



Planning Application AR-20-05  
Public Rebuttal Comments



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July 29, 2020

**BY EMAIL**

Chair Salvage and Planning Commissioners  
c/o Kelly Hart  
925 Main Street  
Lebanon, OR 97355

Re: Applicant's Rebuttal Submittal  
File No. AR 20-05

Dear Chair Salvage and Commissioners:

As you know, this office represents the applicant, Farmworker Housing Development Corporation ("Applicant" or "FHDC"), in the above-referenced file. The proposed development of 24-units of affordable housing is located at the western terminus of Weldwood Drive ("subject property" or "site"). FHDC has named the development Colonia Paz I. After considering comments made during the open record period from July 15 – July 22, 2020, the Applicant provides this additional response in rebuttal. Please accept these comments and additional information that further supports approval of this application and include this letter and the attachments in the record.

The only adverse comment raised by opponents that could be connected to an approval criteria is an issue related to noise from air conditioning units. The City regulates noise under Lebanon City Code Ch. 8.10. All construction associated with Colonia Paz I will comply with building permit rules and the City's noise regulations. No design review criteria requires the Applicant to assess noise impacts from air conditioning units. Rather, the City's design standards regarding landscaping aim to mitigate noise effects (and this application is subject to those clear and objective standards as set forth in Applicant's July 22, 2020 submittal, Attachment 5). In addition, as the Applicant has stated in prior submittals, the only application before the City is the proposal for 24-units at the subject property. No cumulative impact analysis is required. Further, the Applicant's architects have reviewed the surrounding conditions and conclude that the proposed building will block noise from the nearby WalMart, and that the minimal extra traffic noise will be absorbed by the proposed landscape plan, as the City's code intends.

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TOMASI SALYER MARTIN  
Lebanon Planning Commission  
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Based on the foregoing information, the Applicant's previous submittals, and the established need for farmworker housing in Lebanon, the Applicant respectfully requests approval of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer M. Bragar". The signature is fluid and cursive, with the first name "Jennifer" written in a more stylized, looped manner.

Jennifer M. Bragar

JMB/jr  
cc: client