



**NOTICE OF LEBANON PLANNING COMMISSION DECISION
PLANNING FILE No. CU-20-01**

- A. APPLICANT: CoEnergy Propane, Bryan Adams.
- B. PROPERTY LOCATION: The subject property is located at the northern terminus of Industrial Way. The site address is 101 Industrial Way and the County Assessor locates the site within Township 12 South; Range 2 West; Section 02; Tax Lot 1404.
- C. PARCEL SIZE: 1.69 acres.
- D. EXISTING DEVELOPMENT: The site is currently utilized for storage associated with the Rick Franklin railyard.
- E. ZONING: The property is zoned Industrial (Z-IND).
- F. REQUEST: Approval of a conditional use permit to establish a fuel distribution and storage yard.
- G. DECISION CRITERIA: The decision criteria are found in the Lebanon Development Code: Chapter 16.21 – Conditional Uses; and, Chapter 16.20 – Review and Decision-Making Procedures.
- H. PLANNING COMMISSION HEARING DATE: April 30, 2020 and May 7, 2020.

II. DECISION AND CONDITIONS OF APPROVAL

The Planning Commission **APPROVED** the above-mentioned request subject to the following Conditions of Approval:

The Planning Department conditions:

1. Security fencing shall be provided along the perimeter of the leasehold area to a height of up to 10 feet.
2. Any future construction of employee shelter structures, or new construction shall meet the minimum development standards identified in the Lebanon Development Code and shall obtain all required City permits as applicable.

3. The maximum storage capacity of propane or other fuel source shall not exceed 70,000 gallons. An application for modification to the Conditional Use Permit would be required if it is requested to exceed the amount permitted.
4. The site shall be limited to access by authorized personnel only. The site shall not be accessible to the public.

The Lebanon Fire District conditions include, but may not be limited to:

1. All required permits through the State Fire Marshal shall be issued prior to issuance of certificate of occupancy.
2. A Knox Padlock shall be installed on all access gates to the property for appropriate fire access.
3. Appropriate access and turnaround per Fire Code shall be provided and continuously maintained to the satisfaction of the Lebanon Fire District.

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

1. An Engineered Site Plan must be provided for review and approval prior to issuance of Building Permits.

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 Planning Commission decision will be official on the 15th day from the mailing of this notice, unless appealed within that time. Appeals must be received at the Lebanon Community Development Department (925 South Main Street, Lebanon, Oregon 97355) by **5:00 PM, Friday, May 22, 2020**. Appeal is to the City Council and the appeal fee is \$500.

Should you wish to appeal this action, or have any questions or comments 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.

Respectfully,



Kelly Hart
Community Development Director

Friday, May 8, 2020

Date