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MEMORANDUM

Community Development

To: Mayor Jackola and City Council
From: Kelly Hart, Community Development Director
Subject: Comprehensive Plan Map and Zoning Map Amendments
Planning File No.: CPMA-25-01, ZMA-25-01
Applicant: Thoroughbred Carwash

Date: August 28, 2025

This is a request to amend the Comprehensive Plan Map and Zoning Map designation for a 1.35-acre parcel located on the east side of South Santiam Highway, north and west of Burdell Blvd., and northwest of the Walgreens and Tractor Supply developments. There is no street address assigned. The County Assessor Map places the parcel within Township 12 South; Range 2 West; Section 23B; Tax Lot 114.

The property is located within the Lebanon Urban Growth Boundary (UGB) and city limits and is currently designated Mixed Use in the Lebanon Comprehensive Plan and Zoning Maps. The Applicant requests to amend the Comprehensive Plan and Zoning Map designations to Commercial/Highway Commercial (C-CM/Z-HCM).

The Planning Commission conducted a public hearing on August 20, 2025, and found the application complied with the decision criteria contained in the Lebanon Development Code, voted to recommend City Council approval of the application. Included under Planning Commission consideration was a Property Line Adjustment application to consolidate two parcels into one, and a Conditional Use Permit application to develop and operate a car wash facility, contingent upon the comprehensive plan and zone change.

The proposed Ordinance, including the findings in support of the application as approved by the Planning Commission, and the Planning Commission agenda packet, including the entire application record, are included for review.

The Planning Commission recommends that the City Council approve the application for the Comprehensive Plan Map and Zoning Map Amendments to designate the property in the Comprehensive Plan as Commercial (C-CM) and the Zoning designation of Highway Commercial (Z-HCM).