



# LEBANON PLANNING COMMISSION MEETING MINUTES

December 18, 2024 at 6:00 PM

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

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## 6:00 PM – REGULAR SESSION

### CALL TO ORDER / FLAG SALUTE

### ROLL CALL

#### PRESENT

Chair Don Robertson

Vice-Chair Lory Gerig-Knurowski

Karisten Baxter

Kristina Breshears

Don Fountain

Alternate Michael Miller

Alternate Regina Thompson

#### ABSENT

Alternate W. Marcellus Angellford

Alternate Shyla Malloy

#### STAFF

Community Development Director Kelly Hart

City Attorney Tre Kennedy

### MINUTES

1. May 15, 2024 and October 16, 2024 Planning Commission Meetings

The minutes were approved as submitted.

### COMMISSION REVIEW

2. **Public Hearing – Planning File CPMA-24-01, ZMA-24-01**

A proposed Comprehensive Plan Map and Zoning Map Amendment to change the comprehensive plan designation from Residential Low Density to Residential Mixed Density and to change the zoning designation from Residential Low Density to Residential High Density for the block bounded by Oak Street to the north, E. A Street to the south, an alley to the west, and Hiatt Street to the east, with property addresses 1008, 1030, 1050 and 1070 Hiatt Street, including a city-owned parcel dedicated for right-of-way. (12S02W11CD, tax lots 5600, 5601, 5700, 5800, and 5900)

City Attorney Kennedy reviewed the public hearing process. The public hearing was opened. There was no ex parte, conflict of interest, or bias declared by the Commissioners.

Community Development Director Hart presented the staff report, noting that no development proposal is part of this application review. The public comment submitted before the packet was published was included. She also read out loud the public comment received today.

Chair Robertson inquired about the purpose of the application. Hart responded that the applicant's representative would be best suited to provide an answer.

In response to a Commissioner's question about who is requesting this change, Hart explained that the request originally came from a single property owner. The comprehensive plan specifies that zones should be defined by clear block areas, so the city asked the property owner to obtain the neighbors' agreement to change the entire block to align with the plan's intent.

Applicant's Testimony: Laura LaRoque, Udell Engineering and Land Surveying, the applicant's representative, summarized the proposal. Property owners Kresta and Harry Wallace explained that the main reason for their request is to make their existing accessory dwelling unit, currently a studio apartment, into two units.

Ms. LaRoque confirmed for Commissioner Fountain that the application is consistent with the statewide planning goals and the comprehensive plan.

Testimony in Favor: None

Testimony in Opposition: None

The public hearing was closed.

A brief discussion took place regarding the surrounding property uses. Hart said that, aside from the property to the west (which is zoned for high-density residential), none exceed 9,000 square feet, making them ineligible for apartment development. However, they could potentially be expanded to duplexes or an additional dwelling unit.

Hart confirmed for Kennedy that each of those lots could be made smaller and grouped together to make a larger lot out of each of their backyards. This could change what that lot could create.

Hart also confirmed to Chair Robertson that the city right-of-way is part of this application to maintain zoning consistency, although it will remain as right-of-way. She added that the city-owned alley is a dedicated right-of-way rather than a tax lot, so it is not assigned any zoning.

Motion to approve by Commissioner Breshears, seconded by Commissioner Baxter.

Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Baxter, Breshears, Fountain, Miller and Thompson. The motion passed unanimously.

**CITIZEN COMMENTS** – None

### **COMMISSION BUSINESS AND COMMENTS**

The Commissioners welcomed Regina Thompson.

Chair Robertson raised the topic of development code updates for the Housing Production Strategy. The discussion covered general policy direction and housing goals.

There is no meeting scheduled for January.

Hart said that information on HB1537 will be brought back in February.

**ADJOURNMENT** – The meeting adjourned at 6:54 PM.