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MEMORANDUM

Community Development

To: Mayor Jackola and City Council
From: Kelly Hart, Community Development Director
Subject: Annexation and Zoning of Property
Planning File No.: A-25-02
Applicant: Clement Stockard & Bonnie Brown

Date: May 22, 2025

This is a request to annex a parcel totaling 4.82 acres on the west side of S 5th Street, south of Joy Street. The subject site address is 31666 SW 5th Street. The County Assessor Map places the parcel within Township 12 South, Range 2 West, Section 22D, Tax Lot 902.

The property is located within the Lebanon Urban Growth Boundary, contiguous to the city boundary on the western and eastern property lines, and is designated Residential Mixed Density in the Lebanon Comprehensive Plan Map. Consistent with the Lebanon Development Code requirements, upon annexation, the land is assigned the corresponding Residential Mixed Density (Z-RM) zone.

The Planning Commission conducted a public hearing on May 21, 2025, and found the application complied with the decision criteria contained in the Lebanon Development Code, voting unanimously to recommend City Council approval. Exhibit "B" of the attached Ordinance contains the findings supporting the required decision criteria to annex the property.

The Planning Commission recommends that the City Council approve the application to annex the subject property and to establish the corresponding Residential Mixed Density (Z-RM) zone on the newly annexed property.