



Community Development
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**NOTICE OF DECISION
Planning File No. PLA-20-03
(Property Line Adjustment)**

September 18, 2020

I. BACKGROUND

APPLICANT: Ross Latimer

PROPERTY LOCATION: The subject properties are located on the west side of Stoltz Hill Road, north of Antioch Street. The site address is 2120 Stoltz Hill Road. The County Assessor Map places the parcels within Township 12 South; Range 2 West; Section 15CA; Tax Lots 100 and 200.

PARCEL SIZE: Prior to adjustment, Parcel One is 11,621 square feet, and Parcel Two is 18,592 square feet. After adjustment Parcel One is 22,129 square feet, and Parcel Two is 8,085 square feet.

ZONING: Residential Mixed Density (Z-RM).

PROJECT SUMMARY/DECISION CRITERIA: The applicant requests approval of a property line adjustment to the common line between Parcels One and Two associated with Tax Lots 100 and 200 for the property commonly known as 2120 Stoltz Hill Road.

- Proposal includes the transfer of land between both parcels to modify property area and width. Upon transfer, Parcel One would be 22,129 square feet and Parcel Two would be 8,085 square feet.
- No additional parcel would be created by the property line adjustment. (Decision Criteria #1 in Section 16.22.160.C)
- All parcels and lots conform to the applicable standards of the land use zone for the purposes of residential use and development. Section 16.05.090 of the Lebanon Development Code identifies the minimum lot area for a single-family residence is 5,000 square feet, a duplex is 7,000 square feet, and a multifamily development requires 9,000 square feet. Parcel One would exceed the minimum lot standards for all residential dwelling types. Parcel Two, will retain the existing single-family residence with detached shop building, and meets the minimum area standards for a single-family use. The minimum lot width for a single-family use is 50ft (Section 16.05.090 of the LDC), which is maintained for Parcel Two with a lot width of 75.47 feet. Parcel One is designed as a Flag Lot with a frontage of 30 feet, and overall lot width of 99.57 feet.

Section 16.12.020 of the LDC requires a multi-family use lot to abut a street for a minimum of 20-feet, and a single parcel for single-family residential must maintain a minimum frontage width of 14 feet. With a 30-foot flag proposed, Parcel One provides appropriate access, and area to comply with the development code. (Decision Criteria #2 in Section 16.22.160.C)

- All lots conform to the standards or requirements of Chapter 16.12, and all applicable road authority requirements are met, as identified in the previous paragraph. The Adjustment does not create new streets or alter any of the existing street patterns or alignment. Upon development of the parcels, public improvements to the City street and sidewalk would be required. (Decision Criteria #3 in Section 16.22.160.C)
- Both lots currently conform to applicable city standards for lot size and dimensions as described in the previous criteria, and the Adjustment would not create a non-conformity. (Decision Criteria #4 in Section 16.22.160.C)

REVIEW CRITERIA: The City's review criteria for a Property Line Adjustment are found in Chapter 16.22 – Land Divisions. The Project summary above provides the data for the basis of review and the decision criteria. Based on the proposal, the project complies with the required development standards per Chapter 16.05 of the Development Code, and all required findings can be met.

II. DECISION AND CONDITIONS OF APPROVAL

Based on the project summary and the record, the Property Line Adjustment meets all the required development criteria set forth in Chapter 16.05, and the required decision criteria in 16.22 of the Lebanon Development Code. City staff concludes the proposal complies with the provisions for a Property Line Adjustment and **APPROVES** the application.

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, 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.

V. APPEALS

This action is final unless appealed to the Lebanon Planning Commission within fourteen (14) calendar days from the date of this notice. **The appeal must be submitted to the Community Development Department by 5:00 PM on Friday, October 2, 2020.** Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$250.

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

VI. 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

September 18, 2020

Date