



**NOTICE OF LEBANON PLANNING COMMISSION DECISION
PLANNING FILE No. AR-24-01, S-24-01, VAR-24-02, 03, 04**

- A. APPLICANT: Integrity Investments
- B. PROPERTY LOCATION: The subject property is located on the north side of Walker Road, east of Stoltz Hill Road. There is no street address assigned. The County Assessor Map places the parcel within Township 12 South; Range 2 West; Section 15CD; Tax Lots 3501 & 3600.
- C. PARCEL SIZE: 1.47 acres.
- D. EXISTING DEVELOPMENT: The site is currently partially improved with public improvements associated with a previously improved subdivision (S-21-05), including installation of public utilities and partial construction of the private street.
- E. ZONING: The property is zoned Residential Mixed Density (Z-RM).
- F. REQUEST: The applicant to develop a 19-lot subdivision including a townhome and zero-lot-line development proposal with three variance requests for lot size reduction for corner lots, number of lots on a private street, and rear yard setbacks for certain lots.
- G. DECISION CRITERIA: The decision criteria are found in the Lebanon Development Code: Chapter 16.22 – Land Divisions; Chapter 16.29 – Variances and Adjustments; and Chapter 16.20 – Review and Decision-Making Procedures.
- H. PLANNING COMMISSION HEARING DATE: February 21, 2024.

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 include, but may not be limited to:

1. The Planning Department conditions include, but may not be limited to:
 - a. A final partition plat, complying with provisions in ORS Chapter 92, shall be completed by a registered professional land surveyor and submitted to the City for approval.
 - b. The final plat shall substantially conform to the proposal, comply with applicable requirements in the Lebanon Development Code and recorded within three years of the final date of approval.
 - c. The final plat shall include all identified easements, including all public utility, private utility, sewer, private drainage, access, private access, and no-build restriction easements.
 - d. Prior to building permit approval, the applicant shall submit a copy of a recorded easement (unless there is a common wall) for every zero-lot-line dwelling that guarantees access onto adjoining lot for the depth of the zero-lot-line structure for the purpose of construction and maintenance of the zero-lot-line house. The easement shall require that no fence or other structure shall be placed in a manner that would prevent maintenance of the zero-lot line house. The easement shall not be less than ten feet wide and shall not preclude the adjoining owner from landscaping the easement area.
 - e. A reciprocal access and maintenance agreement for all parcels utilizing the private street shall be prepared and filed as part of the final plat.
 - f. The final plat shall designate which properties shall developed with shared common walls.
 - g. A landscape plan shall be provided for review and approval prior to landscape installation. The landscape plan shall comply with Chapter 16.15 (Landscaping) of the Lebanon Development Code. Landscaping shall be installed per the approved plan prior to issuance of final certificate of occupancy.
 - h. All exterior lighting shall be designed in compliance with Chapter 16.19 of the Lebanon Development Code.
 - i. Upon Building Permit submittal, a site plan shall be included to demonstrate which zero-lot-line is proposed and complies with Chapter 16.05 in regard to zero-lot-line developments.
2. All requirements of the Lebanon Fire District shall be met, including but not limited to:
 1. 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

1. All public improvements shall:
 - (1) conform to the latest "City of Lebanon Engineering Design Standards for Public Improvements."
 - (2) require completion of a Drawing Review Application and a Public Improvements Permit prior to beginning construction.
 - (3) be designed by a professional engineer registered in the State of Oregon.
 - (4) Prior to final plat approval, a bond or other approved form of assurance is required for all incomplete public improvements.
- b. 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.
- c. All private, onsite utilities must be reviewed and approved by the City Building Official.

Transportation

- a. Construct City standard full depth half street improvement along Wassom Street the length of the lot frontage. All sidewalks and driveway approaches must comply with ADA requirements.
- b. Commercial driveway approach required on both Wassom St and Walker Rd.
- c. Driveway locations shown on the planning application drawing shall remain throughout design and building construction.
- d. Provide a Geotech report including minimum street section for wet and dry weather construction conditions for both the public and private street sections.
- e. 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>).
- f. With engineering drawings, indicate the location of street and path lights, mailboxes, utility pedestals, signs.
- g. Mailbox locations must be also be reviewed and approved by the Postmaster.
- h. 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.

Storm Drainage

- i. Storm Detention calculations from the previous planning approval are required to be reevaluated to establish update rates for the new development. There will be no allowance for decrease in storm detention with the new development proposal.
- j. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. 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.

- k. With the engineering drawings, provide a grading plan for the sites 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.
- l. Construct a PVC storm drain system along Wassom St the length of the lot frontage. The new storm main should be designed to accommodate future development.
- m. Provide verification of Oregon DEQ NPDES 1200C permit issuance and all condition of permit issuance prior to construction
- n. 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.
- o. With engineering drawings provide a construction erosion prevention plan.

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. Building permits will not be issued until fire hydrants are operational.
- c. Extend 8" ductile iron water main from blowoff in Wassom St to the west property line.

Sewer

- v. Identify any on-site septic systems on the engineering drawings.
- w. Extend 8" PVC sanitary sewer system from the manhole in Wassom St to the west property line.
- x. The purpose sewer main has been constructed with the previous planning approval; the additional lots will require new sewer lateral connections.

Landscaping

- y. 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.
- z. Vision clearance areas shall be provided at intersections of all streets and at

intersections of driveways 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.

- aa. Fences along street sides shall comply with setback and intersection site distance requirements per AASHTO.

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 in 15 days 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, March 8, 2024**. Appeal is to the City Council and the appeal fee is \$2,250.

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

February 22, 2024

Date