



LEBANON PLANNING COMMISSION MEETING MINUTES

June 17, 2026 at 6:00 PM

Library Community Meeting Room
55 Academy Street, Lebanon, Oregon

CALL TO ORDER / FLAG SALUTE

ROLL CALL

PRESENT

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

ABSENT

Alternate Michael Miller

STAFF

Development Services Director Shana Olson
City Attorney Tre Kennedy

MINUTES

The March 18 and April 15, 2026 meeting minutes were approved as submitted.

CITIZEN COMMENTS – none

COMMISSION REVIEW

1. Public Hearing – Planning File AR-26-06

Request: Approval of an adaptive reuse project to transform an existing three-story commercial office building into a 26-unit apartment complex at 890 S. 2nd Street (12S02W10DA, Tax Lots 6300 & 6400). The subject property is zoned Central Business Commercial (Z-CCM) and includes an approximately 29,974 square-foot office building and an adjacent parking lot with about 36 parking spaces. The proposal would convert the existing building into 26 one-bedroom apartment units while utilizing the existing parking facilities and site infrastructure. No changes to the building footprint or increases in building height are proposed.

Chair Gerig-Knurowski reviewed the public hearing process, and City Attorney Kennedy outlined public hearing procedures. The public hearing was opened. No conflicts of interest, bias, or ex-parte contacts were disclosed by any member of the Commission.

Development Services Director Olson presented the staff report and noted that no written testimony was received during the public notice period.

Staff finds that the proposed adaptive reuse project complies with the applicable provisions of the Lebanon Development Code, Ordinance No. 3036, and is generally consistent with the intent of

House Bill 2984. Staff recommends that the Planning Commission approve Planning File AR-26-06 and adopt the Draft Order as presented.

Olson clarified for a commissioner that System Development Charges (SDCs) will be assessed as part of the building permit process.

Vice-Chair Robertson requested clarification regarding the parking area being located on a separate tax lot. Olson explained that compliance with the applicable condition of approval may be demonstrated through mechanisms such as a parking easement. She also confirmed that the application does not include the unimproved lots located west of the building.

Commissioner Bulmer inquired about the building's presumed outdated ADA accessibility. Olson explained that any required accessibility modifications would be addressed during the permitting process following land use approval.

Applicant testimony – Brian Vandetta of Udel Engineering & Land Surveying LLC, representing the applicant, introduced Josh Bacher, an employee of the applicant, and property owner/applicant Scott Lepman. Vandetta stated that the proposal is a straightforward land use application and that specific building and site requirements will be addressed during the permitting phase. He noted that they believe the proposal satisfies all applicable approval criteria and accept all conditions of approval.

In response to Commissioner Bulmer's question, Vandetta said that they plan to evaluate building access for compliance with ADA requirements and applicable building codes during the permitting process. He indicated that he is uncertain whether modifications to the entrance will be necessary but anticipates that some improvements may be required.

In response to a question from Vice-Chair Robertson, Vandetta said that he was unsure whether the building entry would be secured with a locked entrance.

Commissioner Fountain asked whether improvements to the parking lot would be required. Vandetta responded that, at this time, the only issue identified is the need to evaluate accessibility requirements. On the surface, the rest of the parking lot appears to meet applicable standards.

Public Testimony (Favor) – none

Public Testimony (Opposition) – none

The public testimony portion of the hearing was closed.

Olson explained to Commissioner Thompson that House Bill 2984 and Ordinance 3034 encourages the reuse of existing commercial facilities. Because the proposal involves an existing structure, residential use is permitted on the first floor. A newly constructed building in the same zone would not be allowed to include residential units on the ground floor. A brief discussion followed regarding potential implications for downtown. Olson added that bringing the application before the Planning Commission was intended to ensure transparency in the review process.

Commissioner Breshears expressed support for the new House Bill, noting that it helps to provide additional one-bedroom housing in the downtown area and is a great use of the property.

Olson confirmed for Vice-Chair Robertson that the waiver will be handled during the permitting process.

Decision: Motion to approve application AR-26-06 and adopt the draft order as presented by staff, made by Commissioner Malloy, seconded by Commissioner Fountain. Voting Yea: Chair Gerig-Knurowski, Vice-Chair Robertson, Commissioners Baxter, Breshears, Bulmer, Fountain, Malloy and Thompson. The motion passed unanimously.

COMMISSION BUSINESS AND COMMENTS

- Don Robertson was reappointed to the Planning Commission, and Darla Bulmer was appointed as a new member.
- The next meeting is scheduled for July 15, 2026.

ADJOURNMENT – Chair Gerig-Knurowski adjourned the meeting at 6:23 PM.

RECONVENE – Chair Gerig-Knurowski reconvened the meeting at 6:24 PM

- Commissioner Thompson requested an update on the PD application. Olson stated that the application is tentatively scheduled for the July meeting.
- Vice-Chair Robertson requested that future applications include tax maps showing delineated lot boundaries.
- Chair Gerig-Knurowski asked whether the City could have established residential requirements for the ground floors of commercial properties as part of the Housing Production Strategy. Olson responded that she did not believe such requirements could have been included because they are permitted under the House Bill. Commissioner Breshears discussed advocacy efforts to identify creative ways to encourage the reuse dilapidated and underutilized buildings.

ADJOURNMENT – Chair Gerig-Knurowski adjourned the meeting at 6:28 PM.