



LEBANON PLANNING COMMISSION MEETING MINUTES

October 16, 2024, at 6:00 PM

Santiam Travel Station – 750 3rd Street, Lebanon, Oregon

6:00 PM – REGULAR SESSION

CALL TO ORDER / FLAG SALUTE

ROLL CALL

PRESENT

Chair Don Robertson
Vice-Chair Lory Gerig-Knurowski
Kristina Breshears
Dave McClain
Alternate W. Marcellus Angellford
Alternate Shyla Malloy
Alternate Michael Miller

ABSENT

Karisten Baxter
Alternate Don Fountain

STAFF

Interim City Manager/Engineering Services Director Ron Whitlatch
Community Development Director Kelly Hart (via Zoom)
City Attorney Tre Kennedy

MINUTES

1. 2024-09-19 Planning Commission Meetings

The minutes were approved as submitted.

COMMISSION REVIEW

2. **Public Hearing - Planning File MLP-24-05, CU-24-01**

A proposed Minor Land Partition to amend lot lines within the project area and divide the property into a total of three parcels and a Conditional Use Permit to authorize the construction of a zero-lot-line attached duplex development at 1681 Franklin Street (12S02W14BD 00300 and 00301)

City Attorney Kennedy reviewed the public hearing process. The public hearing was opened. No ex parte, conflict of interest, or bias was declared by the Commissioners.

Community Development Director Hart presented the staff report. Comments submitted were forwarded to commissioners before the meeting. She provided general comments, concerns, and responses.

In response to questions regarding planned Franklin Street improvements, Community Development Director Hart stated that the street is already fully improved with sidewalks fronting the property.

Community Development Director Hart confirmed for Chair Robertson that the net square footage of the lot is determined by subtracting only the access; the two easements are excluded from this calculation.

Applicant's Testimony: Laura LaRoque, Udell Engineering and Land Surveying, the applicant's representative, summarized the proposal.

Testimony in Favor: None

Testimony in Opposition:

Todd Oeder voiced his concerns about the area's housing density and its incompatibility with the neighborhood. Responding to Chair Robertson's question, Mr. Oeder indicated that he is unsure whether this application violates the development code.

Anna Lee expressed her concerns that zero-lot-line housing detracts from the historical integrity and unique features of older homes. She referenced excerpts on compatibility and historical properties from the development code and comprehensive plan, asserting that these documents provide the commission with the authority to reject zero-lot-line development in this area.

The Commissioners thanked and commended Ms. Lee for her research and the well-written letter submitted before the meeting. Chair Robertson explained how recent legislation has reduced much of the City's zoning control and development authority.

Applicant's Rebuttal: Ms. LaRoque mentioned that there are mechanisms in place to protect individual historic properties or to establish districts. The existing dwelling, which dates back to 1950, will be preserved. Creating a flag lot allows for retaining a larger parcel along Franklin Street. The setback for the newly created lot will be 20 feet, helping to maintain the look and feel of other homes along Franklin Street. She believes the proposed setback and reduced height are compatible with the existing neighborhood.

Commissioner Angellford asked whether the code addresses the preservation of lot size and character of surrounding historic properties. Ms. LaRoque responded that homes listed as protected on the historic properties list cannot undergo external alterations without Planning Commission review. The local government determines other regulations for these properties. This property is not classified as a protected resource or located in a protected district. City Attorney Kennedy reminded the commission that this falls outside the scope of the criteria for this hearing.

The public hearing was closed.

Motion to approve by Commissioner Malloy. Seconded by Commissioner McClain.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Malloy and Miller

3. Public Hearing – Planning File A-24-03

A proposed annexation for the property located at 1021 W. Airport Road with the preliminary zoning designation of Residential Mixed Density (RM) (12S02W15BC 01100)

City Attorney Kennedy reviewed the public hearing process. The hearing was opened. The commissioners did not declare any ex-parte, conflict of interest, or bias.

Community Development Director Hart presented the staff report.

Applicant's Testimony: Laura LaRoque, the applicant's representative at Udell Engineering and Land Surveying, made herself available for questions.

Testimony in Favor: None

Testimony in Opposition: None

The public hearing was closed.

Motion to approve by Commissioner Malloy. Seconded by Commissioner Miller.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Malloy and Miller

4. Public Hearing – Planning File A-24-04

A proposed annexation for the property located at 2187 Mill Street with the preliminary zoning designation of Mixed Use (MU) (12S02W14CB 07300)

The public hearing was opened. The commissioners did not declare any ex-parte, conflict of interest, or bias.

Community Development Director Hart presented the staff report. Addressing a public comment opposing forced annexation, she said that Linn County owns the property and is requesting the annexation.

Chair Robertson asked whether the annexation encompasses the southern section of Mill Street and extends to the center of Russell Drive. Interim City Manager/Engineering Services Director Whitlatch said the annexation request is solely for the lot; the City already has jurisdiction over Mill Street.

Applicant's Testimony: Rachel Adamec, Linn County, the applicant's representative, made herself available for questions.

Testimony in Favor: None

Testimony in Opposition: None

The public hearing was closed.

Commissioner McClain thanked the County for cleaning up the property.

Motion to approve by Commissioner Breshears. Seconded by Commissioner Angellford.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Malloy and Miller

5. Public Hearing – Planning File A-24-05

A proposed annexation for the property located at 140 Russell Drive with the preliminary zoning designation of Residential Mixed Density (RM) (12S02W14CB 02400)

The public hearing was opened. The commissioners did not declare any ex-parte, conflict of interest, or bias.

Community Development Director Hart presented the staff report.

Applicant's Testimony: Laura LaRoque, the applicant's representative at Udel Engineering and Land Surveying, made herself available for questions.

Testimony in Favor: None

Testimony in Opposition: None

The public hearing was closed.

Motion to approve by Commissioner Breshears. Commissioner Angellford seconded it.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Malloy and Miller

CITIZEN COMMENTS

Jason Fereh discussed how road and traffic conditions in town are contributing to road rage. He asked what factors determine the need for additional traffic signals. Interim City Manager/Engineering Services Director Whitlatch provided a detailed response, leading to further discussion between Whitlatch, the Planning Commission, and Mr. Fereh.

COMMISSION BUSINESS AND COMMENTS

Commissioner Dave McClain was recognized for his service on the Planning Commission.

There was a brief discussion regarding the success of the Town Hall meeting.

Community Development Director Hart spoke about future Planning Commission training.

A joint meeting with the City Council will be on November 13 at 4:30 PM.

ADJOURNMENT – The meeting adjourned at 7:25 PM.