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MEMORANDUM

Community Development

To: Mayor Jackola and City Council
From: Kelly Hart, Community Development Director
Subject: Annexation and Zoning of Property
Planning File No.: A-24-02
Applicant: Eric Maddux

Date: September 19, 2024

This is a request to annex a parcel totaling 0.181 acres on the north side of W B Street, east of S 9th Street. The subject site address is 785 W B Street. The County Assessor Map places the parcel within Township 12 South; Range 2 West; Section 10CD; Tax Lot 2800.

The property is located within the Lebanon Urban Growth Boundary, contiguous to the city boundary on the northern, and western property lines, and is designated Residential Mixed Density in the Lebanon Comprehensive Plan Map. Consistent with the requirements of the Lebanon Development Code, the land is assigned the corresponding Residential Mixed Density (Z-RM) zone upon annexation.

The Planning Commission conducted a public hearing on September 18, 2024, and found the application complied with the decision criteria contained in the Lebanon Development Code, voting unanimously to recommend City Council approval of the application. Exhibit "B" of the attached Ordinance contains the findings in support of the required decision criteria to annex the property. The entire Planning Commission record is included as an attachment to this agenda report.

The Planning Commission recommends that the City Council approve the application to Annex the subject property and to establish the corresponding Residential Mixed Density (Z-RM) zone on the newly annexed property.