



**NOTICE OF LEBANON CITY COUNCIL DECISION
PLANNING FILE NO. AR-20-05**

- A. APPLICANT: Farmworker Housing Development Corporation
- B. PROPERTY LOCATION: The subject property is located at the western terminus of Weldwood Drive. There is currently no site address assigned, but the County Assessor locates the site within Township 12 South; Range 2 West; Section 23B; Tax Lot 1701, parcel two.
- C. PARCEL SIZE: 1.39 acres.
- D. EXISTING DEVELOPMENT: The site is currently vacant.
- E. ZONING: The property is Mixed-Use (Z-MU).
- F. REQUEST: Approval of an Administrative Review for the development of a 24-unit affordable apartment complex and associated site improvements.
- G. DECISION CRITERIA: The decision criteria are found in the Lebanon Development Code: Chapter 16.20 – Review and Decision-Making Procedures.
- H. PLANNING COMMISSION HEARING DATES: June 17 and 24, July 15, and August 19, 2020.
- I. APPEAL: On September 1, 2020, the City received an Appeal of the Planning Commission decision to approve the application.
- J. CITY COUNCIL HEARING DATE: The public hearing on the appeal was held on September 23, 2020. On October 14, 2020, the City Council adopted the final findings for approval of the project to uphold the Planning Commission decision and amend the findings to reflect the full record.

II. DECISION AND CONDITIONS OF APPROVAL

The City Council **APPROVED** the above-mentioned request subject to the following Conditions of Approval:

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 a building permit, without application of subjective standards. The landscape plan shall include a six-foot tall site obscuring fence of chain link with vinyl slats along the south and east property lines as delineated in the Minor Land Partition in condition 1.d, with a minimum five-foot landscape buffer.
 - 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. Proposed public street should be minimum 60-foot right-of-way with 5-foot sidewalk on both sides.
- d. Sidewalks, paths and driveway approaches must comply with ADA requirements.
- e. Provide City standard sidewalks and ADA access ramps access along proposed public street.
- f. 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>)
- g. With engineering drawings, indicate the location of street and path lights, mailboxes, utility pedestals, signs.
- h. Mailbox locations must be also be reviewed and approved by the Postmaster.
- i. Provide City standard streetlights at all intersections and along proposed public street.
- j. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
- k. 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.
- l. 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 serves 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. Storm drainage facilities must be designed and constructed to ensure historical quantities of site discharge are not exceeded and shall follow the civil law doctrine of drainage as adopted by the State. 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 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 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.

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.

III. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, or relieve, the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

IV. APPEALS

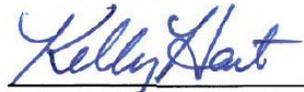
This decision is effective on the day after the appeal is decided by the City Council. The City Council decision on the appeal was made at the regularly scheduled City Council meeting on October 14, 2020. The City Council Order was issued on October 15, 2020. An appeal of a land use decision to the State Land Use Board of Appeals (775 Summer St NE #330, Salem, Oregon 97301) must be filed within twenty-one days of the City Council's written decision. Please contact the Land Use Board of Appeals (503-373-1265) for information on the appeal process.

If you have any questions regarding this project, please contact Community Development Department, at (541) 258-4906, for further information.

V. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Sincerely,



Kelly Hart
Community Development Director

October 15, 2020

Date