



LEBANON PLANNING COMMISSION MEETING MINUTES

September 18, 2024 at 6:00 PM

Santiam Travel Station – 750 3rd Street, Lebanon, Oregon

6:00 PM – REGULAR SESSION

CALL TO ORDER / FLAG SALUTE

ROLL CALL

PRESENT

Chair Don Robertson
Vice-Chair Lory Gerig-Knurowski
Kristina Breshears
Dave McClain
Alternate W. Marcellus Angellford
Alternate Don Fountain
Alternate Shyla Malloy
Alternate Michael Miller

ABSENT

Karisten Baxter

STAFF

Interim City Manager/Engineering Services Director Ron Whitlatch
Community Development Director Kelly Hart
City Attorney Tre Kennedy

MINUTES

1. 2024-06-26 Planning Commission Minutes

The minutes were approved as submitted.

CITIZEN COMMENTS – None

COMMISSION REVIEW

2. Public Hearing - Planning File AR-24-05

A proposed 28-unit, one-story apartment development at 377 Vaughan Lane in the Residential Mixed Density (RM) Zone (12S02W22D 00700)

The public hearing was opened. City Attorney Kennedy reviewed the public hearing process. Vice-Chair Gerig-Knurowski confirmed for Kennedy that living near the proposed development would not influence her decision. There was no other ex parte, conflict of interest, or bias declared by the Commissioners.

Community Development Director Hart presented the staff report. Comments submitted after the packet was published were provided to commissioners prior to the meeting. She provided general comment concerns and responses.

In response to concerns about traffic safety at Vaughan Lane and Main, Engineering Services Director Whitlatch clarified that the area complies with the American Association of State Highway and Transportation Officials (AASHTO) standards for safe stopping and sight distance.

When addressing commissioners' questions about delaying street improvements, Whitlatch noted that due to the elevation drop, widening the half street during the construction project would create more of a safety hazard.

Responding to a question about whether wetlands mitigation would be necessary since the project meets open space requirements, Hart clarified that mitigation may occur in areas where buildings encroach on the wetlands, but it would not be a requirement.

Applicant's Testimony: Laura LaRoque and Andrew Rappé, Udell Engineering and Land Surveying, briefly summarized the proposal.

Commissioner McClain expressed concern about the elevation and the amount of drainage to Joy Street. Mr. Rappé stated that runoff will be collected and directed south to the Joy Street ditch. Ms. LaRoque noted that wetlands will not be drained across the site, and elevations will be assessed in the next phases of the development process.

Commissioner McClain asked about the occupancy target market and possible future changes.

Braden Whaley, Ridgetop Real Estate Solutions LLC, property owner/developer, said that he is trying to address the affordable housing need with a target market of older individuals on fixed incomes, but there will be no age restrictions.

Testimony in Favor: None

Testimony in Opposition:

Doris Modderman stated that she is not opposed to the project but expressed concern about the inclusion of a playground for children if the plan is to construct one-bedroom apartments.

Meredith Langford said that she does not oppose the project, but her primary concerns are traffic and speeding. Whitlatch explained the process and criteria for reducing speed limits.

Applicant Rebuttal: Ms. LaRoque explained that the playground is a Development Code requirement for projects with eight or more units.

The public hearing was closed.

Commissioner Angellford expressed appreciation for the applicant's presence and the project's consideration of the community.

Motion to Approve by Commissioner Malloy. Seconded by Commissioner Fountain.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Fountain, Malloy and Miller

3. Public Hearing - Planning File S-24-04

A proposed 35-lot subdivision for the property at 31707 SW 5th Street in the Residential Mixed Density (RM) Zone (12S02W22D 01001)

Kennedy reviewed public hearing procedures Vice-Chair Gerig-Knurowski confirmed that living near the proposed development would not influence her decision. There was no ex parte, conflict of interest, or bias declared by the Commissioners. The public hearing was opened.

Hart presented the staff report. She provided general comment concerns and responses.

In response to Commissioner McClain's question, Hart said that she believes the lots across the property on Joy Street are about 5,000 square feet.

Responding to Commissioner Breshear's question, Hart noted that the Planning Commission's condition regarding the fence was retained in this revision.

Applicant's Testimony: Laura LaRoque and Andrew Rappé, Udell Engineering and Land Surveying, briefly summarized the proposal.

Testimony in Favor: None

Testimony in Opposition: Doris Modderman, who lives across the street from the proposed project, said that her lot is 6,535 square feet. She has some concerns about the density of the project despite not being opposed to it overall.

The public hearing was closed.

Hart confirmed to a commissioner that homeowners are responsible for maintaining private streets. Whitlatch added that vehicles cannot be permitted to turn around in someone's driveway; only residents of the private street would use that section of road. There was a brief discussion about a Homeowners Association (HOA).

In response to Commissioner Breshear's question, Hart clarified that a duplex is not classified as multi-family housing.

Hart confirmed for Commissioner McClain that the applicant was required to pay their fees again due to the resubmittal.

An engineering modification was added to the conditions, requiring three stop signs at the intersections of new public street/S. 5th Street, new public street/Joy Street, and the private street/new public street.

Motion to Approve by Commissioner Breshears. Seconded by Commissioner Miller.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Fountain, Malloy and Miller

4. Public Hearing - Planning File A-24-02

A proposed annexation for the property located at 785 W B Street with the preliminary zoning designation of Residential Mixed Density (RM) (12S02W10CD02800)

Kennedy reviewed public hearing procedures. There was no ex parte, conflict of interest, or bias declared by the Commissioners. The public hearing was opened.

Hart presented the staff report.

Applicant's Testimony: None

Testimony in Favor: None

Testimony in Opposition: None

The public hearing was closed.

Responding to Commissioner Breshear's question, Hart said that she is uncertain if the applicant has a failing septic.

Motion to Approve by Commissioner Breshears. Seconded by Commissioner Fountain.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Breshears, McClain, Angellford, Fountain, Malloy and Miller

CITIZEN COMMENTS – None

COMMISSION BUSINESS AND COMMENTS

The October Planning Commission meeting will include three applications.

There will be a joint Planning Commission/City Council meeting at 4:30 PM on November 13 to review Development Code updates for the Housing Production Strategy implementation.

Chair Robertson asked whether lot coverage includes impervious areas, such as a parking lot. Hart responded that it does not.

ADJOURNMENT – The meeting adjourned at 7:15 PM.