

Date: 06/29/2026

To: City of Lebanon, Lebanon Planning Commission, Lebanon City Council

From: 4 L Ventures LLC, Kyle Latimer

RE: Letter of Support for Conser/Emerald Crossing – CPMA-26-01; ZMA-26-01; PD-26-02; and S-26-03

Dear Planning Commissioners and City Councilors:

We, as a neighboring property owner, are submitting this letter in support of the Conser / Emerald Crossing applications, including CPMA-26-01, ZMA-26-01, PD-26-02, and S-26-03.

We support the proposal because it provides a complete and coordinated plan for a large property that will eventually develop as part of Lebanon's urban area. Rather than leaving the timing, layout, access, drainage, and infrastructure improvements uncertain, the applications allow the City to review the full development pattern and apply conditions through the Comprehensive Plan Map Amendment, Zone Map Amendment, Planned Development, and Subdivision processes.

From a neighboring property owner's perspective, the proposed Planned Development provides greater certainty about how the site will develop and relate to surrounding properties.

The proposed project demonstrates how the streets, pedestrian connections, lot patterns, rear yard areas, utility extensions, stormwater facilities, open space tracts, and natural resource areas will fit together as part of one coordinated plan. This is important for compatibility with existing neighboring properties.

We also support the proposal because it addresses several matters that affect nearby properties, including circulation, public improvements, drainage, wetlands, riparian areas, floodplain areas, and open space. Reviewing these issues together through the Planned Development and Subdivision applications helps ensure that development occurs in an orderly manner and that needed improvements are planned before construction occurs.

For these reasons, we support the Conser/Emerald Crossing applications and believe the proposal is consistent with the applicable review criteria related to orderly urban development, compatibility, access, circulation, infrastructure, open space, drainage, and natural resource protection.

Regards,



4 L Ventures, LLC
Kyle Latimer
Lebanon, OR

Tammy Dickey

From: John Bonnett <johnbonnett@live.com>
Sent: Friday, May 1, 2026 7:58 PM
To: Development Services
Subject: Planning Case #CPMA-20-01 Opposition

Caution! This message was sent from outside your organization.

I am a 30 year transportation planning professional who lives in the area of the proposed development. I am in strict opposition to this planned project as it does not address the road infrastructure in this area, primarily Airport Rd and Stoltz Hill Rd. which are not designed to handle the heavy traffic volume this project will bring. Major road improvements will need to be done to all roads leading to this development prior to the completion to avoid congestion and an increase to traffic crash fatalities and serious injuries.

John Bonnett

Tammy Dickey

From: Levi Reese <levireese2003@gmail.com>
Sent: Thursday, April 30, 2026 6:22 PM
To: Development Services
Subject: CPMA-26-01, ZMA-26-01, PD-26-02, S-26-03

Caution! This message was sent from outside your organization.

Hello, I'm writing regarding the new development hearing. I am countless locals I know are against putting this in right next to the race track. The people that move there will complain about the racing noise even though they moved in next to a race track. I'm against the idea. But at the very least I'd hope they are required to sign an agreement that they can't complain about the racing we all love, after they moved in by the race track we all know and love. It's one of our favorite things about Lebanon.

Thank you

Sincerely,
Levi Reese