

A BILL FOR AN ORDINANCE ANNEXING AND) ORDINANCE BILL NO. 2026-04
ZONING PROPERTY FOLLOWING CONSENT)
FILED WITH THE CITY COUNCIL BY)
LANDOWNERS IN SAID AREA PURSUANT TO) ORDINANCE NO. 3046
ORS 222.120 AND ORS 222.170)
FILE A-26-01; GARY CLOWSER)

WHEREAS, the City of Lebanon has received a submission by written request for annexation of real property to the City of Lebanon, herein described in Exhibit "A"; and,

WHEREAS, on February 18, 2026, the Planning Commission for the City of Lebanon conducted a hearing on Planning File No. A-26-01, making findings recommending annexation of the subject properties and establishment of the Residential Mixed Density (Z-RM) zone; and,

WHEREAS, after conducting the hearing, considering all objections or remonstrances regarding the proposed annexation, and further considering the recommendation of the Lebanon Planning Commission, the City Council finds that this annexation is in the best interest of the City and of the contiguous territory.

NOW, THEREFORE, the City of Lebanon ordains as follows:

Section 1. Findings. In addition to the findings referred to above and the Planning Commission record, the City Council further adopts and finds those matters contained in Exhibit "B," which is incorporated herein by this reference as if fully set forth at this point.

Section 2. Annexation Area. Based upon the findings contained above and in Exhibit "B", the contiguous territory described in Exhibit "A" and incorporated herein by this reference as if fully set forth is hereby proclaimed to be annexed to the City of Lebanon and zoned as indicated per the Lebanon Development Code and assigned the corresponding Residential Mixed Density (Z-RM).

After Recording Return to:
City Recorder's Office
City of Lebanon
925 S. Main Street
Lebanon, OR 97355

Reserved for Recording

Section 3. Record. The City Recorder shall submit a copy of this Ordinance to the Oregon Secretary of State. The City Recorder is further ordered to send a description by metes and bounds, or legal subdivision, and a map (Exhibit "A") depicting the new boundaries of the City of Lebanon within ten (10) days of the effective date of this annexation ordinance to the Linn County Assessor, Linn County Clerk, and the Oregon State Department of Revenue.

Passed by the Lebanon City Council by a vote of _____ for and _____ against and approved by the Mayor this 11th day of March 2026.

Kenneth E. Jackola, Mayor
Michelle Steinhebel, Council President

Attested:

Julie Fisher, City Recorder

EXHIBIT "A"
ANNEXATION LEGAL DESCRIPTION & MAP

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN AND COMMONLY IDENTIFIED AS 2015 STOLTZ HILL ROAD, LEBANON, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, ARNOLD SUBDIVISION; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF AIRPORT ROAD, NORTH 89°20'55" EAST 160.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 01°31'55" WEST 167.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°20'55" WEST 230.35 FEET TO THE EASTERLY RIGHT-OF-WAY OF STOLTZ HILL ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 23°46'55" EAST 184.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED AREA CONTAINS 32,799 SQUARE FEET / 0.75 ACRE.

EXHIBIT B
LEBANON CITY COUNCIL FINDINGS

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of Gary Clowser to annex approximately 0.75 acres of property located at 2015 Stoltz Hill Road, on the southeast corner of Airport Road and Stoltz Hill Road (Township 12 South, Range 2 West, Section 15CA, Tax Lot 900), and to assign the Residential Mixed Density (Z-RM) zoning designation.

II. FINDINGS OF FACT

A. General

1. The applicant and owner of the subject property is Gary Clowser.
2. The subject property contains approximately 0.75 acres.
3. The property is located within the Lebanon Urban Growth Boundary (UGB).
4. The Comprehensive Plan Map designates the property as Residential Mixed Density (C-RM).
5. Surrounding properties are developed with single-family dwellings and carry Comprehensive Plan and/or zoning designations consistent with Residential Mixed Density.

B. Existing Conditions

The property is developed with a single-family dwelling and accessory structures. City water, sewer, storm drainage, and transportation facilities are available in Airport Road and Stoltz Hill Road.

C. Proposal

The applicant requests annexation of the subject property and, upon annexation, the assignment of the Residential Mixed Density (Z-RM) zoning designation. No concurrent development application is proposed.

III. PUBLIC HEARINGS

A. Planning Commission

The Planning Commission held a duly noticed public hearing on this application on February 18, 2026. Planning File A-26-01 was made part of the record. No procedural objections were raised regarding jurisdiction or the admissibility of evidence.

Luke Parker testified in opposition, expressing concerns regarding potential floodplain or drainage impacts and possible effects on drainage to his property. He also stated that he did not receive notice of the hearing from either the City or the County. Staff clarified that the action under consideration was limited to annexation and zoning assignment.

Following deliberation, the Planning Commission voted to recommend approval of the annexation and zoning assignment, finding the proposal consistent with the applicable criteria.

B. City Council

The City Council held a duly noticed public hearing on March 11, 2026, for this application and considered the entire record. No procedural objections were raised regarding jurisdiction or the admissibility of evidence. After deliberation, the Council approved the annexation and zoning assignment.

IV. CRITERIA AND CONCLUSIONS

The application was reviewed pursuant to ORS Chapter 222, Chapter 16.26 of the Lebanon Development Code, the City of Lebanon Annexation Ordinance, and Chapter 3 (Urbanization) of the Lebanon Comprehensive Plan.

The Council finds:

1. The subject property is located within the Urban Growth Boundary and is contiguous to the existing City limits; therefore, it is eligible for annexation.
2. The proposed zoning assignment of Residential Mixed Density (Z-RM) is consistent with the Comprehensive Plan Map designation of Residential Mixed Density (C-RM) and the City's Annexation Zoning Matrix. No Comprehensive Plan Map Amendment is requested.
3. The annexation is orderly and efficient. The property is located within an urbanized area and can be served by existing City water, sewer, storm drainage, and transportation facilities. Anticipated urban densities have been accounted for in the City's adopted Facilities Plans, including the Transportation System Plan.
4. Airport Road is identified as a Minor Arterial in the 2018 Transportation System Plan. The Engineering Department reviewed the annexation and determined that no additional right-of-way dedication is required at this time. Additional dedication may be required upon redevelopment, if applicable.
5. Burkhart Creek is located on or near the subject property and is subject to applicable environmental regulations. Its presence does not preclude annexation. Any future development will be required to comply with applicable floodplain, stormwater, and environmental standards.
6. The annexation does not include a concurrent development proposal. Any future development shall be reviewed for compliance with the Lebanon Development Code and other applicable regulations.

V. CONCLUSION

Based on the findings above, the City Council concludes that the proposed annexation and assignment of the Residential Mixed Density (Z-RM) zoning designation comply with applicable state law, the Lebanon Development Code, the Annexation Ordinance, and the Lebanon Comprehensive Plan.