



City of Lebanon
Planning Commission
Meeting Minutes
November 15, 2023

Members Present: Vice-Chair Gerig-Knurowski, Commissioners Dave McClain, Tina Breshears, Mike Miller, Shyla Malloy and Don Fountain.

Staff Present: Community Development Director Kelly Hart and City Attorney Tre Kennedy.

1. CALL TO ORDER/FLAG SALUTE

Vice-Chair Gerig-Knurowski called the meeting of the Lebanon Planning Commission to order at 6:00pm at the Santiam Travel Station. The meeting was also provided on Zoom for a virtual platform, and live streamed on YouTube.

2. ROLL CALL

Roll call was taken. Chair Robertson and Commissioners Baxter and Angellford were excused.

3. APPROVAL OF MEETING MINUTES

October 18, 2023 – approved as written

4. CITIZEN COMMENTS – *None*

5. COMMISSION REVIEW

A. Planning File DCA-23-01 – Proposed amendment of the development code to prohibit the operation of tourist recreational vehicle parks as defined by ORS 446.310 in the city, and to permit recreational vehicles as caretaker dwellings when associated with open air self-serve storage facilities with no permanent structures intended for occupancy.

Vice-Chair Gerig-Knurowski opened the public hearing and asked whether any Commissioners needed to report conflict of interest, ex parte communication, or bias. Seeing none, the Community Development Director was asked to provide the report.

Director Hart provided a summary of the report, the overall decision criteria and the

proposed actions to be taken by the Planning Commission.

Vice-Chair Gerig-Knurowski asked if there were any comments or questions from the commission.

Commissioners Malloy, Breshears and McClain asked about a property on Main Street that appears to operate an RV park and whether that business is permitted. Director Hart indicated preliminary research of the property did not identify any permits, but that the research was incomplete. An explanation on the creation of a legal nonconforming use or property was provided. Director Hart also reiterated that the proposed prohibition is related to tourist recreation parks, not the residential use.

Seeing no additional comments, Vice-Chair Gerig-Knurowski opened the hearing to the public to speak in favor or against the proposal.

Regina Thompson, city resident, spoke in opposition to the prohibition of recreational vehicle parks in the City, identified that she does not see the same issues in the existing parks in the region that Council identified regarding trash and code enforcement. It was also noted that the use could be helpful to address a need for people such as traveling nurses.

Seeing no additional comments, the public hearing was closed. All discussion was left to the commission and staff.

Commissioner McClain indicated he believed the City Council had it right when directing the prohibition of recreational vehicle parks, as well as the caretaker dwelling and was pleased to see the items moving forward.

Commissioner Malloy indicated she could understand the need for recreational vehicle residency to assist traveling nurses.

Vice-Chair Gerig-Knurowski asked whether there were any additional questions. Seeing no questions or concerns, Vice-Chair Gerig-Knurowski asked for a motion.

Commissioner McClain moved to recommend approval of the Development Code Amendments, based on the written findings and conditions.

Commissioner Miller seconded the motion.

The motion passed 6-0.

6. COMMISSION BUSINESS & COMMENTS

Director Hart indicated there were currently no applications planned for the December meeting, however, a meeting may still be scheduled.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:37 pm.
[Meeting minutes prepared by Kelly Hart, Community Development Director]