



NOTICE OF PUBLIC HEARING

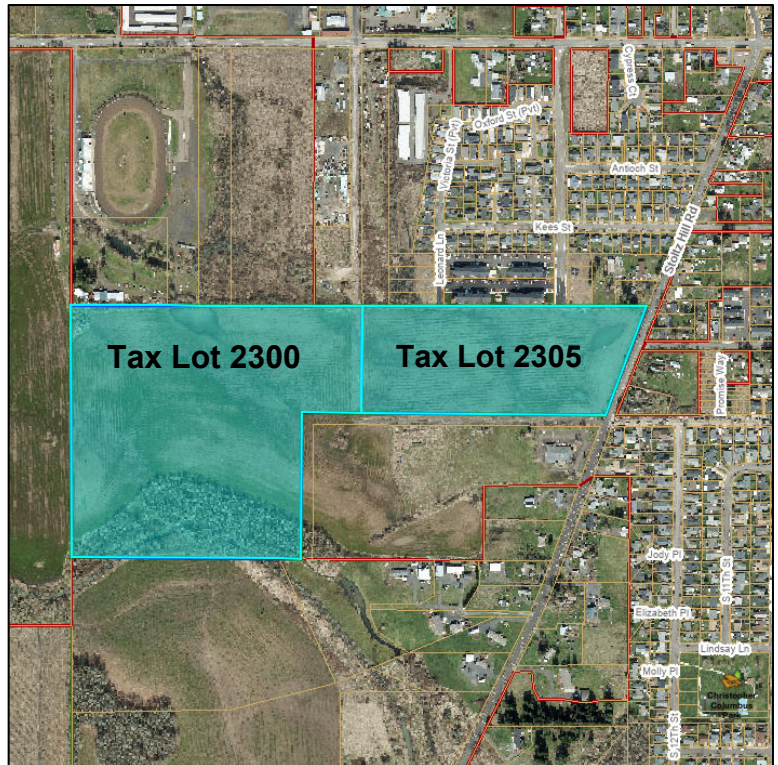
LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **July 15, 2026, at 6:00 p.m.** in the Library Community Room located at 55 Academy Street, to afford the public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	CPMA-26-01, ZMA-26-01, PD-26-02, S-26-03
Applicant:	Stoltz Hill MJC LLC / Conser Emerald Crossing
Location:	Stoltz Hill & Walker Roads
Map & Tax Lot No.:	12S02W16 02300 & 2305
Request:	Comprehensive Plan and Zone Map Amendments, Planned Development and Subdivision
Decision Criteria:	Lebanon Development Code Chapters: 16.06, 16.20, 16.22, 16.23 & 16.27

Request: The applicant is requesting to change the Comprehensive Plan Map Designation from Residential (C-RM) and Industrial (C-IND) to Mixed Use (C-MU) and the Zoning Map Designation from Residential Mixed Density (Z-RM) and Industrial (Z-IND) to Mixed Use (Z-MU) on the above-mentioned properties. The applicant is also requesting a Planned Development and a 284-lot Subdivision.

Providing Comments: The city will be accepting public comments on this item in several ways to afford the public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00 p.m. on Tuesday, July 14, 2026.** Written testimony may be emailed to development@lebanonoregon.gov or mailed to the City of Lebanon at 925 S. Main Street, Lebanon, OR 97355, or delivered and dropped in the white mailbox in front of City Hall. *Persons who desire to access the Zoom meeting to give oral testimony regarding a Public Hearing can contact the development@lebanonoregon.gov by noon prior to the meeting so that staff can provide instructions.*



The public is invited to either participate in person at the Library Community Room or watch the meeting virtually on **July 15, 2026, at** <https://www.youtube.com/user/CityofLebanonOR/videos>.

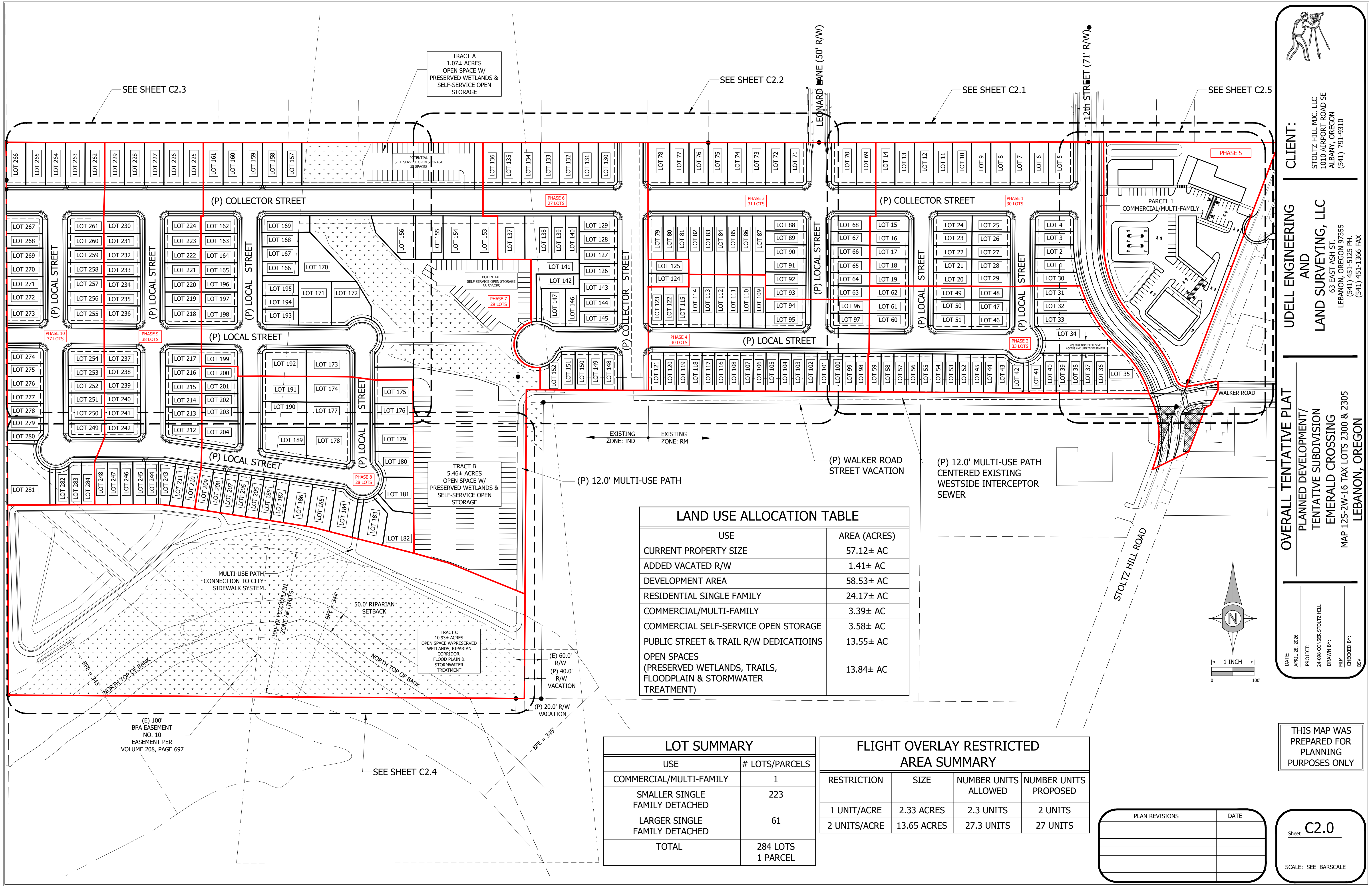
The agenda and application materials will be available for review on the City's website at <https://www.lebanonoregon.gov/meetings> seven days prior to the hearing.

CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the closing of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

Action of the Planning Commission and Appeals: The role of the Commission is to review the proposal and make a recommendation to the Lebanon City Council. A public hearing before the Council will be subsequently scheduled and notice provided. The Council decision is the final decision unless appealed to the Land Use Board of Appeals (LUBA). Failure to raise an issue in the hearing, orally or in writing, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please contact City of Lebanon Development Services Department, 925 Main Street; phone 541-258-4906; email development@lebanonoregon.gov.

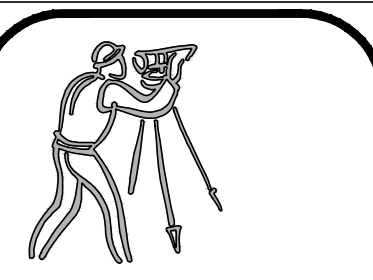
The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.



LAND USE ALLOCATION TABLE	
USE	AREA (ACRES)
CURRENT PROPERTY SIZE	57.12± AC
ADDED VACATED R/W	1.41± AC
DEVELOPMENT AREA	58.53± AC
RESIDENTIAL SINGLE FAMILY	24.17± AC
COMMERCIAL/MULTI-FAMILY	3.39± AC
COMMERCIAL SELF-SERVICE OPEN STORAGE	3.58± AC
PUBLIC STREET & TRAIL R/W DEDICATIONS	13.55± AC
OPEN SPACES (PRESERVED WETLANDS, TRAILS, FLOODPLAIN & STORMWATER TREATMENT)	13.84± AC

LOT SUMMARY	
USE	# LOTS/PARCELS
COMMERCIAL/MULTI-FAMILY	1
SMALLER SINGLE FAMILY DETACHED	223
LARGER SINGLE FAMILY DETACHED	61
TOTAL	284 LOTS 1 PARCEL

FLIGHT OVERLAY RESTRICTED AREA SUMMARY			
RESTRICTION	SIZE	NUMBER UNITS ALLOWED	NUMBER UNITS PROPOSED
1 UNIT/ACRE	2.33 ACRES	2.3 UNITS	2 UNITS
2 UNITS/ACRE	13.65 ACRES	27.3 UNITS	27 UNITS



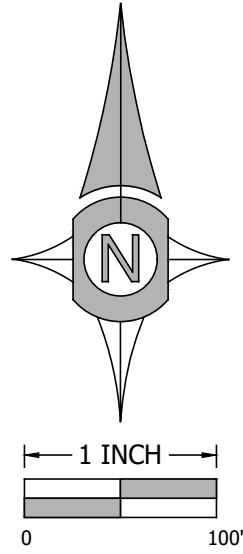
CLIENT:
STOLTZ HILL LLC, LLC
1010 AIRPORT ROAD SE
ALBANY, OREGON
(541) 791-9310

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

OVERALL TENTATIVE PLAT
PLANNED DEVELOPMENT/
TENTATIVE SUBDIVISION
EMERALD CROSSING
MAP 12S-2W-16 TAX LOTS 2300 & 2305
LEBANON, OREGON

DATE:
APRIL 28, 2026
PROJECT:
24-098 CONSER STOLTZ HILL
DRAWN BY:
MLM
CHECKED BY:
BSV

THIS MAP WAS
PREPARED FOR
PLANNING
PURPOSES ONLY



PLAN REVISIONS	DATE

Sheet **C2.0**
SCALE: SEE BARSCALE