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MEMORANDUM

Community Development

To: Mayor Jackola and City Council
From: Kelly Hart, Community Development Director
Subject: Comprehensive Plan Map and Zoning Map Amendments
Planning File No.: CPMA-24-01, ZMA-24-01
Applicant: Wallace Family Trust

Date: December 19, 2024

This is a request to amend the Comprehensive Plan Map and Zoning Map designation for the residential block between Oak Street and E A Street on the west side of Hiatt Street. The subject properties consist of five parcels, four with addresses including 1008, 1030, 1050, and 1070 Hiatt Street. The fifth parcel is a city-owned parcel designated as right-of-way for E A Street. The County Assessor Map places the parcel within Township 12 South, Range 2 West, Section 11CD, Tax Lots 5600, 5601, 5700, 5800, and 5900.

The properties are located within the Lebanon Urban Growth Boundary (UGB) and city limits and are currently designated Residential Low Density in the Lebanon Comprehensive Plan and Zoning Maps. The Applicant requests to amend the Comprehensive Plan Map designation to Residential Mixed Density (C-RM) and Zoning Map designation to Residential High Density (Z-RH). There is no development proposal as part of the request.

The Planning Commission conducted a public hearing on December 18, 2024, found the application complied with the decision criteria contained in the Lebanon Development Code and voted to recommend City Council approval of the application. The Planning Commission record, including the basis for the decision, has been included as an attachment to this agenda item.

The proposed Ordinance, including the findings in support of the application as approved by the Planning Commission, and the Planning Commission agenda packet, including the entire application record, are included for review.

The Planning Commission recommends that the City Council approve the Comprehensive Plan Map and Zoning Map Amendments applications to designate the property in the Comprehensive Plan as Residential Mixed Density (C-RM) and the Zoning designation as Residential High Density (Z-RH).