



LAND USE APPLICATION

PROPERTY INFORMATION

Site Address(es): unassigned address

Assessor's Map & Tax Lot No.(s): 12S-02W-16 Tax Lots 2300 and 2305

Comprehensive Plan Designation / Zoning Designation: C-IND/Z-IND(TL 2300);C-RM/Z-RM(TL 2305)

Current Property Use: unimproved

Project Description:

The applicant proposes a phased Planned Development & subdivision on property S. of Airport Rd. & W. of Stoltz Hill Rd. including Comprehensive Plan & Zone Map Amendments to redesignate & rezone the site to Mixed Use.

APPLICANT / PRIMARY CONTACT INFORMATION

Applicant: Laura LaRoque; Pathfinder Land Use Consulting, L Phone: (503) 501-7197

Address: P.O. Box 484

Email: [REDACTED]

City/State/Zip: Lebanon, OR 97355

I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.

APPLICANT SIGNATURE *Laura LaRoque*

Date: 3/30/26

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner: Stoltz Hill MJC LLC ET AL

Phone: (541) 619-8004

Address: 1010 Airport Rd. SE

Email: [REDACTED]

City/State/Zip: Albany, OR 97322

OWNER SIGNATURE *MJB*
Municipal Journal (Mar 30, 2026 10:51:48 PDT)

Date: 03/30/2026

ADDITIONAL CONTACT INFORMATION

Engineer / Surveyor: Udell Engineering and Land Survey, LLC Phone: (541) 451-5125

Address: 63 E. Ash Street

Email: [REDACTED]

City/State/Zip: Lebanon, OR 97355

Architect:

Phone:

Address:

Email:

City/State/Zip:

Other:

Phone:

Address:

Email:

City/State/Zip

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REQUIRED SUBMITTALS

- ☒ Application and Filing Fee
- ☒ Narrative Describing the Proposed Development and addressing the Decision Criteria
 - LDC Article Two Land Uses and Land Use Zones
 - LDC Article Three Development Standards
 - LDC Article Four Review & Decision Requirements
 - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- ☒ Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- ☒ Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

***If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.**

Land Use Review Process		Fee	Land Use Review Process		Fee
	Administrative Review	\$750		Property (Lot) Line Adjustment	\$250
	Administrative Review (Planning Commission)	\$1,500	☒	Planned Development – Preliminary	\$2,500
	Annexation	\$2,500		Planned Development – Final (Ministerial)	\$250
	Appeal [min \$250 or 50% of original fee (whichever is greater)]	\$250		Planned Development – Final (Administrative)	\$750
	Code Interpretation	\$750		Planned Development – Final (Quasi-Judicial)	\$1,500
	Code Interpretation (Planning Commission)	\$1,500	☒	Subdivision Tentative	\$1,500
☒	Comprehensive Plan Map/Text Amendment	\$2,500		Subdivision Final	\$750
	Conditional Use	\$1,500		Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
☒	Fire District Plan Review	\$125		UGB Amendment	Actual Cost
	Historic Preservation Review or Register	Varies		Variance (Class 1 – Minor Adjustment)	\$250
	Land Partition	\$750		Variance (Class 2 – Adjustment)	\$750
	Ministerial Review	\$250		Variance (Class 3)	\$1,500
	Non-Conforming Use/Development	\$750	☒	Zoning Map Amendment	\$2,500

APPLICATION RECEIPT & PAYMENT

Date Received:	Date Complete:	Receipt No.:
Received By:	Total Fee:	File No.:

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