segments is orderly as it is contiguous to existing city limits, and the annexation of these street segments would allow for orderly development and redevelopment of properties within the City, as the City would have jurisdiction over any required improvements to the public rights-of-way as development occurs.

6. Annexation Ordinance Section 7. - Development proposals are not required for annexation requests.

Comprehensive Plan Annexation Policy #P-24: [The City shall] recognize and act on the basis that development proposals are not required for annexation requests.

RECOMMENDED FINDING: The application does not include a development proposal, and no development would occur in the future due to the use and nature of the annexed land for use and public rights-of-way.

7. Annexation Ordinance Section 8. - As part of the annexation process of developed property or properties, the City shall consider the anticipated demands to access key City-

provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

Comprehensive Plan Annexation Policy #P-25: [The City shall] consider as part of the annexation process of developed property or properties, the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

RECOMMENDED FINDING: The annexation proposal would not create a demand on utility services as the land is identified as public rights-of-way, and no development could occur on the land that would create a demand on utilities.

8. Annexation Ordinance Section 9. - As part of the annexation process of developed property or properties, the City shall consider the impacts on key City-provided urban utility services needed to serve these properties, which are water, storm drainage, sanitary sewer, and streets.

Comprehensive Plan Annexation Policy # P-26: [The City shall] Consider as part of the annexation process of developed property or properties, the impacts on the capacities of key City-provided urban utility services needed to satisfy the anticipated demands of the properties discussed in P-25 above.

RECOMMENDED FINDING: The annexation proposal would create a positive impact on the street system by providing the city jurisdiction to appropriately plan the street network in the city. There would be no impact on the other utilities as no development would occur within the land annexation area as it is all limited to public rights-of-way.

9. Annexation Ordinance Section 10. - Needed Public rights-of-way, as identified in adopted transportation plans as necessary for the safe and efficient movement of traffic, bicycles and pedestrians, shall be dedicated to the City either with annexation or when the property develops and/or redevelops and creates an increased demand for the benefits provided by additional rights-of-way dedication.

RECOMMENDED FINDING: The annexation proposal addresses previous property annexations that did not include the portion of public right-of-way associated with the annexation. This action provides conformance of previous annexations.

10. Annexation Ordinance Section 11. - Upon annexation, the annexation territory shall be assigned zoning classifications in accordance with the adopted Comprehensive Plan Map, as shown in the City's Annexation Zoning Matrix. Such zoning assignments in and of themselves are not a zoning map change and shall not require approval of a zoning map amendment, or a separate proceeding.

RECOMMENDED FINDING: All lands associated with the annexation proposal include public rights-of-way, which is not assigned a zoning designation. As such, this finding is not applicable.

11. Annexation Ordinance Section 12. - If a zoning designation other than one in accordance with the Comprehensive Plan Map (shown in the Annexation Zoning Matrix) is requested by an applicant, the zoning requested shall not be granted until the Comprehensive Plan Map is appropriately amended to reflect concurrence. Such an amendment shall require a separate application, hearing and decision, which may be held concurrently with an annexation hearing and will not become effective until the annexation is complete.

RECOMMENDED FINDING: All lands associated with the annexation proposal include public rights-of-way, which is not assigned a zoning designation. As such, this finding is not applicable.

12. Annexation Ordinance Section 13. - The areas within the Urban Growth Boundary with designated environmental constraints may be annexed and developed as functional wetlands, parks, open space and related uses.

RECOMMENDED FINDING: All lands associated with the annexation proposal include public rights-of-way, and do not have any designated environmental constraints.

13. Annexation Ordinance Section 14. - An “urban use” is hereby defined as any land use that is authorized under the terms and provisions of the land use regulations, Zoning Ordinance (i.e., Development Code), Subdivision Ordinance, Comprehensive Plan, and other related documents of the City of Lebanon.

RECOMMENDED FINDING: This Section does not apply as the provisions in this Section provide a definition and not a decision criterion.

14. Annexation Ordinance Section 15. - At the applicant’s discretion and with the City’s concurrence, a development or redevelopment proposal for an annexation territory may be acted upon by the Planning Commission immediately following the Commission’s hearing on the annexation proposal and a decision of recommendation of approval to the City Council. However, any approval of the Planning Commission of such a development or redevelopment proposal must be contingent upon subsequent approval of the annexation by City Council.

RECOMMENDED FINDING: The request does not contain a concurrent development request.

15. Comprehensive Plan Annexation Policy # P-27: Expand the City Limits as necessary to accommodate development, including housing, commercial, industrial, and services (that will in turn accommodate population growth).

RECOMMENDED FINDING: This Policy does not directly apply as the proposal simply incorporates existing public rights-of-way into the City limits.

IV. CONCLUSION AND RECOMMENDATION

Staff finds the proposal complies with the decision criteria for an Annexation. Therefore, staff recommends the Planning Commission recommend the City Council approve the Annexation of the subject area for an orderly organization of the city's public rights-of-way.

V. PLANNING COMMISSION ACTION - ANNEXATION

A. The Planning Commission may either:

1. Recommend City Council approval of the proposed annexation, adopting the written findings for the decision criteria contained in the staff report; or
2. Recommend City Council approval of the proposed annexation, adopting modified findings for the decision criteria; or
3. Recommend City Council denial of the proposed annexation, specifying reasons why the proposal fails to comply with the decision criteria; and
4. Direct staff to prepare an Order of Recommendation for the Chair or Vice Chair's signature incorporating the adopted findings as approved by the Planning Commission.



NOTICE OF VIRTUAL PUBLIC HEARING LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **Wednesday, June 17, 2020 at 6:00 p.m. and Wednesday, June 24, 2020** through a virtual (online) meeting to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	A-20-02
Applicant:	City of Lebanon
Location:	12 th Street, Airport Road, Cascade Drive, Russell Drive & Wassom Street
Map No.:	12S02W14, 15, 16 & 23
Request:	Annexation
Decision Criteria:	Lebanon Development Code Chapters: 16.20 & 16.26

Request: The applicant is requesting Annexation of approximately 9.14 acres of street right-of-way on 12th Street, Airport Road, Cascade Drive, Russell Drive and Wassom Street. (see maps on reverse).

Virtual Meeting: Due to the COVID-19 pandemic, the City will be hosting a virtual Planning Commission meeting and following the procedural guidance provided by the Oregon Department of Land Conservation and Development (DLCD) in compliance with Oregon Public Meeting Laws.

The public hearing will occur in two phases: on June 17, 2020 at 6:00pm, the Planning Commission will open the public hearing, receive Staff's report, and allow for the applicant to present. The Planning Commission will then postpone the public hearing to a date certain of Wednesday, June 24, 2020 at 6:00pm. This will provide time to receive written and verbal comment from the public. The written and verbal comment will be received by City Staff until 5:00pm on Monday, June 22, 2020. The comments will then be read into the record and played for the Planning Commission at the June 24, 2020 meeting. The applicant will then be able to respond to the public comments. Once all comments are recorded as part of the meeting, and the applicant responds, the Planning Commission will close the public hearing, and deliberate on the application.

The public is invited to watch the meeting online through the City of Lebanon's YouTube page at <https://www.youtube.com/watch?v=VpePNgOMMgw> on June 17, 2020, and <https://www.youtube.com/watch?v=e4dg9jJ3NLo> on June 24, 2020. The City of Lebanon thanks you for your support in slowing the spread of COVID-19 by attending this public meeting digitally. **In compliance with the Governor's Executive Order No. 20-16, this meeting will only be held virtually, there will be no physical location for persons to attend to participate in the meeting.**

The Agenda and application materials will be available for review on the City's website at <https://www.ci.lebanon.or.us/meetings> seven days prior to the hearing.

Providing Comments: The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Monday, June 22, 2020**. Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in

the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Monday, June 22, 2020. For verbal testimony, a recording may be provided to the City, or you may call (541) 258-4252 and leave a voice message. **There will be no testimony accepted in person.**

CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the close of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

Action of the Planning Commission and Appeals: The role of the Commission is to review the proposal and make a recommendation to the Lebanon City Council. A public hearing before the Council will be subsequently scheduled and notice provided. The Council decision is the final decision unless appealed to the Land Use Board of Appeals (LUBA). Failure to raise an issue in the hearing, orally or in writing, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4906; email cdc@ci.lebanon.or.us.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.

EXHIBIT "A"

ANNEXATION

S. 12TH STREET (C.R. 783)

AN AREA OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF LEBANON, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF S. 12TH (C.R. 783) STREET BEING THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2005-14, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE ALONG SAID WEST RIGHT OF WAY NORTH 0°20'10" WEST 349.11 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 89°49'40" EAST 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID S. 12TH STREET (C.R. 783) BEING THE NORTHWEST CORNER OF LOT 11, LORDS ADDITION; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 0°20'10" EAST 349.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE LEAVING SAID EAST RIGHT OF WAY NORTH 89°53'14" WEST 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS ± 20945 SQUARE FEET MORE OR LESS.

LINN COUNTY SURVEY 17883 WAS USED AS A REFERENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

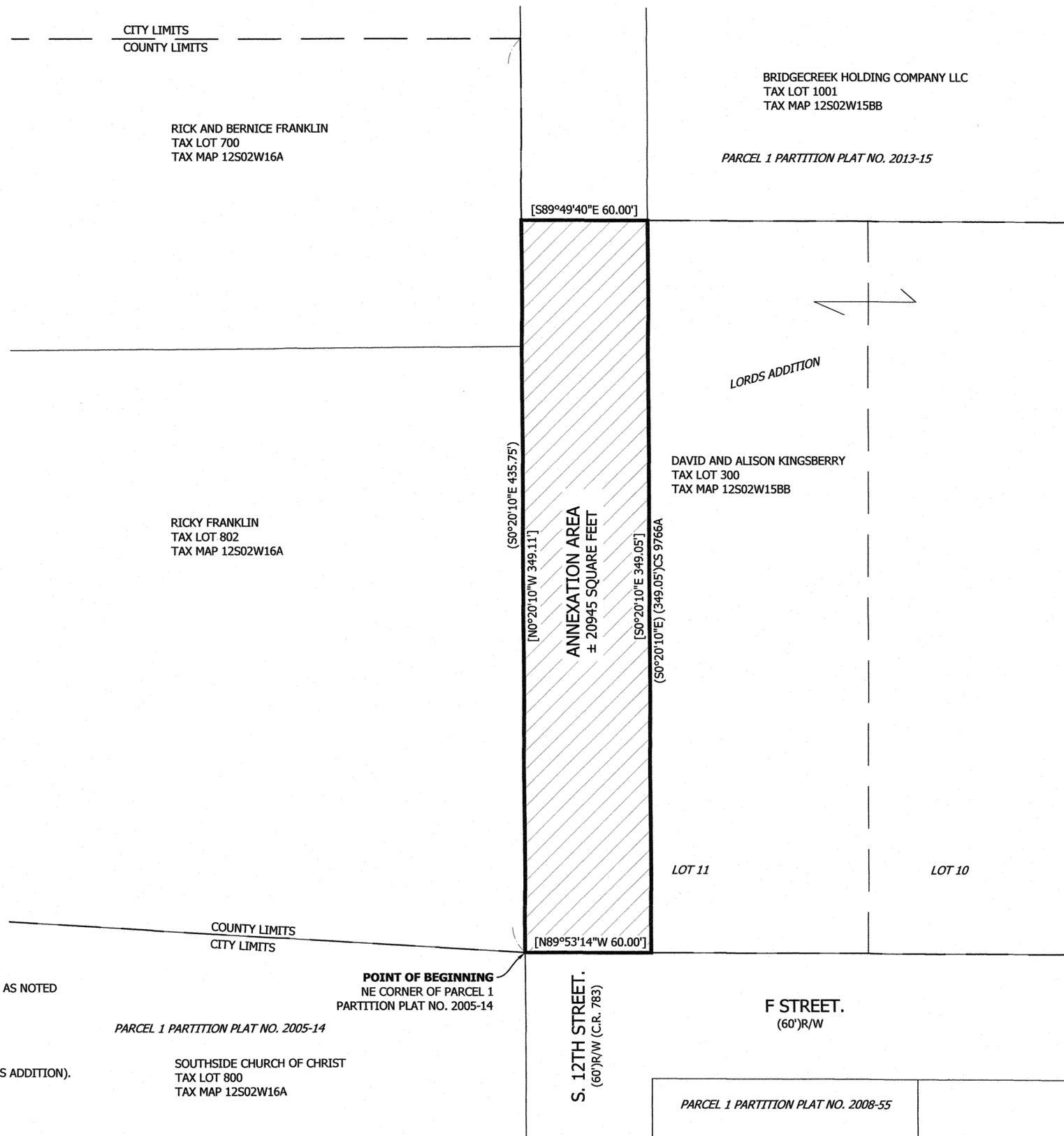
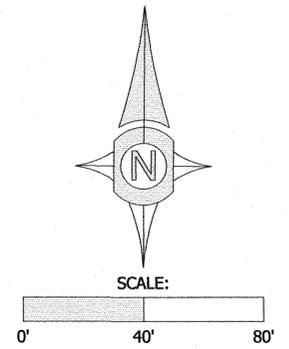
REVIEW COPY

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES 12-31-2020

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

**ANNEXATION MAP
AT THE REQUEST OF
CITY OF LEBANON
IN THE NW 1/4 OF SEC. 15, T. 12 S., R. 2 W., W.M.
CITY OF LEBANON, LINN COUNTY, OREGON
FEBRUARY 04, 2020**



LEGEND:

- () DATA OF RECORD PER CS 17883 OR AS NOTED
- [] CALCULATED DATA
- CS COUNTY SURVEY

REFERENCE SURVEY: CS 17883, CS 9766A (LORDS ADDITION).

PARCEL 1 PARTITION PLAT NO. 2005-14

SOUTHSIDE CHURCH OF CHRIST
TAX LOT 800
TAX MAP 12S02W16A

POINT OF BEGINNING
NE CORNER OF PARCEL 1
PARTITION PLAT NO. 2005-14

S. 12TH STREET.
(60')R/W (C.R. 783)

F STREET.
(60')R/W

PARCEL 1 PARTITION PLAT NO. 2008-55

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Review Copy
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2020

SHEET 1 OF 1



Udell
ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OR 97355
PH. (541) 451-5125
FAX (541) 451-1366
19-299 COL ST. ANNEX.

EXHIBIT "A"

ANNEXATION

W. AIRPORT ROAD (C.R. 710) (CYPRESS CT. to 7TH ST.)

AN AREA OF LAND LOCATED IN SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF LEBANON, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF AIRPORT ROAD (C.R.710) ALSO BEING THE NORTHWEST CORNER OF LOT 9, GREENTREE ESTATES, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89°56'26" EAST 651.15 FEET; THENCE NORTH 87°33'51" EAST 937.18 FEET TO THE SOUTHWEST CORNER OF INTERSECTION OF SAID AIRPORT ROAD (C.R. 710) AND 7TH STREET; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 0°15'37" WEST 60.04 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID INTERSECTION OF AIRPORT ROAD (C.R. 710) AND 7TH STREET; THENCE ALONG THE NORTH RIGHT OF WAY OF SAID AIRPORT ROAD (C.R. 710) SOUTH 87°33'51" WEST 828.20 FEET; THENCE NORTH 0°14'48" WEST 10.01 FEET; THENCE SOUTH 87°33'59" WEST 10.29 FEET; THENCE NORTH 2°26'01" WEST 5.00 FEET; THENCE SOUTH 87°34'00" WEST 40.00 FEET; THENCE SOUTH 1°17'16" EAST 5.00 FEET; THENCE SOUTH 87°33'45" WEST 59.73 FEET; THENCE SOUTH 1°11'09" EAST 10.00 FEET; THENCE NORTH 89°56'26" WEST 686.01 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 0°03'06" WEST 60.00 FEET; THENCE SOUTH 89°56'26" EAST 36.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS ± 98756 SQUARE FEET MORE OR LESS.

LINN COUNTY SURVEY 22968 WAS USED AS A REFERENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

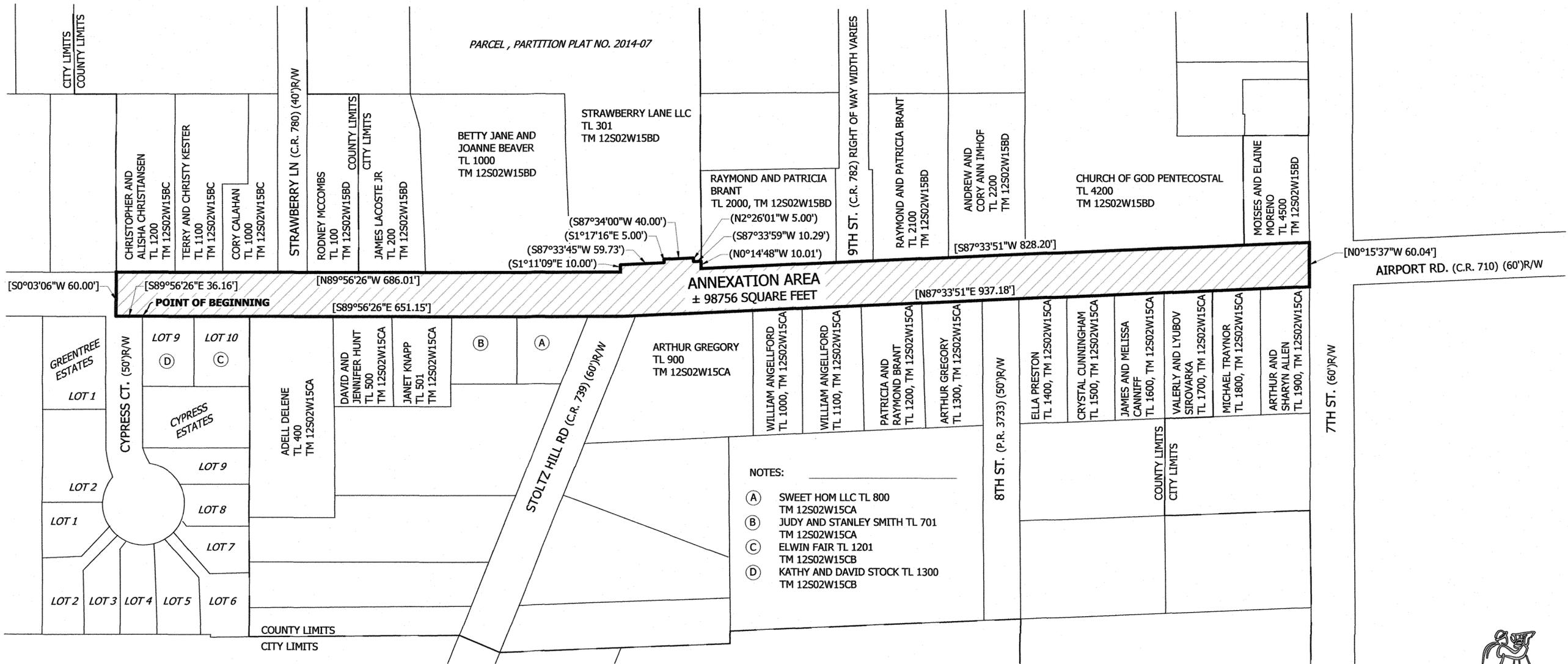
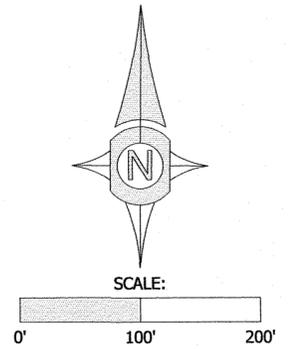
Review Copy

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES 12-31-2020

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

**ANNEXATION MAP
AT THE REQUEST OF
CITY OF LEBANON
IN SEC. 15, T. 12 S., R. 2 W., W.M.
CITY OF LEBANON, LINN COUNTY, OREGON
FEBRUARY 04, 2020**



**ANNEXATION AREA
± 98756 SQUARE FEET**

- NOTES:**
- (A) SWEET HOM LLC TL 800
TM 12S02W15CA
 - (B) JUDY AND STANLEY SMITH TL 701
TM 12S02W15CA
 - (C) ELWIN FAIR TL 1201
TM 12S02W15CB
 - (D) KATHY AND DAVID STOCK TL 1300
TM 12S02W15CB

LEGEND:
() DATA OF RECORD PER CS 22968 OR AS NOTED
[] CALCULATED DATA
CS COUNTY SURVEY

REFERENCE SURVEY: CS 22974 AND CS 22968

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Review Copy
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2020



U dell
ENGINEERING & LAND
SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OR 97355
PH. (541) 451-5125
FAX (541) 451-1366
19-299 COL ST. ANNEX.

EXHIBIT "A"

ANNEXATION

W. AIRPORT ROAD (C.R. 707)

AN AREA OF LAND LOCATED IN SECTION 15 AND SECTION 16, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF LEBANON, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF W. AIRPORT ROAD (C.R. 707) ALSO BEING THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2006-23, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH $0^{\circ}01'37''$ EAST 59.97 FEET; THENCE NORTH $89^{\circ}56'16''$ WEST 59.38 FEET TO A POINT AT THE SOUTHWEST CORNER INTERSECTION OF SAID W. AIRPORT ROAD (C.R. 707) AND 12TH STREET; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID W. AIRPORT ROAD (C.R. 707) NORTH $89^{\circ}57'27''$ WEST 849.28 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH $0^{\circ}11'04''$ WEST 67.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY; THENCE ALONG THE SAID NORTH RIGHT OF WAY SOUTH $89^{\circ}57'46''$ EAST 649.19 FEET; THENCE SOUTH $1^{\circ}00'07''$ EAST 7.21 FEET; THENCE NORTH $89^{\circ}51'33''$ EAST 199.89 FEET TO THE NORTHWEST CORNER OF INTERSECTION OF SAID W. AIRPORT ROAD (C.R. 707) AND 12TH STREET; THENCE SOUTH $89^{\circ}26'17''$ EAST 59.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS \pm 59137 SQUARE FEET MORE OR LESS.

LINN COUNTY SURVEY 22328 WAS USED AS A REFERENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

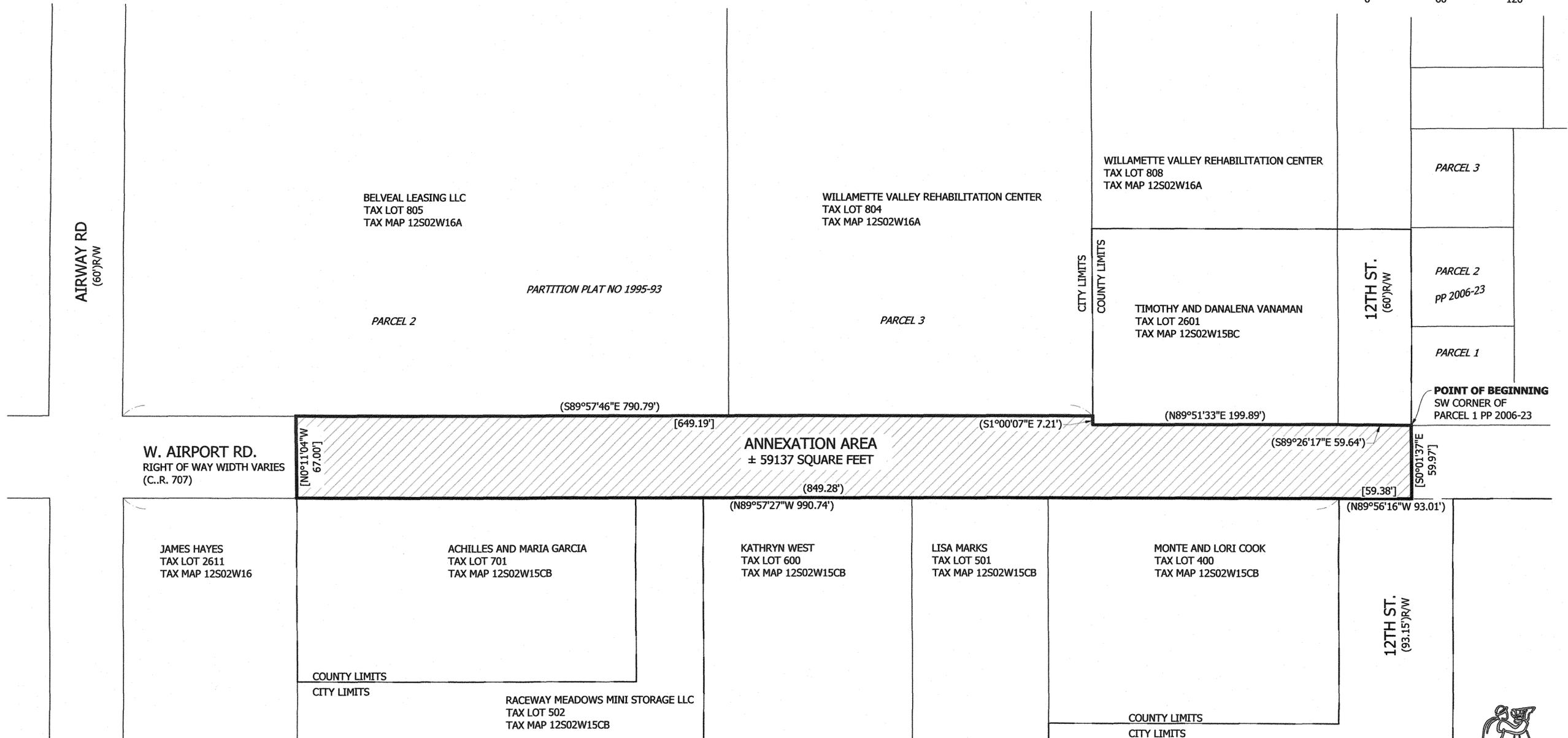
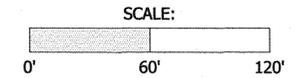
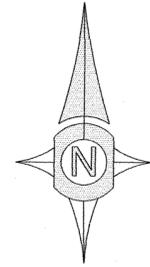
REVIEW COPY

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES 12-31-2020

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

ANNEXATION MAP
 AT THE REQUEST OF
 CITY OF LEBANON
 IN SEC. 15 AND SEC. 16, T. 12 S., R. 2 W., W.M.
 CITY OF LEBANON, LINN COUNTY, OREGON
 FEBRUARY 04, 2020



LEGEND:

- () DATA OF RECORD PER CS 22328
- [] CALCULATED DATA
- CS COUNTY SURVEY
- PP PARTITION PLAT

REFERENCE SURVEY: CS 22328

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Review Copy
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020

SHEET 1 OF 1



Udell
 ENGINEERING & LAND
 SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OR 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 19-299 COL ST. ANNEX.

EXHIBIT "A"

ANNEXATION

CASCADE DRIVE (C.R. 716)

AN AREA OF LAND LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF LEBANON, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT POINT ON THE EAST RIGHT OF WAY OF CASCADE DRIVE (C.R. 716) AT THE NORTHWEST CORNER OF LOT 28, STURTEVANT SUBDIVISION, CITY OF LEBANON, OREGON; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 29°42'18" EAST 877.90 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY SOUTH 60°17'56" 60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID CASCADE DRIVE (C.R. 716); THENCE ALONG SAID WEST RIGHT WAY NORTH 29°42'55" WEST 1844.14 FEET TO THE EASTERLY SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2005-16; THENCE LEAVING SAID WEST RIGHT OF WAY NORTH 60°17'29" EAST 60.33 FEET TO A POINT ON SAID EAST RIGHT OF WAY AT THE SOUTHWEST CORNER OF LOT 40, OF SAID STURTEVANT SUBDIVISION; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 29°42'18" EAST 966.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS ± 110957 SQUARE FEET MORE OR LESS.

LINN COUNTY SURVEY 25888 WAS USED AS A REFERENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW COPY

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES 12-31-2020

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

EXHIBIT "A"

ANNEXATION

RUSSELL DR. (C.R. 718) AND RIVER ROAD (C.R. 719)

AN AREA OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF LEBANON, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF RIVER ROAD (C.R. 719) BEING THE EASTERLY NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2018-57, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 19°16'45" EAST 57.48 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 85°37'52" EAST 65.50 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID RIVER ROAD (C.R. 719); THENCE ALONG SAID EAST RIGHT OF WAY NORTH 19°16'45" WEST 100.17 FEET; THENCE ALONG THE ARC OF A 540.87 FOOT RADIUS CURVE TO THE LEFT FOR 283.13 FEET (CHORD BEARS NORTH 34°16'32" WEST 279.91 FEET); THENCE NORTH 49°16'20" WEST 255.10 FEET; THENCE ALONG THE ARC OF A 1165.82 FOOT RADIUS CURVE TO THE LEFT FOR 213.99 FEET (CHORD BEARS NORTH 54°30'50" WEST 213.69 FEET); THENCE NORTH 59°46'20" WEST 95.18 FEET; THENCE ALONG THE ARCH OF A 401.97 FOOT RADIUS CURVE TO THE LEFT FOR 203.46 FEET (CHORD BEARS NORTH 74°17'20" WEST 201.29 FEET); THENCE NORTH 88°57'17" WEST 36.26 FEET; THENCE SOUTH 86°11'41" WEST 16.38 FEET; THENCE NORTH 88°49'44" WEST 148.09 FEET; THENCE SOUTH 89°06'56" WEST 97.57 FEET; THENCE NORTH 88°49'58" WEST 459.98 FEET; THENCE LEAVING THE NORTH RIGHT OF WAY OF RUSSELL DR. (C.R. 718) SOUTH 1°10'02" WEST 45.00 FEET TO THE SOUTH RIGHT OF WAY OF SAID RUSSELL DR. (C.R. 718); THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 88°49'58" EAST 133.25 FEET; THENCE NORTH 89°20'45" EAST 63.04 FEET; THENCE SOUTH 88°50'01" EAST 263.71 FEET; THENCE SOUTH 86°46'09" EAST 36.84 FEET; THENCE SOUTH 86°58'47" EAST 63.43 FEET; THENCE SOUTH 88°47'02" EAST 198.03 FEET; THENCE ALONG THE ARC OF A 350.47 FOOT RADIUS CURVE TO THE RIGHT FOR 125.28 FEET (CHORD BEARS SOUTH 78°32'35" EAST 124.62 FEET); THENCE ALONG THE ARC OF A 557.94 FOOT RADIUS CURVE TO THE RIGHT FOR 41.80 FEET (CHORD BEARS SOUTH 66°55'55" EAST 41.79 FEET); THENCE ALONG THE ARC OF A 354.04 RADIUS CURVE TO THE RIGHT FOR 10.35 FEET (CHORD BEARS SOUTH 60°37'45" EAST 10.35 FEET); THENCE SOUTH 59°46'20" EAST 95.16 FEET; THENCE ALONG THE ARC OF A 1115.82 FOOT RADIUS CURVE TO THE RIGHT FOR 48.91 FEET (CHORD BEARS SOUTH 58°30'59" EAST 48.91 FEET); THENCE SOUTH 39°56'02" WEST 10.08 FEET; THENCE ALONG THE ARC OF A 1105.82 FOOT RADIUS CURVE TO THE RIGHT FOR 155.77 FEET (CHORD BEARS SOUTH 53°17'27" EAST 155.64 FEET); THENCE SOUTH 49°16'20" EAST 255.12 FEET; THENCE ALONG THE ARC OF A 480.87 FOOT RADIUS CURVE TO RIGHT FOR 251.72 FEET (CHORD BEARS SOUTH 34°16'33" EAST 248.86 FEET) THENCE SOUTH 19°16'45" EAST 16.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS ± 97868 SQUARE FEET MORE OR LESS.

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

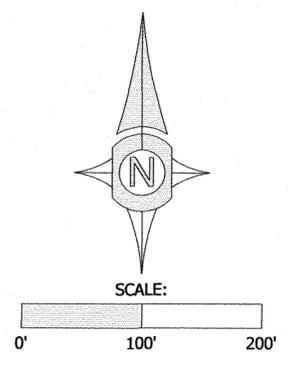
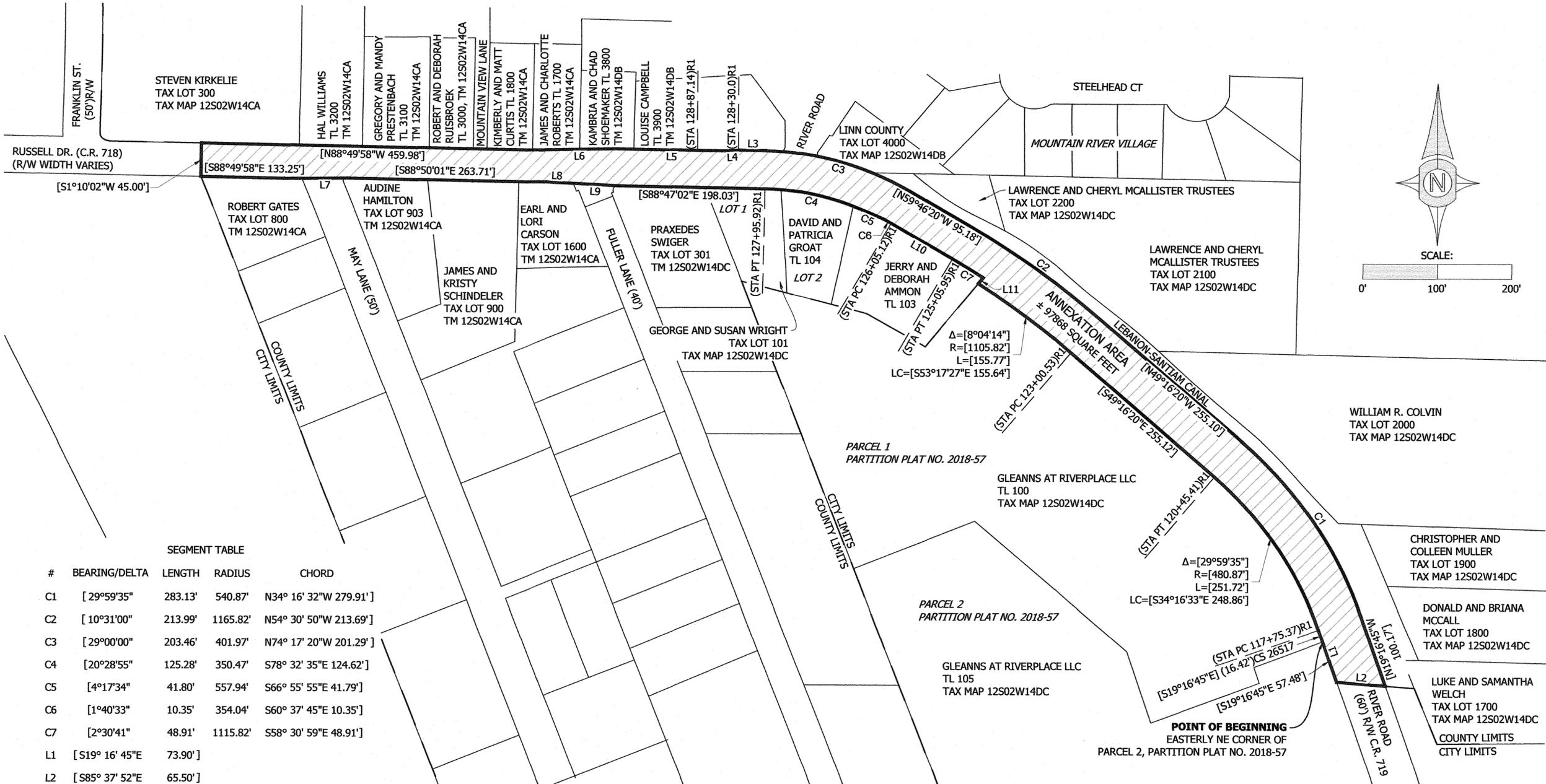
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW ONLY

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES 12-31-2020

**ANNEXATION MAP
AT THE REQUEST OF
CITY OF LEBANON**
LOCATED IN THE RUSSEL T. HILL DLC NO. 77
IN THE SOUTH HALF OF SEC. 14, T. 12 S., R. 2 W., W.M.
CITY OF LEBANON, LINN COUNTY, OREGON
FEBRUARY 04, 2020



SEGMENT TABLE

#	BEARING/Delta	LENGTH	RADIUS	CHORD
C1	[29°59'35"	283.13'	540.87'	N34° 16' 32"W 279.91']
C2	[10°31'00"	213.99'	1165.82'	N54° 30' 50"W 213.69']
C3	[29°00'00"	203.46'	401.97'	N74° 17' 20"W 201.29']
C4	[20°28'55"	125.28'	350.47'	S78° 32' 35"E 124.62']
C5	[4°17'34"	41.80'	557.94'	S66° 55' 55"E 41.79']
C6	[1°40'33"	10.35'	354.04'	S60° 37' 45"E 10.35']
C7	[2°30'41"	48.91'	1115.82'	S58° 30' 59"E 48.91']
L1	[S19° 16' 45"E	73.90']		
L2	[S85° 37' 52"E	65.50']		
L3	[N88° 57' 17"W	36.26']		
L4	[S86° 11' 41"W	16.38']		
L5	[N88° 49' 44"W	148.09']		
L6	[S89° 06' 56"W	97.57']		
L7	[N89° 20' 45"E	63.04']		
L8	[S86° 46' 09"E	36.84']		
L9	[S86° 58' 47"E	63.43']		
L10	[S59° 46' 20"E	95.16']		
L11	[S39° 56' 02"W	10.08']		

LEGEND:
 [] CALCULATED DATA
 CS COUNTY SURVEY
 R1 COUNTY SURVEY ROAD MAP 10-539
 TM LINN COUNTY TAX MAP
 TL LINN COUNTY TAX LOT

REFERENCE SURVEY: CS 25846, CS 26517 (PARTITION PLAT NO. 2018-57), ROAD MAP 10539

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Review Only
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020



Udell
 ENGINEERING & LAND
 SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OR 97355
 PH. (541) 451-5125
 FAX (541) 451-1366
 19-299 COL ST. ANNEX.

EXHIBIT "A"
ANNEXATION
WASSOM STREET

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF LEBANON, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT POINT ON THE NORTH RIGHT OF WAY OF WASSOM STREET ALSO BEING THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2006-02, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 90°00'00" WEST 212.98 FEET TO THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2007-18; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 0°00'00" EAST 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID WASSOM STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 90°00'00" EAST 212.98 FEET TO THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. 2017-21; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 0°00'00" EAST 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS ± 10649 SQUARE FEET MORE OR LESS.

LINN COUNTY SURVEY 22389 WAS USED AS A REFERENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

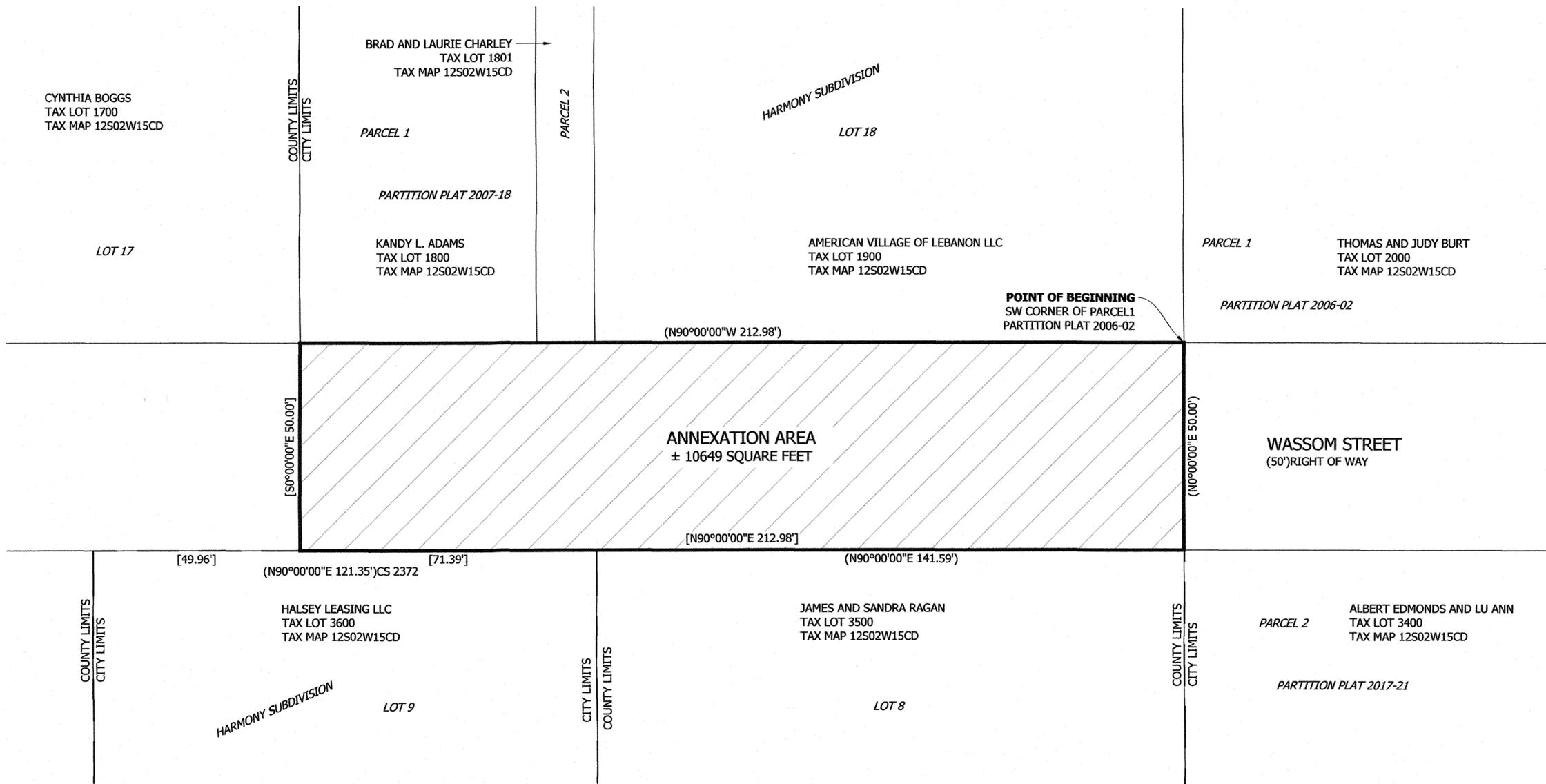
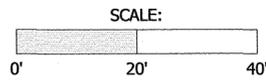
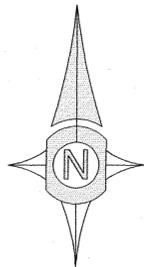
Review Copy

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES 12-31-2020

Udell Engineering & Land Surveying, LLC
63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

ANNEXATION MAP
 AT THE REQUEST OF
 CITY OF LEBANON
 LOCATED IN THE RUSSEL T. HILL, DLC 77
 IN THE SW 1/4 SEC. 15, T. 12 S., R. 2 W., W.M.
 CITY OF LEBANON, LINN COUNTY, OREGON
 FEBRUARY 04, 2020



LEGEND:

- () DATA OF RECORD PER CS 22389 OR AS NOTED
- [] CALCULATED DATA
- CS COUNTY SURVEY

REFERENCE SURVEY: CS 22389, CS 2372 (HARMONY SUBDIVISION).

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Review copy
 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020

SHEET 1 OF 1



Udell
 ENGINEERING & LAND
 SURVEYING, LLC
 63 EAST ASH ST.
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 PH. (541) 451-5125
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 19-299 COL ST. ANNEX.



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION FORM 1

FOR DLCD USE
File No.:
Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation at least 35 days before the first evidentiary hearing. (See OAR 660-018-0020 for a post-acknowledgment plan amendment and OAR 660-025-0080 for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: City of Lebanon

Local file no.: A-20-02

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment including more than 50 acres, by a city with a population greater than 2,500 within the UGB
UGB amendment over 100 acres by a metropolitan service district
Urban reserve designation, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
Periodic review task - Task no.:
X Any other change to a comp plan or land use regulation (e.g., a post-acknowledgement plan amendment)

Local contact person (name and title): Tammy Dickey
Phone: 541-258-4254 E-mail: tdickey@ci.lebanon.or.us
Street address: 925 S Main Street City: Lebanon Zip: 97355

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

Request to Annex approximately 9.14 acres of street right-of-way to the City of Lebanon.

Date of first evidentiary hearing: March 18, 2020

Date of final hearing: April 8, 2020

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
Comprehensive Plan map amendment(s) - Change from to
Change from to
New or amended land use regulation
Zoning map amendment(s) - Change from
Change from
An exception to a statewide planning goal is proposed - goal(s) subject to exception:
X Acres affected by map amendment: 9.14

Location of property, if applicable (site address and T, R, Sec., TL): various street right-of-way

List affected state or federal agencies, local governments and special districts:

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/CPU/Pages/Plan-Amendments.aspx>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at <http://www.oregon.gov/LCD/CPU/Pages/PAPA-Submittals.aspx>.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal



LAND USE APPLICATION

PROPERTY INFORMATION

Site Address(es):
Assessor's Map & Tax Lot No.(s):
Comprehensive Plan Designation / Zoning Designation:
Current Property Use:
Project Description:

APPLICANT / PRIMARY CONTACT INFORMATION

Applicant:	Phone:
Address:	Email:
City/State/Zip:	

I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.

APPLICANT SIGNATURE	Date:
---------------------	-------

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner:	Phone:
Address:	Email:
City/State/Zip:	

OWNER SIGNATURE	Date:
-----------------	-------

ADDITIONAL CONTACT INFORMATION

Engineer / Surveyor:	Phone:
Address:	Email:
City/State/Zip:	

Architect:	Phone:
Address:	Email:
City/State/Zip:	

Other:	Phone:
Address:	Email:
City/State/Zip:	

THE CITY THAT FRIENDLINESS BUILT

REQUIRED SUBMITTALS

- Application and Filing Fee
- Narrative Describing the Proposed Development and addressing the Decision Criteria
 - LDC Article Two Land Uses and Land Use Zones
 - LDC Article Three Development Standards
 - LDC Article Four Review & Decision Requirements
 - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

Land Use Review Process		Fee	Land Use Review Process		Fee
Administrative Review		\$450	Planned Development – Preliminary		\$2500
Annexation		\$1500	Planned Development – Ministerial		\$200
Code Interpretation		\$100	Planned Development – Final (Administrative)		\$450
Comprehensive Plan Map Amendment		\$2000	Planned Development – Final (Quasi-Judicial)		\$750
Comprehensive Plan Text Amendment		\$2000	Subdivision Tentative		\$2000 + \$15/lot
Conditional Use		\$1500	Subdivision Final		\$800 + \$15/lot
Historic Preservation Review or Register		Varies	Tree Felling Permit (Steep Slopes only)		\$150 + \$5/tree
Land Partition		\$450	Urban Growth Boundary Amendment		Actual Costs
Ministerial Review		\$150	Variance (Class 1 – Minor Adjustment)		\$150
Modification of Approved Plan	25% of Application		Variance (Class 2 – Adjustment)		\$450
Non-Conforming Use/Development		\$450	Variance (Class 3)		\$1000
Property (Lot) Line Adjustment		\$250	Zoning Map Amendment		\$1000

APPLICATION RECEIPT & PAYMENT

Date Received: _____ Date Complete: _____ Receipt No.: _____

Received By: _____ Total Fee: _____ File No.: _____

THE CITY THAT FRIENDLINESS BUILT