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MEMORANDUM

Community Development

To: Mayor Jackola and City Council
From: Shana Olson, Development Services Director
Subject: Annexation and Zoning of Property
Planning File No.: A-26-01
Applicant: Gary Clowser

Date: March 11, 2026

I. INTRODUCTION

The attached Ordinance annexes approximately 0.75 acres located at 2015 Stoltz Hill Road (Township 12 South, Range 2 West, Section 15CA, Tax Lot 900). Upon annexation, the property will be assigned the Residential Mixed Density (Z-RM) zoning designation consistent with the Comprehensive Plan.

II. SUMMARY

The property is located within the Lebanon Urban Growth Boundary and is contiguous to the existing city limits. The Comprehensive Plan designates the site as Residential Mixed Density (C-RM); therefore, the corresponding Z-RM zoning will be applied upon annexation. No concurrent development application is proposed.

The Planning Commission held a public hearing on February 18, 2026, and found that the application complied with the decision criteria outlined in the Lebanon Development Code. The commission voted unanimously to recommend City Council approval of the application. Exhibit 'B' for the attached Ordinance contains the Planning Commission finding in support of the request.

III. RECOMMENDATION

Adopt the attached Ordinance annexing the property and assigning the Residential Mixed Density (Z-RM) zoning designation.