



**NOTICE OF LEBANON PLANNING COMMISSION DECISION
PLANNING FILE No. CU-20-02**

- A. APPLICANT: Roger Harvey for North Santiam Coffee Company
- B. PROPERTY LOCATION: The subject property is located on the north side Airport Road. There is property address is 115 W. Airport Road, and the County Assessor locates the site within Township 12 South; Range 2 West; Section 15AD, Tax Lot 1100.
- C. PARCEL SIZE: The property is 0.19 acres.
- D. EXISTING DEVELOPMENT: The site is currently vacant but has existing commercial improvement for a drive-through kiosk.
- E. ZONING: The property is Residential Mixed Density (Z-RM).
- F. REQUEST: Re-establishment of a legal non-conforming operation of a commercial drive-through coffee cart business in accordance with the original approval of the use and conditions established in Application AR-02-04 and as authorized in Section 16.30.020.D through application of a conditional use permit.
- G. DECISION CRITERIA: The decision criteria are found in the Lebanon Development Code: Chapter 16.21 – Conditional Uses.
- H. PLANNING COMMISSION HEARING DATE: August 19, 2020.

II. DECISION AND CONDITIONS OF APPROVAL

The Planning Commission **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. All conditions established in the 2002 Administrative Review Application No. AR-02-04 are immediately incorporated into this approval and shall be observed at all times.

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

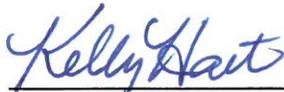
This Planning Commission decision will be official on the 15th day from the mailing of this notice, unless appealed within that time. Appeals must be received at the Lebanon Community Development Department (925 South Main Street, Lebanon, Oregon 97355) by **5:00 PM, Friday, September 4, 2020**. Appeal 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

Thursday, August 20, 2020
Date