



# PLANNING COMMISSION MEETING AGENDA

Santiam Travel Station – 750 S 3<sup>rd</sup> Street, Lebanon, OR 97355

April 16, 2025

Chair:  
Don Robertson

Vice Chair:  
Lory Gerig-Knurowski

Commissioners:  
Kristina Breshears  
Karisten Baxter  
Don Fountain  
Marcellus Angellford  
Shyla Malloy  
Mike Miller  
Regina Thompson

Community  
Development Director  
Kelly Hart

Regular Meeting:  
6:00 p.m.

## 6:00 PM - REGULAR SESSION

### CALL TO ORDER / FLAG SALUTE

### ROLL CALL

### MINUTES

February 19, 2025

### COMMISSION REVIEW

1. Public Hearing – Planning File AR-25-02, VAR-25-02  
Development proposal for a three-unit multifamily property (AR-25-02) including a Class III Variance request for lot size, setback reduction, and reverse vehicle maneuver authorization onto a public street (VAR-25-02). 1008 Hiatt Street (12S 02W 11CD, tax lot 5600)
2. Public Hearing – Planning File A-25-01  
Annexation of various street segments, including portions of Crowfoot Road, Kees Street, Wassom Street, and three segments of Stoltz Hill Road.

### PLANNING COMMISSION REORGANIZATION – election of a new Chair and Vice-Chair

Section 2.24.070 of the Lebanon Municipal Code requires the Planning Commission to annually, at its regular meeting in April, choose a chairperson and vice-chairperson to preside over the meetings of the planning commission. No officer shall serve a term as such officer for more than four consecutive years; however, such member may be re-elected to such office after an interval of two years.

### CITIZEN COMMENTS – restricted to items not on the agenda

### COMMISSION BUSINESS AND COMMENTS

### ADJOURNMENT

*Planning Commission meetings are recorded and available on the City's YouTube page at <https://www.youtube.com/user/CityofLebanonOR>. 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 the Community Development Center at 541.258.4906*



925 S. Main Street  
Lebanon, Oregon 97355

TEL: 541.258.4906  
cdc@ci.lebanon.or.us  
www.ci.lebanon.or.us

# MEMORANDUM

## *Community Development*

To: Lebanon Planning Commission  
From: Kelly Hart, Community Development Director  
Subject: Planning File No. A-25-01 – Annexation of various street segments

Date: April 16, 2025

### I. BACKGROUND

Under consideration is the proposed annexation of various street segments within the UGB into the City, including portions of Crowfoot Road, Kees Street, Wassom Street, and three segments of Stoltz Hill Road. As annexations have occurred throughout the City, some applications included annexation of the public right-of-way along the length of the property segment, while others have not. This has resulted in a patchwork of city and county jurisdiction throughout the street network.

### II. CURRENT REPORT

The purpose and intent behind the proposed annexations are to organize the jurisdictional boundaries of the City. This will assist the police and sheriff's departments in enforcement actions and enable our local police department to enforce parking restrictions throughout the City more effectively. As streets are not assigned a zoning designation, the only action under consideration is the land annexation. There is no initial zoning assignment associated with this procedure.

### III. REVIEW CRITERIA AND RECOMMENDED FINDINGS

All of the proposed street segments are located within the City's Urban Growth Boundary (UGB) and are eligible for annexation into the City limits. Annexation application and review requirements are contained in Chapter 16.26 of the Lebanon Development Code. Annexations require a hearing before the Planning Commission and City Council. The purpose of the Commission hearing is to review the request and recommend whether the Council should approve or deny the Annexation.

Section 16.26.060 outlines the decision criteria for annexation, including specific requirements outlined in Section 16.26.060.A. This Section requires compliance with provisions in the City Annexation Ordinance and Lebanon Comprehensive Plan, Chapter 3 – Urbanization. Essentially, the Annexation Ordinance and Comprehensive Plan decision criteria are the same. The findings are combined to avoid duplication:

1. Annexation Ordinance Section 2. - All Annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance (i.e., Development Code), City of Lebanon/Linn County Urban Growth Management Agreement and shall be consistent with applicable State law.

Comprehensive Plan Annexation Policy #P-19: [The City shall] recognize and act on the basis that all annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance, City of Lebanon/Linn County Urban Growth Management Agreement (UGMA), and shall be consistent with applicable State law.

RECOMMENDED FINDING: The application sites include public street segments located within the City of Lebanon Urban Growth Boundary and are contiguous with city limits; therefore, they are eligible for annexation, as per the Annexation Ordinance and the Municipal and Development Codes. The annexation does not include a Comprehensive Plan Map Amendment, as no zoning has been assigned to public rights-of-way. As the street segments are existing, it is determined that the annexation has already been accounted for in the City's Facilities Plan, including the Transportation System Plan. The proposal complies with the Annexation requirements.

2. Annexation Ordinance Section 3. - All Annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

Comprehensive Plan Annexation Policy #P-20: [The City shall] recognize and act on the basis that all annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

RECOMMENDED FINDING: The Annexation Ordinance policies are consistent with, and often mirror, the Comprehensive Plan Annexation Policies. The State acknowledges that the City's Comprehensive Plan complies with all applicable Statewide Planning Goals and statutes, recognizing the consistency of the Plan goals and policies. Therefore, compliance with the applicable Comprehensive Plan policies ensures compliance with the Annexation Ordinance. Findings in the following Sections detail this proposal's compliance with all applicable policies.

3. Annexation Ordinance Section 4. - All lands included within the Urban Growth Boundary are eligible for annexation and urban development. Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-21: [The City shall] recognize and act on the basis that all lands included within the Urban Growth Boundary are eligible for annexation and urban development. (Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.)

RECOMMENDED FINDING: All lands included in the annexation proposal are improved public rights-of-way. There are no identified environmental constraints, and no development would occur within the annexation areas.

4. Annexation Ordinance Section 5. - The City shall only annex land that is contiguous to the existing City limits and is within the City's UGB.

Comprehensive Plan Annexation Policy #P-22: [The City shall] only annex land that is contiguous to the existing City limits and is within the City's UGB.

RECOMMENDED FINDING: All right-of-way segments included in the annexation proposal are contiguous with properties within city limits.

5. Annexation Ordinance Section 6. - An annexation shall be deemed orderly if the annexation territory is contiguous to the existing City limits. An annexation is efficient if the annexation territory can be developed or redeveloped to an urban use. Urban uses may include wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-23: [The City shall] deem an annexation orderly if the annexation territory is contiguous to the existing City Limits, and deem an annexation efficient if the annexation territory can be developed or redeveloped to an urban use (urban uses may include functional wetlands, parks, open space and related uses).

RECOMMENDED FINDINGS: All land included in the annexation proposal is improved public rights-of-way. No zoning will be designated for the property, as it is land reserved for public rights-of-way. The annexation of these street segments is orderly, as they are contiguous to existing city limits. The annexation would allow for orderly development and redevelopment of properties within the City, as the City would have jurisdiction over any required improvements to the public rights-of-way as development occurs.

6. Annexation Ordinance Section 7. - Development proposals are not required for annexation requests.

Comprehensive Plan Annexation Policy #P-24: [The City shall] recognize and act on the basis that development proposals are not required for annexation requests.

RECOMMENDED FINDING: The application does not include a development proposal, and therefore, no development is anticipated in the future due to the existing use and nature of the annexed land, as well as the public rights-of-way.

7. Annexation Ordinance Section 8. - As part of the annexation process of developed property or properties, the City shall consider the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

Comprehensive Plan Annexation Policy #P-25: [The City shall] consider as part of the annexation process of developed property or properties, the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

RECOMMENDED FINDING: The annexation proposal would not create a demand on utility services as the land is identified as public right-of-way, and no development could occur on the land that would make a demand on utilities.

8. Annexation Ordinance Section 9. - As part of the annexation process of developed property or properties, the City shall consider the impacts on key City-provided urban utility services needed to serve these properties, which are water, storm drainage, sanitary sewer, and streets.

Comprehensive Plan Annexation Policy # P-26: [The City shall] Consider as part of the annexation process of developed property or properties, the impacts on the capacities of key City-provided urban utility services needed to satisfy the anticipated demands of the properties discussed in P-25 above.

RECOMMENDED FINDING: The annexation proposal would have a positive impact on the street system by providing the city with jurisdiction to plan the street network effectively. There would be no impact on other utilities, as no development would occur within the land annexation area, as it is limited to public rights-of-way.

9. Annexation Ordinance Section 10. - Needed Public rights-of-way, as identified in adopted transportation plans as necessary for the safe and efficient movement of traffic, bicycles and pedestrians, shall be dedicated to the City either with annexation or when the property develops and/or redevelops and creates an increased demand for the benefits provided by additional rights-of-way dedication.

RECOMMENDED FINDING: The annexation proposal addresses previous property annexations that did not include the portion of public right-of-way associated with the annexation. This action provides conformance of previous annexations.

10. Annexation Ordinance Section 11. - Upon annexation, the annexation territory shall be assigned zoning classifications in accordance with the adopted Comprehensive Plan Map, as shown in the City's Annexation Zoning Matrix. Such zoning assignments in and of themselves are not a zoning map change and shall not require approval of a zoning map amendment, or a separate proceeding.

RECOMMENDED FINDING: All lands associated with the annexation proposal include public rights-of-way, which are not assigned a zoning designation. As such, this finding is not applicable.

11. Annexation Ordinance Section 12. - If a zoning designation other than one in accordance with the Comprehensive Plan Map (shown in the Annexation Zoning Matrix) is requested

by an applicant, the zoning requested shall not be granted until the Comprehensive Plan Map is appropriately amended to reflect concurrence. Such an amendment shall require a separate application, hearing and decision, which may be held concurrently with an annexation hearing and will not become effective until the annexation is complete.

RECOMMENDED FINDING: All lands associated with the annexation proposal include public rights-of-way, which are not assigned a zoning designation. As such, this finding is not applicable.

12. Annexation Ordinance Section 13. - The areas within the Urban Growth Boundary with designated environmental constraints may be annexed and developed as functional wetlands, parks, open space and related uses.

RECOMMENDED FINDING: All lands associated with the annexation proposal include public rights-of-way and do not have any designated environmental constraints.

13. Annexation Ordinance Section 14. - An “urban use” is hereby defined as any land use that is authorized under the terms and provisions of the land use regulations, Zoning Ordinance (i.e., Development Code), Subdivision Ordinance, Comprehensive Plan, and other related documents of the City of Lebanon.

RECOMMENDED FINDING: This Section does not apply as the provisions in this Section provide a definition and not a decision criterion.

14. Annexation Ordinance Section 15. - At the applicant’s discretion and with the City’s concurrence, a development or redevelopment proposal for an annexation territory may be acted upon by the Planning Commission immediately following the Commission’s hearing on the annexation proposal and a decision of recommendation of approval to the City Council. However, any approval of the Planning Commission of such a development or redevelopment proposal must be contingent upon subsequent approval of the annexation by City Council.

RECOMMENDED FINDING: The request does not contain a concurrent development request.

15. Comprehensive Plan Annexation Policy # P-27: Expand the City Limits as necessary to accommodate development, including housing, commercial, industrial, and services (that will in turn accommodate population growth).

RECOMMENDED FINDING: This Policy does not directly apply as the proposal incorporates existing public rights-of-way into the City limits.

#### IV. CONCLUSION AND RECOMMENDATION

Staff finds the proposal complies with the decision criteria for an Annexation. Therefore, staff recommends the Planning Commission recommend the City Council approve the Annexation of the subject area for an orderly organization of the city's public rights-of-way.

#### V. PLANNING COMMISSION ACTION - ANNEXATION

A. The Planning Commission may either:

1. Recommend City Council approval of the proposed annexation, adopting the written findings for the decision criteria contained in the staff report; or
2. Recommend City Council approval of the proposed annexation, adopting modified findings for the decision criteria; or
3. Recommend City Council denial of the proposed annexation, specifying reasons why the proposal fails to comply with the decision criteria; and
4. Direct staff to prepare an Order of Recommendation for the Chair or Vice Chair's signature incorporating the adopted findings as approved by the Planning Commission.



# NOTICE OF PUBLIC HEARING

## LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **April 16, 2025, at 6:00 p.m.** in the Santiam Travel Station located at 750 S 3<sup>rd</sup> Street, to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

<b>Planning Case No.:</b>	A-25-01
<b>Applicant:</b>	City of Lebanon
<b>Location:</b>	Crowfoot Road
<b>Map No.:</b>	12S02W23C
<b>Request:</b>	Annexation
<b>Decision Criteria:</b>	Lebanon Development Code Chapters: 16.20 & 16.26

**Request:** The applicant is requesting Annexation of approximately 27,360 square feet of street right-of-way on Crowfoot Road.

**Providing Comments:** The city will be accepting public comment on this item in several ways to afford interested persons and the public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Tuesday, April 15, 2025.** Written testimony may be emailed to [kelly.hart@lebanonoregon.gov](mailto:kelly.hart@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.



The public is invited to either participate in person at the Santiam Travel Station or watch the meeting virtually on **April 16, 2025.**

If you wish to address the Commission under Public Comments or for a Public Hearing, click: <https://zoom.us/meeting/register/fkwaS4NNQjWt5y6FaRm4xA> to register in advance for the meeting. You will receive a confirmation email containing information about joining the meeting. Attendees will need to register to receive the link to the meeting.

Please register ONLY if you wish to address the Commission. If you want to watch or listen to the meeting, please click this link to do so on YouTube: <https://youtube.com/live/3nVAD4STCog?>. 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 close 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 Community Development Department, 925 Main Street; phone 541-258-4906; email [cdc@lebanonoregon.gov](mailto:cdc@lebanonoregon.gov).

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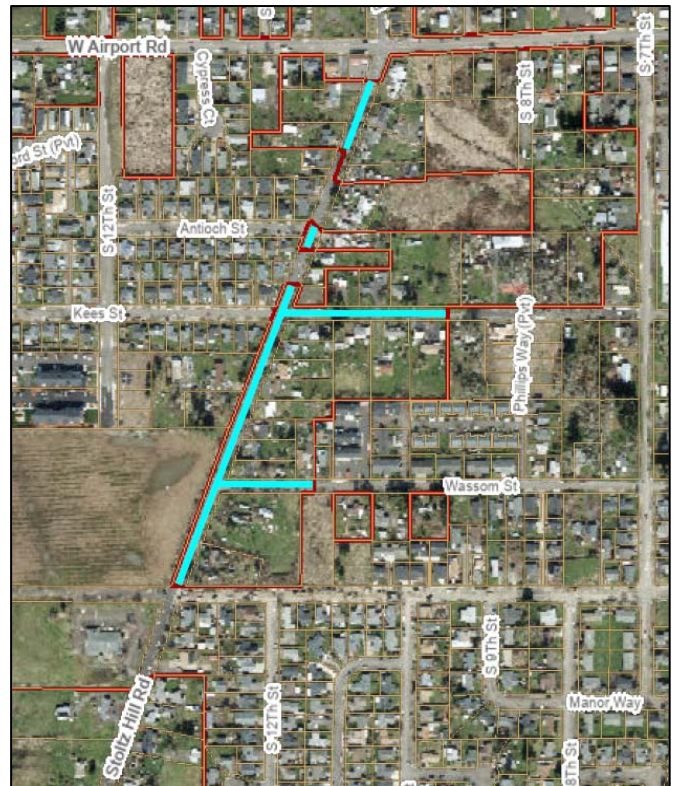
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<b>Applicant:</b>	City of Lebanon
<b>Location:</b>	Kees Street, Wassom Street & Stoltz Hill Road
<b>Map No.:</b>	12S02W15CA & 15CD
<b>Request:</b>	Annexation
<b>Decision Criteria:</b>	Lebanon Development Code Chapters: 16.20 & 16.26

**Request:** The applicant is requesting Annexation of approximately 29,082 square feet of street right-of-way on Kees Street, 16,801 square feet on Wassom Street, and 94,760 square feet on Stoltz Hill Road.

**Providing Comments:** The city will be accepting public comment on this item in several ways to afford interested persons and the public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Tuesday, April 15, 2025.** Written testimony may be emailed to [kelly.hart@lebanonoregon.gov](mailto:kelly.hart@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.

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EXHIBIT 'A'

A PORTION OF KEES STREET ANNEXATION DESCRIPTION

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

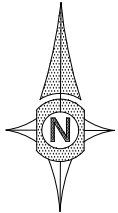
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF KEES STREET, BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 3, HARMONY SUBDIVISION, THENCE ALONG SAID RIGHT OF WAY NORTH 89°50'00" WEST 591.70 FEET TO THE EASTERLY RIGHT OF WAY OF STOLZ HILL ROAD (CR. NO. 739); THENCE NORTH 22°04'27" EAST 53.89 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID KEES STREET; THENCE ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°50'00" EAST 571.59 FEET TO CITY OF LEBANON LIMITS; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°10'00" WEST 50.00 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

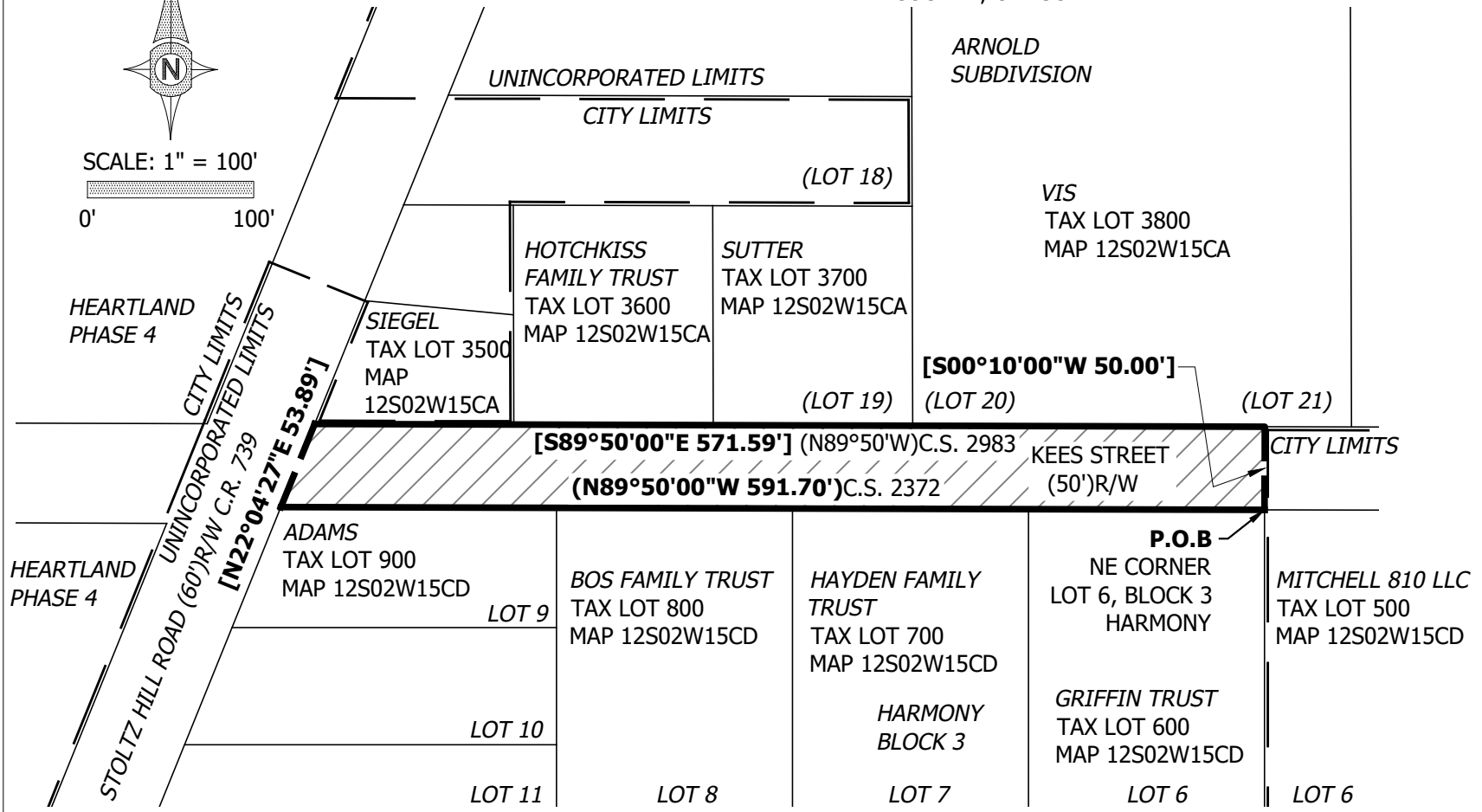
OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
80442

RENEWS: 12/31/2026

IN THE RUSSELL T. HILL DLC NO. 77,  
LOCATED IN THE SW 1/4 SEC. 15, T. 12 S., R. 2 W., W.M.,  
LINN COUNTY, OREGON



SCALE: 1" = 100'



REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JUNE 12, 2013  
**KYLE W. LATIMER**  
#80442  
EXPIRES 12-31-2026

**LEGEND**

- ( ) DATA OF RECORD AS NOTED
- [ ] CALCULATED DATA
- C.S. COUNTY SURVEY
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY



ANNEXATION AREA ±29,082 SQUARE FEET

REFERENCE SURVEYS:  
C.S. 2372 (HARMONY SUBDIVISION), C.S. 2983 (ARNOLD SUBDIVISION).

ARNOLD  
SUBDIVISION

VIS  
TAX LOT 3800  
MAP 12S02W15CA

[S00°10'00"W 50.00']

[S89°50'00"E 571.59'] (N89°50'W)C.S. 2983

(N89°50'00"W 591.70')C.S. 2372

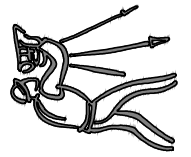
KEES STREET  
(50')R/W

**P.O.B**

NE CORNER  
LOT 6, BLOCK 3  
HARMONY

GRIFFIN TRUST  
TAX LOT 600  
MAP 12S02W15CD

MITCHELL 810 LLC  
TAX LOT 500  
MAP 12S02W15CD



SHEET 1  
of 1  
SCALE: AS NOTED

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

ANNEXATION TO CITY OF LEBANON  
CITY OF LEBANON  
KEES STREET  
LEBANON, OREGON

Date 12/17/2024  
Project 24-234 KEES ST  
Drawn by GSR  
Checked by KWL

EXHIBIT 'A'

A PORTION OF STOLTZ HILL ROAD ANNEXATION DESCRIPTION  
(AT ANTIOCH STREET)

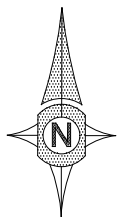
AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2005-18, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE SOUTH  $68^{\circ}00'58''$  EAST 60.00 FEET TO THE EASTERLY RIGHT OF WAY OF STOLTZ HILL RD. (C.R. 739); THENCE ALONG SAID RIGHT OF WAY SOUTH  $21^{\circ}59'02''$  WEST 71.14 FEET TO THE LEBANON CITY LIMITS; THENCE LEAVING SAID RIGHT OF WAY SOUTH  $89^{\circ}59'04''$  WEST 64.71 FEET TO THE WESTERLY RIGHT OF WAY; THENCE NORTH  $21^{\circ}59'02''$  WEST 95.38 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
80442

RENEWS: 12/31/2026



SCALE: 1" = 30'



IN THE RUSSELL T. HILL DLC NO. 77,  
LOCATED IN THE SW 1/4 SEC. 15, T. 12 S., R. 2 W., W.M.,  
LINN COUNTY, OREGON

PARCEL 1  
PARTITION PLAT  
NO. 2005-18

POINT OF BEGINNING

ANTIOCH STREET (60')R/W

HEARTLAND PHASE 1

LOT 19

TAX LOT 4900  
MAP 12S02W15CB

LOT 78

STOLTZ HILL ROAD  
(60')R/W C.R. 739

[S68°00'58"E 60.00']

[S21°59'02"W 95.38']  
(N21°59'02"E) C.S. 22823

[S21°59'02"W 71.14']

[S89°59'04"W 64.71']

LOT 17

ARNOLD SUBDIVISION

CITY LIMITS

TAX LOT 3200  
MAP 12S02W15CA

LOT 18

UNINCORPORATED LIMITS

CITY LIMITS

#### LEGEND

( ) DATA OF RECORD AS NOTED  
[ ] CALCULATED DATA  
C.S. COUNTY SURVEY  
R1 LINN COUNTY C.S. 22732  
R/W RIGHT OF WAY

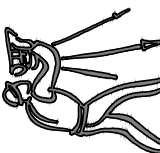


ANNEXATION AREA ±4,996 SQUARE FEET

REFERENCE SURVEYS:  
C.S. 22823 (HEARTLAND PHASE 1).

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2026



SHEET 1  
of 1

SCALE: AS NOTED

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

ANNEXATION TO CITY OF LEBANON  
CITY OF LEBANON  
STOLTZ HILL ROAD  
LEBANON, OREGON

Date 01/16/2025  
Project 24-234 ANNEX  
Drawn by GSR  
Checked by KWL

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(AT AIRPORT RD)

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, ARNOLD SUBDIVISION ON THE EASTERLY RIGHT OF WAY OF STOLTZ HILL ROAD (C.R. 739); THENCE NORTH  $66^{\circ}14'23''$  WEST 30.00 FEET; THENCE NORTH  $23^{\circ}45'37''$  EAST 109.92 FEET; THENCE NORTH  $66^{\circ}14'23''$  WEST 30.00 FEET TO THE WESTERLY RIGHT OF WAY OF SAID ROAD; THENCE NORTH  $23^{\circ}45'37''$  EAST 260.15 FEET; THENCE SOUTH  $88^{\circ}09'22''$  EAST 64.67 FEET TO SAID EASTERLY RIGHT OF WAY; THENCE SOUTH  $23^{\circ}45'37''$  WEST 394.22 FEET TO THE POINT OF BEGINNING.

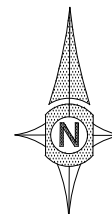
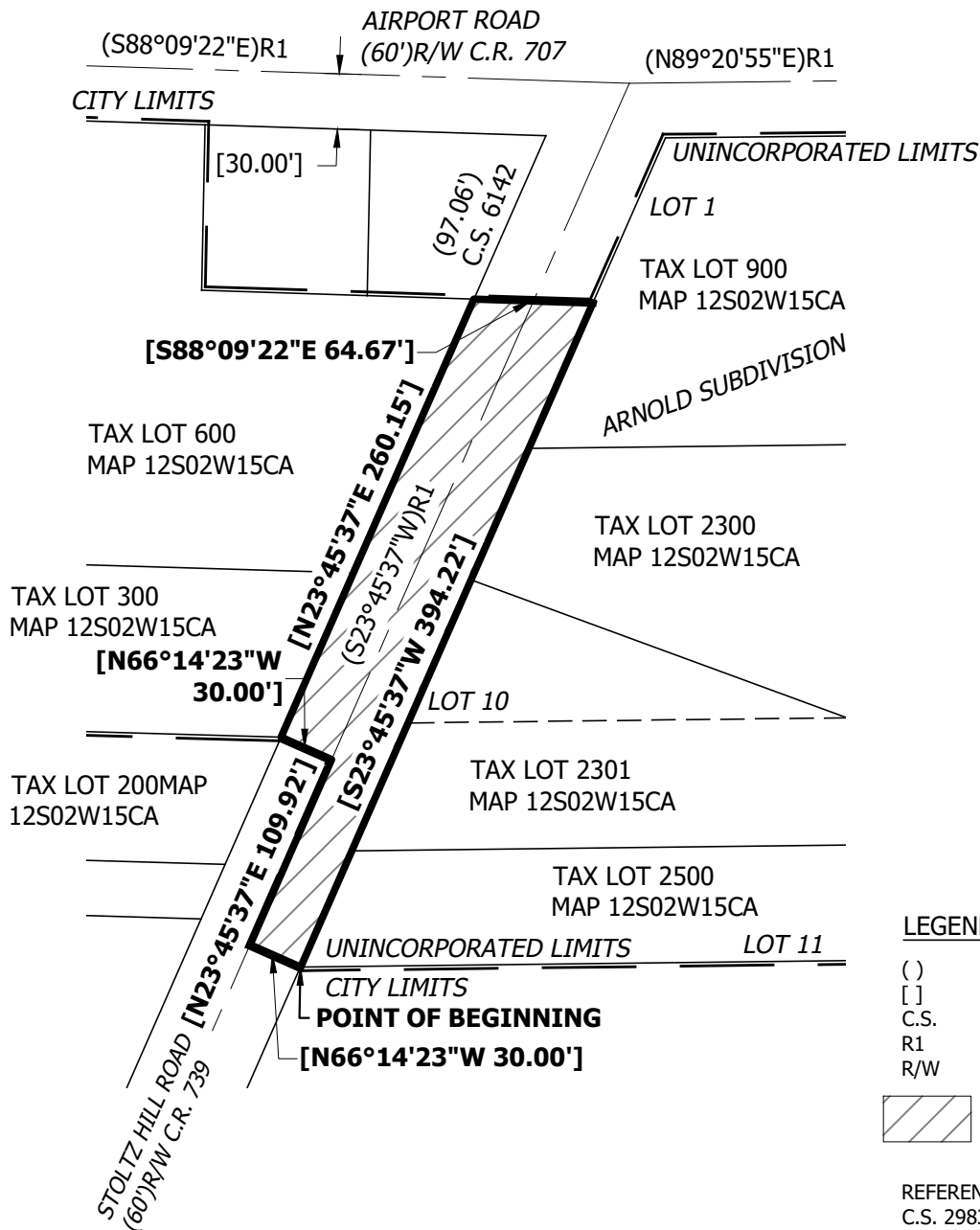
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
80442

RENEWS: 12/31/2026



IN THE RUSSELL T. HILL DLC NO. 77,  
LOCATED IN THE SW 1/4 SEC. 15, T. 12 S., R. 2 W., W.M.,  
LINN COUNTY, OREGON



SCALE: 1" = 100'  
0' 100'

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JUNE 12, 2013  
**KYLE W. LATIMER**  
#80442  
EXPIRES 12-31-2026

**LEGEND**

( ) DATA OF RECORD AS NOTED  
[ ] CALCULATED DATA  
C.S. COUNTY SURVEY  
R1 LINN COUNTY C.S. 27606  
R/W RIGHT OF WAY



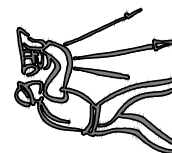
ANNEXATION AREA ±19,631 SQUARE FEET

REFERENCE SURVEYS:  
C.S. 2983 (ARNOLD SUBDIVISION), C.S. 6142, C.S. 27606.

**UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

**ANNEXATION TO CITY OF LEBANON**  
CITY OF LEBANON  
STOLTZ HILL ROAD  
LEBANON, OREGON

Date 02/12/2025  
Project 24-234 ANNEX  
Drawn by GSR  
Checked by KWL



SHEET 1  
of 1

SCALE: AS NOTED

EXHIBIT 'A'

A PORTION OF STOLTZ HILL ROAD ANNEXATION DESCRIPTION  
(WALKER RD. TO KEES ST.)

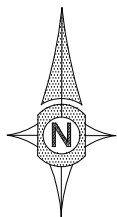
AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2007-06 BEING ON THE WESTERLY RIGHT OF WAY OF STOLTZ HILL ROAD (C.R. 739); THENCE ALONG SAID RIGHT OF WAY NORTH 20°58'23" EAST 599.09 TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 20°58'23" EAST 577.85 FEET TO THE CITY OF LEBANON LIMITS; THENCE SOUTH 69°01'37" EAST 60.00 FEET TO THE WESTERLY LINE OF LOT 19, ARNOLD SUBDIVISION ON THE EASTERLY LINE OF SAID RIGHT OF WAY; THENCE SOUTH 20°58'23" WEST 1154.56 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF WALKER STREET AND SAID EAST RIGHT OF WAY; THENCE NORTH 89°28'52" WEST 64.04 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
80442

RENEWS: 12/31/2026

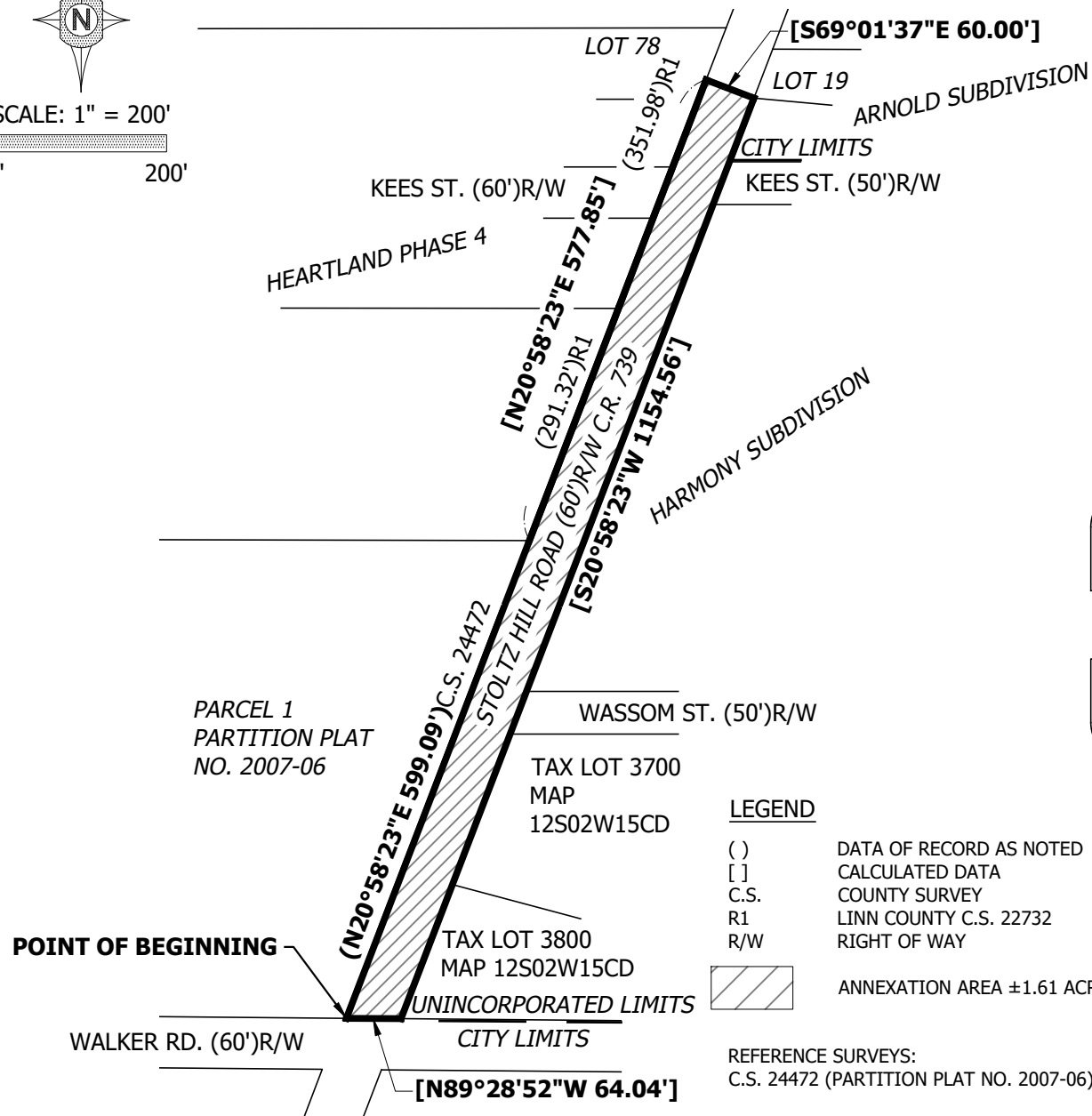


SCALE: 1" = 200'



0' 200'

IN THE RUSSELL T. HILL DLC NO. 77,  
LOCATED IN THE SW 1/4 SEC. 15, T. 12 S., R. 2 W., W.M.,  
LINN COUNTY, OREGON



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2026

**LEGEND**

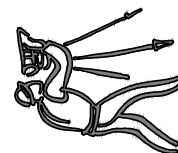
( )	DATA OF RECORD AS NOTED
[ ]	CALCULATED DATA
C.S.	COUNTY SURVEY
R1	LINN COUNTY C.S. 22732
R/W	RIGHT OF WAY
	ANNEXATION AREA ±1.61 ACRES

REFERENCE SURVEYS:  
C.S. 24472 (PARTITION PLAT NO. 2007-06), C.S. 22732 (PARTITION PLAT NO. 2000-19).

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

ANNEXATION TO CITY OF LEBANON  
CITY OF LEBANON  
STOLTZ HILL ROAD  
LEBANON, OREGON

Date 01/16/2025  
Project 24-234 KEES ST  
Drawn by GSR  
Checked by KWL



SHEET 1  
of 1

SCALE: AS NOTED

EXHIBIT 'A'

A PORTION OF WASSOM STREET ANNEXATION DESCRIPTION

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

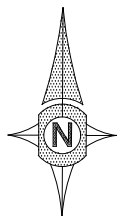
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF WASSOM STREET MARKING THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2007-18; THENCE NORTH 90°00'00" WEST 325.89 FEET TO THE EASTERLY RIGHT OF WAY OF STOLTZ ROAD (CR. NO. 739); THENCE SOUTH 22°04'00" WEST 53.95 FEET TO THE SOUTH RIGHT OF WAY OF SAID WASSOM STREET; THENCE NORTH 90°00'00" EAST 346.16 FEET TO CITY OF LEBANON LIMITS; THENCE NORTH 0°00'00" EAST 50.00 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
80442

RENEWS: 12/31/2026

IN THE RUSSELL T. HILL DLC NO. 77,  
LOCATED IN THE SW 1/4 SEC. 15, T. 12 S., R. 2 W., W.M.,  
LINN COUNTY, OREGON



SCALE: 1" = 60'  
0' 60'

PARCEL 1  
PARTITION PLAT  
NO. 2007-06

STOLTZ HILL ROAD (60')R/W C.R. 739  
[S22°04'00"W 53.95']

LOT 15

MILLER  
TAX LOT 1500  
MAP 12S02W15CD

BOGGS  
TAX LOT 1700  
MAP 12S02W15CD

PARCEL 2  
PARTITION PLAT  
NO. 2007-18

PARCEL 1  
PARTITION PLAT  
NO. 2007-18

DECHELLIS  
TAX LOT 1800  
MAP 12S02W15CD

WASSOM STREET  
(50')R/W

GRADBERG  
TAX LOT 1600  
MAP 12S02W15CD

HARMONY  
BLOCK 3

P.O.B.  
SW COR.  
PARCEL 1  
P.P. NO. 2007-18

(LOT 17)

(71.00')  
C.S. 24514

LOT 16

(254.89')C.S. 2372

P.P. NO. 2007-18

[N90°00'00"W]C.S. 2372 [325.89']

WASSOM STREET (50')R/W

[N00°00'00"E 50.00']

[N90°00'00"E 346.16']

(295.87')C.S. 2372

HORAK  
TAX LOT 3700  
MAP  
12S02W15CD

GOOD WELL  
CONSTRUCTION INC.  
TAX LOT 3600  
MAP  
12S02W15CD

UNINCORPORATED LIMITS  
CITY LIMITS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2026

LEGEND

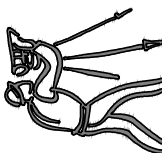
( ) DATA OF RECORD AS NOTED  
[ ] CALCULATED DATA  
C.S. COUNTY SURVEY  
P.O.B. POINT OF BEGINNING  
R/W RIGHT OF WAY



ANNEXATION AREA ±16,801 SQUARE FEET

REFERENCE SURVEYS:

C.S. 2372 (HARMONY SUBDIVISION), C.S. 24514 (PARTITION PLAT NO. 2007-18).



SHEET 1  
of 1

SCALE: AS NOTED

ANNEXATION TO CITY OF LEBANON

Date 12/17/2024  
Project 24-234 KEES ST  
Drawn by GSR  
Checked by KWL

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

CITY OF LEBANON  
WASSOM STREET  
LEBANON, OREGON

CR 717 (Crowfoot Road) T12S, R2W, Section 23

A variable width strip of land, the centerline of which is more particularly described as follows:

Beginning at Engineer's centerline station 9+78.28, which bears South 89° 58' 30" West, 206.00 feet from the Northeast Corner of the Reuben S. Coyle Donation Land Claim No. 63 (Engineer's centerline station 7+72.28), in Section 23, Township 12 South, Range 2 West, of the Willamette Meridian, in Linn County, Oregon, being the centerline of CR 717 (Crowfoot Road); thence South 89° 58' 30" West, 761.30 feet, along the North line of the said DLC 63; thence along the arc of a 358.09 foot radius curve to the left 173.17 feet, (the long cord of which bears South 76° 07' 15" West, 171.49 feet.); thence South 62° 16' 00" West, 48.65 feet, thence along the arc of a 358.09 foot radius curve to the right 102.04 feet, (the long cord of which bears South 70° 25' 50" West, 101.70 feet.); to the intersection of the centerline with the West line of Reuben S. Coyle Donation Land Claim 63, at centerline Engineer's station 20+63.46, and the terminus of this description, said point being South 17° 38' 15" West, 102.54 feet from the North Northwest Corner of the Reuben S. Coyle Donation Land Claim No. 63, in Section 23, Township 12 South, Range 2 West, of the Willamette Meridian, in Linn County, Oregon.

The widths in feet to the left of centerline of the above described strip of land are as follows:

Station to Station	Left of Centerline
9+78.28 to 17+39.59	20.00 ft.
17+39.59	20.00 ft. in a straight line to 25.00 ft.
17+39.59 to 20+76.31	25.00 ft.
20+76.31 to 20+63.46	25.00ft. in a straight line to 0.00 ft.

The widths in feet to the right of centerline for the above described parcel of land are as follows:

Station to Station	Right of Centerline
9+78.28 to 17+39.59	20.00 ft.
17+39.59 to 19+79.18	20.00 ft. in a straight line to 100.91 ft.
19+79.18 to 20+63.46	100.91 ft. in a straight line to 0.00 ft.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Kyle W. Latimer*

OREGON  
JUNE 12, 2013  
KYLE W. LATIMER  
80442

EXPIRES: 12-31-2026

EXHIBIT B  
LINN COUNTY  
CROWFOOT ROAD, C.R. 717  
SECTION 23, T. 12 S., R. 2 W., W.M.  
LINN COUNTY, OREGON

