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MEMORANDUM

Development Services

To: Mayor Jackola and City Council
From: Shana Olson, Development Services Director
Subject: Comprehensive Plan Map and Zoning Map Amendments
Planning File No.: CPMA-26-01, ZMA-26-01
Applicant: Stoltz Hill MJC, LLC, et al.
Project: Conser Emerald Crossing

Date: August 3, 2026

The applicant requests amendments to the Comprehensive Plan Map and Zoning Map designations for two properties located west of Stoltz Hill Road and north of Oak Creek. The properties are identified as Linn County Assessor Map 12S-02W-16, Tax Lots 2300 and 2305, and contain a combined area of approximately 57.12 acres.

Of the combined site, approximately 35 acres are currently designated Industrial (C-IND) on the Comprehensive Plan Map and zoned Industrial (Z-IND). The remaining acreage is designated Residential Mixed Density (C-RM) and zoned Residential Mixed Density (Z-RM). Substantial portions of the properties contain wetlands, waterways, and other environmentally constrained areas. The applicant requests to redesignate and rezone the properties to Mixed Use (C-MU/Z-MU), establishing a unified Comprehensive Plan Map designation and zoning district across the site.

The Planning Commission conducted a public hearing on July 15, 2026, and found that the applications complied with the applicable decision criteria of the Lebanon Comprehensive Plan and Lebanon Development Code. The Commission voted to recommend City Council approval of the Comprehensive Plan Map and Zoning Map Amendments.

The Planning Commission also approved the related Planned Development and Preliminary Subdivision Plat, contingent upon the effective approval of the map amendments by the City Council.

The Oregon Department of Aviation (ODAV) submitted comments noting that portions of the properties are located beneath the approach and transitional surfaces of Lebanon State Airport and identifying airport-compatibility concerns based on the State's Airport Land Use Compatibility Guidebook. Staff reviewed the comments and determined that the Guidebook provides advisory guidance but is not an adopted approval criterion. The applicable standards are contained in the Lebanon Development Code's Airport Overlay Zone. The approved Planned Development complies with the applicable residential-density limitations and does not locate residential development within the Runway Protection Zone. Future structures, construction equipment, trees, and other improvements remain subject to applicable height limitations and FAA and ODAV aeronautical-review requirements.

The proposed ordinance, including the findings supporting the map amendments, the Planning Commission Order recommending approval, the relevant Planning Commission record, and a City-prepared map depicting the existing and proposed Comprehensive Plan Map and Zoning Map designations, are included for review.

The Planning Commission recommends that the City Council approve Comprehensive Plan Map Amendment CPMA-26-01 and Zoning Map Amendment ZMA-26-01, redesignating the properties from Residential Mixed Density (C-RM) and Industrial (C-IND) to Mixed Use (C-MU) on the Comprehensive Plan Map and rezoning the properties from Residential Mixed Density (Z-RM) and Industrial (Z-IND) to Mixed Use (Z-MU).