



LEBANON PLANNING COMMISSION MEETING MINUTES

February 21, 2024 at 6:00 PM

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

MISSION STATEMENT

The City of Lebanon is dedicated to providing exceptional services and opportunities that enhance the quality of life for present and future members of the community.

6:00 PM – REGULAR SESSION

CALL TO ORDER / FLAG SALUTE

The meeting was called to order at 6:00 PM.

ROLL CALL

PRESENT

Chair Don Robertson
Vice-Chair Lory Gerig-Knurowski
Kristina Breshears
Dave McClain
Karisten Baxter
Alternate Don Fountain
Alternate Shyla Malloy
Alternate Michael Miller

ABSENT

Alternate W. Marcellus Angellford (Excused)

STAFF

Interim City Manager Ron Whitlatch
Community and Economic Development Director Ron Whitlatch

MINUTES

The minutes were approved as submitted.

1. 2023-11-15 Planning Commission Minutes - Draft

COMMISSION REVIEW

2. Public Hearing – Planning File S-24-01, AR-24-01, VAR-24-02, 03 & 04 A proposal for a 19-lot subdivision for the development of an 18-unit townhome, one-unit zero-lot-line single-family dwelling development including three variance requests for the reduction of the minimum lot size requirement for a corner lot, an exception from the maximum allowed dwelling units authorized access from a private street, and a two-foot rear yard reduction for two of the proposed lots in the subdivision for a 1.47 acre property located between Walker Road and Wassom Street, east of Stoltz Hill Road.(12S-02W-15CD, tax lots 3501 & 3600)

Community and Economic Development Director Hart explained the Public Hearing process.

There was no Exparte, Conflict of Interest, or Bias declared by the Commissioners.

CEDD Hart presented the Staff Report. During questions of staff by the commission, Chair Robertson asked whether the City had ever approved a zero-lot line development before, and staff responded yes, on this same property. The previous subdivision proposal for the same type of development and also included a zero-lot line setback. Chair Robertson asked for clarification on LMC Section 16.05.180 and setback standards. Staff explained how the zero-lot-line must be oriented within the subdivision and cannot be situated adjacent to an existing property not within a proposed zero-lot-line development and went over the details of the development code.

Testimony by Applicant: Laura LaRoque from Udell Engineering representing the applicant spoke. Summarized the application, and responded to the written public comment by stating the new development proposal would result in less maximum density than the previous application, the private street and new public street improvements would result in 19 additional parking spaces provided on-street.

Testimony in Favor: None

Testimony in Opposition: Sandra Ragan spoke on concerns over density and traffic issues on Wassom Street. She presented signatures in agreement from surrounding residents. Chair Robertson asked Ms. Ragan if she believed the project was out of compliance with the development code which she did not, however still requested the Commission deny the project. Commissioner Baxter spoke about the comparison of this development proposal which would provide more for-sale housing opportunities and a stable neighborhood environment, versus the previous proposal which could have been a duplex development geared more toward rental housing with more transitory neighbors, that this project would be a greater benefit to the community than the previous project.

Rebuttal: Laura LaRoque addressed the concerns stating the proposed building massing would feel more like a single-family/duplex development rather than a rowhouse/apartment block based on the proposed development design.

Neutral Testimony: None

The Public Hearing was closed.

Motion made by Commissioner Fountain, Seconded by Commissioner Baxter. Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioner Breshears, Commissioner McClain, Commissioner Baxter, Commissioner Fountain, Commissioner Malloy, Commissioner Miller

CITIZEN COMMENTS - *restricted to items not on the agenda*

None

COMMISSION BUSINESS AND COMMENTS

Community and Economic Development Director Hart reported there is a possibility that there will not be a March meeting.

It was reported that pending legislation SB 1537 would require cities to authorize up to 10 mandatory adjustments to the development code at the request of a developer if they met a certain density threshold.

It was reported that the Housing Production Strategy has been officially acknowledged and accepted by the State.

ADJOURNMENT

The meeting adjourned at 7:07 PM.