



LEBANON CITY COUNCIL AND PLANNING COMMISSION WORK SESSION MINUTES

March 26, 2025 at 12:00 PM

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

MISSION STATEMENT

*We provide services that foster a resilient, safe, and growing community,
strengthened by our community connections*

Mayor: Kenneth Jackola

Council President Michelle Steinhebel / Councilor Dominic Conti / Councilor Carl Mann

Councilor Jeremy Salvage / Councilor David McClain / Councilor Dave Workman

PRESENT

Mayor Kenneth Jackola
Councilor - Ward 1 Dominic Conti
Councilor - Ward 1 Carl Mann
Councilor - Ward 2 David McClain
Councilor - Ward 2 Dave Workman

ABSENT

Councilor - Ward 3 Jeremy Salvage
Council President - Ward 3 Michelle Steinhebel

PRESENT

Chair - Don Robertson
Commissioner - Shyla Malloy (left @ 1:10 PM)
Commissioner - Regina Thompson (left @ 1:18 PM)
Commissioner - Lory Gerig-Knorowski

ABSENT

Commissioner - Don Fountain
Commissioner - Tina Breshears
Commissioner - Karisten Baxter
Commissioner - Mike Miller
Commissioner - W. Marcellus Angelford

STAFF

Finance Director Brandon Neish
Community Development Director Kelly Hart
City Recorder Julie Fisher
City Attorney Tre' Kennedy (left at 1:15 PM)

CALL TO ORDER WORK SESSION

The meeting was called to order at 12:00 PM.

DISCUSSION ITEMS

1. Housing Production Strategy Code Updates

Community Development Director Kelly Hart provided a summary of the ongoing Code Updates for the City of Lebanon. The Housing Production Strategy project has been moving through several stages of planning and review. This is the third joint City Council and Planning Commission work session. The project started in March 2024 with MIG Consulting. The project spans 8 years with specific action items.

MIG Consultants Brandon Crawford and Darci Rudzinski summarized the amendments.

Small Lot Single Family Homes: Minimum lot size for small homes will be 2,500 square feet. **Lot Standards revision:** Revised standards for off-street parking, requiring at least 2 spaces per dwelling.

Cottage Clusters: Allowed through the Administrative Review process in each residential zone. New standards around design and green space will align with state model codes. Parking requirements will be at least 2 spaces per dwelling or 1 space for 1-bedroom units.

Manufactured Dwelling Parks: Parks will be allowed in all residential zones with updated standards that are consistent with HB4064 (2022). Manufactured Home language will be updated to Manufactured Dwellings. Manufactured Dwelling Parks will be allowed in the MU Zone with Administrative Review.

Tiny Homes: Tiny homes will be allowed as ADUs, in manufactured dwelling parks, and in cottage clusters. New standards will apply to tiny homes, including skirting and separate utility connections. Tiny homes will be limited to 450 square feet and must meet Oregon Small Home Construction Standards (ORS 455.616).

Concerns about the impact of tiny homes on community livability were addressed by Community Development Director Hart, who emphasized that design standards for tiny homes align with current ADU standards. Director Hart also noted there are other avenues to address any livability issues such as Code Enforcement.

Affordable Housing Density Bonuses: Zoning for affordable housing will be updated to match SB 8 (2021) and other state regulations. Construction of affordable housing will be encouraged through parking reductions, open space reductions, and increased lot coverage for multifamily units.

State Statutes Consistency: The updates will comply with several state laws (e.g., SB8, HB3261, HB3395, HB2984) to provide more flexibility for affordable housing.

Access Easements and Flag Lots: Updates will address access easement and flag lot standards, including unit and lot limitations.

Clean-Up and Consistency Amendments: Various updates will simplify rules for ADU sizes, parking reductions, non-conforming use standards, and update terminology.

Parking Requirements: There was discussion around the appropriateness of parking requirements for the community.

Community Development Director Hart and Consultant Brandon Crawford explained the next steps. Final Review of proposed updates that have already been reviewed by the PAC (Project Advisory Committee). Public Hearings are scheduled for May for the Planning Commission and June for the City Council to consider the Housing Production Strategy and Code Updates and Adoption. Oregon Department of Land Conservation and Development (DLCD) 35-day Notice and local notice requirements will be fulfilled. Policy Revisions in the Comprehensive Plan will be minor and modify language and support the small lot single family home concept.

ADJOURN WORK SESSION

The meeting adjourned at 1:20 PM.