



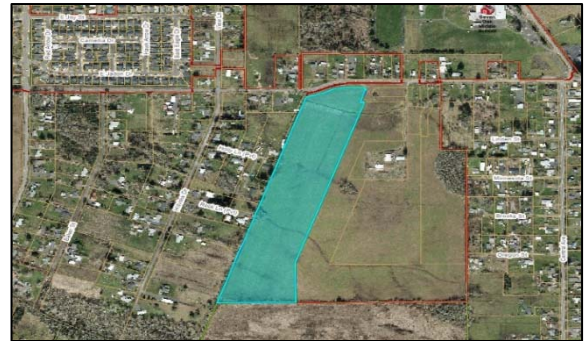
NOTICE OF PUBLIC HEARING

LEBANON PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Lebanon Planning Commission on **April 17, 2024 at 6:00 p.m.** in the Santiam Travel Station located at 750 S 3rd Street, to afford interested persons and the general public an opportunity to be heard and give testimony concerning the following matter:

Planning Case No.:	PD-24-01 & S-24-02
Applicant:	Pacific Northwest Land Co., LLC
Location:	Crowfoot Road
Map & Tax Lot No.	12S02W23C 04101
Zoning:	Residential Mixed Density (Z-RM)
Request:	Planned Development and Subdivision
Decision Criteria:	Lebanon Development Code Chapters: 16.05, 16.20, 16.22 & 16.23

Request: The applicant is requesting approval of a 122-lot residential subdivision. The applicant is also requesting a Planned Development to allow for outright permitted middle housing dwelling types on all lots, along with minor deviations to the minimum lot size and lot width requirements and a request to waive the additional square footage requirement on corner lots.



Providing Comments: The City will be accepting public comment on this item in a number of ways to afford interested persons and the general public an opportunity to give testimony on the subject matter. Written and verbal testimony will be accepted upon issuance of this notice, **until 5:00pm on Tuesday, April 16, 2024.** Written testimony may be emailed to kelly.hart@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.

The public is invited to either participate in person at the Santiam Travel Station or watch the meeting virtually on **April 17, 2024.**

If you wish to address the Commission under Public Comments or for a Public Hearing, click: [https://zoom.us/meeting/register/tJ0scu6vrj0tG9KCm0rqJzPGAJVlkfp14i-y](https://zoom.us/join/zoom/register/tJ0scu6vrj0tG9KCm0rqJzPGAJVlkfp14i-y) to register in advance for the meeting. You will receive a confirmation email containing information about joining the meeting. Attendees will need to register to receive the link to the meeting.

Please register ONLY if you wish to address the Commission. If you want to watch or listen to the meeting, please click this link to do so on YouTube: <https://youtube.com/live/G6YImYBu200>

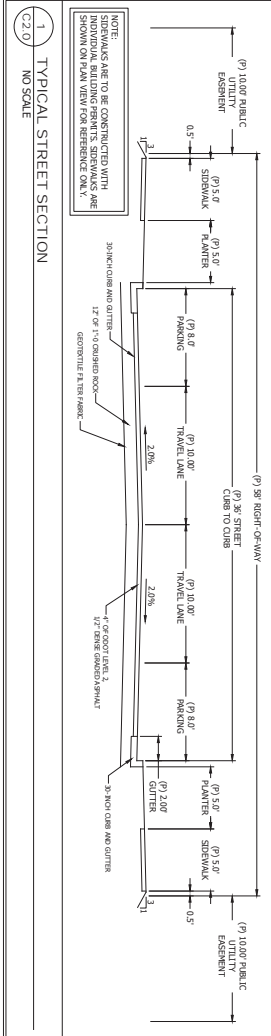
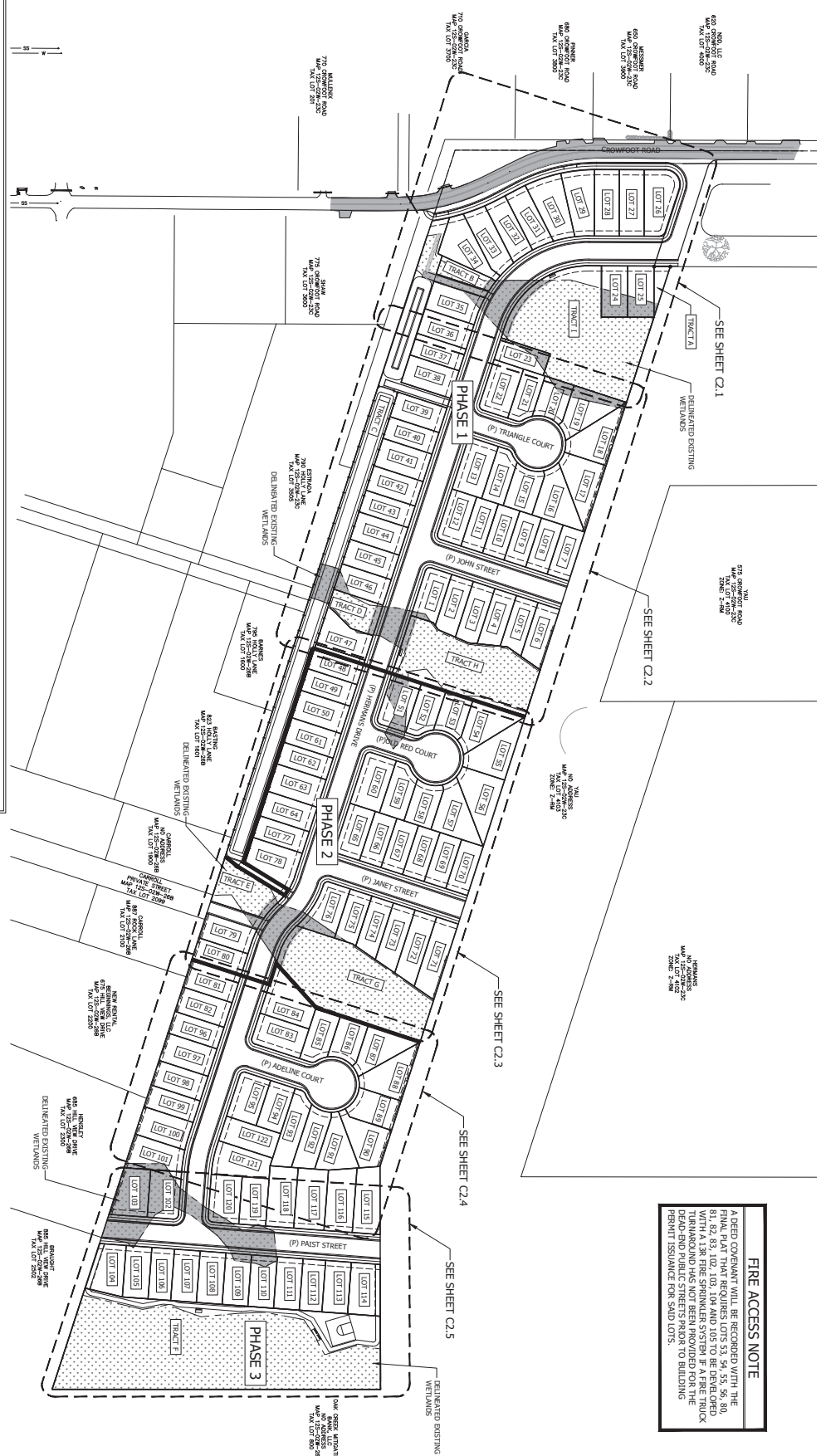
The agenda and application materials will be available for review on the City's website at <https://www.lebanonoregon.gov/meetings> seven days prior to the hearing.

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 close 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 has 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.

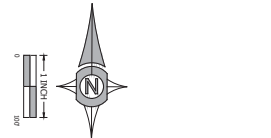
Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please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



PROJECT AREA SUMMARY

GROSS LAND AREA:	NET LAND AREA:
TRACT A - SINGLE-LANDSCAPE: 26.74 ACRES	5.43 ACRES
TRACT B - OPEN SPACE W/RESERVED WETLANDS: 0.04 ACRES	
TRACT C - OPEN SPACE W/RESERVED WETLANDS: 0.24 ACRES	
TRACT D - OPEN SPACE W/RESERVED WETLANDS: 1.34 ACRES	
TRACT E - OPEN SPACE W/RESERVED WETLANDS: 2.34 ACRES	
TRACT F - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT G - OPEN SPACE W/RESERVED WETLANDS: 0.24 ACRES	
TRACT H - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT I - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT J - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT K - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT L - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT M - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT N - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT O - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT P - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT Q - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT R - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT S - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT T - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT U - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT V - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT W - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT X - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT Y - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	
TRACT Z - OPEN SPACE W/RESERVED WETLANDS: 1.01 ACRES	



REVISIONS	DATE

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

SCALE: SEE MARGINAL

C2.0

DATE: FEBRUARY 22, 2024
 PROJECT: 125-2W-23C CROWFOOT RD
 DRAWN BY: M.M.
 CHECKED BY: M.M.
 BY:

TENTATIVE PLAT
TAX MAP 125-2W-23C
TAX LOT 4101
LEBANON, OREGON

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

CLIENT:
 PACIFIC NORTHWEST LAND CO., LLC
 C/O MARK W. VUKANOVICH
 4511 SW 15th AVE., PMB 360
 PORTLAND, OREGON 97225
 (541) 350-1060

FIRE ACCESS NOTE
 A DEED COVENANT WILL BE RECORDED WITH THE FINAL PLAT THAT REQUIRES LOTS 53, 54, 55, 56, 80, 81, 82, 83, 102, 103, 104 AND 105 TO BE DEVELOPED WITH A FIRE SPRINKLER SYSTEM BY FIRE TRUCK WITHIN 180 DAYS OF THE DATE OF THE DEED. DEEDS AND PUBLIC STREETS PRIOR TO BUILDING PERMIT ISSUANCE FOR SAID LOTS.

