



Planning Application CPMA-20-01
Public Comments

Stoltz Hill Road Community 50 Acre Zone Amendment

A proposal concerning application for a zoning change was received by my wife and I August 1st 2020.

Planning Case No: CPMA-20-01

Applicant: Rockhill LLC

Map & Tax Lot No: 12S02W21 00112

Request: Comprehensive Plan Map Amendment

Decision Criteria: Lebanon Development Code Chapters: 16.20 & 16.27

This letter is in response to the proposed zone amendment.

The applicant is requesting a change to the Comprehensive Plan Map Designation on the above mentioned tax lot from (C-IND) to Residential Mixed Density (C-RM). To that request, we have a few concerns pertaining to such a change. See page 3 for more detail on those concerns.

I have had the pleasure of talking with a few of my neighbors concerning the proposed zoning change. That being said, their concerns were certainly voiced and in line with ours.

We know that such a change would greatly impact our community. Leaving it Commercial/Industrial may also have adverse effects. The question... How will this zone change affect our community? I have had the pleasure of discussing our concerns with Kelly Hart (Community Development Director) on a couple of occasions. Kelly was quick to remind me that the notice sent out to our community was just a request for application. The applicant is asking to change the Plan Map Designation in order to accommodate the possible construction of residential properties.

Will the present Commercial/Industrial zone designation be a detriment to us? Or, will the change to Residential Mixed Density be of greater detriment. The term... "Second Hand Smoke" comes to mind. When considering such a proposal, we as a rural part of the Lebanon community take this proposal very seriously. Traffic, noise pollution and wildlife are at the top of the list.

Also, I just learned that Rockhill LLC is in preparation of developing 28 acres to the southeast of our home, 2900 Stoltz Hill Road. (Vaughn Lane Stoltz Hill Road) area. And now the application

to see if a zone change can be approved for 70 more acres to the west and southwest of Stoltz Hill Road?

The question comes down to our livability as rural residents! We have come to understand from long term residents, Stoltz Hill Road traffic has already increased exponentially over the years. This we know is due to the continuing growth in population and housing demands. Yet nothing has been done to properly manage the tremendous increase in traffic, so far. And now we are being asked to consider a plan that would inherently bring even more traffic to Stoltz Hill Road! Will other roads be constructed, to relieve the high traffic strain that already plagues us? Is this something that is even part of the planning process?

Construction noise such as heavy equipment, backup alarms and more truck traffic will also affect us. Urban growth is a given... But, what happens to our rural community in the process?

The opposite is to have the area in question remain Commercial/Industrial. Is there something in the plans that we haven't been made aware of? Are there industries interested in moving into that area? If so, who? If not, does it remain farm land? Who are we going to be subject too? Will it be Residential development? Or will it be Commercial Industry?

I said this before... I think having this meeting with the planning commission via zoom, is wrong! We all have a voice! Yet, how many of us are capable of, or willing to meet via an internet conference? Please hold this meeting off until after the COVID 19 lockdown. We need more information and more time to garner a fair answer! We need to meet as a group, in person, so our voices can be heard.

See page 3 for thoughts in order of immediate concerns.

Thank you for taking the time to read and consider the ramifications to a zone modification as we see it.

Rick and Jackie Lord
2900 Stoltz Hill Road
Lebanon, Oregon 97355
503-422-5339
rick@matchlightfilms.com

Concerns

Traffic Impact – Stoltz Hill Road already has traffic issues. Noise and speeding being the biggest! Are there plans to relieve the already busy traffic on Stoltz Hill Road? 45 MPH along Stoltz Hill Road equates to 75 MPH much of the time. With the additional traffic, this will no doubt lead to traffic crashes and possible traffic crash fatalities.

Construction Impact – With construction come construction vehicles such as trucks, earth movers, loaders etc. and of course the constant beeping of backup alarms. This could affect our community for years? No peace and quiet ever! During the dry months there are also the effects of dust and dirt in the air. It is a fact air pollution of that type cannot be mitigated. Are we subject to the wearing of masks forever? The predominate wind here does come from the south.

Wildlife Impact – There is a flood plain/creek south of and adjacent to Stoltz Hill Road. Where does wildlife go to live? Where do they get their water? How does this proposal affect natural habitat? We see deer, Turkey, Nutria, Rabbit and Hawks on our property. All of us do. And we enjoy that aspect of rural living, as well. Will the wildlife leave us?

School Impact – It was told me by a reliable source, Cascade school is already at capacity. Where do the additional students fit into the equation? Would this suggest another school bond for another school? Or would there be an addition to current Cascade school buildings? Who picks up the tab for that?

Water and Sewer – Water and sewer are scheduled for construction on Stoltz Hill Road within the next couple of years. Even though some of us are not annexed, is annexation for us planned to take place? The cost to us could be in the tens of thousands of dollars. In most if not all cases, those who are currently on wells and septic tank systems, could be rendered contaminated and consequently condemned thereby forcing a connect to city services. It's happened before!!! It happened to us, in Portland!

We hope you take seriously our concerns. We value our rural way of life despite the heavy traffic.

To Whom it May Concern,

My husband and I have been lifelong residents of Lebanon and have seen much growth over the years. We choose to live in the country for many reasons a few being to enjoy the quiet and the wildlife. We have lived on our property for 41 yrs and in that time the empty fields between 7th St and Stoltz Hill Rd have become populated by many houses, apartments, mobile home parks and duplexes. Walker Rd wasn't even there when we moved in. We are totally against any more development being done in our area. The traffic is already a problem its a main thorough fair for everyone and a racetrack for a few. The wildlife we used to enjoy has disappeared not to mention the noise of construction. Put yourself in our shoes... Our quiet community gone forever. I know we're a small majority some of us were not even notified of this meeting (us included which was really unfair) but we want our feelings known. Please take them into consideration. No more developement please!

Thank you,

Bret + Patricia Winningham
2887 Stoltz Hill Rd



Oregon

Kate Brown, Governor



September 10, 2020

Kelly Hart, Community Development Director
City of Lebanon, Oregon
925 S. Main Street
Lebanon, OR 97355

3040 25th Street, SE
Salem, OR 97302-1125
Phone: (503) 378-4880
Toll Free: (800) 874-0102
FAX: (503) 373-1688

Subject: City of Lebanon, Planning Case No.: CPMA-20-01

The Oregon Department of Aviation (ODA) has reviewed the proposal referenced with the above file number and has prepared the following comments.

The proposal is to change the City of Lebanon Comprehensive Plan Map Designation for the property at map and tax lot no.: 12S02W21 00112 from Industrial (C-IND) to Residential Mixed Density (C-RM). The ODA has determined that the subject property is located within the approach surface of runway 34 at the Lebanon State Airport.

The ODA provides the following recommendations for this proposal:

1. Prior to issuance of any building permits, the applicant must file and receive a determination from the ODA as required by OAR 738-070-0060 on FAA Form 7460-1 Notice of Proposed Construction or Alteration to determine if the new structure will pose an obstruction to aviation safety at the Lebanon State Airport.
2. The height of the new structure shall not penetrate FAA Part 77 Imaginary Surfaces, as determined by the ODA and the FAA.
3. Trees and other planted vegetation shall not penetrate FAA Part 77 Imaginary Surfaces.
4. Shields on any external building shall be designed as to not interfere with aircraft or airport operations. House and yard light details are required to be submitted with building permits to include evidence of no glare-emitting light sources to aviation.

If you have any questions or need information, please contact me at 503-378-2529 or Seth.Thompson@aviation.state.or.us.

Sincerely,

Seth Thompson
Aviation Planner

CC: Heather Peck
Planning & Projects Manager

From: [PATSY HOESING](#)
To: [Kelly Hart](#)
Subject: Zone change
Date: Sunday, September 13, 2020 8:57:55 PM

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Dear Kelly Hart

Lowell and Patsy Hoelsing living at 2697 Stoltz Hill Rd. Lebanon, OR
We are against zone change. Would like to request a zoom meeting September 16, 2020 at 6:pm. We have a lot of traffic on Stoltz Hill Rd. It would make it hard having hundreds of more homes on this rd. We are retired and on a fixed income so would make it hard having more taxes and dealing with with all the traffic on this road. There is already a tremendous amount of traffic we deal with on a daily bases.

sincerely,

Lowell and Patsy Hoelsing

From: [Gaylord and Mildred Johnson](#)
To: [Kelly Hart](#)
Subject: Against Zoning Request change that Rockhill LLC is requesting fo Map & Tax Lot No. 12S02W21 00112.
Date: Monday, September 14, 2020 12:06:25 PM

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Please include this letter in the September 16th meeting.

To Whom it May Concern:

My husband and I are asking that you **NOT CHANGE THE ZONING** request by Rockhill LLC on Map & Tax Lot No. 12S02W21 00112.

We are delighted in our chosen 2 acre lot on which our family built, located on Stoltz Hill Road. My son and his family, along with my husband and I, specifically chose this area to live and invest our savings into because of the beautiful view of Petersen Butte. This change in zoning will ruin this.

We enjoy the wildlife sanctuary around the Oak Creek waterway. Each year Canadian Geese and Ducks use Oak Creek and a small pond to nest their babies. Other birds that we have enjoyed watching visit the waterway include: Snowy White Egret, Western Reef Heron, wild ducks, eagles, turkey, and many other small birds. We constantly enjoy the deer that come down from the Butte to one of their few access points of water. Oak Creek and the pond are on the property adjacent to the area of proposed zoning change. These birds and wildlife will be cut off from the Butte and displaced if this zoning change takes place and buildings are constructed in this area.

Born, raised, and retiring in Lebanon, we are hoping The City of Lebanon will not just invest in urban development, but will also keep in mind the preservation and appeal of what makes Lebanon such a beautiful rural place!

Mildred and Gaylord Johnson
2888 Stoltz Hill Rd.
Lebanon, OR 97355

From: [Susan Womack](#)
To: [Kelly Hart](#)
Subject: CPMA-20-01
Date: Monday, September 14, 2020 7:54:17 PM

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Kelly Hart,

We are against the zone change for planning case CPMA-20-02. We bought our property and house 8 years ago with the understanding the field next to us would remain farm land and would not be split up for housing development or apartment buildings. If this zone change would take place we could be facing at least 240 additional homes, multiple apartment complexes and heavy vehicle traveling on Stoltz Hill Road. This zone change would also impact the school district.

Thank you,

Susan and Alan Womack
31830 Stoltz Hill Road
Lebanon, Oregon

From: [Tiffany Hallock](#)
To: [Kelly Hart](#)
Subject: I Object to the Rockhill LLC zone change!
Date: Monday, September 14, 2020 8:36:24 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Kelly,

I just found out about the intentions of the Rockhill LLC to change the zoning of the 72 acre lot they just purchased recently and I fully OBJECT to this change.

The strain on Stoltz Hill Rd is already at its limit and very dangerous with the addition of the traffic to and from Vaughan Lane. The increased foot traffic and cars from a new development that could go in there would add hundreds of cars and a back-up at the Airport Road/Vaughan intersection (that is already 15-20 cars deep at high traffic times) to be dangerous and unmanageable. Destroying more of the farm land surrounding our town, putting farmers in more of a jam when they have no fields to use for crops, and eliminating the watershed that crosses that property and keeps our environment healthy is irresponsible. My husband and I are public servants (a firefighter and a teacher) and we have put everything into our home to have a safe place, out of town for our three children to grow up. Please preserve the people's homes up and down Stoltz Hill who are just like us!

A zone change would mean:

- more traffic on an already dangerous road,
- more noise pollution,
- more light pollution,
- more environmental pollution,
- increased foot traffic,
- increased crime,
- more strain to a school that is already one of the lowest achieving in the district,
- strain the the water and sewer system,
- hardship for the farmers struggling to make ends meet and were displaced from their lease on the property.

I do not want the Stoltz Hill Road community destroyed by developers just trying to make money. Please deny this application to change the 72 acre lot in Stoltz Hill Rd from UGM20 to C-RM! Please keep it zoned as farmland!!!! Please save our community from being destroyed! Please do not let this zone change happen! Thank you so much for your consideration in this issue and helping us to stop this zone change!

Tiffany and Brady Hallock
36737 Bourbon Ridge Ln
541-409-2731

Sent from my iPhone

From: [Dan Kloss](#)
To: [Kelly Hart](#)
Subject: REJECT application for Stoltz Hill Zone Change
Date: Monday, September 14, 2020 9:59:51 PM

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Greetings,

I am completely OPPOSED to the application for the proposed zone change on Stoltz Hill Road by Rockhill LLC. With this size of a land parcel becoming a residential mixed density zone, the amount of growth and population is not what I had in mind when I invested to live in this area.

This change would cause a large increase of traffic and infrastructure that I moved away from. I know this is most likely one of the reasons you made the move from the over populated area of southern California, to live a more rural life. There are other areas in the city limits of Lebanon that can be developed without this area being rezoned.

Dan Kloss
36726 Bourbon Ridge Lane
Lebanon, Oregon 97356

From: [Deborah Kloss](#)
To: [Kelly Hart](#)
Subject: REJECT Stoltz Hill Zone Change
Date: Monday, September 14, 2020 10:16:45 PM

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Hello,

I am formally opposing the Stoltz Hill Road zoning changes proposed by Rockhill LLC.

I moved to this area for peace, quite, and safety from a more densely populated area. By allowing the Stoltz Hill proposed zoning change you will be allowing the increased vehicle traffic as a safety hazard which will further stress the infrastructure in place. We moved to the area to have less neighbors not more. I feel this will also cause an increase in crime.

Deborah Kloss
36726 Bourbon Ridge Lane
Lebanon, Oregon 97355

From: [Spencer Johnson](#)
To: [Kelly Hart](#)
Subject: Sept 16 Meeting; Opposed to Rockhill, LLC request for zoning change
Date: Tuesday, September 15, 2020 12:44:17 AM

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I AM OPPOSED to the request by Rockhill, LLC to change the Comprehensive Plan Map Designation on Map & Tax Lot No. 12S02W21 00112 to Residential Mixed Density (C-RM).

The zone change request is a detriment to everything we dreamed about, planned for, and built on our 2 acre Stoltz Hill lot.

Increased traffic, loss of view, displacement of birds and wildlife, and being surrounded by houses and apartments due to residential mixed density zoning ruins our investment in and enjoyment of our reason for settling in this part of Lebanon.

Please respect the desires of those who would be so heavily affected by zone changes to the Stoltz Hill Road area. It will result in frustration, a sense of loss, and lack of trust towards those responsible for allowing it to happen.

Respectfully,
Spencer Johnson
2888 Stoltz Hill Rd