

QUESTIONS FOR LEBANON PLANNING COMMISSION

- WHY SHOULD THE VARIANCE AND DEVIATIONS IN LOT SIZE BE GRANTED? WHAT IS THE PURPOSE?
- HOW WILL THIS SUBDIVISION UPGRADE OUR HOUSING STOCK?
- IF THEY BUILD WILL WE ENCOURAGE THE USE OF ENERGY EFFICIENT BUILDING MATERIALS? ARE WE ENCOURAGING INNOVATIVE DESIGN?
- IS THIS SUBDIVISION CONSIDERED ORDERLY EXPANSION?
- WHAT PERCENTAGE OF THIS "VARIETY" HOUSING BE SINGLE FAMILY DWELLINGS?
- IS THIS LAND FUNCTIONAL FOR OUTDOOR RECREATION AND RELAXATION?
- WHO IS GOING TO RENT/BUY THESE HOUSES? WHAT IS THE TARGET DEMOGRAPHIC? WILL IT BE/HAVE AN HOA?
- HAVE WE/US IDENTIFIED PUBLICLY OWNED PROPERTIES THAT COULD BE USED FOR AFFORDABLE HOUSING?
- HAS A TRAFFIC STUDY BEEN DONE?
- HOW WILL THIS AFFECT THE EMERGENCY SERVICES WITH COUNTY BEING ACROSS THE STREET FROM CITY WHEN IT COMES TO AN EMERGENCY? WHEN I CALL 911 WHO SHOWS UP?
- WHAT IS THE PLAN FOR PARKING IN THIS SUBDIVISION?

- WILL IT BE THE CITY OR COUNTY'S BURDEN OF ADA SIDEWALKS, STREET LIGHTS STORM WATER AND ROAD MAINTENANCE?

- IF AN EXISTING HOMEOWNER BORDERING THIS PROPERTY HAS A WELL OR SEPTIC FAILURE WILL PERMITS BE ISSUED TO MAINTAIN THAT OR WILL WE HAVE TO HOOK INTO THE CITY'S SYSTEM? HOW MUCH WILL THAT COST THE HOMEOWNER?

- IF AN EXISTING HOMEOWNER BORDERING THIS PROPERTY DECIDES TO SELL THEIR HOME WILL THEY BE REQUIRED TO HOOK UP TO CITY SERVICES BEFORE THE BUYER CAN GET FINANCING? WILL THE NEW HOMEOWNER NEED TO TAKE ON THAT BURDEN? WILL IT BE ON EXISTING HOMEOWNER?

- DO WE KNOW THE ENVIRONMENTAL IMPACT SINCE IT IS WETLANDS / CLOSE PROXIMITY TO WETLANDS? HAS AN ENVIRONMENTAL ASSESSMENT BEEN DONE?

- HOW WILL STORMWATER FROM THIS SUB-DIVISION AFFECT NEIGHBORING WELLS?

- WILL THIS INCREASE FLOOD RISK?

- WHAT WILL THE IMPACTS BE ON LOCAL SCHOOL ENROLLMENT?

- WILL THE COST OF THE TAXPAYERS OFFSET THE ECONOMIC PUMPENING INTO THE COMMUNITY?

- WILL THERE BE A BUS STOP AT THE ONLY ENTRY AND EXIT ACCESS? IF NOT WILL A BUS BE ABLE TO TURN AROUND?
- WILL THE SPEED LIMIT CHANGE?

SOUTHWESTERN NEIGHBORHOOD (CROWFOOT RD) IS KNOWN FOR ROLLING HILLS, EXPANSIVE GREEN SPACES AND STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE. CUSTOM BUILT HOMES, SPACIOUS ESTATES AND LARGE LOTS FOR THOSE SEEKING A RURAL ATMOSPHERE.

AS OUR REPRESENTATIVES I KNOW THE COUNCIL WILL TAKE THE INITIATIVE IN PRESENTING LOCAL NEEDS TO HIGHER GOVERNMENT LEVELS. ALL OF OUR PURPOSE AS CITIZENS SHOULD BE TO PROMOTE LIVABILITY, STABILITY AND IMPROVEMENT OF THE CITY'S NEIGHBORHOODS.

THANK YOU SO MUCH FOR YOUR TIME, AND THANK YOU TO OUR COMMUNITIES VETERANS WHO HAVE SELFLESSLY SERVED OUR COUNTRY.

VETERANS OF OUR MILITARY SERVICES HAVE PUT THEIR LIVES ON THE LINE TO PROTECT THE FREEDOMS THAT WE ENJOY. THEY HAVE MADE A DIFFERENCE IN THE WORLD AND I HOPE TO MAKE A SMALL DIFFERENCE IN MY LOCAL NEIGHBORHOOD AND COMMUNITY.

AMANDA PILLNER

LOCAL CROWFOOT RESIDENT

Tammy Dickey

From: karlee hermans <khermans1990@live.com>
Sent: Monday, April 15, 2024 5:25 PM
To: Kelly Hart
Subject: Crowfoot

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

To whom it may concern,

I am writing today, hoping that my voice as well as many others on Crowfoot Road, will be heard today.

I have a voice, and I will speak on behalf of those that will not OR cannot because no one outside of 250 ft received any notification that this was even happening.

As a long time, Crowfoot Road resident, over 30 years. I am saddened by the recent discovery of the proposed housing development in our neighborhood. If you live or are at all familiar with this area, you understand the awful speeding, multiple accidents, and awful morning traffic that we already have to deal with on a daily basis.

I need to understand how someone would think that this proposed information would make sense for Crowfoot Road/South Main etc.?
122 houses?

Figure at least 2 vehicles per household, that equals 244 more vehicles on Crowfoot Road on top of existing traffic.

Higher population, higher crime rate, we currently have a safe neighborhood, we feel comfortable leaving our cars unlocked, kids can play outside, we know everyone that walks by with their dog, bring more people in, see what happens to the safety of our neighborhood.

Now, how is the road going to handle that? Try to take 10, 15 feet from everyone's front yard to widen the road? Not happening, the unsafe S curve, the lack of sidewalk down both sides of Crowfoot. How will this be safe?

I believe that not enough of South Lebanon has been given the opportunity to speak up on this matter, the fact that so many people are unaware of this proposal should not be ok.

If it was not for social media, and the community sharing information we would not know this was proposed and that is not right.

Give everyone in Lebanon the ability to speak and have a say in what is happening in their town.

Just because it might benefit the City of Lebanon from higher property taxes, doesn't mean you should be able to hide this from your community.

I think the meeting dated for tomorrow 4/17/2024 should be postponed until AFTER the City of Lebanon shares this information.

-Anonymous Crowfoot Resident

City of Lebanon

925 S. Main St.

Lebanon, Oregon 97355

Planning Case: PD-24-01 & S-24-02

I am opposed to the planned subdivision on Crowfoot Road. I have many concerns about the impacts of this subdivision on the City of Lebanon and the residents that live just outside of the city limits.

The city has no regard for the existing crumbling infrastructure. On Tennessee road is an aging wastewater treatment facility which is being pushed to capacity. A newer water treatment facility is going to need expansion soon and not to mention the wastewater collection and water distribution system which need to be replaced.

The roads in the city are crumbling away with no plan in place to fix them. I travel the road between Tangent Street and Crowfoot Road every day for work. I navigate potholes, broken pavement, and railroad crossings that will loosen fillings in your teeth. Lebanon's traffic has become an increasing concern also. It just further shows the lack of a plan to keep the infrastructure in line with the growth.

The Crowfoot Road project has many questions. The wastewater collection was just installed from South Main to Hillview Dr. You would have thought that a water distribution system would have been installed at the same time. I received notification today that they are beginning paving Crowfoot Road in the next couple of weeks. Now, if this subdivision is allowed to proceed will the road be ripped up again? Bad planning.

Crowfoot Road is a county road. Is the county ready to upgrade the road to accommodate the increased traffic? Since construction concluded late last year Crowfoot Road has had a speed limit of 25 mph between South Main and Hillview. The speed limit is virtually ignored and there are no police patrols in the area. Will that continue although the subdivision is in the city?

The city just built a new fire station on Oak Street to replace an old out-of-date facility. What happens when 300 or more structures are built on Crowfoot Road? New fire station on Weirich Drive? New trucks and ambulances? Who pays for that?

This project just makes no sense. We need to improve our existing infrastructure before we overbuild anymore.

Doug Atkinson

400 Hillview Dr.

Lebanon, Oregon 97355

Tammy Dickey

From: Zene Sabo <zrifleman@icloud.com>
Sent: Friday, April 12, 2024 9:18 AM
To: Kelly Hart

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization.

Sent from my iPad As a home owner I object to having 122 home subdivision built in our neighborhood. There will be increased traffic, noise, pollution. More stress on the school at 7 Oaks. Next step will be the city will want annex the area, increasing taxes, services. Crowfoot road is still a mess from the last project. I would bet no one wants this in this neighbor hood. It won't improve the quality of life. I moved here to live in the country, not city. Zene Sabo 410 Hillview drive, Lebanon Ore

Tammy Dickey

From: Taylor, Stephanie <staylor@co.linn.or.us>
Sent: Tuesday, April 9, 2024 7:28 AM
To: Tammy Dickey
Subject: RE: Notice of Public Hearing - April 17th Planning Commission Meeting

Caution! This message was sent from outside your organization.

Good Morning Tammy,

RE: PD-24-01 & S-24-02 – Pacific Northwest Land Co., LLC – 12-2W-23C TL 4101

Comments from the Linn County Road Department:

Road Improvement permit and access permit will be required. Traffic Impact Analysis will be required. Please contact the Linn County Road Department with any questions.

Thanks,

Stephanie Taylor
Linn County Road Department
3010 Ferry Street SW
Albany, OR 97322
staylor@co.linn.or.us
(541) 967-3919

From: Tammy Dickey <tdickey@ci.lebanon.or.us>
Sent: Tuesday, March 26, 2024 1:02 PM
Subject: Notice of Public Hearing - April 17th Planning Commission Meeting

Please find the Public Notice for the April PC Meeting attached.

Tammy Dickey, CPT
Senior Development Technician

Tammy Dickey

From: Sam Waller <sam_waller88@hotmail.com>
Sent: Friday, April 5, 2024 4:01 PM
To: Kelly Hart
Subject: Crowfoot subdivision

Follow Up Flag: Flag for follow up
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Caution! This message was sent from outside your organization.

Good afternoon,

I am writing this to oppose the new subdivision off of crowfoot. I am against this development for many reasons but the biggest reason right now is traffic. I have lived in the area my whole life and have seen a lot of growth. When driving through town at certain times of the day highway 20 can be backed up from the light on Walker to the light on Airport road. The town is growing faster than the infrastructure and is causing issues.

The number one traffic area of concern is the intersection of Crowfoot, Central and Cascade. I live off of this intersection and see near crashes almost daily. This intersection needs to be addressed (possibly with a round about) before adding new homes to the area as it gets backed up from just school traffic.

The other area of Concern is the South Main and Rock Hill intersection which is already a spot of frequent accidents due to low visibility and high traffic flow.

This town is not set up to handle the massive growth already seen in the last 15 years. The road system needs major improvements before more homes are considered. Again this is just my main concern with a new subdivision and I strongly oppose moving forward with this project.

Thanks,
Sam Waller

April 5, 2024

Thomas and Rhonda Hensley
2200A N Hidden Valley Lane
Bloomfield, New Mexico 87413
505 632 9371

City of Lebanon
925 S. Main Street
Lebanon, Oregon 97355

Owners of 685 Hillview Drive, Lebanon, Oregon

Lebanon Planning Commission
Objection to granting PD-24-01 & S-24-02
Please read into the record at hearing.

Dear Planning Commission:

We are in receipt of the notice of public hearing of April 17, 2024, concerning our adjoining property, 4+ acres towards the south end of the proposed development. We request that the permit be denied and that the applicant propose lots no less than 2 acres each. This would afford 11 lots on 22 acres and be consistent with the neighborhood.

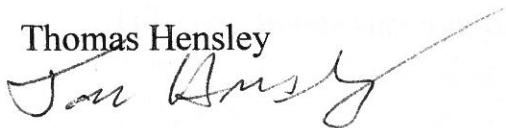
Damages suffered by 7 adjoining properties.

- 1) The quiet enjoyment of rural living which has been the case for properties on Hillview will be irreparably diminished.
- 2) The drainage plan does not continue past lot 78, leaving the 4 southern adjoining properties subject to the drainage from the development.
- 3) The plan shows a road dead ending on our property, giving easy access to crime that inevitably will follow the density of 5 or more dwellings per acre.
- 4) The density of 5 dwellings per acre is detrimental to the adjacent property owners.
- 5) There is no proposed 6 feet or more solid wall the entire length of the development which would shield current property owners from the increased noise.
- 6) The drainage ditch should be extended the entire length of the west side and a common area of 50 feet before each lot past the drainage ditch.

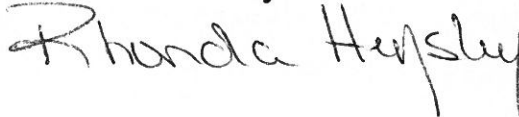
This proposal is indeed bad news for the adjacent property owners, who will suffer the consequences and not the profits. We request that the permit be denied.

Sincerely,

Thomas Hensley



Rhonda Hensley



20 Lots
would fit on
to our 4 acres

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 13R FIRE SPRINKLER SYSTEM IF A FIRE TRUCK TURNAROUND HAS NOT BEEN PROVIDED FOR THE DEAD-END PUBLIC STREETS PRIOR TO BUILDING PERMIT ISSUANCE FOR SAID LOTS.



CLIENT:
PACIFIC NORTHWEST LAND CO., LLC
C/O MARK W. WUKANOVICH
493.1 SW 76th AVE. PMB 360
PORTLAND, OREGON 97225
(541) 350-1060

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

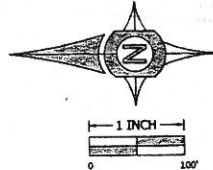
TENTATIVE PLAT
TAX MAP 125-2W-23C
TAX LOT 4101
LEBANON, OREGON

DATE: FEBRUARY 22, 2024
PROJECT: 23-129 PACIFIC NW LAND
DRAWN BY: JAWACOT/RS
MMA
CHECKED BY: BSY

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY NOT FOR CONSTRUCTION

PROJECT AREA SUMMARY

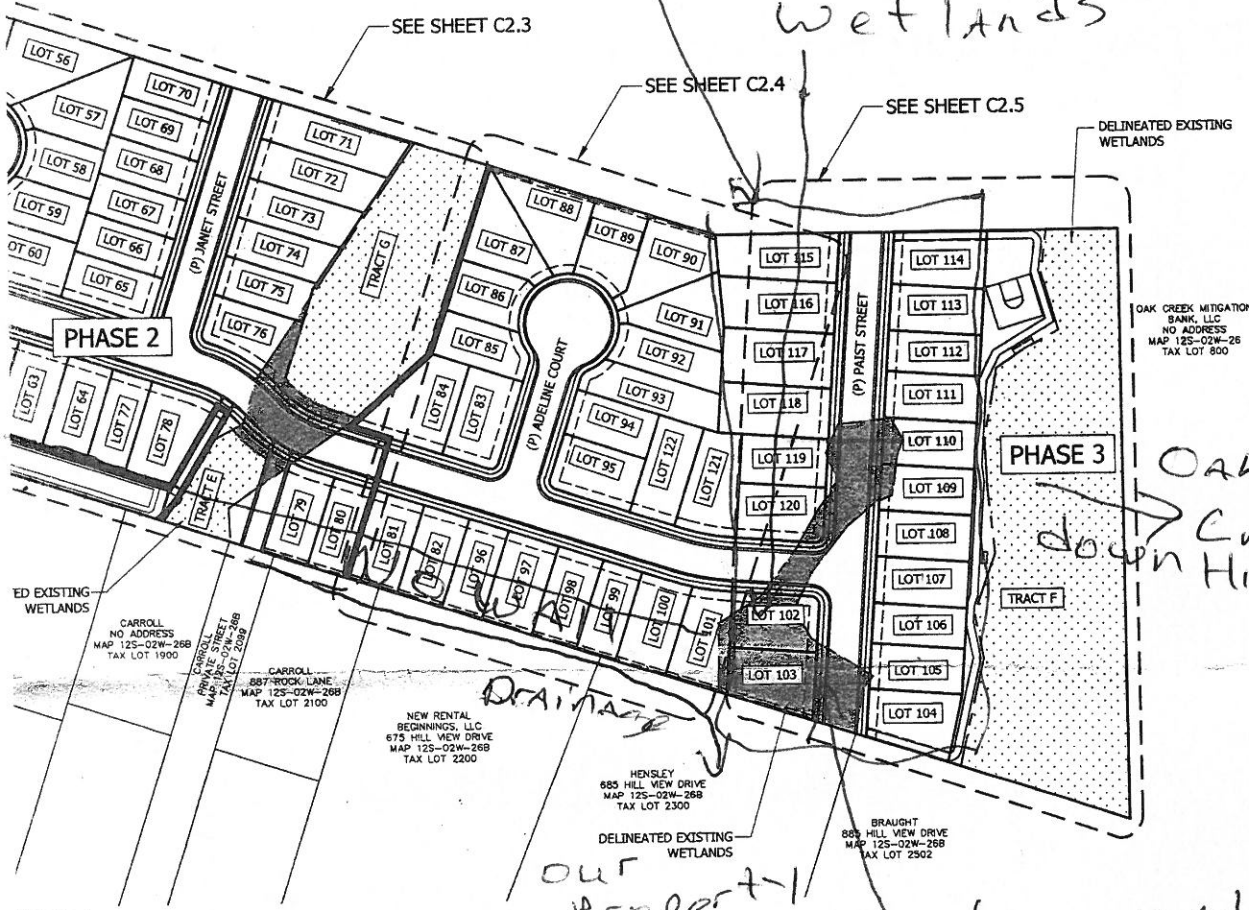
GROSS LAND AREA:	26.74± ACRES
TRACT A - SIGNAGE/LANDSCAPE:	0.04± ACRES
TRACT B - OPEN SPACE W/PRESERVED WETLANDS:	0.08± ACRES
TRACT C - STORMWATER TREATMENT & MAINTENANCE ACCESS:	1.30± ACRES
TRACT D - OPEN SPACE W/PRESERVED WETLANDS:	0.12± ACRES
TRACT E - OPEN SPACE W/PRESERVED WETLANDS:	0.20± ACRES
TRACT F - OPEN SPACE W/PRESERVED WETLANDS:	2.30± ACRES
TRACT G - OPEN SPACE W/PRESERVED WETLANDS:	0.82± ACRES
TRACT H - OPEN SPACE W/PRESERVED WETLANDS:	0.68± ACRES
TRACT I - OPEN SPACE W/PRESERVED WETLANDS:	1.01± ACRES
RIGHT-OF-WAY DEDICATION:	5.42± ACRES
NET LAND AREA:	14.77± ACRES



PLAN REVISIONS	DATE

Sheet **C2.0**
SCALE: SEE BARS SCALE

YAU
NO ADDRESS
125-02W-23C
AX LOT 4103
ZONE: Z-RM



Lots on wetlands

OAK CREEK Mitigation Bank, LLC
down Creek Hill

our property

Why does road end at our fence?
Invites crime

ED EXISTING WETLANDS
CARROLL
NO ADDRESS
MAP 125-02W-26B
TAX LOT 1900

NEW RENTAL BEGINNINGS, LLC
675 HILL VIEW DRIVE
MAP 125-02W-26B
TAX LOT 2200

HENSLEY
685 HILL VIEW DRIVE
MAP 125-02W-26B
TAX LOT 2300

BRAUGHT
685 HILL VIEW DRIVE
MAP 125-02W-26B
TAX LOT 2902

OAK CREEK MITIGATION BANK, LLC
NO ADDRESS
MAP 125-02W-26B
TAX LOT 800

HERMANS
NO ADDRESS
MAP 125-02W-23C
TAX LOT 4102
ZONE: Z-RM

Tammy Dickey

From: saw556@protonmail.com
Sent: Thursday, April 4, 2024 9:24 AM
To: Kelly Hart
Subject: S-24-02 Crowfoot Road

Caution! This message was sent from outside your organization.

Dear City Council Members,

I am writing to express my strong opposition to the proposed new subdivision that is planned for our city. As a long-time resident of this community, I have seen firsthand the negative impact that unchecked development can have on our environment, infrastructure, and quality of life.

First and foremost, the proposed subdivision would put a significant strain on our already overburdened infrastructure. Our roads are already congested, our schools are at capacity, and our public services are stretched thin. Adding hundreds of new homes to the area would only exacerbate these problems and make life more difficult for those of us who call this city home.

In addition, the proposed subdivision would drastically change the character of our community. Our city has a unique charm and character that sets it apart from other areas. Adding a large, cookie-cutter subdivision would homogenize our city and strip it of the qualities that make it special. We must preserve the character and identity of our community for the benefit of all residents.

I urge you to consider the long-term consequences of allowing this subdivision to move forward. We must prioritize smart, sustainable growth that benefits our community as a whole, rather than catering to the interests of developers. There are alternative solutions that would allow for responsible development while preserving the integrity of our city.

I implore you to listen to the concerns of myself and other residents who oppose this subdivision. Our voices matter, and we deserve to have a say in the future of our community. Please consider the impact that this development would have on our city and make the decision that is in the best interest of all residents.

Thank you for your attention to this matter.

Sincerely,

James Smith