



LEBANON PLANNING COMMISSION REGULAR MEETING MINUTES

July 15, 2026 at 6:00 PM

Library Community Meeting Room
55 Academy Street, Lebanon, Oregon

CALL TO ORDER / FLAG SALUTE

ROLL CALL

PRESENT

Chair Lory Gerig-Knurowski
Vice-Chair Don Robertson
Karisten Baxter
Kristina Breshears
Don Fountain
Alternate Darla Bulmer
Alternate Shyla Malloy
Alternate Michael Miller
Alternate Regina Thompson

STAFF

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

MINUTES – The June 17, 2026 meeting minutes was approved as submitted.

CITIZEN COMMENTS – There were none.

COMMISSION REVIEW

1. Public Hearing – CPMA-26-01, PD-26-02, S-26-03, ZMA-26-01

Request: The applicant is requesting a Comprehensive Plan Map designation change from Residential (C-RM) and Industrial (C-IND) to Mixed Use (C-MU) and a Zoning Map designation change from Residential Mixed Density (Z-RM) and Industrial (Z-IND) to Mixed Use (Z-MU) for the properties listed in the staff report. The application also includes a request for a Planned Development and a 284-lot Subdivision.

Chair Gerig-Knurowski reviewed the public hearing process, and City Attorney Kennedy outlined the applicable public hearing procedures. After opening the public hearing, Chair Gerig-Knurowski asked for disclosure of any conflicts of interest, bias, or ex-parte contacts. Commissioner Breshears disclosed that her business is a sponsor of the racetrack, family members work there, and she volunteers in the office. She confirmed that these connections do not provide any financial benefit related to the decision and that there is no bias or prejudice regarding the matter. No other disclosures were made.

Development Services Director Olson presented the staff report and summarized additional information received after the meeting packet was published. The Oregon Department of Veterans Affairs recommended two additional conditions of approval, and five written public comments were received. Three supported the proposal, while two raised concerns about traffic, the loss of industrial land, neighborhood impacts, and the project's scale. Staff concluded that these concerns were addressed through the proposed conditions of approval.

Staff found the proposal consistent with the Lebanon Comprehensive Plan and applicable Development Code provisions and concluded that the proposal supports orderly development, provides adequate public facilities, preserves significant natural resources, and meets the applicable approval criteria for all four applications.

Staff recommended approval of applications CPMA-26-01, ZMA-26-01, PD-26-02 and S-26-03, subject to the proposed Conditions of Approval. Staff also recommended that future phases of the Planned Development be reviewed through Option 2: Administrative Review by the Planning Official, pursuant to LDC 16.23-050.

In response to Commissioner questions, Olson explained how staff evaluated the redesignation of industrial land inventory. City Manager Whitlatch added that the City has about 1,028 acres of industrial land; Nearly 20 acres of this approximately 39-acre site are wetlands and therefore not buildable.

Public Testimony (Applicant) – Matthew Conser, Conser Group, provided an overview of the company and proposed development. The requested setback reductions would allow detached homes, while increased building heights would accommodate modern rooflines. The project is intended to provide entry-level and move-down housing.

Laura LaRoque, Pathfinder Consulting, presented the conceptual site plan and reviewed the application, approval criteria, and requested standard deviations. Conser addressed community concerns, stating that the applicant supports staff's proposed condition requiring disclosure of the property's proximity to Willamette Speedway and restrictions on future noise complaints through a deed restriction, disclosure or easement. They are willing to accept similar restrictions, easements or disclosures related to the airport overlay and FAA height restrictions to avoid interference with airport operations.

Whitlatch confirmed for Commissioner Miller that the proposal would reroute Stoltz Hill Road by dead-ending it near Wassom Street and connecting it to 12th Street.

Commissioner Thompson asked whether the applicant would be required to provide entry-level or move-down homes. Conser responded that no restrictions exist and that the market will determine the mix. However, because of the site's location near the racetrack, the intent is to provide attainable homes, including smaller, lower-maintenance options for those looking to downsize.

In response to Vice-Chair Robertson's question, Conser said the home design shown on the left could be built in approximately 1400-, 1600- and 1800-square-foot versions. There was a brief discussion about the requested setback and height deviations.

Commissioner Baxter questioned whether the development would offer homes suited for downsizing, noting that the examples were two-story designs. Conser replied that one example includes a primary bedroom on the main floor and added that single-story homes remain an option.

Public Testimony (Favor) – Cory and Sandra Penfold, owners of Willamette Speedway, spoke about the speedway's value to the community and its benefits to fans, vendors, local businesses and charities. They stated that, if the proposal is approved, prospective homebuyers should be informed of the speedway's proximity through required real estate disclosures.

Concern was expressed about theft in the area. They suggested partnering with the City or State to construct a sound wall, which could help reduce noise. They added that additional landscaping is planned to further mitigate sound.

In response to Kennedy, they confirmed that Willamette Speedway is in Linn County and is regulated and permitted by the County.

Public Testimony (Opposition) – Jason Powell agreed that prospective homebuyers should be legally notified of the nearby racetrack. Concern was expressed that the development would increase demands on schools, roads, police, fire, EMS, hospitals, and other infrastructure, and commented that Lebanon's small-town character is one of its attractions.

Powell also pointed out that industrial development could provide its own road access, and, echoing a commissioner's comments, questioned whether the proposed two-story homes would be suitable for residents looking at downsizing.

Public Testimony (Neutral) – Sarah Brown recalled that, during Housing Production Strategy (HPS) discussions, the Commission expressed interest in maintaining Lebanon's small-town character. She asked whether the applicant's requests exceed the changes recently adopted through the HPS.

Kennedy asked whether these comments related to any specific approval criteria or conditions, noting that requests within a Planned Development are reviewed differently than Variances. Olson explained that the HPS included different criteria, except for the small-lot subdivision component proposed as part of the Planned Development. Kennedy stated that the question could be addressed following the hearing.

Public Testimony (Favor) – Michael Prowell spoke in support of Willamette Speedway, noting its economic benefit to the community. While acknowledging that some concerns had been addressed, he encouraged cooperation between the developer and track owners and recommended a noise buffer, stating that complaints are likely regardless of disclosures. He reiterated his concerns regarding ongoing conflicts that could negatively affect the track or result in additional development impacts in the area.

Public Testimony (Neutral) – Cory Penfold asked whether the Commission could require the developer to construct a sound barrier wall.

There was a three-minute recess.

Public Testimony (Applicant Rebuttal) – Conser stated that they have worked with staff for about six months on the conditions of approval, held a neighborhood meeting, and provided outreach opportunities. The proposal reflects a cohesive design that addresses environmental constraints and includes park and trail improvements developed through community discussions. They feel the application meets the applicable approval criteria.

LaRoque stated that the applicant accepts Condition of Approval 2 regarding potential noise complaints from future property owners. In response to a question regarding the sound barrier wall, Conser stated that the matter would be more appropriately discussed privately with the owners of Willamette Speedway.

The public testimony portion of the hearing was closed.

Chair Gerig-Knurowski noted that the deed restriction notification requirement is addressed in the Conditions of Approval. Olson confirmed that the traffic impact analysis (TIA) identified a future traffic signal at 12th Street and Airport Road. Whitlatch explained that the signal is not a condition of approval

because it is needed regardless of the development and will be installed as part of the City's 12th Street Extension Project. Staff will coordinate with the developer.

Vice-Chair Robertson noted that the TIA recommended completing the 12th Street improvements and signal before final plat approval. Whitlatch explained that the timing is intended to secure necessary right-of-way for the project.

Olson confirmed that Phase 5 will be reviewed administratively, with Planning Commission review, if needed. Future phases may proceed based on market conditions, and the Planned Development process provides flexibility beyond a standard small-lot subdivision.

Vice-Chair Robertson suggested that earlier HOA disclosure of the deed restriction to potential buyers. Olson clarified that the Condition allows for a deed restriction or other recorded instrument enforceable by staff.

Olson clarified that the Commission may modify Conditions of Approval if supported by the approval criteria, but the application is being reviewed as a Planned Development.

In response to a question about the collector road, Olson stated that any future connection to Airport Road would depend on future development and the urban growth boundary.

When asked about requiring a sound barrier wall, Kennedy stated that he was uncertain whether the Development Code supports such a condition and noted the hearing could be continued for legal review if necessary. Several Commissioners indicated that they did not support continuing the hearing.

Decision: Motion made by Commissioner Fountain, Seconded by Commissioner Malloy. Voting Yea: Chair Gerig-Knurowski, Vice-Chair Robertson, Commissioners Baxter, Breshears, Bulmer, Fountain, Malloy, Miller and Thompson. The motion passed unanimously.

COMMISSION BUSINESS AND COMMENTS

- There is a tentative application for the August meeting.

ADJOURNMENT – The meeting adjourned at 7:55 PM.