



LEBANON PLANNING COMMISSION MEETING MINUTES

February 18, 2026 at 6:00 PM

Library Community Meeting Room
55 Academy Street, Lebanon, Oregon

CALL TO ORDER / FLAG SALUTE

ROLL CALL

PRESENT

Vice-Chair Lory Gerig-Knurowski
Karisten Baxter
Kristina Breshears
Don Fountain
Alternate Shyla Malloy
Alternate Regina Thompson

ABSENT

Chair Don Robertson
Alternate Michael Miller

STAFF

City Manager Ron Whitlatch
Development Services Director Shana Olson
City Attorney Tre Kennedy

MINUTES – none

CITIZEN COMMENTS – none

COMMISSION REVIEW

City Attorney Kennedy reviewed the public hearing process.

1. Public Hearing – Planning File A-26-01

The proposed annexation of an approximately 0.75-acre property at the southeast corner of Airport Rd and Stoltz Hill Rd (2015 Stoltz Hill Road, 12S02W15CA, tax lot 900) and establishment of the applicable Residential Mixed Density zone

Vice-Chair Gerig-Knurowski opened the public hearing. There were no ex-parte contacts, conflicts of interest, or biases disclosed by the Commissioners.

Development Services Director Olson delivered the staff report. Staff determined that the proposal meets the annexation decision criteria and recommends that the Planning Commission make a recommendation to the City Council to approve the proposed annexation and establish the applicable Residential Mixed Density zoning designation.

Applicant testimony – Brian Vandetta, Udell Engineering, the applicant's representative, indicated he was available to respond to questions; none were raised.

Testimony in favor of the application – none

Testimony in opposition to the application – Luke Parker asked about the applicant’s plans for the property and whether potential floodplain or drainage impacts had been assessed, expressing concern about possible effects on drainage to his property. He also stated that he did not receive notice of the hearing from either the City or the County.

Kennedy explained that the only item under consideration is the annexation.

The public hearing was closed.

Motion to approve by Commissioner Baxter, seconded by Commissioner Malloy. Voting Yea: Vice-Chair Gerig-Knurowski, Commissioners Baxter, Breshears, Fountain, Malloy and Thompson. The motion passed unanimously.

2. Public Hearing – Planning File AR-26-01, S-26-01

A request for approval of a 5-small-lot single-unit detached subdivision and a concurrent Administrative Review for townhome development on two of the proposed lots. (401 W. Mary Street, 12S02W10AB, tax lot 800)

Kennedy recused himself from this hearing. City Manager Whitlatch went over the public hearing process. Vice-Chair Gerig-Knurowski opened the public hearing. Commissioner Fountain recused himself.

Olson presented the staff report. Staff has determined that the proposal complies with subdivision and administrative review decision criteria and recommends approval of the subdivision application with the conditions of development, as contained in the staff report. Staff also concludes that the administrative review application meets the Residential Land Use Zones criteria. The department approves the administrative review application subject to the conditions and requirements contained in the staff report.

Applicant testimony – Brian Vandetta, Udell Engineering, the applicant’s representative,

Testimony in favor of the application – none

Testimony in opposition to the application – McKenzi Evans expressed concerns about safety and the increased number of cars, noting that there have been multiple occasions when cars have blocked their driveway.

Applicant rebuttal – In response to the parking concern, Vandetta explained that each detached single-family lot – not multi-family – will provide two off-street parking spaces, resulting in a total of 10 spaces for the five proposed units.

Responding to Vice-Chair Gerig-Knurowski’s question about the attached townhomes, Vandetta stated they will look nearly identical to the detached single-family homes and will include a minimum of two off-street parking spaces. He also confirmed that the street is wide enough to accommodate parking on both sides.

The public hearing was closed. There was a question from the audience about flag lot orientation and driveway access. The public hearing was re-opened.

Applicant rebuttal – Vandetta explained that Lots 4 and 5 will share a driveway, Lots 1 and 2 will share a driveway, and Lot 3 will have its own individual driveway.

In response to an audience question regarding construction in the area, Vandetta clarified that this is a separate development. Olson added that the property to the west already has a building permit and is not included in the development proposal under consideration tonight.

The public hearing was closed.

In response to Commissioner Malloy’s question about emergency vehicle access to Lot 5, Olson explained that the Fire Department confirmed the lot meets their spacing requirements and did not impose any conditions of approval. They would not drive down the driveway as it will be 150

feet from the road. Whitlatch said that Lot 5 should function similarly to Lot 4, where there will likely be sufficient space to turn around, although it is difficult to determine from the current design.

Motion to approve by Commissioner Malloy, seconded by Commissioner Thompson. Voting Yea: Vice-Chair Gerig-Knurowski, Commissioners Baxter, Breshears, Fountain, Malloy and Thompson. The motion passed unanimously.

COMMISSION BUSINESS AND COMMENTS

The next Planning Commission meeting will be held on March 18, 2026.

ADJOURNMENT – The meeting adjourned at 6:32 PM.