



LEBANON PLANNING COMMISSION MEETING AGENDA

August 19, 2026 at 6:00 PM

Library Community Meeting Room
55 Academy Street, Lebanon, Oregon

MISSION STATEMENT

The City of Lebanon is dedicated to providing exceptional services and opportunities that enhance the quality of life for present and future members of the community.

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

CALL TO ORDER / FLAG SALUTE

ROLL CALL

MINUTES

1. July 15, 2026 PC Meeting Minutes - DRAFT

COMMISSION REVIEW

2. Public Hearing - AR-26-07, S-26-04

The applicant proposes subdividing an existing 0.46-acre parcel into four individual townhome lots. In addition, the applicant is requesting Administrative Review approval for the construction of townhomes.

CITIZEN COMMENTS - *restricted to items not on the agenda*

COMMISSION BUSINESS AND COMMENTS

ADJOURNMENT

File Attachments for Item:

1. July 15, 2026 PC Meeting Minutes - DRAFT



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.

File Attachments for Item:

2. Public Hearing - AR-26-07, S-26-04

The applicant proposes subdividing an existing 0.46-acre parcel into four individual townhome lots. In addition, the applicant is requesting Administrative Review approval for the construction of townhomes.



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Item # 2.

MEMORANDUM

Development Services

To: Lebanon Planning Commission
From: Shana Olson, Development Services Director
Subject: Planning File No. AR-26-07, S-26-04

Date: August 12, 2026

I. BACKGROUND

The application requests approval of an Administrative Review and Tentative Subdivision Plat for property located east of 1685 S 12th Street. The property is identified as Linn County Tax Assessor Map 12S-02W-15BC, Tax Lot 2401, contains approximately 0.46 acres, and is zoned Residential Mixed Density (Z-RM).

The vacant property was created as Parcel 2 of Linn County Partition Plat No. 2024-16. The applicant proposes to divide the parcel into four lots and construct four attached townhouse/rowhouse dwellings, one dwelling on each lot. Access would be provided from S 12th Street through the existing 30-foot private access and utility easement.

The proposal requires Administrative Review because Table 16.05-2 identifies townhouse/rowhouse development in the Z-RM zone as an Administrative Review for projects containing 19 dwelling units or fewer. The land division is reviewed under Chapter 16.22. The Planning Commission is considering the applications together.



II. CURRENT REPORT

The Planning Commission is considering the following concurrent land use applications:

- Administrative Review (AR-26-07) for four attached townhouse/rowhouse dwellings.
- Tentative Subdivision Plat (S-26-04) creating four residential lots.

The proposed lots contain approximately 2,521–4,374 square feet of net lot area, excluding the flag/access portion. Approximate lot widths are 36-61 feet. Each lot exceeds the Z-RM minimum townhouse/rowhouse standards of 2,500 square feet and 20 feet of lot width.

The plans show an approximately 24-foot shared private driveway within the existing 30-foot-wide access and utility easement, together with a 5-foot pedestrian walkway.

Public water and sanitary sewer are available to serve the site. Each lot will have a separate water service and sanitary sewer lateral. Stormwater is proposed to be conveyed east through a private drainage easement to the existing storm system in Strawberry Lane. Final stormwater design, the off-site easement, and any outside-agency approval will be addressed through engineering review and the conditions of approval.

Development Services and the Lebanon Fire District reviewed the proposal. Their requirements are incorporated into the Draft Order. Public notice was provided in accordance with the Lebanon Development Code.

III. STAFF ANALYSIS

The detailed findings addressing each applicable approval criterion are contained in the Draft Order. The following summarizes the principal issues and explains how the proposal can meet the Administrative Review and Tentative Subdivision criteria.

Zoning and Use

Under LDC 16.20.040(D)(2) and Table 16.05-2, townhouse/rowhouse development is permitted in the Z-RM zone through Administrative Review. The four proposed lots meet the minimum area and width requirements in Table 16.05-7. The proposed dwellings can comply with applicable setbacks, lot coverage, building height, and garage-opening standards. Final compliance will be confirmed through the building permit review for each dwelling.

Access, Parking, and Pedestrian Circulation

The four lots will share the existing 30-foot-wide access and utility easement from S 12th Street. The plans show an approximately 24-foot-wide shared private driveway and a five-foot pedestrian walkway within the easement. Reciprocal access and maintenance documents are required before final plat approval.

LDC Chapter 16.14 requires two off-street parking spaces for each single-unit dwelling. The plans show garage and driveway parking for each dwelling outside the shared travel lane and pedestrian walkway. Conditions require all eight parking spaces to remain usable and unobstructed.

Utilities and Stormwater

Existing public water and sanitary sewer facilities are available to serve the development, with separate services required for each lot. Final utility locations and construction details will be reviewed through the applicable engineering and building permit processes.

Stormwater is proposed to discharge through an off-site route to Strawberry Lane. Before final plat approval, the applicant must secure and record an easement addressing construction, access, operation, maintenance, repair, and replacement of the private drainage facilities. Engineered plans and calculations must demonstrate adequate conveyance, treatment, detention, and flow control and ensure that drainage to or from adjacent property is not adversely affected.

Subdivision and Final Plat

The tentative plat establishes four lots that meet the applicable Z-RM dimensional standards and can be served by the proposed shared access and utilities. Consistent with LDC 16.22.090, the layout coordinates access, pedestrian circulation, utilities, drainage, and private common improvements.

Before final plat approval, the applicant must provide the required access, utility, pedestrian, and drainage easements; establish maintenance responsibility for shared facilities; and complete or secure the required improvements. The final plat must comply with ORS Chapter 92 and LDC Chapter 16.22.

City Services and Overall Compliance

Development Services reviewed the proposal for compliance with applicable planning, engineering, access, utility, frontage-improvement, and stormwater requirements. The Lebanon Fire District also reviewed the proposal and identified fire-access and water-supply requirements. These requirements are included as conditions in the Draft Order and will be confirmed through the applicable permit review.

Staff finds that the proposal addresses the principal Administrative Review criteria in LDC 16.20.040(D)(2) and Tentative Subdivision criteria in LDC 16.22.090. The applications can satisfy the applicable criteria subject to the conditions contained in the Draft Order, which provides the complete criterion-by-criterion findings and controlling approval requirements.

IV. RECOMMENDATION

Based on the application materials, agency comments, and analysis contained in this report and the attached Draft Order, staff recommends approval of Administrative Review AR-26-07 and Tentative Subdivision S-26-04, subject to the Conditions of Approval contained in the Draft Order.

V. PLANNING COMMISSION ACTION

Staff has provided the Planning Commission with several options, each accompanied by an appropriate motion.

1. Approve the application, adopting the draft order as presented.

I move that the Planning Commission approve applications for AR-26-07 and S-26-04 and adopt the Draft Order as presented by staff.

2. Approve the application, adopting modifications to the draft order.

I move that the Planning Commission approve applications for AR-26-07 and S-26-04 and adopt the Draft Order with the following modifications:

3. Continue the hearing until September 16, 2026.

I move that the Planning Commission continue the public hearing on applications AR-26-07 and S-26-04 to September 16, 2026.

4. Close the hearing but keep the record open for submission of written testimony.

I move that the Planning Commission close the public hearing on applications AR-26-07 and S-26-04 and leave the written record open for submission of additional testimony until September 16, 2026.

5. Close the hearing and record, and continue deliberation to the next meeting.

I move that the Planning Commission close the public hearing and written record on applications AR-26-07 and S-26-04 and continue deliberations to the September 16, 2026 Planning Commission meeting.

6. Deny the application, directing staff to modify the draft order.

I move that the Planning Commission deny applications for AR-26-07 and S-26-04 and direct staff to prepare a Final Order reflecting the Commission's findings.

BEFORE THE LEBANON PLANNING COMMISSION

In the matter of the)
 Subdivision Application of)
 REB Investment Trust)

AR-26-07
 S-26-04

ORDER OF APPROVAL**I. NATURE OF APPLICATION**

The applicant requests Administrative Review approval for four attached townhouse/rowhouse dwellings and Tentative Subdivision approval to divide approximately 0.46 acres into four residential lots. The property is located east of 1685 S 12th Street, identified as Linn County Assessor Map 12S-02W-15BC, Tax Lot 2401, and zoned Residential Mixed Density (Z-RM). The applications collectively establish the lot layout and site-development framework for four attached dwellings served by a shared private driveway, pedestrian walkway, individual water and sewer services, and private stormwater facilities.

II. PUBLIC HEARING

A public hearing was held before the Lebanon Planning Commission on August 19, 2026. The Planning Commission reviewed Planning Files AR-26-07 and S-26-04, including the staff report, application materials, plans, agency comments, written comments, and testimony submitted into the record.

III. FINDINGS OF FACT**A. GENERAL FINDINGS**

1. The property owner and applicant is REB Investment Trust, Robert and Angela Byrd, Trustees, represented by Udell Engineering and Land Surveying, LLC.
2. The subject property is located east of 1685 S 12th Street and is identified as Linn County Tax Assessor Map 12S-02W-15BC, Tax Lot 2401.
3. The property contains approximately 0.46 acres.
4. The property is zoned Residential Mixed Density (Z-RM).
5. The surrounding area is primarily developed with residential uses permitted in the Z-RM zone.

B. EXISTING CONDITIONS

The subject property is currently undeveloped. Access is available from S 12th Street through an existing 30-foot-wide private access and utility easement. Public water and sanitary sewer facilities are available to serve the property.

C. PROPOSAL

The applicant proposes to divide the property into four residential lots and construct four attached townhouse/rowhouse dwellings, with one dwelling on each lot.

The proposal includes:

- Four residential lots ranging from approximately 2,521 to 4,374 square feet of net lot area and approximately 36 to 61 feet in width;
- Four attached townhouse/rowhouse dwellings, one on each lot;
- An approximately 24-foot-wide shared private driveway and a five-foot pedestrian walkway within the existing 30-foot-wide access and utility easement;
- Two off-street parking spaces for each dwelling;
- Separate water services and sanitary sewer laterals for each lot; and
- Private stormwater facilities and an off-site drainage route to the existing storm system in Strawberry Lane.

D. AGENCY COMMENTS

The following agencies and service providers were notified of the proposal: Build Lebanon Trails; Consumers Power; NW Natural; Pacific Power; Peak Internet; Republic Services; Oregon Pilots Association; Oregon Department of Aviation; Santiam-Albany Canal; Grand Prairie Water District; Linn County Assessor, Planning, Road, and Surveyor Departments; Oregon Department of Transportation; Lebanon Fire District; Lebanon Community School District; Lebanon Planning Commission; Lebanon Chamber of Commerce; and applicable City departments.

Comments were received from Development Services and the Lebanon Fire District. Development Services reviewed the proposal for applicable planning, building, engineering, access, utility, frontage-improvement, and stormwater requirements. The Lebanon Fire District reviewed the proposal for applicable fire-access and fire-code requirements. The resulting requirements are addressed through the Conditions of Approval.

E. PUBLIC COMMENTS

The City issued public notice in accordance with the Lebanon Development Code and applicable State requirements on July 23, 2026. The deadline for submission of written comments prior to the hearing was 5:00 p.m. on Tuesday, August 18, 2026. No public comments were received before preparation of the Planning Commission packet.

F. ANALYSIS – Administrative Review

Administrative Review applications are required to satisfy the approval criteria contained in Lebanon Development Code (LDC) 16.20.040.

G. APPROVAL CRITERIA – Administrative Review

Pursuant to LDC 16.20.040(D)(2), the following criteria must be demonstrated as being satisfied by the application:

1. *The proposal shall conform to the use, height limits, setbacks, and similar development requirements of the underlying zone.*

FINDING: Table 16.05-2 permits townhouse/rowhouse development in the Z-RM zone through Administrative Review. Table 16.05-7 requires a minimum lot area of 2,500 square feet and a minimum lot width of 20 feet for townhouse/rowhouse lots. Each proposed lot exceeds these minimums.

The proposed building layout can comply with applicable setbacks, lot coverage, building height, and garage-opening standards. Final compliance will be verified during building permit review. Therefore, this criterion is met with conditions.

2. *The proposal shall comply with applicable access and street improvement requirements in Chapters 16.12 and 16.13, respectively.*

FINDING: The four lots will share the existing 30-foot-wide private access and utility easement from S 12th Street. The plans show an approximately 24-foot-wide hard-surfaced driveway and a five-foot pedestrian walkway within the easement. Reciprocal access and maintenance documents are required before final plat approval. Therefore, this criterion is met with conditions.

3. *The proposal shall comply with applicable parking requirements in LDC Chapter 16.14.*

FINDING: LDC Chapter 16.14 requires two off-street parking spaces per single-unit dwelling. The applicant has demonstrated two garage and driveway parking spaces for each dwelling, totaling eight spaces, located outside the shared travel lane and pedestrian walkway. The Planning Commission's decision relies upon the parking configuration shown in the approved application materials, and the required spaces must remain usable and unobstructed. Therefore, this criterion is met with conditions.

4. *The proposal shall comply with applicable screening and landscaping provisions in LDC Chapter 16.15.*

FINDING: The proposal does not include a new public roadway and does not trigger street-light or street-tree improvements. Landscaping associated with each dwelling will be addressed through the individual building permit process. No separate common-area landscape or screening standard applies to the tentative subdivision. Therefore, this criterion is met.

5. *Any required public facility improvements shall comply with provisions in LDC Chapter 16.16.*

FINDING: Existing water and sanitary sewer facilities are available. Each lot will receive an individual water service and sanitary sewer lateral. Engineered stormwater facilities, an off-site drainage easement, and frontage improvements are required.

Subject to final engineering approval and the Conditions of Approval, adequate facilities can be provided. Therefore, this criterion is met with conditions.

6. *Where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones.*

FINDING: The record does not identify a mapped hazard area or overlay zone that prevents the proposed development. Therefore, this criterion is met.

7. *The proposal shall comply with the supplementary zone regulations contained in LDC Chapter 16.19 or elsewhere in the Development Code.*

FINDING: The proposal does not include a site feature or activity requiring separate land use review under Chapter 16.19. Any future lighting, signs, refuse facilities, or other site features will be reviewed for compliance with applicable supplementary standards during the appropriate permit process. Therefore, this criterion is met.

H. ANALYSIS - Subdivision

Subdivision applications are required to satisfy approval criteria contained within the Lebanon Development Code (LDC) Chapter 16.22.

I. APPROVAL CRITERIA - Subdivision

1. *The proposed preliminary plat complies with the applicable Development Code Sections and adopted Master Plans. At a minimum, the provisions of this Chapter and the applicable Chapters and Sections of Article Two (Land Use and Land Use/Development Zones) and*

Article Three (Community Development and Use Standards) of this Code shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant Sections of Chapter 16.29.

FINDING: The subject property is zoned Residential Mixed Density (Z-RM). The preliminary plat creates four lots intended for four attached townhouse/rowhouse dwellings, with one dwelling on each lot.

The proposed lots range from approximately 2,521 to 4,374 square feet of net lot area and approximately 36 to 61 feet in width. Each lot exceeds the applicable minimum townhouse/rowhouse standards of 2,500 square feet of lot area and 20 feet of lot width.

Townhouse/rowhouse development is permitted in the Z-RM zone through Administrative Review. Access, parking, pedestrian circulation, utilities, drainage, frontage improvements, and other applicable development standards are addressed through the concurrent Administrative Review and Conditions of Approval. No variance is requested. Therefore, this criterion is met with conditions.

2. *The proposed plat name is not already recorded for another subdivision and satisfies the provisions of ORS Chapter 92 and the County Surveyor.*

FINDING: The final plat name, survey, and recording are subject to review and approval by the Linn County Surveyor and must comply with ORS Chapter 92. The applicant is required to submit a compliant final subdivision plat before recording. Therefore, this criterion can be met.

3. *The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform to or transition to the plats of subdivisions and partitions already approved for adjoining property, as to width, general direction, and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat.*

FINDING: No new public street is proposed. The four lots will obtain access from S 12th Street through an existing 30-foot-wide private access and utility easement. The plans show an approximately 24-foot-wide shared private driveway and a five-foot pedestrian walkway within the easement.

Public water and sanitary sewer facilities are available to serve the property. Each lot will have a separate water service and sanitary sewer lateral.

Stormwater is proposed to be conveyed east through an off-site private drainage easement to the existing storm system in Strawberry Lane. Final engineered plans, easements, and any necessary approval from the receiving-system jurisdiction are required. Therefore, this criterion is met with conditions.

4. *All proposed private common areas and improvements (e.g., homeowners' association property) are identified on the preliminary plat.*

FINDING: The preliminary plans identify the shared private driveway, pedestrian walkway, utility areas, and private stormwater facilities. Before final plat approval, recorded easements and maintenance agreements must establish the access rights and maintenance responsibilities associated with these shared improvements. Therefore, this criterion is met with conditions.

5. *Evidence that all City, County, State, and Federal regulatory agencies identified or mapped special management areas have been accurately and effectively identified on the appropriate maps and plans submitted to the City for review.*

FINDING: The record does not identify a mapped special-management area affecting the subject property. The proposed off-site stormwater route is shown on the plans and requires recorded drainage rights and any outside-agency or receiving-system approval that may apply. Therefore, this criterion is met with conditions.

6. *Evidence that improvements or conditions required by the City, road authority, Linn County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.*

FINDING: Development Services reviewed the proposal for compliance with applicable planning, engineering, access, utility, frontage-improvement, and stormwater requirements. The Lebanon Fire District also reviewed the proposal for compliance with applicable fire-access and water-supply requirements.

Public water and sanitary sewer facilities are available to serve the development. Final engineered plans are required for the shared access, pedestrian walkway, frontage improvements, utilities, grading, stormwater facilities, and associated easements.

The applicable City and Fire District requirements are included in the Conditions of Approval. Therefore, the required improvements and service-provider requirements can be met, and this criterion is satisfied with conditions.

7. *If any part of the site is located within a Special Area Plan or District, Overlay Zone, or previously approved Planned Development, it shall conform to the applicable regulations and/or conditions.*

FINDING: The record does not identify an applicable Special Area Plan, special district, overlay zone, or previously approved Planned Development affecting the subject property. Therefore, this criterion is met.

8. *All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use zone (Chapters 16.05 – 16.10) and the standards of Chapter 16.12 (Subsection 16.12.030.K, Street Connectivity and Formation of Blocks).*

FINDING: The preliminary plat creates four lots ranging from approximately 2,521 to 4,374 square feet of net lot area and approximately 36 to 61 feet in width. Each lot exceeds the Z-RM minimum townhouse/rowhouse standards of 2,500 square feet of lot area and 20 feet of lot width.

No new public street or block is proposed. The lots will be served by an existing access easement from S 12th Street. Therefore, the street-connectivity and block-formation provisions do not require an additional street connection through this four-lot development. The proposed lots satisfy the applicable dimensional and connectivity standards, and this criterion is met.

9. *Setbacks shall be as required by the applicable land use zone (Chapter 16.05–16.10).*

FINDING: The proposed lot sizes and configurations provide building areas capable of accommodating the proposed attached townhouse/rowhouse dwellings while complying with the applicable Z-RM setbacks, lot coverage, building height, and garage-opening standards.

Final compliance with these standards will be verified during the building permit review for each dwelling. Therefore, this criterion is met with conditions.

10. *Each lot shall conform to the standards of Chapter 16.12 (Access and Circulation).*

FINDING: Each lot will obtain access from S 12th Street through the existing 30-foot-wide private access and utility easement. The plans show an approximately 24-foot-wide hard-surfaced shared driveway and a five-foot pedestrian walkway within the easement.

The driveway, walkway, parking areas, and required clearances must fit within the easement and remain unobstructed. Reciprocal access easements and a maintenance agreement are required before final plat approval. Therefore, this criterion is met with conditions.

11. *Landscape or other screening may be required to maintain privacy for abutting uses. See Chapters 16.05 – 16.10 (Land Use Zones), and Chapter 16.15 (Landscaping, Street Trees, etc.).*

FINDING: The proposal does not include a new public roadway and does not trigger street-tree or streetlight improvements. No separate common-area landscaping or screening standard applies to the tentative subdivision. Landscaping associated with each dwelling will be addressed through the individual building permit process. Therefore, this criterion is met.

12. *In conformance with the Oregon Fire Code, a 20-foot-wide fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public or private road or approved access drive. See Chapter 16.12 (Access and Circulation).*

FINDING: The plans provide a shared private access drive serving all four proposed dwellings. The Lebanon Fire District reviewed the proposal and identified applicable fire-access and water-supply requirements.

Final compliance with the Oregon Fire Code, including apparatus access, required surface and clearance, hose reach, hydrant availability, fire-lane controls, and addressing, must be confirmed by the Lebanon Fire District before building permit issuance. Therefore, this criterion is met with conditions.

13. *Where a common drive is to be provided to serve more than one lot, a reciprocating access easement and maintenance agreement shall be recorded with the approved subdivision or partition plat.*

FINDING: The four lots will share the private driveway and pedestrian walkway within the existing access easement. Before final plat approval, the applicant must provide reciprocal access easements and a recorded maintenance agreement identifying the benefited and burdened lots.

The documents must address access, maintenance, repair, replacement, cost allocation, enforcement, and other applicable responsibilities associated with the shared facilities. Therefore, this criterion is met with conditions.

14. *All applicable engineering design standards for streets, utilities, surface water management, and easements shall be met.*

FINDING: Final engineered plans are required for the shared driveway, frontage sidewalk and driveway approach, water services, sanitary sewer laterals, grading, stormwater facilities, and associated easements.

Stormwater plans and calculations must demonstrate adequate conveyance, water-quality treatment, detention, and flow control and must ensure that drainage to or from adjacent property is not adversely affected. The applicant must also secure and record the necessary off-site drainage easement to the existing storm system in Strawberry Lane.

All required improvements must comply with the City of Lebanon Engineering Design Standards and must be installed and accepted, or appropriately guaranteed, before final plat approval. Therefore, this criterion is met with conditions.

IV. CONCLUSION

The Planning Commission concludes that Administrative Review AR-26-07 and Tentative Subdivision S-26-04 satisfy the applicable approval criteria, subject to the Conditions of Approval.

V. ORDER

Based upon the Findings of Fact and Conclusions contained herein, the Lebanon Planning Commission hereby APPROVES the following applications:

- Administrative Review (AR-26-07)
- Tentative Subdivision Plat (S-26-04)

The approvals are subject to the Conditions of Approval contained in this Order. The Conditions of Approval shall be binding upon the applicant and all successors in interest.

CONDITIONS OF APPROVAL

Development Services

1. Development shall substantially conform to the approved Tentative Subdivision Plat, townhouse site plan, parking exhibit, fire-access and hose-reach exhibit, application narrative, this Order of Approval, and the applicable Conditions of Approval.
2. Administrative Review AR-26-07 authorizes four attached townhouse/rowhouse dwelling units, with one dwelling on each of Lots 1 through 4. A detached dwelling layout or a change in the number or configuration of the dwelling units is not approved by this decision.
3. Any modification not in substantial conformance with the approved Administrative Review, Tentative Subdivision Plat, this Order of Approval, and the applicable provisions of the Lebanon Development Code shall be processed through the applicable review procedures established by the Lebanon Development Code.
4. Each dwelling shall retain two usable off-street parking spaces consistent with LDC Chapter 16.14 and the approved parking exhibit. Required parking spaces shall remain outside the shared-drive travel lane, maneuvering area, and pedestrian walkway and shall not obstruct the walkway.
5. Final public improvement and building plans shall demonstrate that the driveway, curbing, walkway, parking spaces, and required clearances fit within the access easement.
6. Final building plans shall demonstrate compliance with applicable setbacks, lot coverage, building height, accessibility, structural, plumbing, mechanical, fire and life safety, and other adopted code requirements. This land use approval does not authorize construction.
7. A final subdivision plat prepared by a professional land surveyor registered in the State of Oregon shall be submitted to the City for review and approval in accordance with ORS Chapter 92, the Lebanon Development Code, the approved Tentative Subdivision Plat, this Order of Approval, and the applicable Conditions of Approval. The final plat shall be recorded within the applicable approval period.

8. Required improvements shall be installed, inspected, and accepted prior to final plat approval or guaranteed in accordance with LDC Chapter 16.22 and applicable City standards. Required easements, maintenance agreements, and restrictions shall appear on the final plat or be recorded concurrently with it.
9. All permits and approvals required by applicable local, state, and federal agencies, including any approval required from the jurisdiction responsible for the receiving stormwater system, shall be obtained prior to issuance of the applicable City permits or final plat approval.
10. All public improvements shall conform to the current City of Lebanon Standards for Public Improvements.
11. A Drawing Review Application and Public Improvements Permit shall be approved prior to construction of any public improvements.
12. All public improvements shall be designed by a professional engineer registered in the State of Oregon.
13. All elevations shown on public improvement drawings submitted to the City shall reference the NAVD 88 vertical datum to ensure compatibility with the City's mapping system.
14. All private on-site utilities shall be inspected and approved by the City Building Official.
15. The existing sidewalk shall be extended along the S 12th Street frontage. Sidewalks, pedestrian walkways, driveway approaches, and other applicable pedestrian facilities shall comply with applicable Americans with Disabilities Act requirements and City standards. Driveway approaches shall be hard-surfaced with concrete or asphalt from S 12th Street to the garages.
16. Prior to final plat approval, reciprocal access easements and a recorded maintenance agreement shall be provided for the shared driveway and pedestrian walkway. The instruments shall identify the benefited and burdened lots and address access, maintenance, repair, replacement, cost allocation, enforcement, and City access, as applicable, in a form acceptable to the City.
17. The final plat or separately recorded instruments shall provide all public and private utility easements necessary to serve each lot. Maintenance responsibility for shared or private utility facilities shall be clearly assigned.
18. Each dwelling shall have an independent water service. Water-service size, meter installation, fees, and any work performed by the City shall comply with applicable City requirements.
19. Each lot shall have an independent sanitary sewer lateral. Connections to the existing sanitary sewer main shall be performed by an approved contractor in the presence of a City inspector.
20. Written approval of mailbox and/or cluster box unit locations shall be obtained from the United States Postal Service.
21. Written approval of refuse and recycling container locations and access shall be obtained from Republic Services.
22. Existing on-site wells shall be identified on the public improvement drawings. Unless otherwise approved to remain, wells shall be abandoned in accordance with applicable State and Linn County requirements prior to connection to the public water system. Approved backflow-prevention assemblies shall be provided for any City water meter serving property on which a well remains.

23. Prior to final plat approval, the applicant shall secure and record an easement over the off-site drainage route to Strawberry Lane and provide authorization to construct the approved facilities. The easement shall address construction, access, inspection, operation, maintenance, repair, replacement, and responsibility for the private drainage facilities, in a form acceptable to the City.
24. Public improvement drawings shall include engineered stormwater and grading plans and supporting calculations demonstrating adequate conveyance, water-quality treatment, detention, and flow control. Stormwater facilities shall be designed and constructed so post-development discharge does not exceed the approved predevelopment discharge rate and drainage to or from adjacent properties is not adversely affected.
25. A grading plan identifying existing and proposed elevations shall be submitted with the public improvement drawings. Drainage improvements necessary to prevent adverse impacts to adjacent properties shall be incorporated into the design, together with all supporting engineering calculations.
26. Maintenance responsibility for all private stormwater facilities shall be established through a recorded maintenance agreement or other instrument approved by the City.

Lebanon Fire District

27. Plans shall be submitted for review and approval by the Lebanon Fire Marshal demonstrating compliance with the Oregon Fire Code and local amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.

This Order of Approval appears only as a matter of record.

APPROVED BY A _____ VOTE OF THE LEBANON PLANNING COMMISSION ON AUGUST 19, 2026.

DATED at Lebanon, Oregon, this 19th day of August 2026.

SIGNED:

-
- Lory Gerig-Knurowski, Planning Commission Chair
 - Don Robertson, Planning Commission Vice Chair

ATTEST:

Shana Olson, Development Services Director



NOTICE OF PUBLIC HEARING

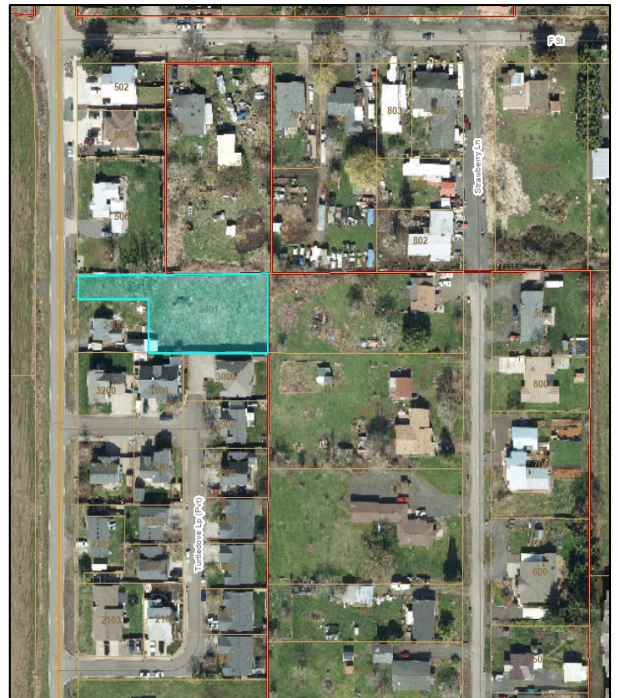
LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **August 19, 2026, at 6:00 p.m.** in the Library Community Room located at 55 Academy Street, to afford the public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	AR-26-07, S-26-04
Applicant:	REB Investment Trust
Location:	S 12 th Street
Map & Tax Lot No.:	12S02W15BC02401
Request:	Administrative Review and Subdivision
Decision Criteria:	Lebanon Development Code Chapters: 16.05, 16.20 & 16.22

Request: The applicant proposes subdividing an existing 0.46-acre parcel into four individual townhome lots. In addition, the applicant is requesting Administrative Review approval for the construction of townhomes.

Providing Comments: The city will be accepting public comments on this item in several ways to afford the public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00 p.m. on Tuesday, August 18, 2026.** Written testimony may be emailed to development@lebanonoregon.gov or mailed to the City of Lebanon at 925 S. Main Street, Lebanon, OR 97355, or delivered and dropped in the white mailbox in front of City Hall. Persons who desire to access the Zoom meeting to give oral testimony regarding a Public Hearing can contact the development@lebanonoregon.gov by noon prior to the meeting so that staff can provide instructions.



The public is invited to either participate in person at the Library Community Room or watch the meeting virtually on **August 19, 2026**, at <https://www.youtube.com/user/CityofLebanonOR/videos>.

The agenda and application materials will be available for review on the City's website at <https://www.lebanonoregon.gov/meetings> seven days prior to the hearing.

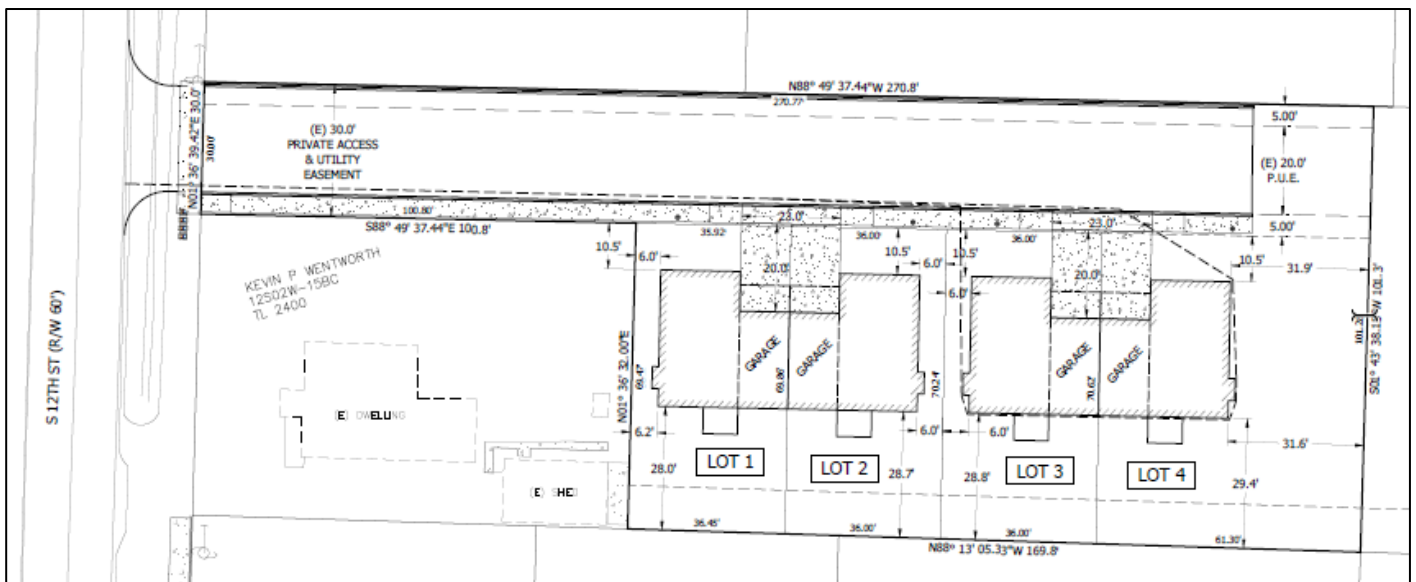
CITIZENS ARE INVITED TO PARTICIPATE in the public hearing and give written or oral testimony as described above that address applicable decision criteria during that part of the hearing process designated for testimony in favor of, or opposition to, the proposal. If additional documents or evidence are provided in support of the application subsequent to notice being sent, a party may, prior to the closing of the hearing, request that the record remain open for at least seven days so such material may be reviewed.

Appeals: Failure to raise an issue in the hearings, in person or by letter, or failure to provide sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue. Decisions of the Planning Commission may be appealed to the Lebanon City Council within 15 days following the date the Commission's final written decision is mailed. Only the applicant, a party providing testimony, and/or a person who requests a copy of the decision have rights to appeal a land use decision. The appeal must be submitted on the appeals form as prescribed by City Council with appropriate fee paid and must set forth the criteria issues that were raised which the applicant or party deems itself aggrieved. Please contact our office should you have any questions about our appeals process.

Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please contact City of Lebanon Community Development Department, 925 Main Street; phone 541-258-4906; email development@lebanonoregon.gov

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 541-258-4906.

PROPOSED PLAN



TENTATIVE SUBDIVISION NARRATIVE

BYRD MEADOWS SUBDIVISION

GENERAL INFORMATION

NATURE OF REQUEST: The application is seeking tentative plat approval to perform a 4 lot subdivision and concurrent administrative review approval for the 4 lots to be developed with attached townhomes.

APPLICANT: REB Investment Trust
Robert and Angela Byrd Trustees
30825 Turquoise Pl
Lebanon, Oregon 97355

OWNER: REB Investment Trust
Robert and Angela Byrd Trustees
30825 Turquoise Pl
Lebanon, Oregon 97355

ENGINEER/SURVEYOR: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, Oregon 97355

PROPERTY

LOCATION: East of 1685 S 12th Street
12S-02W-15BC TL 2401

ZONING

DESIGNATION: RM (Residential Mixed Density)

COMP PLAN

DESIGNATION: RM (Residential Mixed Density)

CURRENT LAND USE: Vacant

Narrative Describing the Proposed Development

The applicant proposes a subdivision of one existing vacant parcel (Tax Lot 2401, Map 12S02W15BC) into four single-family residential Townhome lots ranging from approximately 2,521 sq ft to 4,374 sq ft. The property lies within the Z-RM (Residential Mixed Density) zoning district. It is bordered to the west by an existing single family dwelling on a parcel in the City, to the east by an existing single family dwelling on a large parcel in Linn County, to the south by single family dwelling lots (Sundown Place Subdivision), to the northeast by a single family dwelling on a large parcel in Linn Co and to the northwest by a single family dwelling on a large parcel in the City. The parent parcel being proposed for this subdivision is a flag parcel that was created by Linn County Partition Plat No. 2024-16. The flag portion is 30.00 feet wide and will provide access via a private driveway within the said flag. All 4 lots will be provided a connection to City of Lebanon public utilities, including water, sanitary sewer, and franchised utilities. The storm drainage will be collected, metered by flow control and discharge at pre-development rates to the existing drainage system to the east along Strawberry Lane. Appropriate access and utility easements will be created with the subdivision to ensure all lots have legal access and utility connections. Driveways and sidewalk improvements will comply with City standards. No new public streets are proposed. The proposal also seeks concurrent administrative review approval for the four townhouse lots as required by the Lebanon Development Code.

LDC Article Two – Land Uses and Land Use Zones

The Z-RM zone allows for single-family dwellings, duplexes, small lot single-unit and townhome unit developments, consistent with the City's intent to encourage a variety of housing types. Each proposed lot meets or exceeds the minimum lot-area and dimension standards for either small lot single-unit detached dwellings or for townhouses as proposed within the Z-RM zone. The plan is for townhouses on all 4 lots so a concurrent administrative review application is included for their allowed development as a townhouse.

Lot	Approx. Area (sf)	Min. Required (sf)	Width	Depth
1	2,521	2,500	≈ 36 ft	≈ 70 ft
2	2,522	2,500	≈ 36 ft	≈ 70 ft
3	2,535	2,500	≈ 36 ft	≈ 70 ft
4	4,374 w/o Flag	2,500	≈ 61 ft	≈ 71 ft

All lots provide sufficient area and dimensions for required setbacks, on-site parking, and conformance with lot coverage maximum of 60%. The subdivision supports the City's housing-density goals while maintaining compatibility with surrounding single-family developments.

LDC Article Three – Development Standards

Access & Circulation:

All four lots gains access from an existing improved public street, S. 12th Street, via the created 30 feet wide access easement and shared 24 feet wide private driveway in compliance with section 16.12.020.B.3 and 4. All of the proposed 4 lots meet the City of Lebanon access standards and no new public street dedications are necessary.

Public Utilities:

Public Water:

Existing 8-inch public water is located in the adjacent S. 12th Street rights-of-way. Private water services will be added along S. 12th Street and private water lines extended in the 30' access and utility easement to each of the lots. There is an existing fire hydrant along the west side of S. 12th Street that is opposite the development which will provide the necessary single family residential fire protection.

Public Sanitary Sewer:

Existing 8-inch public sanitary sewer is located in the flag portion of the parent parcel for this proposed development. Private sewer lateral services will be added along this sewer main and private sewer lines extended to each of the lots.

Public Storm Drainage:

There is an existing 12-inch public storm drain within Strawberry Lane to the east. A new open drainage swale will be constructed from the proposed development, east across the neighboring property in a private storm drainage easement, to said 12-inch public storm pipe in Strawberry Lane. Onsite flow control and detention will be provided to limit developed stormwater release rates to pre-developed release rates.

Lot Grading:

The property is relatively flat. Minimal lot grading is anticipated to create positive surface drainage to the proposed private storm drainage system.

Pedestrian Improvements:

The frontage of the subject property along S. 12th Street is improved to a rural turnpike standard with a 5 feet sidewalk that terminates at the SW corner of Parcel 1 of Linn County Partition Plat No. 2024-16. The proposal includes extending a 5 foot sidewalk across the flag frontage of this project.

Off-Street Parking:

All of the lots will provide off-street parking at a minimum of 2 spaces. This is consistent with LDC requirements for small lot single-unit and townhouse dwellings.

Landscaping & Existing Trees:

Landscaping of each lot will occur as required by LDC for single-unit lots and townhouse lots.

LDC Article Four – Review & Decision Requirements

This application requests Tentative Subdivision Approval under LDC § 4.3.110. The proposal satisfies decision criteria as follows:

1. Conformance with Comprehensive Plan & Zoning.

The proposed application provides for a housing variety with lot sizes that will encourage a product that can be affordable. The proposal supports multiple types of fee simple owned housing types that fill a much-needed void within the City of Lebanon, Linn County and State of Oregon.

2. Conformance with Public Facilities Plan.

The proposed subdivision is in an area where there are existing public facilities with capacity to serve the additional development.

3. Transportation System adequacy.

The proposed subdivision is located on a collector street improved to rural standards with capacity for the proposed project.

4. Land Suitability free of hazards.

The proposed development is located on a vacant property with sufficient land area to support the proposed lots. There are no known hazards in the area.

5. Lot Layout & Design meeting minimum standards.

The proposed development complies with all applicable minimum lot sizing and layout standards within the City of Lebanon Land Development Code for small lot single-unit and townhouse dwellings.

6. Provision of required Public Improvements.

The proposed development is located within an area with public infrastructure in place with capacity to serve the proposed lots. A short private storm drainage extension, water services and sewer services to provide adequate improvements for all lots are proposed. These improvements will be privately financed by the applicants.

7. Access Management and sight-distance compliance.

The proposed development satisfies all applicable access management requirements in the City of Lebanon Development Code. Compliance with sight-distance will be adhered to for all proposed driveways.

LDC Article Five – Exceptions to Standards

No variances, non-conforming uses, or other exceptions are requested. All design and dimensional requirements are met or exceeded.

CONCLUSION:

The proposed Tentative Plat and supporting documents for the 4 Lot subdivision on S. 12th Street demonstrates it meets all applicable criteria and standards of the Lebanon Development Code and the Comprehensive Plan. The project will efficiently utilize vacant land within City limits, extend existing infrastructure, and provide lots for four new single-family home detached dwellings or four new attached townhouse dwellings. The Administrative Review for the townhouse development of the 4 lots has demonstrated the townhouses will be compatible with surrounding existing and/or approved uses of adjacent lots.

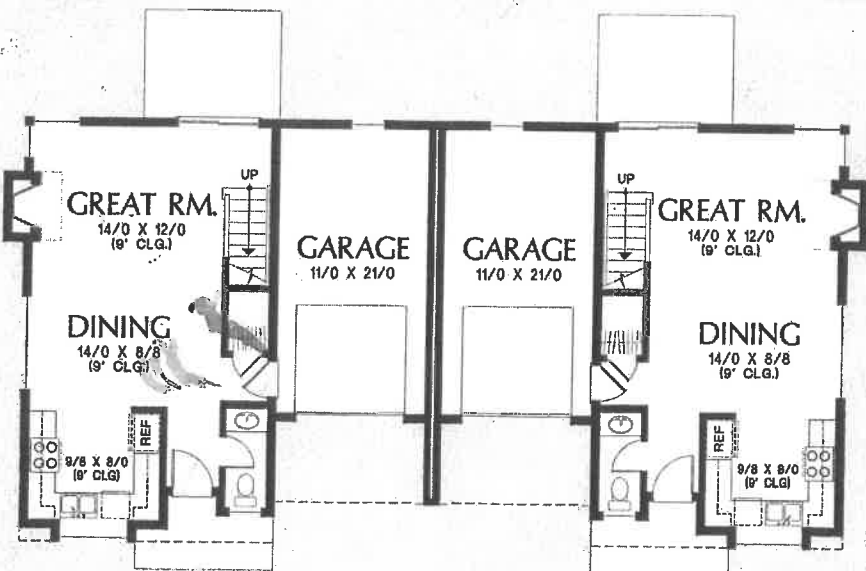
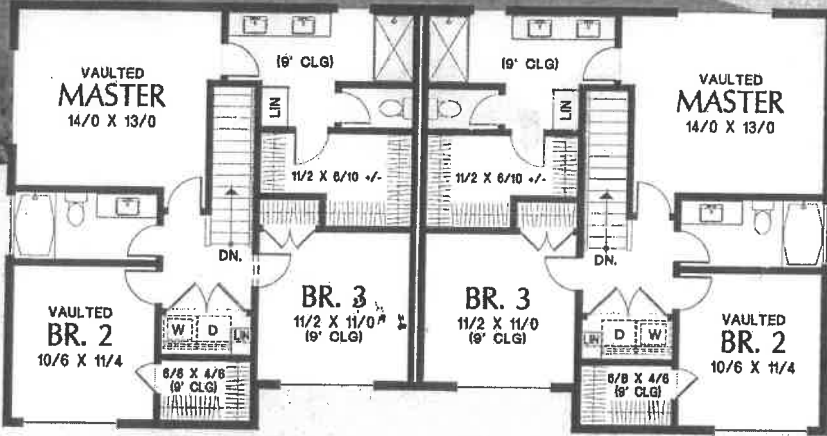


Mascord

ALAN MASCORD DESIGN ASSOCIATES, INC.

The Mascord
4046

Item # 2.

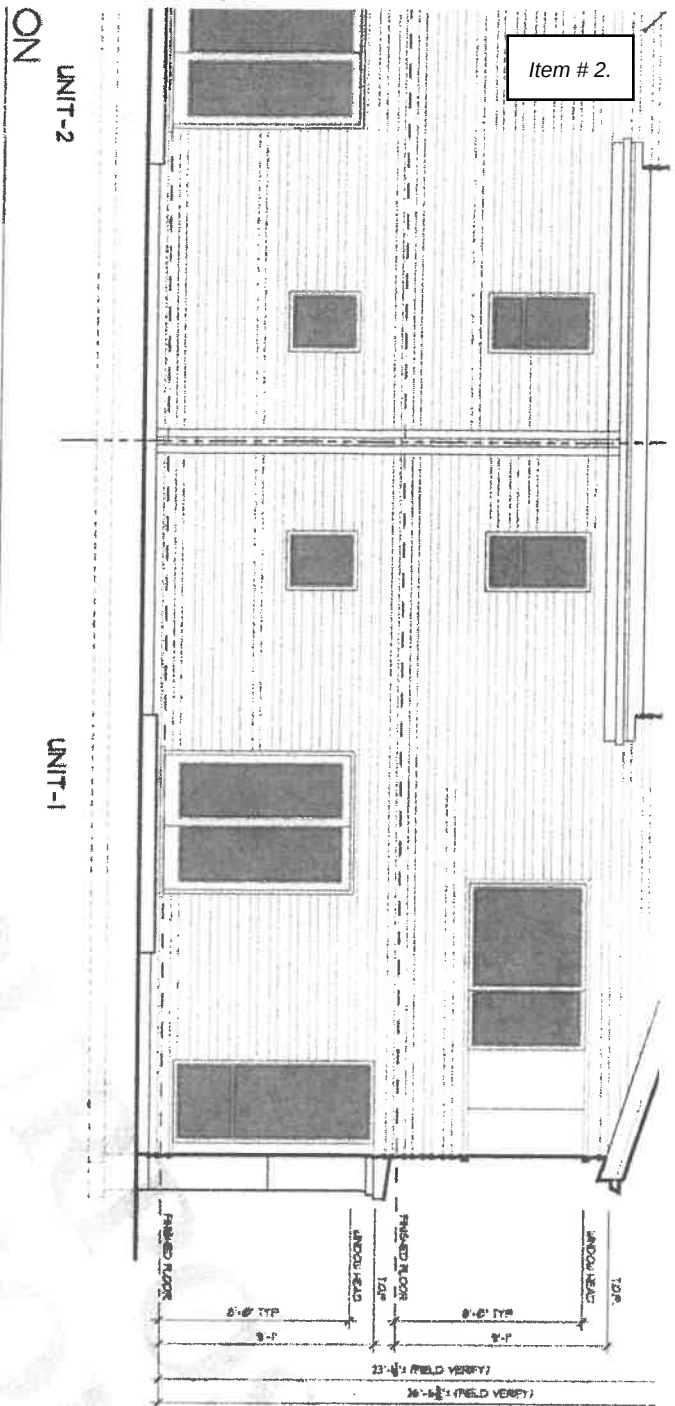


Upper Floor	1718 Sq. Ft
Main Floor	1096 Sq. Ft
Total Area	2814 Sq. Ft
Width	60'-0"
Depth	31'-0"
Height	(Main Flr to Peak): 24'
	(to Midpt of Roof): 23'



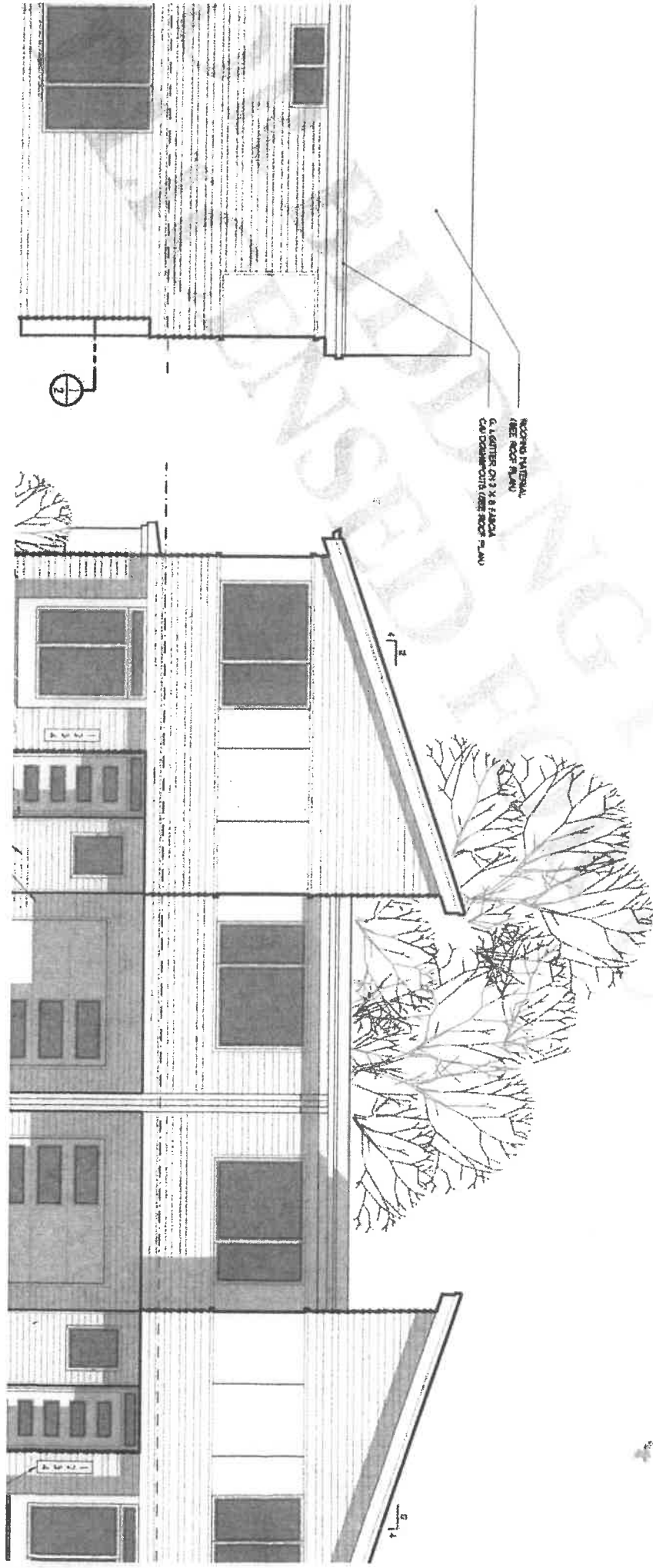
ALAN MASCORD DESIGN ASSOCIATES, INC
 2187 NW Reed St, Suite 100, Portland, OR 97210 • 503.225.9161
www.mascord.com

Item # 2.

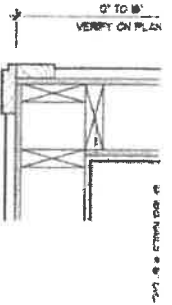


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



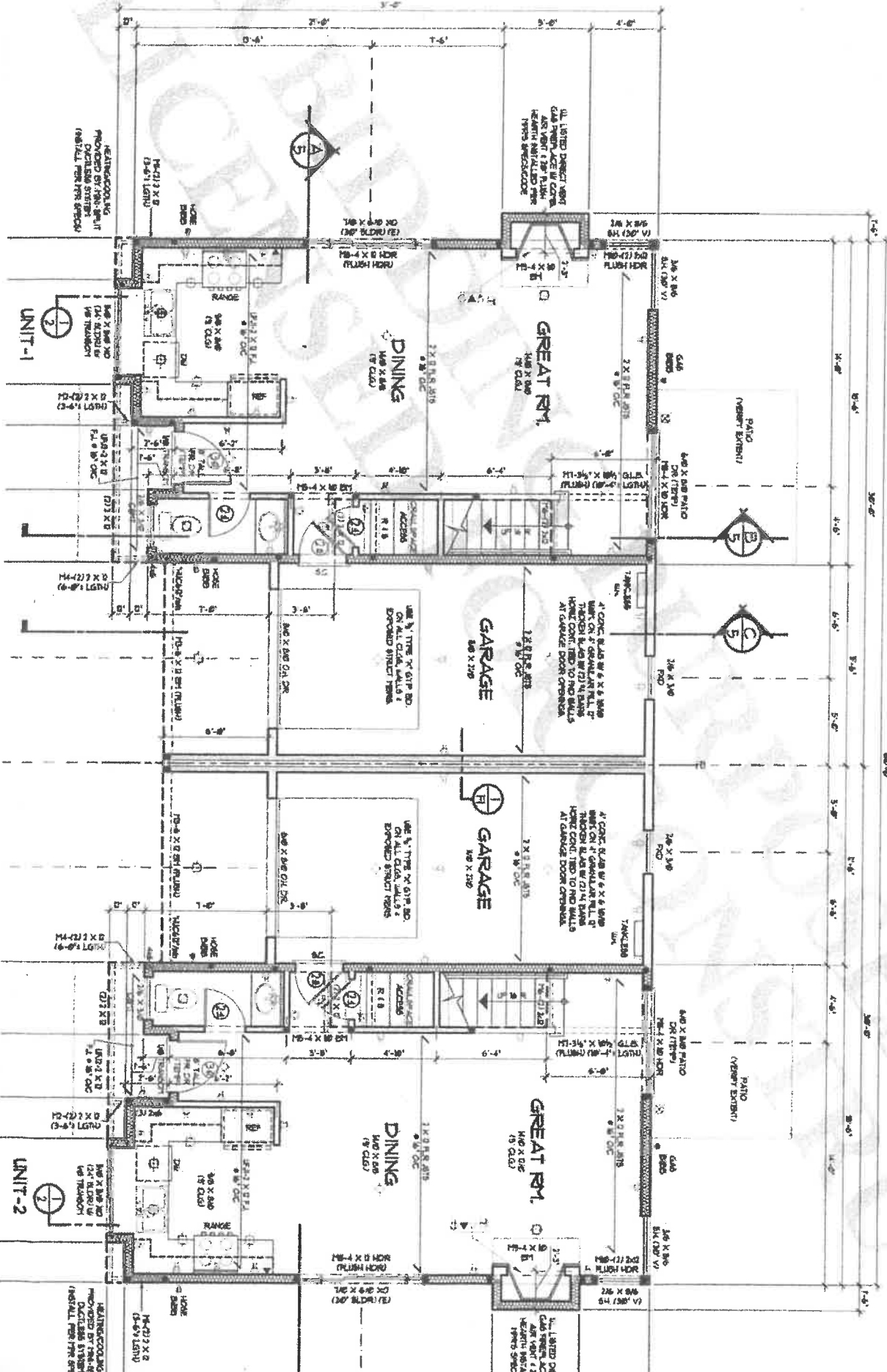
POUNDER
BATH



1 POP-OUT DETAIL
SCALE: 1/8" = 1'-0"

ENERGY ENVELOPE KEY
BALANCE VAL
FOUNDATION WALL
(SEE SHEET 1 FOR INSULATION VALUES)

RECEIVED EXHAUST FAN
VENTED TO THE EXTERIOR
CEILING FAN
POINT

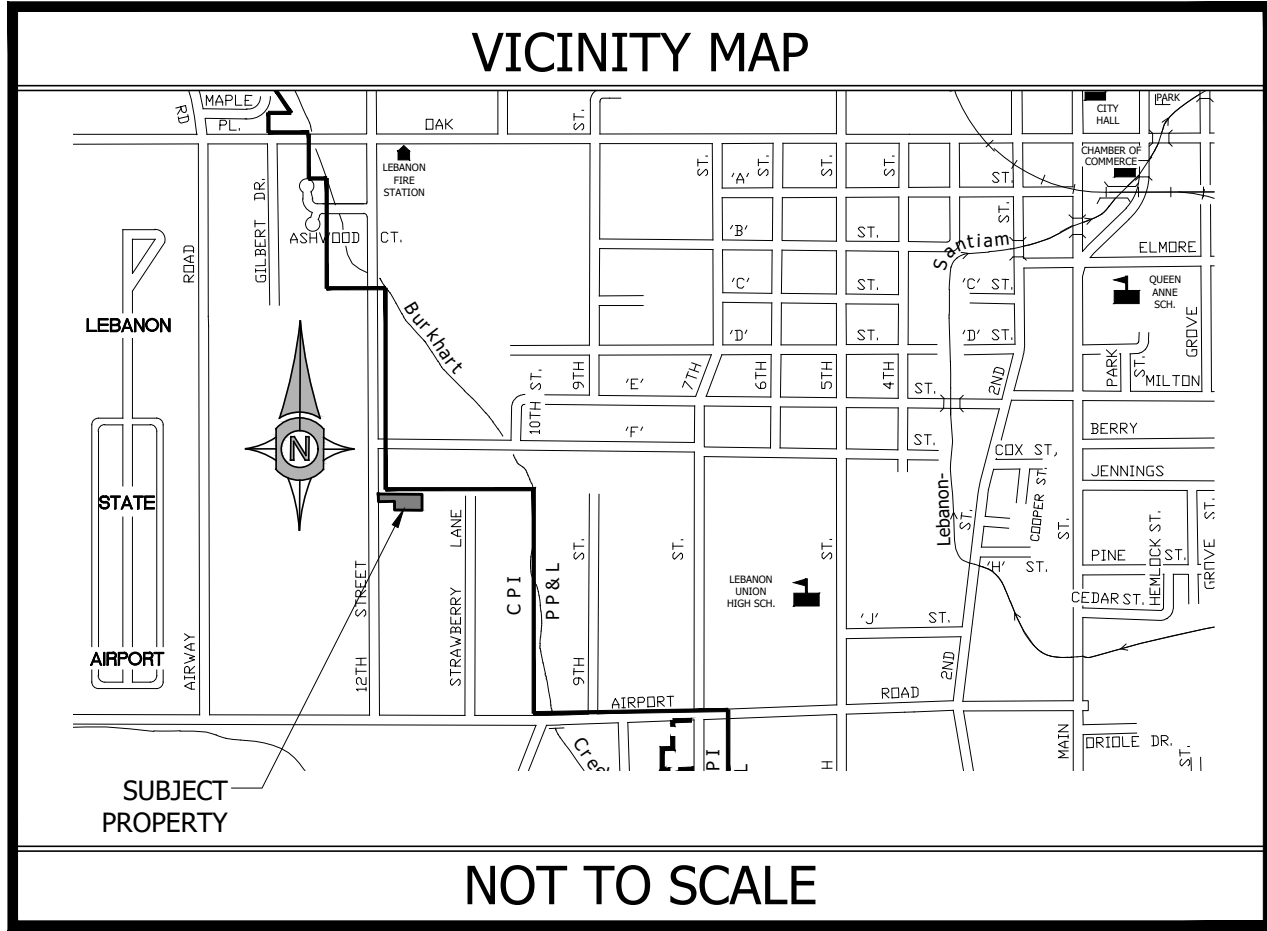




(七) 张某某的继承权

RECESSED EXHAUST FAN
VENTED TO THE EXTERIOR

STANDARDIZATION
BY THE I.C.O. DEPT.
GENERAL NOTES
SPECIES

[illegible]

POWER: CONSUMERS POWER INC. AUSTIN JACKSON P.O. BOX 1180 2990 WEST HILLS RD PHILOMATH, OREGON 97370 541.929.8615 PHONE: CENTURYLINK TRAVIS VAUGHAN P.O. BOX 337 LEBANON, OREGON 97355 541.749.0347 CABLE: COMCAST LANCE ROTH NETWORK PROJECT MANAGER 503.991.6461 GAS: NORTHWEST NATURAL DARYL HAMMOND 150 SUPRA DRIVE ALBANY, OREGON 97321 541.926.4253
--

CLIENT:
BOB BYRD
30825 TURQUOISE PLACE
LEBANON, OR 97355
541.619.2514

**UDELL ENGINEERING
AND
LAND SURVEYING, LLC**
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

COVER SHEET
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE:
JUNE 23, 2026

PROJECT:
22-22-348 BYRD LEBANON PARTITION

DRAWN BY:
GPM, MLM

CHECKED BY:
ATR

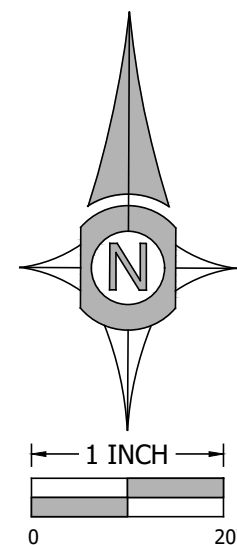
THIS MAP WAS PREPARED FOR
PLANNING PURPOSES ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

C100

Sheet

SCALE: SEE BARSCALE

SCALE: SEE BARSCALE



TREE LEGEND	
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING EVERGREEN TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

- 1) THE CONTRACTOR SHALL DISPOSE OF THE MATERIALS GENERATED BY DEMOLITION OFFSITE IN AN APPROVED DUMP SITE CONFORMING WITH APPLICABLE CITY, COUNTY AND/OR STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ACCESSORY PERMITS FOR DEMOLITION AND FOR DISPOSAL.
- 2) ALL DEMOLITION TO OCCUR PER REQUIREMENTS OF CITY OF LEBANON, LINN COUNTY, AND/OR STATE OF OREGON REQUIRED PERMITS.
- 3) EXISTING FEATURES AND BURIED PIPES NOT SPECIFICALLY IDENTIFIED ON THIS PLAN TO BE REMOVED BUT THAT ARE REQUIRED TO BE REMOVED FOR COMPLETION OF THIS PROJECT SHALL BE REMOVED AND DISPOSED OF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND COORDINATE NECESSARY DEMOLITION WITH THE PHASE CONSTRUCTION.

PLAN REVISIONS	DATE

CLIENT:
BOB BYRD
30825 TURQUOISE PLACE
LEBANON, OR 97355
541.619.2514

**UDELL ENGINEERING
AND
LAND SURVEYING, LLC**
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ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE: JUNE 23, 2026

PROJECT: 22-2-348 BYRD LEBANON PARTITION

DRAWN BY: GPM, MLM

CHECKED BY: ATR

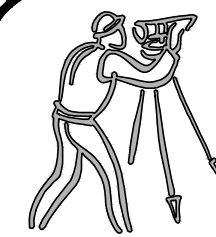
DATE: JUNE 23, 2026

PROJECT:

DRAWN BY:

GPM, MLM

ATR



CLIENT:

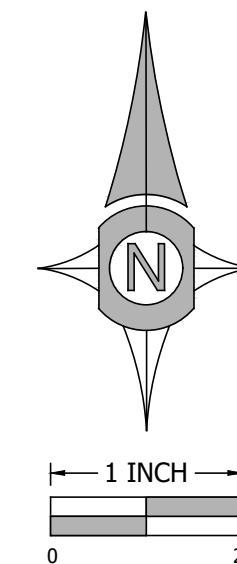
BOB BYRD
30825 TURQUOISE PLACE
LEBANON, OR 97355
541.619.2514

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
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TENTATIVE LOT LAYOUT
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE:
JUNE 23, 2026
PROJECT:
22-248 BYRD, LEBANON PARTITION
DRAWN BY:
GPM, NLM
CHECKED BY:
ATR

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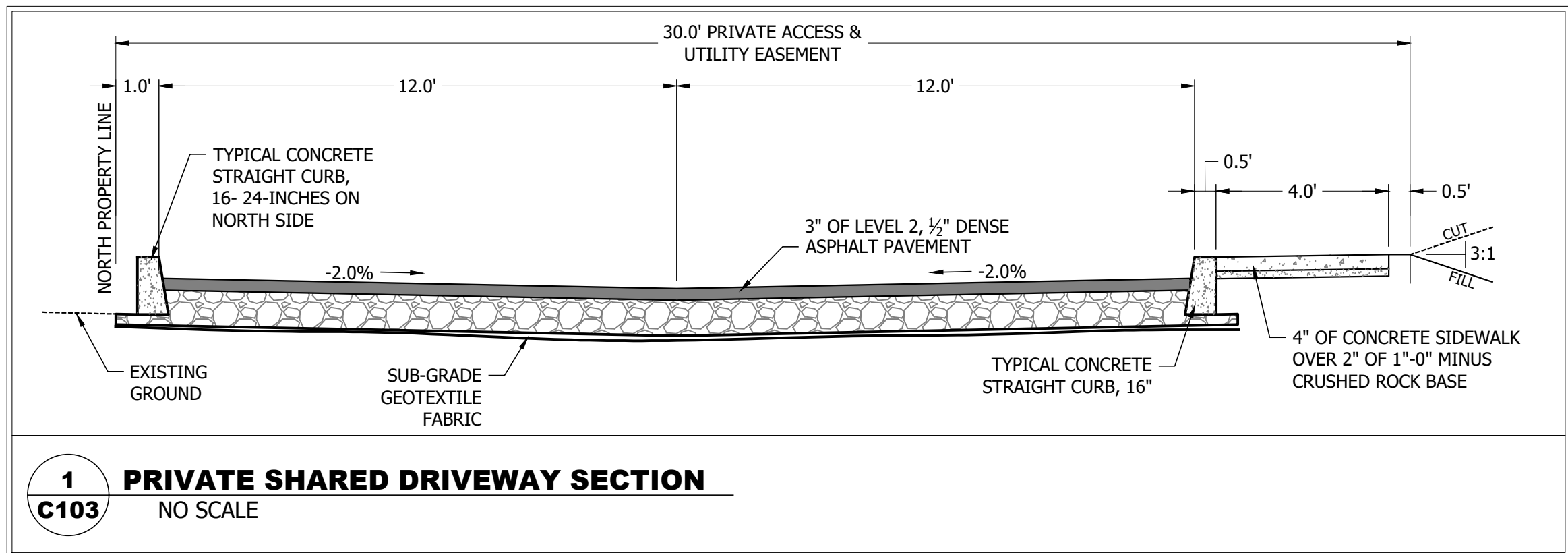
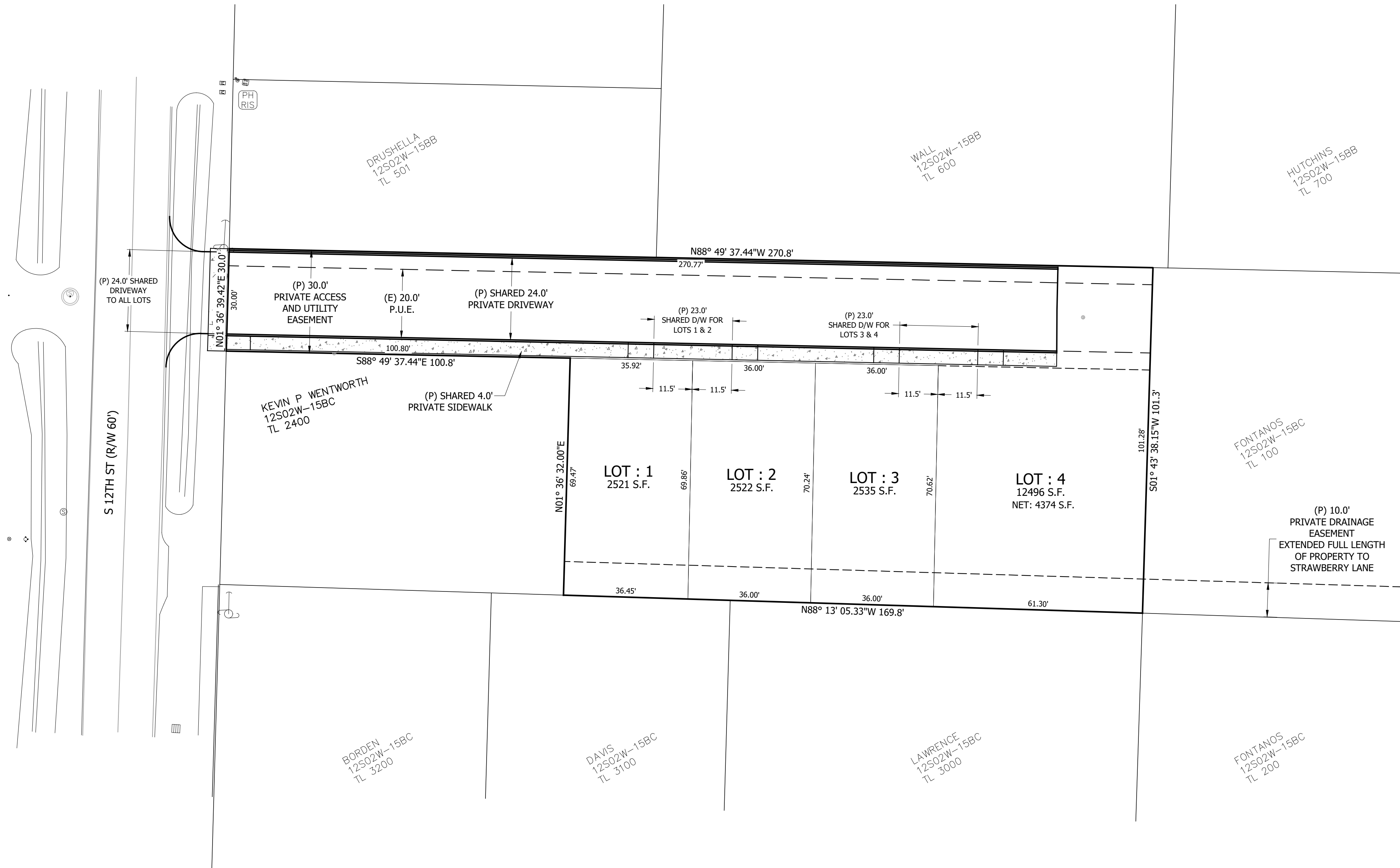
PLAN REVISIONS	DATE

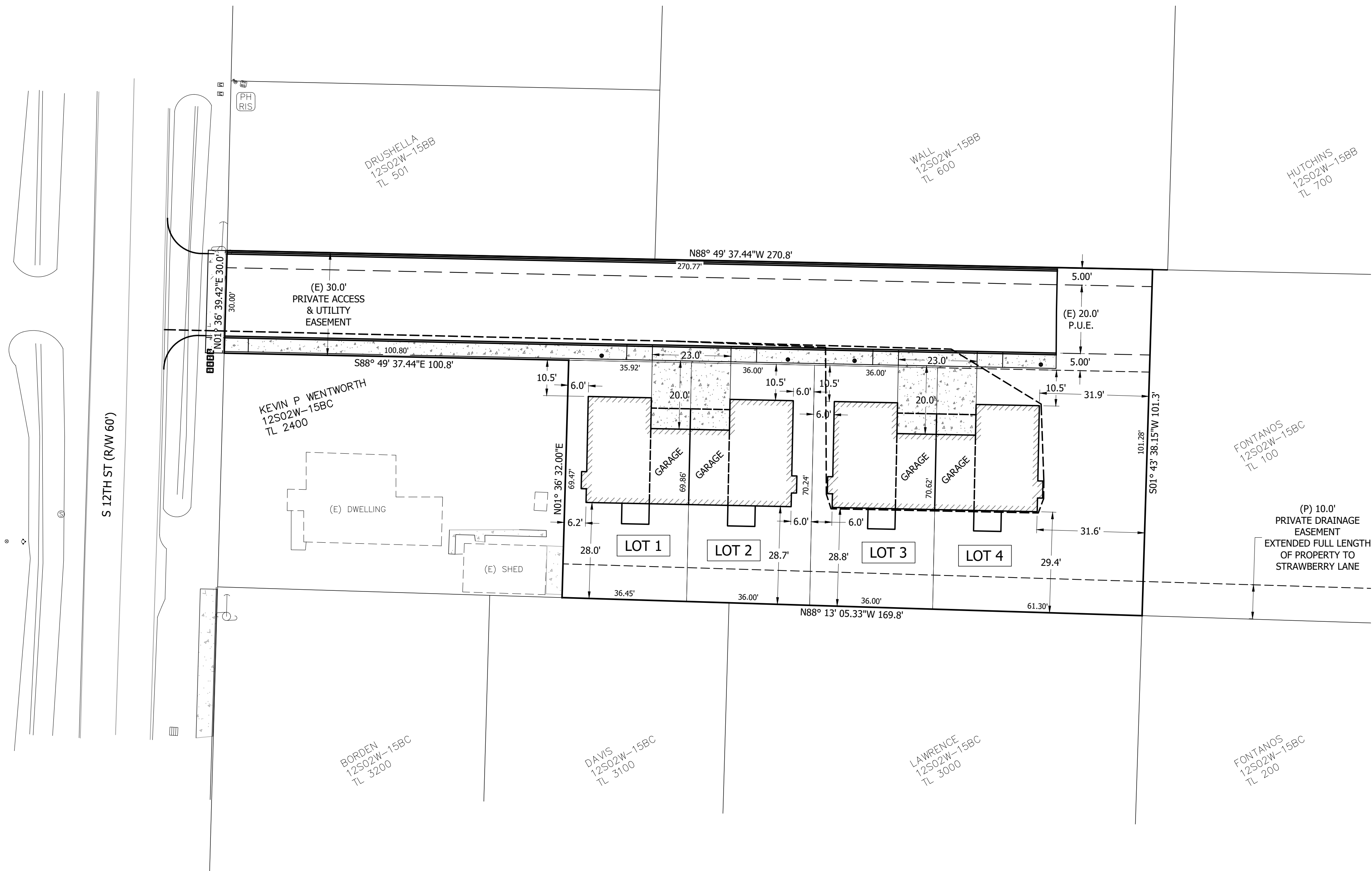
Sheet **C103**

SCALE: SEE BARSCALE

PROPERTY INFORMATION

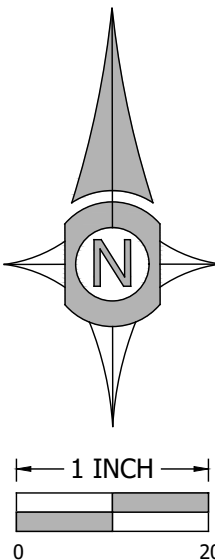
ZONE: RESIDENTIAL MIXED DENSITY (Z-RM)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSES
OWNER: REB INVESTMENT TRUST
ADDRESS: 30825 TURQUOISE PL, LEBANON, OR 97355
SITE ADDRESS: UNASSIGNED S 12TH ST, LEBANON
ASSESSORS MAPS: 12S-02W-15BC
TAX LOT: 2401
AREA: 0.46 AC (20,074 SF)





PROPERTY INFORMATION

ZONE: RESIDENTIAL MIXED DENSITY (Z-RM)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSES
OWNER: REB INVESTMENT TRUST
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ASSESSORS MAPS: 12S-02W-15BC
TAX LOT: 2401
AREA: 0.46 AC (20,074 SF)

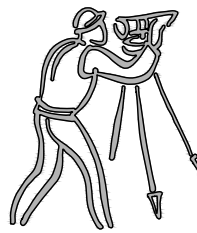


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NOT TO BE USED FOR
CONSTRUCTION.

PLAN REVISIONS	DATE
ADD DIMENSION FROM FACE OF GARAGE TO BACK OF SIDEWALK	7-23-2026

Sheet **C104**

SCALE: SEE BARSCALE

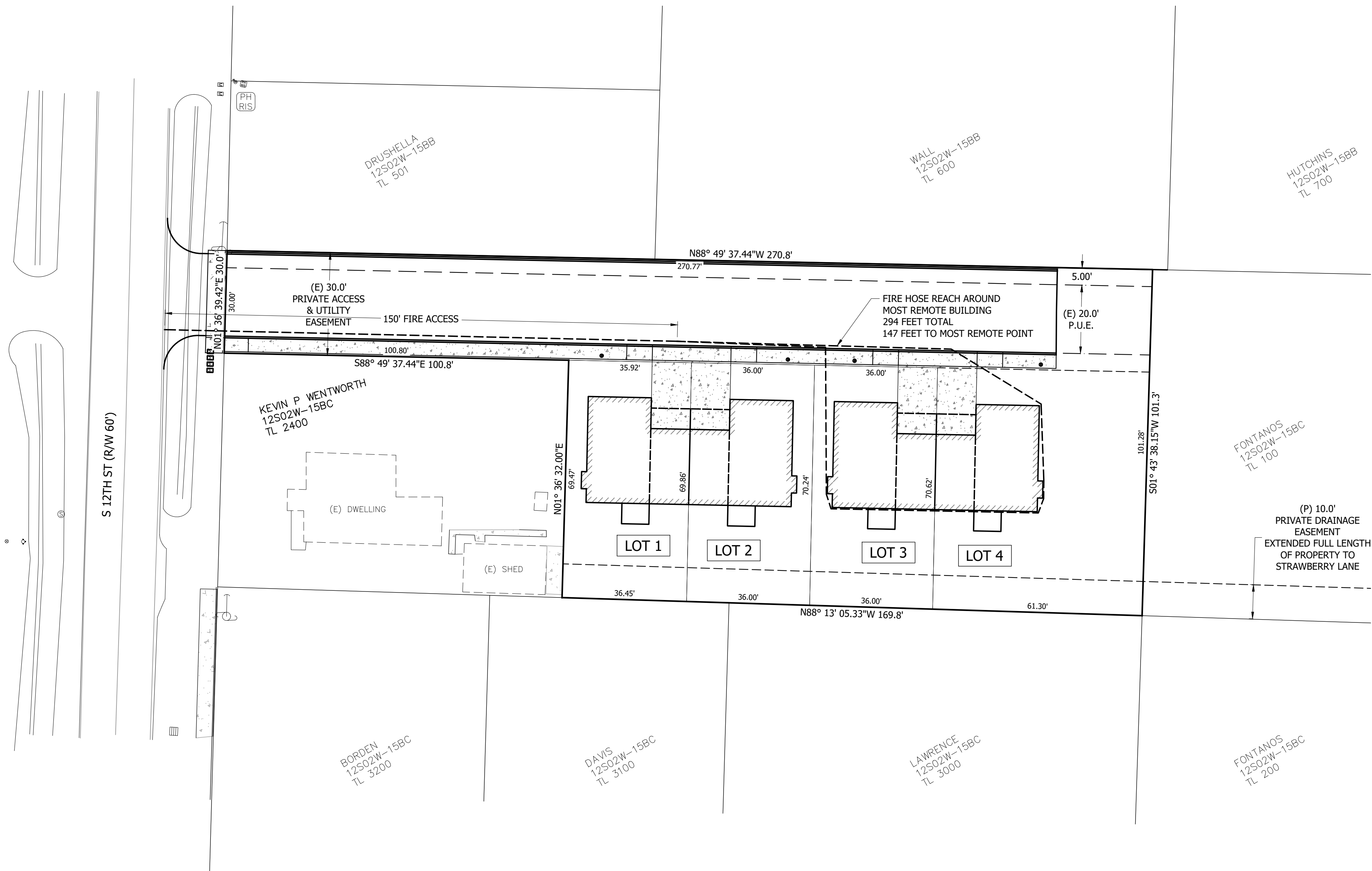


CLIENT:
BOB BYRD
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LEBANON, OR 97355
541.619.2514

UDELL ENGINEERING
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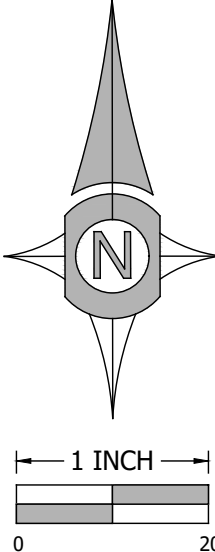
TOWNHOUSE PLAN
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE: JUNE 23, 2026
PROJECT: 22-248 BYRD, LEBANON PARTITION
DRAWN BY: GPM, NLM
CHECKED BY: ATR



PROPERTY INFORMATION

ZONE: RESIDENTIAL MIXED DENSITY (Z-RM)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWNHOUSES
OWNER: REB INVESTMENT TRUST
ADDRESS: 30825 TURQUOISE PL, LEBANON, OR 97355
SITE ADDRESS: UNASSIGNED S 12TH ST, LEBANON
ASSESSORS MAPS: 12S-02W-15BC
TAX LOT: 2401
AREA: 0.46 AC (20,074 SF)

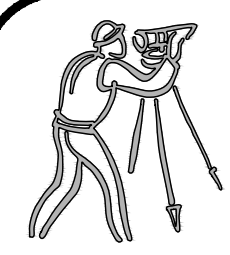


THIS MAP WAS PREPARED FOR
PLANNING PURPOSES ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

PLAN REVISIONS	DATE
ADDED SHEET TO ILLUSTRATE FIRE ACCESS AND HOSE REACH	7-23-2026

Sheet **C105**

SCALE: SEE BARSCALE

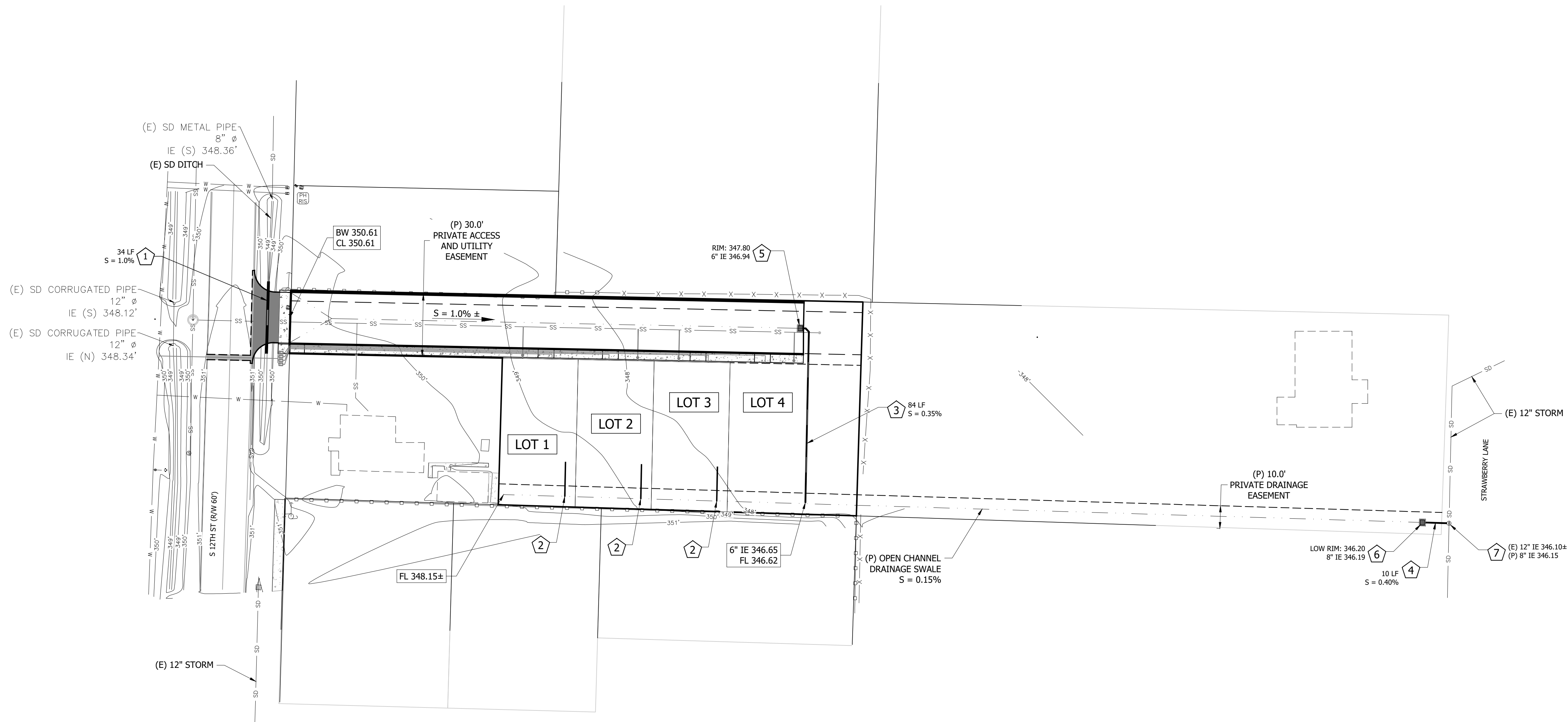


CLIENT:
BOB BYRD
30825 TURQUOISE PLACE
LEBANON, OR 97355
541.619.2514

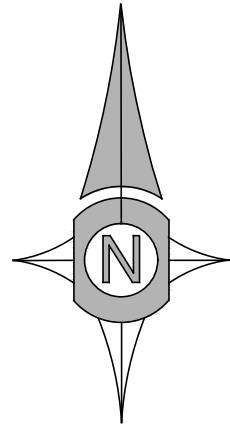
UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

FIRE ACCESS PLAN
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE: JUNE 23, 2026
PROJECT: 22-248 BYRD, LEBANON PARTITION
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PRELIMINARY STORM DRAIN NOTES	
1	INSTALL 12-INCH STORM CULVERT.
2	INSTALL 4-INCH C-900 STORM PIPE FOR DWELLING DRAINAGE.
3	INSTALL 6-INCH C-900 STORM PIPE.
4	INSTALL 8-INCH C-900 STORM PIPE.
5	INSTALL CATCH BASIN.
6	INSTALL DITCH INLET.
7	INSTALL 24-INCH STORM DRAIN MANHOLE.



THIS MAP WAS PREPARED FOR
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PLAN REVISIONS	DATE

Sheet **C200**

SCALE: SEE BARSCALE

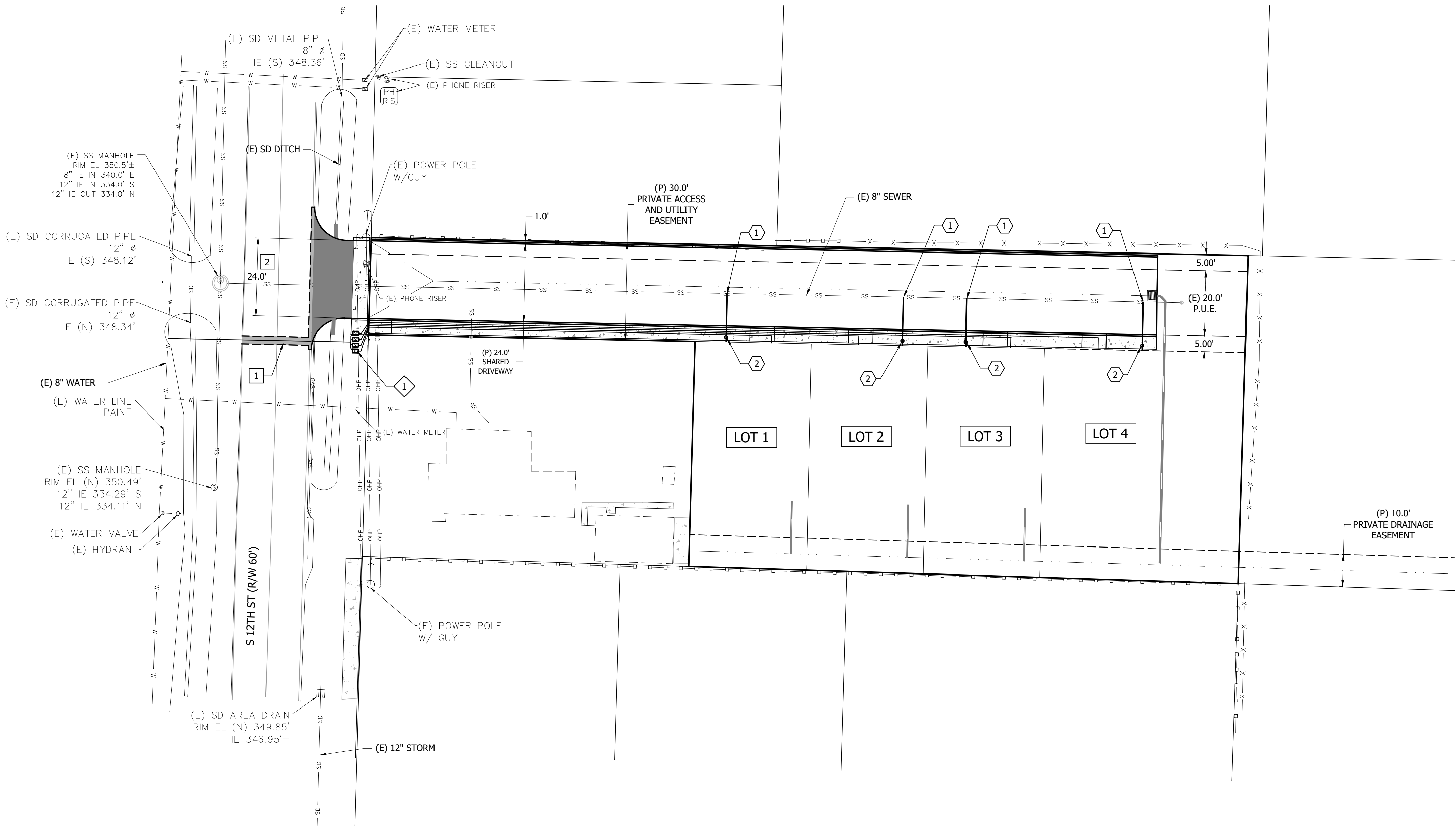
DATE: JUNE 23, 2026
PROJECT: 22-248 BYRD, LEBANON PARTITION
DRAWN BY: GPM, NLM
CHECKED BY: ATR

PRELIMINARY GRADING & DRAINAGE PLAN
ADMINISTRATIVE REVIEW
BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

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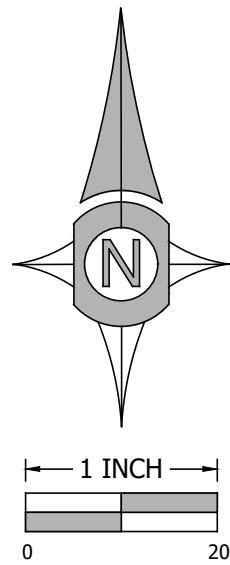


- PRELIMINARY SEWER NOTES**

 - 1 PERFORM 4-INCH SANITARY SEWER SERVICE TAP ON EXISTING 8-INCH PUBLIC SEWER MAIN.
 - 2 INSTALL 4-INCH SANITARY SEWER SERVICE WITH PROPERTY LINE CLEAN-OUT. EXTEND 15 FEET SOUTH AT 1.0% SLOPE.
- PRELIMINARY WATER NOTES**

 - 1 INSTALL PUBLIC 2-INCH WATER SERVICE MANIFOLD FOR DOMESTIC WATER SUPPLY INCLUDING: HOT TAP OF EXISTING WATERLINE, 2-INCH POLY SERVICE PIPE, AND ALL APPURTENANCES TO COMPLETE STANDARD WATER SERVICES PER CITY OF LEBANON STANDARDS.
- PRELIMINARY PAVING NOTES**

 - 1 PATCH EXISTING STREET AFTER UTILITY CONSTRUCTION, 5-INCH DEPTH OR MATCH EXISTING, WHICHEVER IS THE GREATEST DEPTH.
 - 2 CONSTRUCT ASPHALT SHARED DRIVEWAY APPROACH, LEVEL 2 ASPHALT, 5-INCH DEPTH (2-INCH OVER 3-INCH).



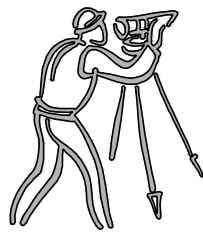
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PLAN REVISIONS	DATE

C400

Sheet

SCALE: SEE BARSCALE



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**PRELIMINARY UTILITY PLAN
ADMINISTRATIVE REVIEW**

BYRD SUBDIVISION
12S-02W-15BC-02401
LEBANON, OR 97355

DATE:
JUNE 23, 2026

PROJECT:
22-248 BYRD, LEBANON PARTITION

DRAWN BY:
GPM, NLM

CHECKED BY:
ATR



LAND USE APPLICATION

PROPERTY INFORMATION

Site Address(es): None, land is vacant. Adjacent to 1685 S. 12th Street

Assessor's Map & Tax Lot No.(s): 12S-02W-15BC TL 2401

Comprehensive Plan Designation / Zoning Designation: C-RM, Z-RM

Current Property Use: Vacant

Project Description:

A 4 lot subdivision and administrative review utilizing a private access easement and driveway. The 4 lots will be developed with a townhouse or a small detached single family dwelling.

APPLICANT / PRIMARY CONTACT INFORMATION

Applicant: Robert Byrd, Trustee for REB Investment Trust

Phone: [REDACTED]

Address: 30825 Turquoise Pl

Email: [REDACTED]

City/State/Zip: Lebanon, Oregon 97355

I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true; that the proposed land use activity does not violate State and/or Federal Law, or any covenants, conditions and restrictions associated with the subject property; and, any approval granted based on this information may be revoked if it is found that such statements are false.

APPLICANT SIGNATURE

Robert Byrd

Date:

6-24-26

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)

Owner:

ROBERT Byrd

Phone: [REDACTED]

Address:

30825 Turquoise Pl

Email: [REDACTED]

City/State/Zip:

Lebanon, OR 97355

OWNER SIGNATURE

Robert Byrd

Date:

6-24-26

ADDITIONAL CONTACT INFORMATION

Engineer / Surveyor: Brian Vandetta

Phone: [REDACTED]

Address: 63 East Ash Street

Email: [REDACTED]

City/State/Zip: Lebanon, Oregon 97355

Architect:

Phone:

Address:

Email:

City/State/Zip:

Other:

Phone:

Address:

Email:

City/State/Zip

THE CITY THAT FRIENDLINESS BUILT

REQUIRED SUBMITTALS

Item # 2.

- ☒ Application and Filing Fee
- ☒ Narrative Describing the Proposed Development and addressing the Decision Criteria
 - LDC Article Two Land Uses and Land Use Zones
 - LDC Article Three Development Standards
 - LDC Article Four Review & Decision Requirements
 - LDC Article Five Exceptions to Standards (eg Variance, Non-Conforming Uses)
- ☒ Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable
- ☒ Copy of current Property Deed showing Ownership, Easements, Property Restrictions

FOR OFFICE USE

*If more than one review process is required, applicant pays highest priced fee, then subsequent applications charged at half-price.

Land Use Review Process		Fee	Land Use Review Process		Fee
☒	Administrative Review (1/2 = \$375)	\$750		Property (Lot) Line Adjustment	\$250
	Administrative Review (Planning Commission)	\$1,500		Planned Development – Preliminary	\$2,500
	Annexation	\$2,500		Planned Development – Final (Ministerial)	\$250
	Appeal [min \$250 or 50% of original fee (whichever is greater)]	\$250		Planned Development – Final (Administrative)	\$750
	Code Interpretation	\$750		Planned Development – Final (Quasi-Judicial)	\$1,500
	Code Interpretation (Planning Commission)	\$1,500	☒	Subdivision Tentative	\$1,500
	Comprehensive Plan Map/Text Amendment	\$2,500		Subdivision Final	\$750
	Conditional Use	\$1,500		Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
☒	Fire District Plan Review	\$125		UGB Amendment	Actual Cost
	Historic Preservation Review or Register	Varies		Variance (Class 1 – Minor Adjustment)	\$250
	Land Partition	\$750		Variance (Class 2 – Adjustment)	\$750
	Ministerial Review	\$250		Variance (Class 3)	\$1,500
	Non-Conforming Use/Development	\$750		Zoning Map Amendment	\$2,500

APPLICATION RECEIPT & PAYMENT

Date Received: 6/24/2024 Date Complete: Receipt No.: 33944

Received By: [Signature] Total Fee: \$2,000.⁰⁰ File No.: S-24-04/AR-24-07

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