

PUBLIC RECORDS REQUEST FORM*

City Recorder's Office

925 Main Street Lebanon, OR 97355 (541) 258.4905 Phone (541) 258.4954 Fax Return completed forms to: city.recorder@lebanonoregon.gov

For Police or Municipal Court Records, Please Contact Those Departments Directly

*The City will not recognize/accept any other means of public records requests.

Requester Information (Please print clearly):			
Name:	Request Date:		
Mailing Address:			
Daytime Phone:	Email Address:		
	Fax Number:		
Preferred method of contact:	Phone Email		
Is this request related to a lawsuit in which the City of Leban City of Lebanon?	• •		
Copies may be furnished without charge or at a substantially waiver or reduction of fees is in the public interest because r will be distributed to the public at large, not an individual or general public? Yes No If Yes, please describe <i>"Description of Records Requested"</i> box.	making the record available primarily benefits and		
Description of Records Requested (Describe in detail the more room, please attach additional sheet(s). Please indicate if you copies of the records. If no indication is made, regular copies will b Preferred method of receiving the described records:	ou want to inspect the records or if you need certified		
Preferred method of receiving the described records: Note: Additional charges may be assessed, e.g. postage or staff to			
	J		

The City will respond to your request as soon as practicable and without unreasonable delay.

- If the estimated costs involved in fulfilling your request exceed \$25, the City will advise you of the estimated costs and require your approval before beginning the request.
- If the fee estimate exceeds \$100, a 50% deposit may be required to begin work.

K

• Full payment of the total amount of costs incurred is required before the public records are inspected or copies are released.

I HAVE READ AND AGREE TO COMPLY WITH THE ABOVE CONDITIONS, and further agree to pay the cost of fulfilling this Public Records Request per the conditions set forth above. These costs may include the cost of searching for records, reviewing records to redact exempt material, supervising the inspection of records, copying records, certifying records and mailing records. I agree to pay a maximum of \$25 without further approval.

Signature of Requester

Date _____

City Staff: All Record Request Forms, along with City Response Forms, are filed with the City Recorder



Code Enforcement Department Information Request Letter

To: City Recorder of	From:	Kelsey Parker (AEI PM)	Subject Property:
the City of Lebanon, OR		971.345.5105	2656 S Main Rd, Lebanon, OR 97355 (APN: 12S 02W
		E: kparker@aeiconsultants.com	15DD 01802)

AEI Consultants has been retained to conduct a Zoning Analysis of the above referenced property. Please respond to the following documentation/information requests. Should you have any questions, or should there be any fees associated with same, please direct them to the Project Manager listed above. Thank you in advance for your assistance.

Are there any outstanding material Building Code Violations for the Property? Yes	No
If Yes, please explain and email copies of code violation documents.	

Are there any outstanding Fire Code Violations for the Property?	Yes	No
If Yes, please explain and email copies of code violation document	S.	

Are there any outstanding Zoning Code Violations for the Property?	Yes	No
If Yes, please explain and email copies of code violation documents.		

When was the Certificate(s) of Occupancy (CO) Issued for the Subject?

Are copies of the CO(s) on file with the municipality?

Yes_____ No _____If yes, please email a copy of same.

Does the lack of a valid Certificate of Occupancy on file represent a Code Violation? Yes_____ No_____

Printed Name & Title:______



Planning & Zoning Department I	Information Request Letter
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To: City Recorder of	From:	Kelsey Parker (AEI PM)	Subject Property:
the City of Lebanon, OR		971.345.5105 E: kparker@aeiconsultants.com	2656 S Main Rd, Lebanon, OR 97355 (APN: 12S 02W 15DD 01802)

AEI Consultants has been retained to conduct a Zoning Analysis of the above referenced property. Please respond to the following documentation/information requests. Should you have any questions, or should there be any fees associated with same, please direct them to the Project Manager listed above. Thank you in advance for your assistance.

- 1) What is the current zoning classification for the Subject Property?
- 2) When was this zoning classification adopted & most recently updated?
- Subject Property Use: According to the zoning ordinances and regulations, the use of the Property is a:
 □ Permitted Use by Right

Permitted Use by Conditional/Special Use Permit _____

□ Legal Non-Conforming Use (Use was existing prior to adoption of the current zoning classification)

- □ Non-Permitted Use (Does not comply with existing zoning use regulations, no exceptions granted/approved)
- 4) <u>Subject Property Conformance</u>: As it pertains to the current zoning code, the existing structures on the Property are:
 - □ Legal Conforming (complies with existing zoning regulations)

Legal Non-Conforming (Does not meet current zoning requirements due to re-zoning, approved variances, amendments OR is considered to be pre-existing due to development prior to zoning ordinance)
 Non-Conforming (does not comply with existing zoning regulations, no exceptions granted/approved)

- 5) Did the Property require a Site Plan Approval prior to development?
 - □ No □ Yes (comments): _____
- 6) Are there any Variances, Special/Conditional Use Permits, Ordinances. or Exceptions/Conditions related to the Property? If yes, does the SUP/CUP run with the land or would a new tenant need to re-apply?

□ No □ Yes (comments): ____

7) Casualty: In the event of a catastrophic loss, can the Property be rebuilt to its current density?

□ No □ Yes (comments): _____

8) Are there any outstanding Zoning or Building Code Violations on file for the Property?

□ No □ Yes (comments): ____

9) Does the Property have a valid Certificate of Occupancy on file? (please email copies of all COs on file)

□ No □ Yes (comments): ____

- 10) Are there any requirements that are triggered by a change of ownership such as a re-issuance of Zoning Approval?
 - □ No □ Yes (Comments): _____

Printed Name & Title:_____

Signature:______Date:______



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. 19-02-11

Date: February 7, 2019

From: Tammy Dickey, Development Services Technician

Subject: Certificate of Mailing

Applicant: Doug & Marcie Phillips

I HEREBY CERTIFY that on February 7, 2019, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Decision for Property Line Adjustment regarding the property at 70 Walker Rd & South Main Rd also

known as Township 12S – Range 2W – Sect; 15DD Tax Lot(s) 1900 & 2200;

to the following:

Property owners within 100 feet of the subject property as indicated on the

attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: Click here to enter text.

Signature



Community Development 925 S. Main Street Lebanon, Oregon 97355

> TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

NOTICE OF DECISION Planning File No. 19-02-11 (Property Line Adjustment)

February 7, 2019

I. BACKGROUND

- A. APPLICANT: Doug and Marcie Phillips.
- B. PROPERTY LOCATION: The subject area consists of two parcels. The first is located on the south side of Walker Road, approximately midway between South Main Road and South 2nd Street (70 Walker Road - Township 12 South; Range 2 West; Section 15DD; Tax Lot 1900). The second parcel is located on the west side of South Main Road, approximately midway between Walker Road and Hobbs Street (Township 12 South; Range 2 West; Section 15DD; Tax Lot 2200).
- C. PARCEL SIZE: Tax Lot 1900 24,550 square feet; Tax Lot 2200 16,780 square feet.
- D. EXISTING DEVELOPMENT: The Walker Road parcel contains a single-family home and accessory buildings, while the South Main Road property is vacant. Public facilities serve both parcels.
- E. ZONING: Residential Mixed Density (Z-RM).
- F. REQUEST: The applicant is requesting approval of a Property Line Adjustment to alter the boundary separating the two parcels.
- G. DECISION CRITERIA: The decision criteria are contained in the Lebanon Development Code: Chapter 16.22.160 (Property Line Adjustment).

II. CRITERIA AND FINDINGS

- A. The adjustment would convey the south two-thirds of Tax Lot 1900 to Tax Lot 2200. After the adjustment, Tax Lot 1900 is reduced to 8,560 square feet and Tax Lot 2200 increases to 32,770.
- B. Lebanon Development Code Chapter 16.22.160 establishes the process to review property line adjustments. Section 16.22.160.A establishes submittal requirements, while Section 16.22.160.B identifies the decision process.

FINDINGS: The applicant submitted the information required in Section 16.22.160.A while this application and review conform to the process outlined in Section 16.22.160.B.

- C. Section 16.22.160.C contains the specific decision criteria for a property line adjustment. The Planning Official may approve or deny a request for property line adjustments based on all of the following decision criteria:
 - 1. Section 16.22.160.C.1 <u>Parcel Creation</u>. No additional parcel is created by the lot line adjustment.

FINDINGS: The proposal adjusts the boundary separating the two parcels and does not create an additional discrete lot or parcel.

2. Section 16.22.160.C.2 - <u>Parcel and Lot standards</u>. All parcels and lots conform to the applicable standards of the land use zone.

FINDINGS: Per Development Code Chapter 16.05, the minimum residential lot area is 5,000 square feet with 50-feet of frontage. Both adjusted parcels greatly exceed these dimensions.

3. Section 16.22.160.C.3 - <u>Access and Road Authority Standards</u>. All lots and parcels conform to the standards or requirements of Chapter 16.12 and applicable road authority requirements are met.

FINDINGS: The adjustment will not alter existing points of access.

4. Section 16.22.160.C.4 - <u>Nonconforming.</u> If a lot or parcel is nonconforming to any City standard, it shall not be made less conforming by a property line adjustment.

FINDINGS: This Section does not apply as the existing and adjusted parcels exceed area and dimension requirements.

D. Section 16.22.160.D states an applicant must record the adjustment with one-year of final approval and submit evidence of this recording to the City. This is a processing requirement that applies to the applicant.

III. CONCLUSION DECISION AND CONDITIONS OF APPROVAL

Based on the above findings, the Community Development Department concludes the proposal complies with the criteria for a Property Line Adjustment and **APPROVES** the request subject to the following Conditions of Approval:

- A. Within one year from the date of the final decision on this application, the applicants shall record the Property Line Adjustment with Linn County. The recorded adjustment shall substantially conform to the proposal. Upon final recording with Linn County, the applicants shall submit, to the City, evidence of the recorded property line adjustment.
- B. The Community Development Department advises the applicants that the Linn County Surveyor <u>may</u> require a boundary survey map pursuant to provisions in ORS Chapters 92. If so required, the applicants shall submit the final map to the City of Lebanon for signature and record the document in the Linn County Clerk's office, with a copy sent to the City.
- C. Compliance with these conditions shall be the sole responsibility of the applicants.

IV. OTHER PERMITS AND RESTRICTIONS

The Applicants are herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicants of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

V. <u>APPEALS</u>

This action is final unless appealed to the Lebanon Planning Commission within 15 calendar days from the date of this notice. Only the applicant may appeal this decision. The appeal must be submitted to the Community Development Department by 5:00 PM on Friday, February 22, 2019. The appeal must state the purpose of the appeal, identifying specific criteria which the decision fails to meet, and include the required appeal fee of \$250.00.

Should you wish to appeal, or have any questions regarding this decision, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

Respectfully,

they to

Walt Wendolowski, AICP Community Development Director

February 7, 2019 Date



LAND USE APPLICATION

PROPERTY INFO	RMATION
Site Address(es): 70 Walker Road and 2656 S. Main Road	
Assessor's Map & Tax Lot No.(s): 12S-2W-15DD Tax Lots 1900	and 2200
Comprehensive Plan Designation / Zoning Designation: C-RM /	Z-RM
Current Property Use: TL 1900 - Single Family TL 2200 - Vacar	nt
Project Description: The proposal is a property line adjustment be	tween the above mentioned properties. TL 1900 will be
adjusted from 24,550 \pm sf to 8,560 \pm sf and TL 2200 will be adjuste	d from 16,780 ± sf to 32,770 ± sf.
APPLICANT / PRIMARY CON	TACT INFORMATION
Applicant: Doug and Marcie Phillips	Phone: 541-619-7998
Address: 30801 Carnelian Court	Email:
City/State/Zip: Lebanon, Oregon 97355	
I hereby certify that the statements, attachments, exhibits, plot plan and oth the proposed land use activity does not violate State and/or Federal Law, subject property; and, any approval granted based on this information may l	or any covenants, conditions and restrictions associated with the
APPLICANT SIGNATURE Day 2 RD	Date: /- 30- 19
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)
Owner: Same	Phone:
Address:	Email:
City/State/Zip:	
OWNER SIGNATURE	Date:
ADDITIONAL CONTACT	INFORMATION
Engineer / Surveyor: Udell Engineering and Land Surveying, LLC	C Phone: 541-451-5125
Address: 63 East Ash Street	Email: brian@udelleng.com
City/State/Zip: Lebanon, Oregon	
Architect:	Phone:
Address:	Email:
City/State/Zip:	
n - Anti- in - Manetar Anti-Anti-Anti-Anti-Anti-Anti-Anti-Anti-	
	Phone:
Other: Address:	Phone: Email:

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Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | edc@ci.lebanon.or.us

REQUIRED SUBMITTALS
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

Land Use Review Process	Fee	Land Use Review Process	Fee
Administrative Review	\$450	Planned Development – Preliminary	\$2500
Annexation	\$1500	Planned Development – Ministerial	\$200
Code Interpretation	\$100	Planned Development – Final (Administrative)	\$450
Comprehensive Plan Map Amendment	\$2000	Planned Development – Final (Quasi-Judicial)	\$750
Comprehensive Plan Text Amendment	\$2000	Subdivision Tentative	\$2000 + \$15/lot
Conditional Use	\$1500	Subdivision Final	\$800 + \$15/lot
Historic Preservation Review or Register	Varies	Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
Land Partition	\$450	Urban Growth Boundary Amendment	Actual Costs
Ministerial Review	\$150	Variance (Class 1 – Minor Adjustment)	\$150
Modification of Approved Plan	25% of Application	Variance (Class 2 – Adjustment)	\$450
Non-Conforming Use/Development	\$450	Variance (Class 3)	\$1000
Property (Lot) Line Adjustment	\$250	Zoning Map Amendment	\$1000
	APPLICATION R	ECEIPT & PAYMENT	
Date Received: 215119	Date Complete:	Receipt No.: 7419	

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Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | ede@ei.lebanon.or.us

Linn County Parcel Information



arcel Information		Tax Informati	on	
Parcel		Tax Year	Annual Tax	
Tax Lo		2018	\$2,598.72	
Site Addres		2017	\$2,408.17	
	Lebanon, OR 97355 - 2345	2016	\$2,220.77	
Owne	r: Phillips, Doug B Phillips, Marcie E			
	30801 Carnelian Ct	Legal		
	Lebanon, OR 97355			
Twn/Range/Sectio				
Parcel Siz	NAME AND A DESCRIPTION OF A DESCRIPTIONO			
L				
Census Tract/Bloc				
Levy Code Are	and the second sec			
Levy Rat				
Market Value Lan				
Market Value Imp				
Market Value Tota	al: \$159,500.00			
Assessed Valu	e: \$115,210.00			
Watershed: Hamilton Recreation: Primary School Cascade	Creek-South Santiam River	Schoo	Density and Use: RSFR - Single Family Residence I District: 925 - Lebanon e School: Seven Oak Middle School	
and the second	High School			
mprovement				
Year Built: 1946	Stories: 1	Finished Are	ea: 1,348 SqFt	
Bedrooms: 3	Bathrooms: 1.00	Po		
Bldg Type: 131 - One	Story			
ransfer Information				
Loan Date: 9/9/2015	Loan Amt:	Doc Num: 0	0000014742 Doc Type: T	
Loan Type:	Finance Type:	Lender: F	PRIVATE INDIVIDUAL	
Rec. Date 1/29/2014	Sale Price: \$150,000.00	Doc Num: 0	Doc Type: Warranty Dee	
Owner: PHILLIPS, DO	DUG B & MARCIE E	Grantor: DM WELLS PROPERTIES LLC		
Drig. Loan Amt: \$150,000.00		Title Co: TICOR TITLE		
Finance Type:	Loan Type:	Lender:	DM WELLS PROPERTIES LLC	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Linn County Parcel Information



Parcel Informati	on		Tax Informatio	on	
	Parcel #:	0207890	Tax Year	Ann	nual Tax
	Tax Lot:	12S02W15DD02200	2018	\$	1,067.07
S	ite Address:	2656 S Main Rd	2017		\$852.69
A THE REAL		Lebanon, OR 97355 - 2338	2016		\$803.58
	Owner:	Phillips, Doug B			
		Phillips, Marcie E	<u>Legal</u>		
		30801 Carnelian Ct			
		Lebanon, OR 97355			
	nge/Section:	12S / 02W / 15 / SE			
A WO HE SHOWS	Parcel Size:	0.38 Acres (16,553 SqFt)			
	Lot:				
	Tract/Block:	030903 / 2014			
Levy	Code Area:	00947			
	Levy Rate:	21.3416			
and the second second second	Value Land:	\$51,000.00			
The state of the s	Value Impr:	\$0.00			
	Value Total:	\$51,000.00			
Asse	essed Value:	\$51,000.00			
Land					
Land Use:	100 - RESI	DENTIAL VACANT		Zoning:	Lebanon-RM - Residential Mixed
					Density
Watershed:	Hamilton C	reek-South Santiam River	Std La	and Use:	VRES - Vacant Residential
Recreation:			School	I District:	9Z5 - Lebanon
Primary School	Cascades	School	Middle	School:	Seven Oak Middle School
High School:	Lebanon H	ligh School			
Improvement					
Year Built:		Stories: 1	Finished Area	a:	
Bedrooms:		Bathrooms:	Poo	ol:	
Bldg Type:					
Transfer Inform	ation				
Rec. Date: 9/19	9/2018	Sale Price:	Doc Num: 0	00001667	73 Doc Type: Q
10		G B & MARCIE E	Seller: P	PHILLIPS,I	DOUG B
Rec. Date 1/29	9/2014	Sale Price: \$150,000.00	Doc Num: 0	00000096	59 Doc Type: Warranty Deed
Owner: PHI	LLIPS, DOU	G B & MARCIE E	Grantor: D	OM WELLS	S PROPERTIES LLC
Orig. Loan Amt: \$15	0,000.00		Title Co: T	COR TIT	ΊLE
Finance Type:		Loan Type:	Lender: D	OM WELLS	S PROPERTIES LLC

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

GRANTOR: DM Wells Properties, LLC

GRANTEE: Douglas B. Phillips

SEND TAX STATEMENTS TO: Douglas B. Phillips 900 Baker Street Lebanon, OR 97355

After recording turn to Ticor TIC AFTER RECORDING RETURN TO: Douglas B. Phillips 900 Baker Street

Lebanon, OR 97355

Escrow No: 471813029857-TTMIDWIL08

12-2W-15DD/1900 #207866

12-2W-15DD/2200 #207890

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

DM Wells Properties, LLC, Grantor, conveys and warrants to

Douglas B. Phillips, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

PARCEL I:

A tract of land being situated in the City of Lebanon, County of Linn, State of Oregon, being more particularly described as follows:

Beginning at a 1" pipe on the South line of County Road No. 712, said point being 1873.20 feet North and 3762.7 feet East of the Southeast corner of the David Watkins Donation Land Claim No. 67 in Section 15, Township 12 South, Range 2 West of the Willamette Meridian, in the City of Lebanon, Linn County, Oregon; thence South 89° 58' West along the South line of said County Road No. 712, a distance of 82.0 feet (more or less to the East line of that certain property conveyed to Wallace K. Nelson, Jr. by MF 560, Page 744, Linn County Microfilm) to a 3/4" bolt; thence South 0° 17' West 300 feet (along the said Nelson East line) to a 1-1/8" axle; thence North 89° 58' East 82.0 feet (more or less to a point South 0° 17' West of the point of beginning) to a 3/4" pipe; thence North 0° 17' East 300.00 feet to the place of beginning.

PARCEL II:

A portion of the Southeast guarter of the Southeast guarter of Section 15, Township 12 South. Range 2 West of the Willamette Meridian, in the City of Lebanon, County of Linn, and State of Oregon, described as follows:

Beginning at a point in the center of a county road from which a 3/4 inch by 12 inch iron bolt bears West 25.0 feet, said point being North 0° 17' East 14.406 chains (950.8 feet) from a stone in the center of said county road, said stone being North 9.43 chains (622.38 feet) and East 59.95 chains (3956.7 feet) (measured distance being 60.11 chains, or 3927.26 feet) from the Southeast corner of the David Watkins Donation Land Claim No. 67 in Township 12 South, Range 2 West of the Willamette Meridian, in the City of Lebanon, County of Linn, and State of Oregon; said point also being the Northeast corner of that certain tract conveyed to Carl E. Roth, et al, trustees, by deed recorded in Volume 641, Page 79; thence South 89° 58' West along the North line of the said Roth tract and the North line of Lot 2, PRAIRIE HOME ADDITION, 200.00 feet to a 3/4 inch by 40 inch iron pipe; thence North 0° 17' East 100.0 feet, more or less, to the Southwest corner of that certain tract conveyed to Floyd Earl Chapin, et ux, by deed recorded in Volume 175, Page 342; thence North 89° 59' East along the South line of the Chapin tract 200.0 feet to the center of the said county road from which a 3/8 inch by 18 inch iron rod bears West 25.0 feet; thence South 0° 17' West 100.0 feet, more or less, to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$150,000.00. (See ORS 93.030)

471813029857-TTMIDWIL08 Deed (Warranty-Statutory)

D 00 J 0 4718130

MARDO.

LINN COUNTY, OREGON 2014-00969 D-WD 01/29/2014 10:39:59 AM Stn=2 S. WILSON \$10.00 \$11.00 \$10.00 \$19.00 \$20.00 \$70.00 I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

TICOR TITLE

Subject to and excepting:

Regulations, levies, liens, assessments, rights of way and easements of Linn Soil and Water Conservation District.

Rights of the public to any portion of the Land lying within the area commonly known as Walker Road and S. Main Road.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Lebanon Purpose: Slopes Recording Date: July 23, 198, Recording No: Volume 293, Page 713 Affects: The North 5 feet of Parcel I

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Lebanon Purpose: Road purposes

Affects: The North 5 feet of Parcel I

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Lebanon Purpose: Public access and utilities Recording Date: October 12, 1998, Recording No: Volume 979, Page 865 Affects: The East 4 feet of Parcel II

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Warranty Deed and Assignment of Leases Lessor: D.M. Wells Lessee: DM Wells Properties, LLC Recording Date: October 10, 2006, Recording No: 2006-24815 (Affects Parcel I)

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Warranty Deed and Assignment of Leases Lessor: D.M. Wells and Cindy L. Wells, husband and wife Lessee: DM Wells Properties, LLC Recording Date: October 10, 2006, Recording No: 2006-24817 (Affects Parcel II)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

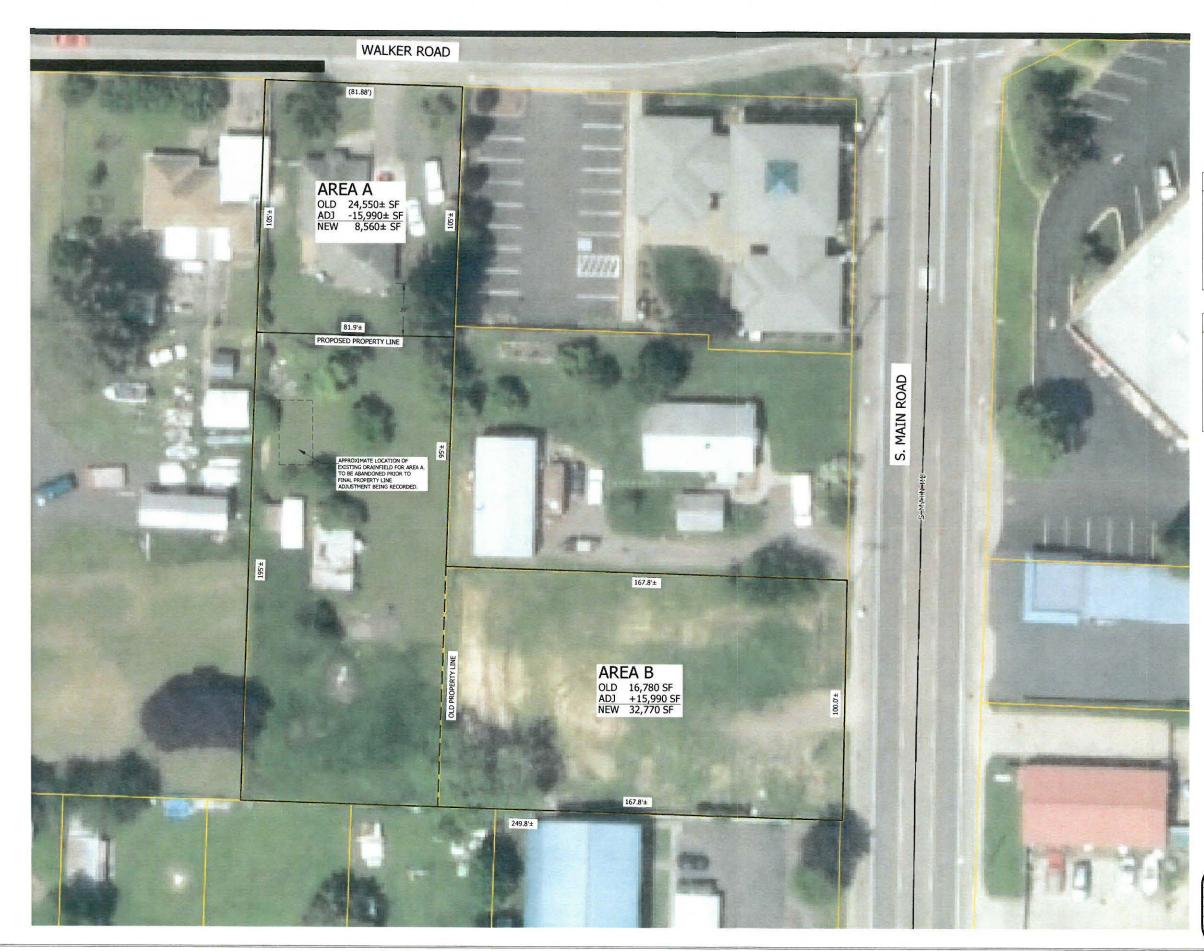
DATED: January 2, 2014

DMAVells Properties, LLC David M. Wells, Member

State of OREGON COUNTY of LINN This instrument was acknowledged before me on January 28, 2014 by David M. Wells as Member of Div-Wells Pyperies, LLC on behalf of the company.

Notary Public - State of Oregon 471813029857-TTMIDWIL08 Deed (Warranty-Statutory)







PROPER	TY SUMMARY:
AREA A	
TL:	1900
MAP:	12-2W-15DD
ADDRESS:	70 WALKER RD.
AREA B	
TL:	2200
MAP:	12-2W-15DD
ADDRESS:	2656 S. MAIN RD.

PROPERTY OWNERS:

AREA A

DOUG AND MARCIE PHILLIPS 30801 CARNELIAN COURT LEBANON, OREGON 97355

AREA B

DOUG AND MARCIE PHILLIPS 30801 CARNELIAN COURT LEBANON, OREGON 97355

PLAN REVISIONS

DATE

	CLIENT:	DOUG AND MARCIE PHILLIPS 30801 CARNELIAN COURT LEBANON, OREGON 97355 541-619-7988
	UDELL ENGINEERING	AND LAND SURVEYING, LLC 63 EAST ASH ST. (541) 451-5125 PH. (541) 451-1366 FAX
	PRELIMINARY PROPERTY LAYOUT	PROPOSED PROPERTY LINE ADJUSTMENT LEBANON, OREGON
	DATE: 1-28-2019	PROJECT: 19-024 DRAWN BY: ESV CHECKED BY: ESV
PLANN ONI	NING	AP IS FOR PURPOSES NOT FOR RUCTION
	Shee	<u>PLA - 1</u>



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. 19-03-18

Date: April 4, 2019

From: Tammy Dickey, Development Services Technician

Subject: Certificate of Mailing

Applicant: Doug & Marcie Phillips

I HEREBY CERTIFY that on April 4, 2019, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Decision for Administrative Review regarding the property at 2656 South Main Road also

known as Township 12S - Range 2W - Sect; 15DD Tax Lot(s) 2200;

to the following:

Property owners within 100 feet of the subject property as indicated on the

attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: Click here to enter text.

Signature



Community Development 925 S. Main Street Lebanon, Oregon 97355

> TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

NOTICE OF DECISION Planning File No. 19-03-18 (Administrative Review)

April 3, 2019

I. BACKGROUND

- A. APPLICANT: Doug and Marcie Phillips
- B. PROPERTY LOCATION: The subject property is located on the west side of South Main Road, approximately 200' south of the intersection of Walker Road. The property address is 2656 South Main Road and the Assessor map locates the parcel within Township 12 South; Range 2 West; Section 15DD; Tax Lot 2200.
- C. PARCEL SIZE: 0.75 acres.
- D. ZONING: Residential Mixed Density (Z-RM).
- E. EXISTING DEVELOPMENT: The vacant property fronts a public street, is served by public facilities.
- F. ADJACENT ZONING AND LAND USES: Property to the east is zoned Highway Commercial while all remaining adjacent land is zoned RM. The parcels to the north and west contain a single family dwelling. The parcel to the south contains an apartment building and the parcels to the east contain commercial buildings.
- G. REQUEST: The applicant is requesting approval of an Administrative Review to construct an 11-unit multi-family development complex consisting of five buildings. The applicant is proposing to develop the project in five phases.
- H. DECISION CRITERIA: Lebanon Development Code: Chapter 16.05 Residential Zones and Chapter 16.20 Review and Decision Making Procedures.

II. APPLICATION SUMMARY

- A. The applicant wishes to construct an 11-unit complex featuring the following:
 - 1. There will be five buildings: including four duplexes and a triplex. The project will contain 11 two-bedroom units.

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- 2. South Main Road provides access to the project via a single, two-way driveway. The site plan includes 25-parking spaces and 11-covered bicycle parking spaces.
- 3. The project will connect with existing facilities located in South Main Road.
- B. Per Lebanon Development Code, Section 16.05.040, the creation of a multi-family complex is permitted in the RM zone subject to approval of an Administrative Review. As the proposal contains less than 20-units, the Administrative Review is processed by staff.
- C. Per Chapter 16.14, a total of 25 parking spaces are required for the 11-dwelling units; the site plan identifies 25 spaces.
- D. The Department contacted affected agencies and area property owners regarding the application. City Engineering Services reviewed the request and provided comments which are noted below:
 - 1. General
 - a. The engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
 - b. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
 - c. All private, onsite utilities must be reviewed and approved by the City Building Official.
 - d. Provide verification of approval by the Lebanon Fire District.
 - 2. Transportation
 - a. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
 - b. Provide verification of Republic Services approval.
 - c. Provide verification of USPO approval.
 - d. Deteriorating or damaged sidewalk must be replaced.
 - 3. Water
 - a. Identify any on-site wells on the engineered drawings.
 - b. Contact the Lebanon Fire Marshal for additional requirements.
 - 4. Storm Drainage
 - a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site

discharge are not exceeded. A detailed design including engineering calculations shall be submitted as part of site plan review. With the engineering drawings, provide a grading plan for the sites that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.

III. <u>CRITERIA AND FINDINGS – ADMINISTRATIVE REVIEW</u>

- A. The Administrative Review processes are contained in Section 16.20.040. Subsections "A" through "C" identify the application requirements and procedures. For the record, this application and process conform to requirements contained in these Subsections.
- B. Section 16.20.040.D.1, requires a written decision addressing all relevant criteria, allowing the decision authority to approve, approve with conditions or deny the application. Section 16.20.040.D.2 states Administrative Reviews involving the establishment of a new structure or facility, or the expansion of an existing structure or facility, shall be subject to the following specific criteria:
 - 1. Section 16.20.040.D.2.a The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.

FINDING: Applicable RM zone provisions are reviewed below:

Lot Area and Dimensions – The minimum parcel size for multi-family development is 9,000 square feet. The 0.75-acre (32,770 square feet) parcel exceeds this requirement.

<u>Setbacks</u> - Three setbacks apply to the residential structures (Section 16.05.090): a minimum of 10-feet from the adjacent street; 5-feet to the side property lines and 20-feet to the rear property line. The structures meet or exceed all minimum setback requirements.

<u>Density</u> – There are 11 two-bedroom units. Per Section 16.05.160, at least 22,000 square feet of area is required. At 32,770 square feet, the parcel exceeds this minimum standard.

Lot Coverage and Building Height - The maximum lot coverage in the RM zone is 60% and the maximum building height is 40 feet. The calculated lot coverage for the development is less than 30%. The buildings comply with the height limitation; this can be verified when building plans are submitted.

<u>Fencing</u> – Fencing is not required, but if installed, must comply with height limitations and maintenance of the clear vision area.

<u>Open Space</u> – Section 16.05.170 addresses open space requirements. This Section requires that 25% of the total land development area be of this classification of open space. Effectively, all areas not covered by infrastructure such as sidewalks, parking areas, drive lanes and building structures qualifies for this classification. With 32,770 square feet of area, 25% of the overall development area results in 8,912.5 square feet of open space. The proposal includes approximately 13,795 square feet of General Allocated Open Space and therefore exceeds this requirement.

Section 16.05.170 requires common open space be at minimum of 1,000 square feet; no incremental area be less than 500 square feet; and, that no dimension be less than 20 feet. The Code also requires that 25% of the required open space be in one area with its length not to exceed its width by more than 2.5 times, unless its minimum dimension is greater than 30 feet. In this case, the Common Open Space is 25% of the required 8,912.5 square feet or 2,048 square feet. The site includes at least 2,230 square feet of Common Open Space which exceeds this requirement as well as the dimension requirements.

This Section also requires a developed child's play area for projects containing eight or more units. A separate child's play area was not identified but may be placed as a development condition.

2. Section 16.20.040.D.2.b - The proposal shall comply with applicable access and street improvement requirements in Chapters 16.12 and 16.13, respectively.

FINDINGS: South Main Road provides sole access to the property and the proposed driveway meets access requirements.

3. Section 16.20.040.D.2.c - The proposal shall comply with applicable parking requirements in Chapter 16.14

FINDINGS: Development Code Table 16.14.070-1 specifies that 2.25 vehicle parking spaces are required to serve each unit, for a total of 25 spaces. The site plan identifies 25 spaces.

Bicycle parking is required at a rate of 0.5 spaces per unit, for a total of six spaces. A total of 11 bicycle parking spaces were provided thereby exceeding this requirement.

4. Section 16.20.040.D.2.d - The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

FINDINGS: Areas not built upon or paved must be landscaped, which includes vegetative cover as well as physical improvements such as benches or water features. The applicant intends to plant a lawn on unimproved areas.

5. Section 16.20.040.D.2.e - Any required public facility improvements shall comply with provisions in Chapter 16.16.

FINDINGS: Facilities are currently in place and all improvements and connections must conform to City Public Works requirements.

6. Section 16.20.040.D.2.f - Where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones.

FINDINGS: This Section does not apply, as the site is not located within an identified hazard area.

7. Section 16.20.040.D.2.g - The proposal shall comply with the supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

FINDINGS: This Chapter includes standards for a variety of activities and uses such as accessory uses, home occupations, exceptions to height limitations and so forth. Department staff reviewed the provisions against the proposal and determined none of the Sections applied.

D. Sections 16.20.040.E. to G., establish decision notice requirements and appeal provisions. For the record, these are administrative requirements applicable to the City, the applicant and those receiving notice of this decision. Appeals procedures are included at the end of this decision.

V. DECISION AND CONDITIONS OF APPROVAL

Based on the above findings, City staff concludes the proposal complies with the provisions for an Administrative Review and Adjustment. Therefore, notice is hereby given that the City of Lebanon **APPROVES** the application subject to the following Conditions of Approval:

- A. The developer shall submit a building permit for construction of the duplexes and triplex. Building plans shall conform to applicable building code requirements and comply with the following:
 - 1. The site plan shall substantially conform to the submitted layout.
 - 2. Plans shall include provisions for a children's play area per requirements in Lebanon Development Code Section 16.05.170.F.
 - 3. The plan shall contain a minimum of 25 vehicle parking spaces and 11 bicycle parking spaces.
- B. The developer shall submit engineering plans to the City of Lebanon addressing water, sanitary sewer, storm water, street improvements and similar facility improvements. These plans are subject to provisions in Condition "D." and shall be reviewed and

approved by the City prior to construction. While building plans may be simultaneously submitted with engineering plans, building permits shall not be issued until all engineering plans are reviewed and approved.

- C. Prior to occupancy of the facility, the developer shall complete the following:
 - 1. Install vehicle and bicycle parking improvements consistent with approved building and engineering plans.
 - 2. Install the children's play area, consistent with City approved engineering plans.
- D. Improvements shall be subject to the following:
 - 1. General
 - a. The engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
 - b. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
 - c. All private, onsite utilities must be reviewed and approved by the City Building Official.
 - d. Provide verification of approval by the Lebanon Fire District.
 - 2. Transportation
 - a. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
 - b. Provide verification of Republic Services approval.
 - c. Provide verification of USPO approval.
 - d. Deteriorating or damaged sidewalk shall be replaced.
 - 3. Water
 - a. Identify any on-site wells on the engineered drawings.
 - b. Contact the Lebanon Fire Marshal for additional requirements.
 - 4. Storm Drainage
 - a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. A detailed design including engineering calculations shall be submitted as part of site plan review. With the engineering drawings, provide a grading plan for the sites that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including

calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.

E. Compliance with these conditions, the development requirements of the Lebanon Development Code, Lebanon Fire District requirements and applicable building code provisions shall be the sole responsibility of the developer.

VI. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

VII. APPEALS

This action is final unless appealed to the Lebanon Planning Commission within fifteen (15) calendar days from the date of this notice. **The Community Development Department must receive the appeal by 5:00 PM on Thursday, April 18, 2019**. Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$250.00,

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

Respectfully,

Mun

Walt Wendolowski, AICP Community Development Director

April 3, 2019 Date



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4918 www.ci.lebanon.or.us

MEMORANDUM

Engineering Services

To: Walt Wendolowski, AICP, Community Development Dir.

Date: March 15, 2019

- From: Shana Olson, Engineering Associate
- CC: Ron Whitlatch, PE, Engineering Services Director

Subject: Planning Case No. 19-03-18 Doug & Marcie Phillips

The following are the Engineering Division comments on the plan proposed:

1. GENERAL

- a. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
- c. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
- e. All private, onsite utilities must be reviewed and approved by the City Building Official.
- e. Provide verification of approval by the Lebanon Fire District.

2. Transportation

- a. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
- b. Provide verification of Republic Services approval.
- c. Provide verification of United States Postal Service for community mailbox location.
- d. Any detartrating or damage sidewalk will need be replaced.

3. WATER

- a. Identify any on-site wells on the engineered drawings.
- b. Contact the Lebanon Fire Marshal for additional requirements.

4. STORM DRAINAGE

a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. A detailed

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design including engineering calculations shall be submitted as part of site plan review. With the engineering drawings, provide a grading plan for the sites that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.

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925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. 19-03-18

Date: March 12, 2019

From: Tammy Dickey, Development Services Technician

Subject: Certificate of Mailing

Applicant: Doug & Marcie Phillips

I HEREBY CERTIFY that on March 12, 2019, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Land Use Application for Administrative Review regarding the property at 2656 S Main Rd also

known as Township 12S - Range 2W - Sect; 15DD Tax Lot(s) 02200;

to the following:

Property owners within 100 feet of the subject property as indicated on the

attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the

notice of decision: Click here to enter text.

they Signature

NOTICE DISTRIBUTION LIST



Planning File No.: Applicant Name: Notice Type: 19-03-18 Doug & Marcie Phillips Admin Review

Staff:

- 1. Bulletin Boards (x3): Library, Police, Senior Center
- 2. Frank Stevenson, Police Chief
- 3. Gary Marks, City Manager
- 4. Jason Bolen, Fire District
- 5. John Tre' Kennedy, City Attorney
- 6. Kindra Oliver, Senior Services Director
- 7. Linda Kaser, City Recorder
- 8. Ron Whitlatch, Engineering Services Director
- 9. Shana Olson, Engineering Associate
- 10. Walt Wendolowski, Community Development Director

Other Agencies:

- 1. Albany Democrat Herald
- 2. CenturyLink
- 3. Consumer Powers, Inc.
- 4. Boys & Girls Club
- 5. ODOT Region 2 Headquarters
- 6. KGAL
- 7. Lebanon Chamber of Commerce
- 8. Lebanon Express
- 9. Lebanon School District
- 10. Linn Co. Board of Commissioners
- 11. Linn Co. Planning Dept.
- 12. NW Natural Gas
- 13. Pacific Power
- 14. Republic Services

Site Specific Notice:

- 1. Albany Canal, City of Albany
- 2. Applicant(s) and Professional Representative(s)
- 3. Linn Co. Surveyor
- 4. OR Department of Aviation
- 5. City Council (x7)
- 6. Linn Co. Road Department (x2)
- 7. Pacificorp (Annexations Only)
- 8. Grand Prairie Water District
- 9. Lee NW Publishing "To be published the 14 business days before hearing."
- 10. Oregon Pilots Association, Lebanon Chapter
- 11. Planning Commission (x9)
- 12. Surrounding Property Owners (100 feet 250 feet)

EXHIBIT C



NOTICE OF LIMITED LAND USE ACTION Notice Date: March 12, 2019

Comments Due: 5:00 pm, Tuesday, March 26, 2019

Planning Case No.:	19-03-18	WASSON ST
Applicant:	Doug & Marcie Phillips	
Location:	2656 S Main Road	WALKERRD
Map & Tax Lot No.:	12S02W15DD02200	
Zoning:	Residential Mixed	
Request:	Administrative Review	

Request: The applicant is requesting Administrative Review approval to construct an 11-unit multi-family development consisting of four duplexes and one triplex.

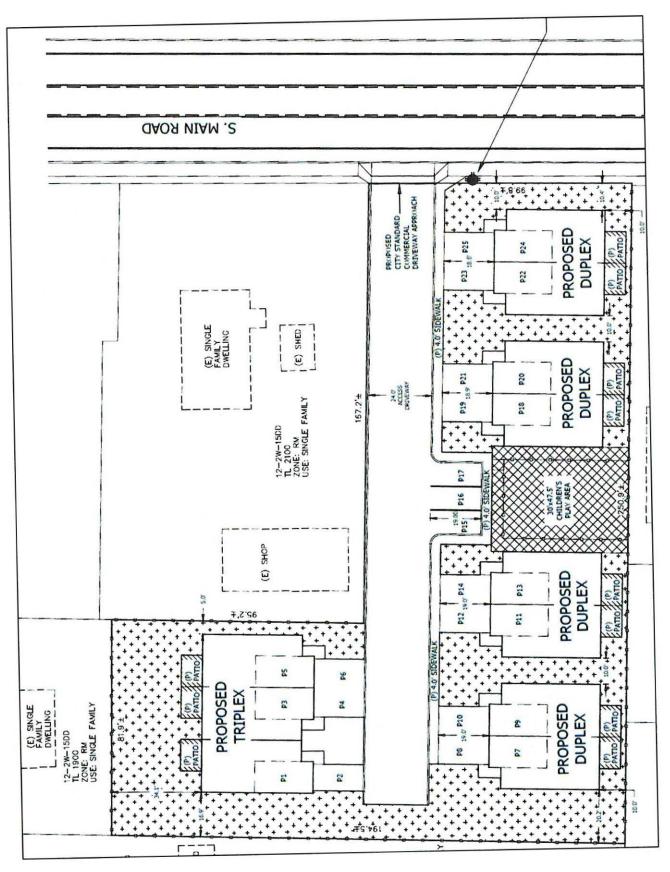
Decision Criteria: Lebanon Development Code: Chapter 16.05 – Residential Land Use Zones and Chapter 16.20 – Review and Decision-Making Procedures.

Notice: State and local laws require that the City give notice of the application to property owners within 100 feet of a proposed land use and/or development. <u>We invite your comments</u> on this application prior to the end of the *Comment Due Date*. They should be submitted to the Community Development Department at 925 Main Street, Lebanon, OR 93755 or at cdc@ci.lebanon.or.us. While your comments should relate to the criteria identified below, all comments submitted will be considered any *may* be incorporated into conditions of approval. After the comment period closes, the Planning Official shall issue a decision. The decision will be mailed to the applicant and to anyone else who submitted comments or who re quested a copy of the decision.

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. Please contact our office should you have any questions about the appeals process.

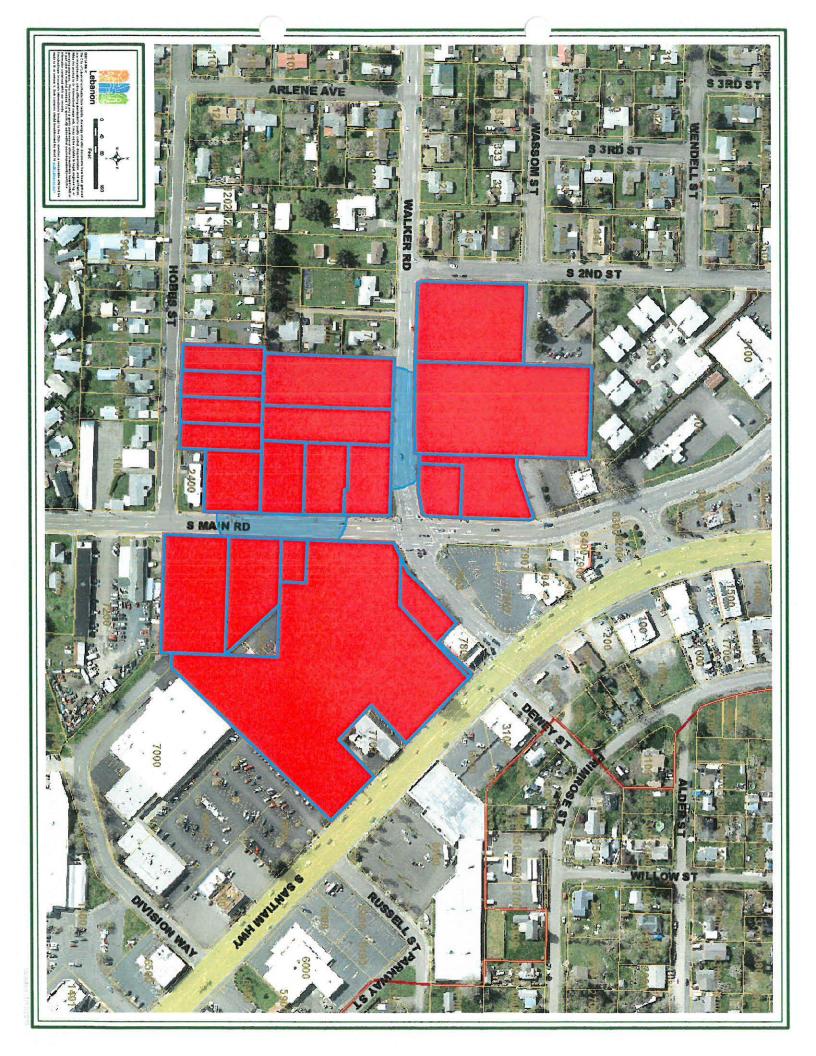
Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please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

PROPOSED PLAN



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SITUS ADDRESS	PIN	OWNER1	OWNER2	OWNER3	AGENT	MAILING ADDRESS 1	MAILING CITY	MAILING STATE	MAILING ZIP	MAP ACRES
2645 S MAIN RD SPC 00198	12502W14CC07600		officia	C/O AARON MITCHELL	10000000	7318 N OLIN AVE	PORTLAND	OR	97203	0.14
2600 S MAIN RD		ARTHUR WESTERN LLC				PO BOX 218	NEWBERG	OR	97132	0.39
2660 S MAIN RD	12502W15DD02300					456-B COMINO PENASCO	GREEN VALLEY	AZ	85614	0.43
2630 S MAIN RD		CHAFIN KATHRYNE ELAINE TR				2630 S MAIN RD	LEBANON	OR	97355	0.37
2590 S MAIN RD	12S02W15DD00355					PO BOX 100	ALBANY	OR	97321	0.27
88 WALKER RD	12S02W15DD01800	NELSON WALLACE K JR & WESTBROOK RENE				88 WALKER RD	LEBANON	OR	97355	0.83
2545 S 2ND ST	12502W15DD00350	PASSMORE RONALD ET AL	PATTERSON MICHAEL AGT	C/O PATTERSON MICHAEL	MICHAEL PATTERSON	PO BOX 8	LEBANON	OR	97355	1.06
2656 S MAIN RD	12502W15DD02200	PHILLIPS DOUG B & MARCIE E				30801 CARNELIAN CT	LEBANON	OR	97355	0.39
70 WALKER RD	12502W15DD01900	PHILLIPS DOUG B & MARCIE E				30801 CARNELIAN CT	LEBANON	OR	97355	0.56
2657 S MAIN RD	12S02W14CC07500	SANTANA HECTOR D & JOB S				2657 S MAIN RD	LEBANON	OR	97355	0.59
2500 S MAIN RD	12502W15DD00351	SINGING FROG LLC				5032 PICADILLY CIR	ALBANY	OR	97321	0.53
95 HOBBS ST	12502W15DD02800	STORKSON KARI ANN & DANIEL D				95 HOBBS ST	LEBANON	OR	97355	0.26
55 WALKER RD	12S02W15DD00356	UNITED STATES POSTAL SERVICE		C/O WESTERN FACILITIES SERVICE OFFICE		160 INVERNESS DR W STE 400	ENGLEWOOD	со	80112	1.99
2711 S MAIN RD	12502W14CC07300	VANOVER LARRY D & MARY L				PO BOX 1000	LEBANON	OR	97355	0.95
	12502W15DD02700	WALTERS MELVIN L & EMILY J				85 HOBBS ST	LEBANON	OR	97355	0.26
85 HOBBS ST	12502W15DD02600	WALTERS MELVIN L & EMILY J				85 HOBBS ST	LEBANON	OR	97355	0.26
2660 S SANTIAM HWY	12S02W14CC07700	WHITTAKER/NORTHWEST PARTNERS I		C/O COMMERCIAL INVESTMENT PROPERTIES		1600 VALLEY RIVER DR STE 160	EUGENE	OR	97401	4.71
	12502W14CC07802	WHITTAKER/NORTHWEST PARTNERS I		C/O COMMERCIAL INVESTMENT PROPERTIES		1600 VALLEY RIVER DR STE 160	EUGENE	OR	97401	0.28
45 HOBBS ST	12502W15DD02500	WILLIS BRIAN D & CHRISTIE L		C/O BRIAN D & CHRISTIE L WILLIS		45 HOBBS ST	LEBANON	OR	97355	0.26





LAND USE APPLICATION

PROPERTY INFO	RMATION	
Site Address(es): 2656 S. Main Road		
Assessor's Map & Tax Lot No.(s): 12S-2W-15DD Tax Lot 2200		
Comprehensive Plan Designation / Zoning Designation: C-RM /	Z-RM	
Current Property Use: Vacant		
Project Description: The proposal is an 11-unit multi-family develo	opment consisting of 4-duplexes and 1-triplex.	
	A sense and there are a fine to the sense of	
APPLICANT / PRIMARY CON	ITACT INFORMATION	
Applicant: Doug and Marcie Phillips	Phone: 541-619-7998	
Address: 30801 Carnelian Court	Email:	
City/State/Zip: Lebanon, Oregon 97355	· · · · · · · · · · · · · · · · · · ·	
I hereby certify that the statements, attachments, exhibits, plot plan and out the proposed land use activity does not violate State and/or Federal Law, subject property; and, any approval granted based on this information may	or any covenants, conditions and restrictions associated with th	
APPLICANT SIGNATURE	Date: 3-1/- 19	
PROPERTY OWNER INFORMATION	(IF DIFFERENT THAN ABOVE)	
Owner: Same	Phone:	
Address:	Email:	
City/State/Zip:		
OWNER SIGNATURE	Date: 3 - 11 - 1 3	
ADDITIONAL CONTACT		
Engineer / Surveyor: Udell Engineering and Land Surveying, LL	C Phone: 541-451-5125	
Address: 63 East Ash Street	Email: brian@udelleng.com	
City/State/Zip: Lebanon, Oregon		
Architect:	Phone:	
Address:	Email:	
City/State/Zip:		
Other:	Phone:	
Other: Address:	Phone: Email:	

REQUIRED SUBMITTALS				
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				

	Land Use Review Process	Fee	riced fee, then subsequent applications charged at hal	Fee
X		\$450	Planned Development – Preliminary	\$2500
-	Annexation	\$1500	Planned Development – Ministerial	\$200
	Code Interpretation	\$100	Planned Development – Final (Administrative)	\$450
	Comprehensive Plan Map Amendment	\$2000	Planned Development – Final (Quasi-Judicial)	\$750
	Comprehensive Plan Text Amendment	\$2000	Subdivision Tentative	\$2000 + \$15/lot
	Conditional Use	\$1500	Subdivision Final	\$800 + \$15/lot
	Historic Preservation Review or Register	Varies	Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
	Land Partition	\$450	Urban Growth Boundary Amendment	Actual Costs
	Ministerial Review	\$150	Variance (Class 1 – Minor Adjustment)	\$150
	Modification of Approved Plan	25% of Application	Variance (Class 2 – Adjustment)	\$450
	Non-Conforming Use/Development	\$450	Variance (Class 3)	\$1000
	Property (Lot) Line Adjustment	\$250	Zoning Map Amendment	\$1000
		APPLICATION R	ECEIPT & PAYMENT	The second second
D	ate Received: 311119	Date Complete:	Receipt No.: 1529	

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EXHIBIT A – ADMINISTRATIVE REVIEW APPLICATION NARRATIVE

PHILLIPS' MULTI-FAMILY DEVELOPMENT LEBANON, OREGON

GENERAL INFORMATION

NATURE OF REQUEST:	Application for an 11-unit Multi-Family Development on South Main Street in Lebanon, Oregon	
	The request is to establish:	
	4 duplex dwelling buildings	
	1 triplex dwelling building	
	* Total of $11 - 2$ bedroom units	
APPLICANT:	Doug and Marcie Phillips 30801 Carnelian Court Lebanon, Oregon 97355	
OWNER:	Doug and Marcie Phillips 30801 Carnelian Court Lebanon, Oregon 97355	
PROPERTY LOCATION:	On the west side of South Main Street 200 feet south of the intersection of Walker Road and South Main Street. 12S-2W-15DD Tax Lot 2200	
COMP. PLAN DESIGNATION:	Residential Mixed Density (C-RM)	
ZONING DESIGNATION:	Residential Mixed Density (Z-RM)	
CURRENT LAND USE:	Vacant	

BACKGROUND

The subject property will be approximately 32,770 square feet after an approved Property Line Adjustment with Tax Lot 1900 of map 12S-2W-15DD is completed. The property is currently vacant and located on the west side of South Main Road, south approximately 200 feet from Walker Road. The comprehensive plan and zoning designations for the property are residential mixed density (RM). The intent of the residential mixed density zone is:

"to accommodate a wider variety of housing types and more intensive land use then the RL zone".

The subject property is well located for multi-family consisting of duplex and triplex dwellings. It is within walking distance from Cascade Elementary School, Lebanon High School, multiple shopping stores, multiple recreational opportunities, multiple fast food restaurants, multiple sit-down restaurants, and other day to day needs in Lebanon. This central location will be very convenient for future tenants and will allow for opportunities to commute without the need for motorized vehicles which will minimize potential impacts to the existing traffic facilities.

The applicant is proposing to develop the project in five phases as follows:

After approval of the Administrative Review application the applicant's professional consultant team will prepare permit level construction documents for the City staff to review for the purpose of obtaining a construction permit for the associated site development infrastructure and buildings.

The onsite infrastructure improvements include the following:

- One building at a time and associated infrastructure
- Driveway construction as necessary to serve each building
- Utility construction as necessary to serve each building
- * Landscape improvements as necessary to serve each building
- Sight obscuring privacy fence as necessary to serve each building

This application is for an Administrative Review under the provisions of LDC 16.20.040. **REQUIRED APPLICATION MATERIALS**

16.20.040 ADMINISTRATIVE DECISION-MAKING PROCEDURE

D. Administrative Decision Requirements

- 1. The applicable decision authority shall make written decisions addressing all of the relevant decision criteria and standards. Based upon the criteria and standards, and the facts contained within the record, the applicable decision authority shall approve, approve with conditions, or deny the requested land use decision application or action.
- 2. Approval Criteria

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

The proposed development is on land within the Residential Mixed Density (RM) zone.

LDC 16.05.090 – Residential Zones – Development Standards. The development standards in Tables 16.05-7 through 9 apply to all uses, structures, buildings and development and major remodels in the Residential Mixed Density Zone.

Minimum Lot Area Required: 9,000 sf

Applicants' Statement:

The development area of the subject property is 32,770 square feet. This exceeds the minimum lot area requirement for the development.

Minimum Lot Width Required: 60 feet

Applicants' Statement:

The minimum lot width proposed is approximately 99.8 feet along South Main Street and approximately 81.9 feet along the northwest property line behind the triplexes. This exceeds the code requirement.

Maximum Building Height: 40 feet

Applicants' Statement:

The proposed two-story building will have a peak height of approximately 26 feet and an eve height of approximately 20 feet. This is far less than the maximum allowed in the code.

Fences, Retaining/Garden Walls Maximum Height – Front Yard: 3 feet Maximum Height – Interior Side: 8 feet Maximum Height – Rear Yard: 8 feet Maximum Height – Street Side: 3 feet Maximum Height – Reverse Frontage Lot Rear: Not Applicable

Applicants' Statement:

The only proposed fencing is a 6 foot sight obscuring fence along all property lines that have proposed buildings adjacent to them. This is less than the maximum 8 foot for an interior side and rear yard.

Lot Coverage and Minimum Setbacks Maximum Lot Coverage: 60%

Applicant's Statement:

The proposed development includes a lot coverage of approximately 8,844 square feet which equates to 27%. The maximum lot coverage in the applicable RM zone is 60%. The proposed development's lot coverage is less than the maximum permitted by the LDC.

Minimum Landscape Area: See Chapter 16.15

Applicant's Statement:

The landscaping of required yards and open space will be provided per City standards found in Chapter 16.15 of the Development Code. See the Development Site Plan for reference. A Final Landscape Plan will be submitted with the Construction Drawing as part of the building permit process for the Planning Official to review.

Minimum Setbacks Front Setback: Interior lots – 10 feet. Corner lots 10/15 feet. Side Setback: 5 feet Street Side Setback: 10/15 feet. Rear Setback: Dwellings 20 feet. Others 10 feet.

Applicants' Statement:

The proposed development is occurring on an area of land that is "L" shaped. This odd/unique shape allows for some discretion in determining the side and rear yards. The proposed development maintains the required periphery yards as required in the applicable RM zone as follows:

Front Yard: The front yard is adjacent to the existing South Main Street right of way along the subject property's east boundary for this proposed development. A 10 foot setback is required to the dwellings. The proposal is 10 feet to the proposed buildings. Refer to the accompanying Development Site Plan.

Side Yard: The side yard is required to be 5 feet.

For the southern portion of the "L" shaped area of land the side yard is determined to be the south and north property lines due to their orientations to South Main Street. A 10 feet setback is proposed adjacent to the buildings along this south property line. Refer to the accompanying Development Site Plan.

For the northwestern portion of the "L" shaped area of land the side yard is determined to be the east and west property lines of this portion due to their orientation to the triplex building. A 5.0 feet setback is proposed along the said east property line and a 16.9 feet setback is proposed along the said west property line. Refer to the accompanying Development Site Plan.

Rear Yard: The rear yard is required to be 20 feet.

For the southers portion of the "L" shaped area of land the rear yard is determined to be the west property line due to its orientation to South Main Street. A 20.2 feet setback is proposed adjacent to the buildings along this west property line. Refer to the accompanying Development Site Plan.

For the northwestern portion of the "L" shaped area of land the rear yard is determined to be the north property line of this portion due to its orientation to the triplex building. A 34.1 feet setback is proposed along the said north property line. Refer to the accompanying Development Site Plan. LDC 16.05.160. Site Area Standards for Multi-Family Housing. Where multifamily housing is allowed, it shall conform to all of the following standards, which are intended to promote livability for residents and compatibility with nearby uses.

LDC 16.05.160.a. Minimum Site Areas. The minimum site area per dwelling shall be:

1,100 sf for each studio multi-family dwelling;
1,550 sf for each one bedroom multi-family dwelling;
2,000 sf for each two bedroom multi-family dwelling; and
2,425 sf for each three bedroom multi-family dwelling.

Applicants' Statement:

The proposed development will contain 11 two-bedroom duplex and triplex units. The required minimum lot area for this development is 22,000 square feet. The lot size is 32,770 square feet. The proposed development complies with the minimum site area standard.

LDC 16.05.170. Open Space and Site Design Requirements for Multi-Family Housing.

Applicants' Statement:

The LDC Chapter 16.05.170 addresses required open space. The code separates the required open space into the following categories; General Allocation, Common Open Space, Children's Play Areas and Private Open Space.

General Allocation Open Space: The LDC requires that 25% of the total land development area be of this classification of open space. Conversation with the Planning Official arrived at the interpretation that all areas not covered by infrastructure such as sidewalks, parking areas, drive lanes and building structures qualifies for this classification. The land development is 32,770 square feet. Calculating 25% of the overall development area (.25 x 32,770) results in 8,192.5 square feet of open space is required. The proposal includes 13,795 plus square feet (42.1%) of General Allocated Open Space and therefore exceeds this requirement.

Common or Useable Open Space: The LDC requires that the common open space be at minimum total 1,000 square feet and that no incremental area be less than 500 square feet in size and that no dimension be less than 20 feet. The LDC code also requires that 25% of the required open space be in one area with its length not exceeding its width by more than 2.5 times unless its minimum dimension is greater than 30 feet. This equates to an area of Common Open Space being required to be

25% of the required 8,192.5 square feet or 2,048 square feet. The proposal includes an area of Common Open Space that equals 2,230 square feet (between the duplexes and south of the overflow parking). Therefore, the proposal exceeds the required Common Open Space requirement.

Children's Play Area: The LDC requires that 10% of the required open space be in the form of a developed child's play area. The LDC defines child's play area as; "an area designated for the recreation of children. Such areas may include sand boxes, bark chip areas, areas containing play structures, hard surface courts, and wading pools. The proposed development is required to have 8,192.50 square feet of overall open space. The child's play area then equates to (0.10 x 8,192.5) 819 square feet. The proposed development includes 1,425 square feet fenced area for a child play area. Therefore, the proposal exceeds the required Children's Play Area Open Space requirement.

Private Open Space: The LDC includes a provision that private open space such as decks and patios that meet the minimal dimension requirements will count toward the required overall open space requirement. The applicant has already demonstrated compliance with the overall open space requirement, but would like to point out that each unit has private open space in the form of a patio. The total area of the patios is 1,056 square feet and of that amount 1,056 square feet qualifies as defined in the LDC.

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

LDC 16.12 Contains the City's standards for Transportation Access, Access Management and Circulation.

Applicants' Statement:

The property will be accessed from a new two-way 24 feet wide driveway off of South Main Street. The proposed plan complies with all City and Fire Department requirements.

LDC 16.13 Contains the City's requirements for Transportation Improvements and Design Standards for Streets, Alleys and Pathways.

Applicants' Statement:

The frontage street is fully improved to City standards.

c. The proposal shall comply with applicable parking requirements in Chapter 16.14.

LDC 16.14. Off-Street Parking and Loading.

LDC 16.14.040. Location Standards for Parking Lots.

Applicants' Statement:

Each unit is required to have 2.25 onsite parking spaces. There are 11 units proposed for a total of 25 onsite parking spaces required. Each unit is provided 2 onsite spaces, one in the garage and one in front of each garage for a total of 2 per unit. There are also 3 head in parking spaces between the duplexes for a total of 25 parking spaces provided onsite. Thus, meeting the minimum requirement.

LDC 16.14.050. Landscaping and Visual Buffering Design Standards for Parking Lots.

Applicants' Statement:

Landscaping and visual buffering that complies with the standards in LDC will be provided as shown on the Development Site Plan.

LDC 16.14.060. Design and Improvement Requirements for Parking Lots.

Applicants' Statements:

The proposal includes 4 duplexes and 1 triplex on one property that will each have garages and driveway parking in front of the garage. In addition, 3 head in parking spaces are proposed on the driveway access. No parking lot is proposed.

LDC16.14.070. Off-Street parking Requirements for Motor Vehicles and Bicycles.

Applicants' Statements:

LDC Table 16.14.070-1 specifies that 25 vehicle parking spaces and 4 bicycle parking spaces are required for the proposed 11 units being duplexes and a triplex. The applicants are proposing to provide 25 vehicle parking and 11 covered bicycle parking in the garages.

d. The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

LDC 16.15 Contains the City's standards for Landscaping, Street Trees, Fencing and Walls.

Applicants' Statement:

Proposed landscaping improvement areas will include all areas not covered by the building, driveways or sidewalks. A Final Landscaping Plan will be submitted for the Planning Official's review during the building permit process that will demonstrate the improvements comply with the requirements of LDC 16.15. There will be a six-foot high, sight-obscuring fence along the perimeter property lines where proposed buildings are adjacent as shown on the Development Site Plan. Its size and location comply with the standards in LDC 16.15.

e. Any required public facility improvements shall comply with provisions in Chapter 16.16.

LDC 16.16 Contains the City's standards for Public Facilities.

Applicants' Statement:

The proposed development is not proposing any public infrastructure. The adjacent South Main Street is fully developed with street, sanitary sewer, water and storm drainage.

f. where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones.

Applicants' Statement:

The proposal is not within any known hazard areas or overlay zones.

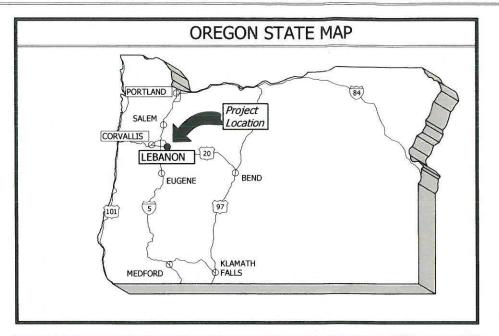
g. The proposal shall comply with the supplemental zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

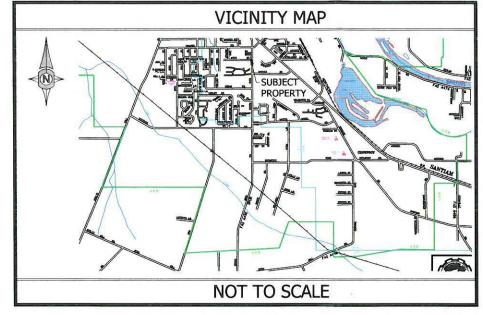
Applicants' Statement:

There are not supplemental zone regulations contained in Chapter 16.19 or elsewhere in the Development Code that apply to this proposal.

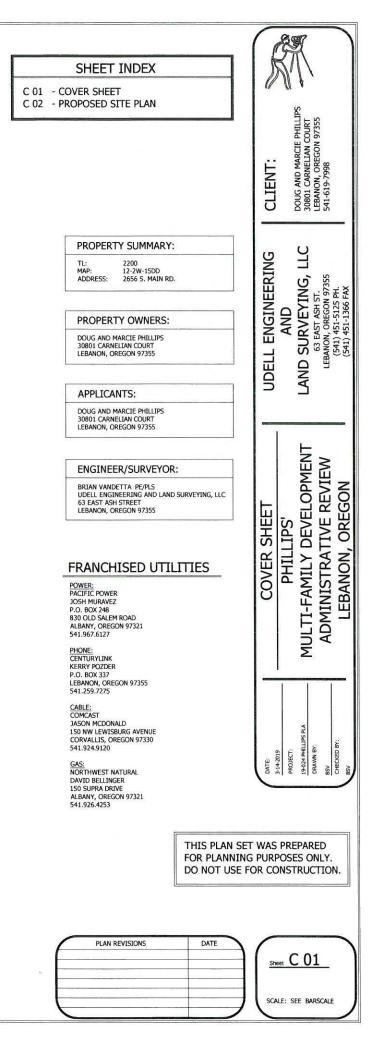
Applicant's Conclusion:

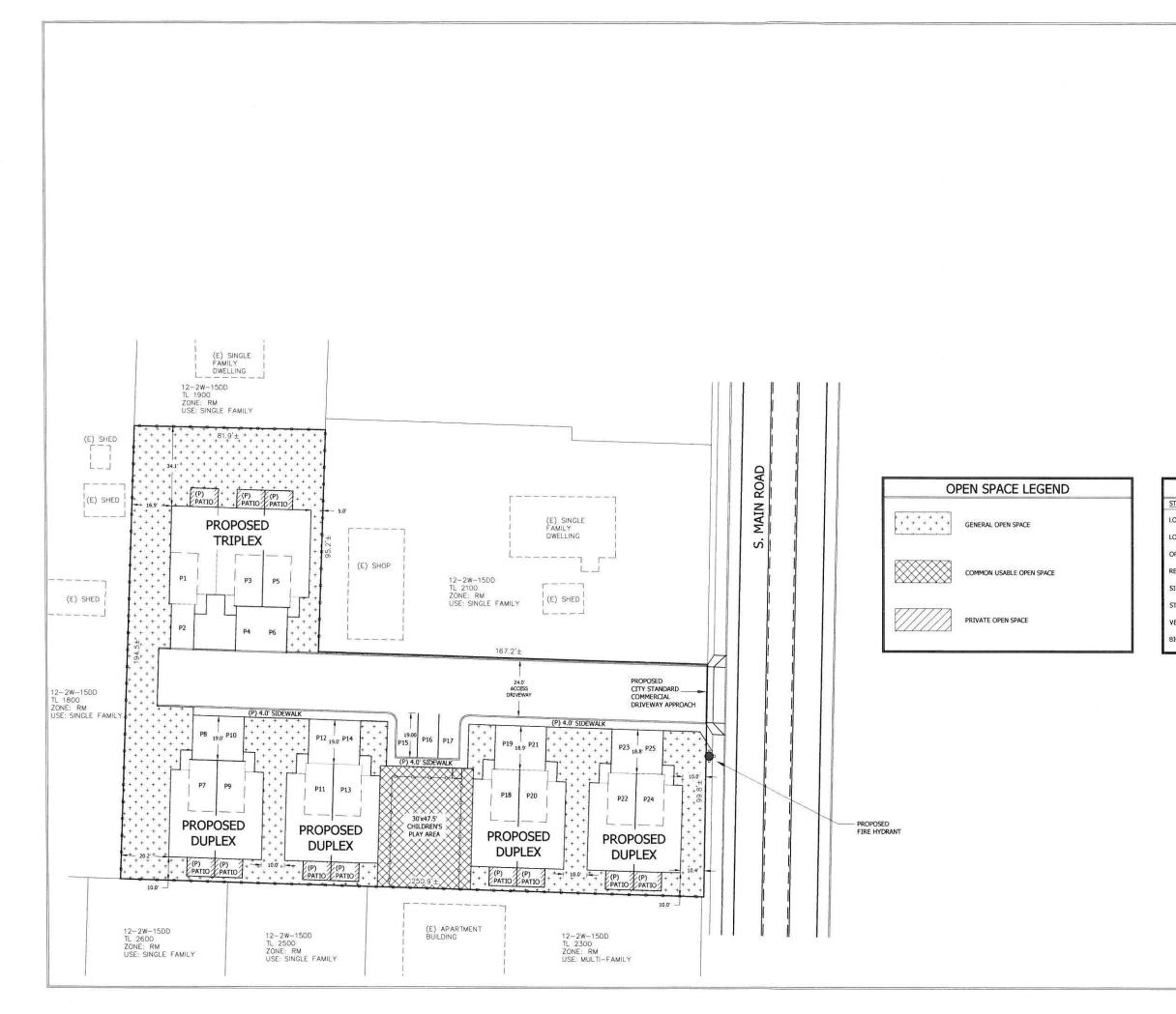
It has been adequately demonstrated in the application that the proposed 11 unit duplex and triplex development has satisfied the approval criteria identified in the Lebanon Development Code Chapter 16.20.040 for an Administrative Review approval.

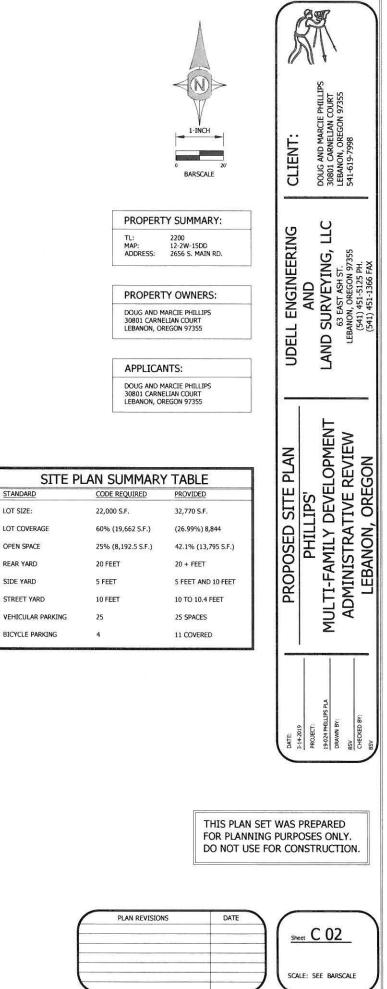


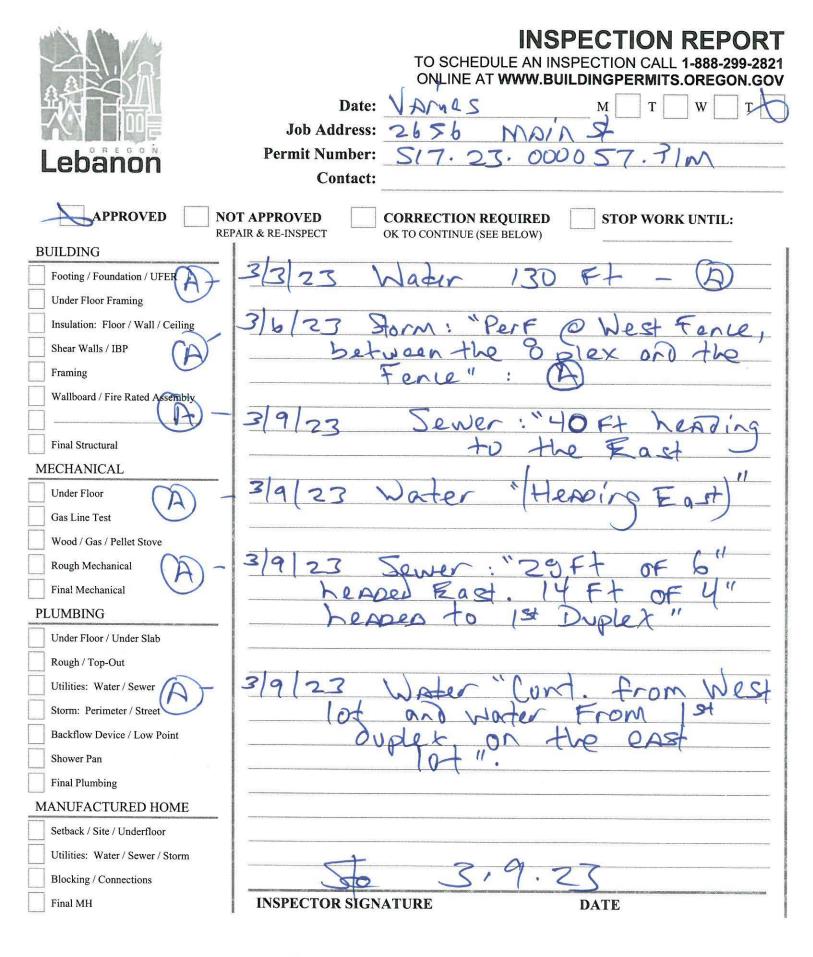


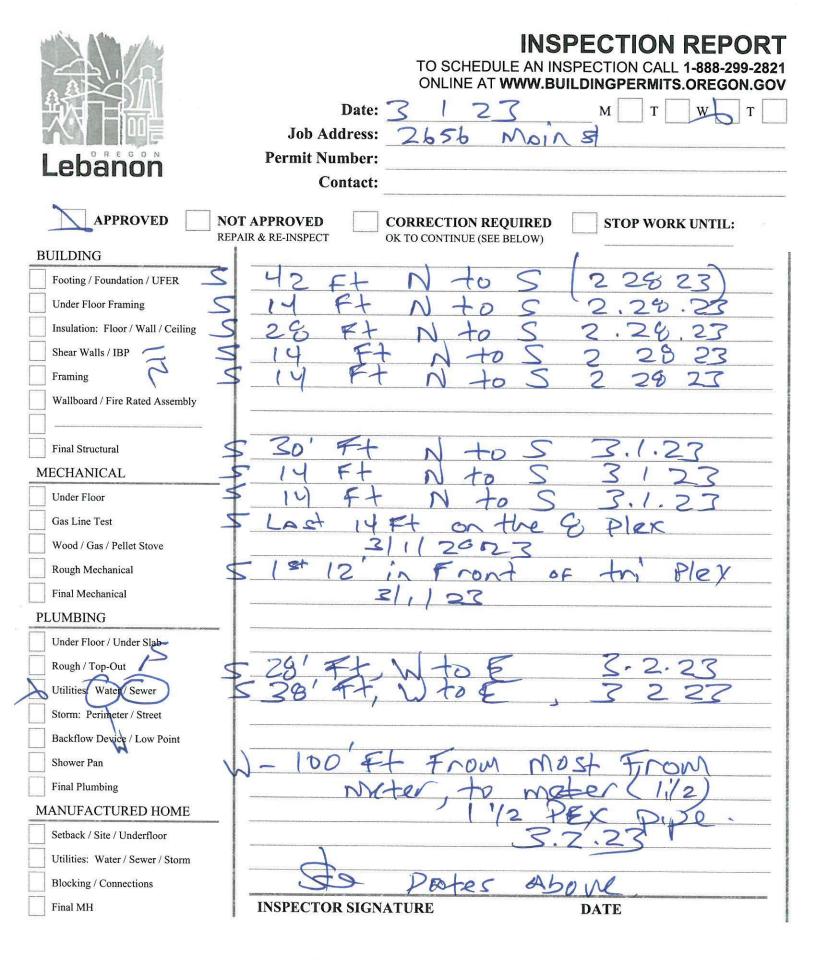
	PROJECT LEGENDS	
EXISTING SYMBOL LEGEND • EXISTING CONTROL - PK NAIL • EXISTING CAS VALVE • EXISTING GAS VALVE • EXISTING WATER VALVE • EXISTING WATER VALVE • EXISTING WATER VALVE • EXISTING FIRE HYDRANT • EXISTING FOLE • EXISTING CYCLONE FENCE • EXISTING WOOD FENCE	PROJECT LEGENDS ABBREVIATIONS LEGEND SS - SANITARY SEWER SD - STORM DRAIN MH - MANHOLE CB - CATCH BASIN CO - CLEAN OUT PP - UTILITY POLE IE - INVERT ELEVATION (FLOW LINE) FF - FINISH FLOOR R.O.W RIGHT-OF-WAY FD - FOUND CS - COUNTY SURVEY IR - IRON ROD R - RADIUS	S= 0.00% - SURFACE DRAIN DIRECTION • DESIGN TOP OF PAVEMENT ELEVATION • DESIGN TOP OF WALK ELEVATION • DESIGN TOP OF CURB ELEVATION • DESIGN TOP OF GRAVEL ELEVATION • DESIGN TOP OF GROUND ELEVATION
SD - EXISTING SD LINE LOCATE SS - EXISTING SS LINE LOCATE W - EXISTING WATER LINE LOCATE PH - EXISTING PHONE LINE LOCATE UGP - EXISTING UNDERGROUND POWER LOCATE OHP - EXISTING OVERHEAD POWER G - EXISTING GAS LINE LOCATE COM - EXISTING COMMUNICATION LINE LOCATE	BO BLOWOFF S.L STREET LIGHT TC - TOP FACE OF CURB FH - FIRE HYDRANT CI - CURB INLET T.O.P TOP OF PIPE FL - FLOW LINE PUE - PUBLIC UTILITY EASEMENT (F) - EXISTING (P) - PROPOSED	 DESIGN WATER METER DESIGN WATER BACKFLOW PREVENTION DEVICE DESIGN PHONE PEDESTAL DESIGN COMCAST PEDESTAL DESIGN POWER TRANSFORMER DESIGN POWER SECTIONALIZER DESIGN POWER SWITCH CABINET DESIGN WATER VALVE
		+ PROPOSED FIRE HYDRANT











Lebanon	INSPECTION REPORTTO SCHEDULE AN INSPECTION CALL 1-888-299-2821ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOVDate:2 2 2 2 MT WTJob Address:Permit Number:Contact:
APPROVED	NOT APPROVED CORRECTION REQUIRED STOP WORK UNTIL:
	REPAIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
BUILDING	
Footing / Foundation / UFER	E () = ()
Under Floor Framing	Trom exist server pipe (5),
Insulation: Floor / Wall / Ceiling	
Shear Walls / IBP	to 10 test (stop)
Framing	
Wallboard / Fire Rated Assembly	
Final Structural	
MECHANICAL	-
Under Floor	
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	
PLUMBING	
Under Floor / Under Slab	
Rough / Top-Out	
Utilities: Water Sewer	
Storm: Perimeter / Street	
Backflow Device / Low Point	
Shower Pan	
Final Plumbing	
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm	
Blocking / Connections	XO 2 52 28 23
Final MH	INSPECTOR SIGNATURE DATE

City of Lebanon Building Department

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Building Permit

Commercial Plumbing

Permit Number: 517-23-000057-PLM

IVR Number: 517089306247

Web Address: www.ci.lebanon.or.us

Permit Issued: February 22, 2023

TYPE OF WORK Plumbing Specialty Code Edition: 2021 Category of Construction: Multi-family Type of Work: New Submitted Job Value: \$0.00 Description of Work: SITE UTILITIES, SDCS, AND WATER METERS FOR 22 UNIT COMPLEX JOB SITE INFORMATION Parcel **Owner:** WESTERN SKY HOLDINGS **Worksite Address** 12S02W15DD02200 LIC 2656 S MAIN RD Address: PO BOX 381 LEBANON OR 97355 ALBANY, OR 97321 LICENSED PROFESSIONAL INFORMATION **Business Name** License **License Number** Phone **JEFFREY PAUL HETTERLE - Primary** CCB 146100 541-409-6601 PENDING INSPECTIONS Inspection **Inspection Group Inspection Status** 3999 Final Plumbing Plumb Com Pending 3200 Sanitary Sewer Plumb Com Pending 3300 Water Service Plumb Com Pending 3400 Storm Sewer Plumb Com Pending 3620 Backflow Device Cn D Jumb Com Pending SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517089306247

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

G:\myReports/reports//production/01 STANDARD



※ 備			
Lebanon			

Email Address: bldpermits@ci.lebanon.or.us

Application Date: February 22, 2023

Permit Number: 517-23-000057-PLM

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Other - plumbing	10	\$200.00
Sanitary sewer - Total linear feet	616	\$270.00
Storm sewer - Total linear feet	1200	\$445.00
Water service - Total linear feet	520	\$235.00
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$138.00
	Total Fees:	\$1,288.00
Note: This may not include all the fees required for this project.		

Printed on: 2/22/23

Page 2 of 2

G:\myReports/reports//production/01 STANDARD



UTILITY SERVICE ORDER

Applications
Fees/Lock Offs
Discount Rates
Winter Averages
Update Bill to File
Deposits

Date Wanted:	Service Location:	Reference Number:	Customer Number:
February 1, 2024	2656 S Main Road / 12S02W15DD02200		

Customer's Name and Mailing Address:	Property Owner's Name and Address / Same:
Western Sky Holdings	
PO Box 381	
Albany, Oregon 97321	

Pers	on Requesting	Requesting Service: Contact Person / Same: Phone Number:		mber:				
Mich	nael					541-990-	8201	
× 	Phone Person Email	×	Owner Renter Builder	X	Start Service Stop Service Change	_	Service is On? Service is Off? Fees?	

ACTION NEEDED:

			CLOSING:		
For Office Use Only:	Received By: td	Date: 2/1/24	Time: 8:00	Processed By:	Date:

Meter Size Requested	Water Meter Type Requested	Action Description
5/8" x 3/4" Full 3/4" 1" X 1 1/2" 2"	XResidential (Single Family Only)XCommercial (Includes Multifamily)Industrial.74 acresLot Size	X Meter Only Meter and Service Service Only Irrigation Meter Fire Service X Leave On Lock Off

METER NUMBER LAST READ CURRENT READ

ACTION TAKEN

Action Taken By:	Date:	Time:



UTILITY SERVICE ORDER

	_ Applications
	_ Fees/Lock Offs
	Discount Rates
011111	Winter Averages
	Update Bill to File
	Deposits

Date Wanted:	Service Location:	Reference Number:	Customer Number:
April 19, 2023	2656 S Main Road / 12S02W15DD01802		

Customer's Name and Mailing Address:			Property Owne	r's Name and A	Address / Same:
Hayden Homes, LLC	vester	Shu	same		
2464 SW Głacier PI	Holdu				
Redmond OR 97756		31			
	Albony	92321			
Person Requesting Se	rvice:	Contact Perso	n / Same:	Phone Num	iber:
Michael					
Phone	X Owner	X Start Se	ervice		Service is On?
Person	Renter	Stop Se	rvice		Service is Off?
X Email	Builder	Change		·	Fees?

ACTION NEEDED:

			CLOSING:		
For Office Use Only:	Received By: td	Date: 4/19/23	Time: 8:00	Processed By:	Date:

Meter Size Requested	Water Meter Type Requested	Action Description	
5/8" x 3/4" Full 3/4" 1" X 1 1/2" 2"	Residential (Single Family Only) X Commercial (Includes Multifamily) Industrial .56 acres Lot Size	X Meter Only Meter and Service Service Only Irrigation Meter Fire Service X Leave On Lock Off	

Scanned 41912372

METER NUMBER _____ LAST READ ____ CURRENT READ

ACTION TAKEN

Action Taken By:	Date:	Time:

THE CITY THAT FRIENDLINESS BUILT



City of Lebanon Building Department

925 S Main Street

Lebanon, OR 97355

Fax: 541-258-4955

bldpermits@ci.lebanon.or.us

541-258-4906

Invoice: 18667

Record ID: 517-23-000057-PLM

www.ci.lebanon.or.us

Invoice Date: 3/13/23 11:18 am

Invoice modified on: 7/31/23 8:46 am

Project Name: WESTERN SKY HOLDINGS

Worksite address: 2656 S MAIN RD, LEBANON, OR 97355 Parcel: 12S02W15DD01802

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Units	Description	Fee Amount	Balance Due
2.00 Ea	1 1/2" Water Meter	\$3,100.00	\$1,550.00
22.00 Qty	Parks SDC - Multifamily - enter total # of dwelling units	\$72,226.00	\$0
		\$75,326.00	\$1,550.00

Printed: 4/9/24 8:39 am



City of Lebanon Building Department

925 S Main Street

Invoice: 18990

Record ID: 517-23-000057-PLM

Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955 bldpermits@ci.lebanon.or.us

www.ci.lebanon.or.us

Invoice Date: 6/14/23 8:04 am

Invoice modified on: 7/31/23 8:40 am

Project Name: WESTERN SKY HOLDINGS Worksite address: 2656 S MAIN RD, LEBANON, OR 97355 Parcel: 12S02W15DD01802

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381. ALBANY. OR 97321

Units	Description	Fee Amount	Balance Due
0.50 Hours	Structural - additional plan review per hour	\$45.00	\$45.00
		\$45.00	\$45.00

(x2) (1"= 20') Por Sky Sever 9.5+(40)+2.67+4(\$.5) + 1.25 616 Water · 10 + (40') + (80') 5201 BF · (F.U) Storm : (160+ 230+ 30.25 + 10 (x10) + 160 + 210 + 210 + 160 + 30 9 F.U. 1200 Ft Water: 520 Ft (I F.V) Sewer : b16 Ft Storm : 1200 Ft (9 F.U) Total: 10 F.V.

2656 South Man 2 - Light Poles - 4- J Bolts 1 5/8"x 16 00 18 4-#4 08 Verts 8 6-12"#4 Rings 4' PLAN APPROV 7 7 Approved plans and specifications shall not be clanged, modified or effered without authorizations from the Huilding regulated by the code shall be ce with the approved plans. The issuance or in g of a permit or approval of plans, specifications and co. quitations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the code or any other ordinance of the surisdiction. A_date 6 (223



BUILDING PERMIT APPLICATION

CATEG	ORY	JOB SITE INFORMATION
1- and 2-family dwelling	Commercial / Industrial	Project Name: Western SKy Helding Main St. App.
Accessory Structure	Multi-family	Job Site Address: 26 56 South main Lebarer, OR
Demolition	Other:	Map / Parcel No.:
TYPE OF	WORK	DESCRIPTION OF WORK – PLEASE BE SPECIFIC
New construction	Hood Suppression	Elc. + Plumbing under ground on properties (Not Public works)
Add / Alter / Replace	Fire Alarm	(, , P. ble works)
Tenant Improvement	Fire Sprinkler	(Det Turne)
Mechanical	Plumbing	
Other: Under grow-	on properties	
PROPERTY OWNE	R INFORMATION	NOTICE
Address: PO. Box 3 City/State/Zip: Albany Phone: A - 54/-928-11 Email: AllF; Heve y APPLICANT/PRIMARY C Business Name: A Weste Contact Name: A Weste Cont	LemerAnde/JeffHetter 81 Or 97321 40/J-541-409-660 AHOD COM ONTACT INFORMATION NN SKy L.L.C. Exande /JeffHetterle 31 Dy 97321 0/J-541-409-6601 AHOD COM	CAUSE DEMONSTRATED RESIDENTIAL / COMMERCIAL / INDUSTRIAL PERMIT FEES ARE BASED ON THE VALUE OF THE WORK PERFORMED. INDICATE THE VALUE (ROUNDED TO THE NEAREST DOLLAR) OF ALL EQUIPMENT, MATERIALS, LABOR, OVERHEAD, AND THE PROFIT FOR THE WORK INDICATED ON THIS APPLICATION. TOTAL VALUATION
CONTRACTOR		BUILDING DEPARTMENT COMMENTS
Business Name: HeHe/e	Construction 4 devi	ekpment
Contact Name: Jeff He	Nerle	
Address: P. D. Box		
City/State/Zip: Browns		
Phone: $541 - 409 - 66$		
Email: Jeffetterle @	gmail. Lom	
CCB: 146100	v	

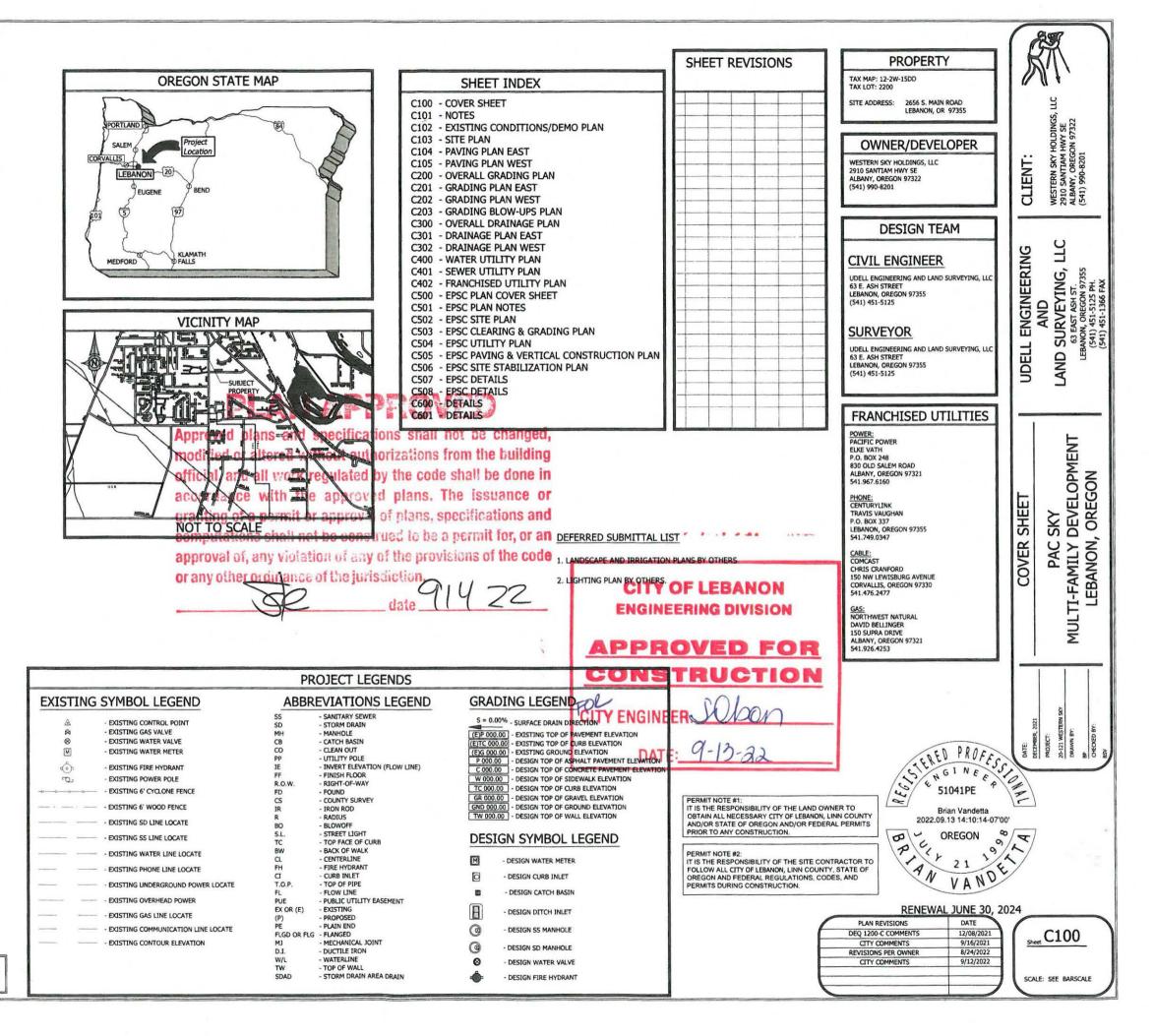
APPLY ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV

PROPERTY NAME PHONE CONTACT NAME PHONE MAILING ADDRESS 2656 5 Main Lebanon STATE OR ZIP 97355 CITY____ PREVENTER ADDRESS WATER SUPPLIER SERIAL# 2217 LOCATION across the MAKE WOILLINS MODEL 450T TYPE RP RPDA RPDA-II DC DCDA DCDA-II PVB SVB AVB AG HAZARD PROTECTED PREMISE ISOLATION IRRIGATION FIRE SYSTEM BOILER OTHER **APPROVED:** ASSEMBLY INSTALLATION ONENTATION AIRGAP PIPE SIZE IN PHYSICAL **REDUCED PRESSURE ASSEMBLY PVBA/SVBA** INITIALTEST CHECK #1 **DOUBLE CHECK** AIR INLET CHECK VALVE PASSED Le.0 OPENED AT: PRESS DROP: PRESS DROP: CHECK #1 TYPE II FAILED MIN 5 PSID LT INITIAL TIGHT **RELIEF VALVE** MIN I PSID MIN I PSID DATE / TEST LEAKED MIN I PSID RESULTS OPENED AT: OPEN MIN 2 PSID SYSTEM PSI FULLY CHECK #2 FAILED DETECTOR METER **RELIEF VALVE** TIGHT DID NOT READING: OPEN PASSE FAILED LEAKED MIN I PSID NOTES REPAIRS PARTS TEST **REDUCED PRESSURE ASSEMBLY PVBA/SVBA** AFTER REPAIRS CHECK #1 **DOUBLE CHECK AIR INLET** CHECK VALVE OPENED AT: PRESS DROP: CHECK #1 TYPE II PRESS DROP: _ MIN 5 PSID DATE _ REPAIR TIGHT MIN I PSID MIN I PSID **RELIEF VALVE** MIN I PSID PASSED RESULTS OPEN OPENED AT: _ CHECK #2 MIN 2 PSID FULLY FAILED TIGHT **RELIEF VALVE** MIN 1 PSID PASSED FAILED GAUGE S/N 09180493 MAKE/MODEL Midwest CALIBRATION DATE 21120 _ CALIBRATION DATE 21112022 rules, laws codes and regulations of the state and water system using approved testing equipment and approved testing procedures. TEST AFTER REPAIRS TESTERS CERT# TESTER SIGNATURE 41-9054430 TESTER NAME (PRINTED) PHONE# TESTER ADDRESS

GENERAL NOTES

- CONTRACTOR SHALL PROCURE AND CONFORM TO ALL PERMITS REQUIRED BY THE CITY, COUNTY, ODOT, AND OTHER AGENCIES AS REQUIRED.
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, AND STATE. ALL WORK OCCURRING ON PRIVATE PROPERTY SHALL CONFORM TO THE CURRENT STATE OF OREGON BUILDING CODE AND/OR PLUMBING SPECIALTY CODE AS APPLICABLE.
- UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY.
- 5. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, PROJECT REPORT, AND PROJECT SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE CODE AND AGENCY REQUIREMENTS AND PROVIDE A COMPLETE PROJECT.
- 6. CONTRACTOR TO NOTIFY CITY, COUNTY AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION, AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 757.542 TO 757.562.
- ANY INSPECTIONS BY THE PROJECT ENGINEER, CITY, COUNTY, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, PROJECT REPORTS, PROJECT SPECIFICATIONS, APPLICABLE CODES AND AGENCY REQUIREMENTS.
- 8. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY, COUNTY, AND ODOT REQUIREMENTS IN ACCORDANCE WITH THE OURRENT MUTCD (INCLUDING OREGON AMENIMMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 9. <u>RECORD DRAWINGS.</u> THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY UPON REQUEST.
- UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE DESIGN ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE CITY.
- ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS LINN COUNTY GPS CONTROL POINT 93368 LOCATED AT THE INTERSECTION OF WALKER RD AND SOUTH MAIN ROAD. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTUBBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 209.150.
- 12. THE LOCATION AND DESCRIPTIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE COMPILED FROM AVAILABLE RECORDS, FIELD SURVEYS OF ONE CALL UTILITY LOCATE, AND/OR ABOVE GROUND FEATURES. THE SURVEYOR OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 13. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR PER ORS 209.150 AT THE CONTRACTOR'S EXPENSE.
- 14. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO REVENT GRADE OR ALIGNMENT CONFLICTS. THE CITY WILL NOT PROVIDE POTHOLING.
- 15. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL TO OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.
- 16. SUBGRADE TO BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO PLACING BASE ROCK.
- 17. CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LEBANON 2021 AMENDMENT OF THE 2021 OREGON STANDARD CONSTRUCTION SPECIFICATIONS. PARKING LOT BASEROCK AND TRENCH CRUSHED ROCK BACKFILL SHALL BE COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-99 TEST METHOD. THE CONTRACTOR IS REQUIRED TO PROVIDE TESTING RESULTS FROM A CERTIFIED LABORATORY. WRITTEN COMPACTION RESULTS MUST BE RECEIVED BY THE ENGINEER PRIOR TO PLACING AC PAVEMENT.
- 18. ASPHALT PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LEBANON 2021 AMENDMENT OF THE 2021 OREGON STANDARD CONSTRUCTION SPECIFICATIONS. ASPHALT PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 91% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD. THE CONTRACTOR IS REQUIRED TO PROVIDE TESTING RESULTS FROM A CERTIFIED LABORATORY. WRITTEN COMPACTION RESULTS MUST BE RECEIVED BY THE ENGINEER.
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 6H:1V FOR YARDS AND 4H:1V FOR BANKS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING ON ALL EXPOSED SLOPES AND DISTURBED AREAS FOR EROSION PREVENTION.
- THE CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING UTILITY FACILITIES.
- 22. ALL MATERIALS AND WORKMANSHIP FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAIN SHALL CONFORM TO THE GOVERNING AGENCY'S CURRENT STANDARD CONSTRUCTION SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP FOR PRIVATE WATER, SANITARY SEWER, AND STORM DRAIN SHALL CONFORM TO THE CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE FOR PRIVATE UTILITIES.
- 23. <u>BEDDING AND BACKFILL</u>, ALL PIPES SHALL BE BEDDED WITH MINIMUM 6" OF 3/4"-0 CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4"-0 CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12" OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS, INCLUDING SIDEWALKS, VEHICLE ACCESS WAYS, AND VEHICLE PARING AREAS.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, MANPOWER AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPING IN ACCORDANCE WITH CITY STANDARDS AND/OR THE CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
- 25. IN THE ABSENCE OF DIRECTION ON THE LANDSCAPE PLAN, ALL LANDSCAPE PLANTER AREAS SHALL BE BACKFILLED TO AN ELEVATION FLUSH WITH THE TOP OF THE ADJACENT CURB. THE TOP 6" OF SOIL IN THE PLANTER AREAS SHALL BE CLEAN TOPSOIL FREE OF ROCKS AND OTHER DEBRIS OVER 1/2" IN NOMINAL SIZE.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090, YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1897.



PRIVATE SITE GENERAL GRADING NOTES

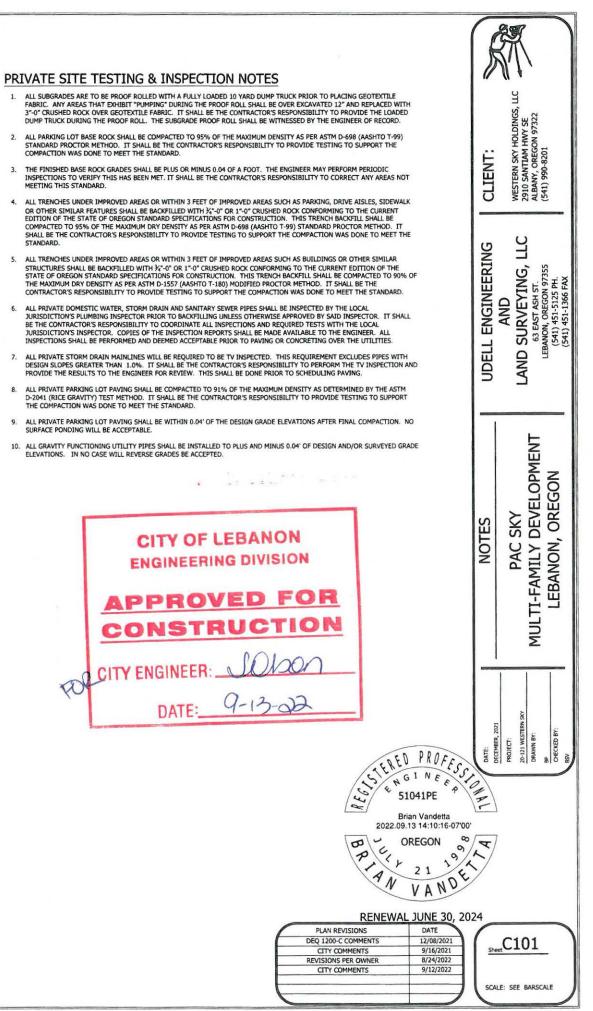
- 1. ANY AND ALL GRADING DONE ON THE SITE SHALL BE DONE IN A MANNER CONSISTENT WITH THE ELEVATIONS ON THE GRADING PLAN AND SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES.
- 2. GENERALLY SPEAKING ALL SITE WORK, GRADING AND FILL OPERATIONS SHALL BE SCHEDULED FOR THE DRIER MONTHS (LATE JUNE THROUGH SEPTEMBER)
- 3. PRE-FILL AND PRE-GRADING SUB-GRADE PREPARATIONS SHALL BE DONE CONSISTENT WITH STANDARD EARTHWORK METHODS AND PRACTICES. THIS INCLUDES STRIPPING GENERALLY THE TOP 6", REMOVAL OF EXISTING UNDOCUMENTED FILLS, SURFACE DEBRIS, EXISTING VEGETATION, TOPSOIL, AND OLD TOPSOIL LAYERS. A GEOTECHNICAL ENGINEER SHALL BE SCHEDULED TO BE PRESENT FOR THIS PORTION OF THE OPERATIONS TO GIVE DIRECTIONS AND GUIDANCE AS NECESSARY AFTER STRIPPING BE RESERT DW INTER FOR THE SUB-GRADE SHALL BE LINECTION AND SOLUCIE DW COLOCIENTICAL ENGINEER AND REMOVAL OF SAID MATERIALS THE SUB-GRADE SHALL BE LINECTION, DENSITY TESTING AND/OR PROOF ROLLING THE PRIOR TO FILL PLACEMENT. THIS MAY INCLUDE VISUAL INSPECTION, DENSITY TESTING AND/OR PROOF ROLLING THE SUB-GRADE WITH A FULLY LOADED DUMP TRUCK. NO FILL IS TO BE PLACED PRIOR TO WRITTEN APPROVAL BY THE GEOTECHNICAL ENGINEER
- 4. ALL FILLS PLACED WITHIN 3 LINEAR FEET FROM THE PERIMETER (LIMITS) OF A BUILDING OR THE PARKING LOT AREA SHALL BE PLACED AS STRUCTURAL FILLS. STRUCTURAL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT ONSITE. PLACE STRUCTURAL FILL MATERIALS IN ACCORDANCE WITH STANDARD EARTHWORK METHODS AND PRACTICES. PLACE FILL MATERIAL IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. THE STRUCTURAL FILL MATERIAL SHALL BE MOISTENED OR DRIED AS NECESSARY TO OBTAIN NEAR (WITHIN 3 PERCENT) OPTIMUM MOISTURE LEVELS. STRUCTURAL FILLS THAT ARE LESS THAN 12 INCHES IN DEPTH DO NOT REQUIRE A GEOTECHNICAL ENGINEER TO BE INVOLVED BUT MUST BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180) MODIFIED PROCTOR TEST PROCEDURES. THIS COMPACTION SHALL BE CERTIFIED BY SPECIAL INSPECTIONS. ALL STRUCTURAL FILLS THAT ARE 12 INCHES IN DEPTH OR MORE SHALL BE PLACED AND COMPACTED IN A MANNER AS DIRECTED AND CERTIFIED BY A GEOTECHNICAL ENGINEER.
- 5. A GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE EACH LIFT OF STRUCTURAL FILL PRIOR TO THE COMMENCEMENT OF SUBSEQUENT LIFTS OF STRUCTURAL FILL.
- 6. EACH LIFT SHALL BE MOISTENED OR DRIED AS NECESSARY PRIOR TO THE PLACEMENT OF THE SUBSEQUENT LIFTS.
- 7 SEE STRUCTURAL PLANS FOR SPECIFIC REQUIREMENTS OF BUILDING PAD PREPARATIONS.
- 8. THE INTENT OF THE GRADING PLAN IS THAT ALL DEVELOPED AREAS SHALL SLOPE TO A SURFACE DRAINAGE FEATURE THAT INTRODUCES THE SURFACE WATER INTO THE UNDERGROUND STORM DRAINAGE SYSTEM. KEY POINT ELEVATIONS ARE LABELED ON THE GRADING PLAN AND THE CONTRACTOR SHALL ASSUME A STRAIGHT LINE GRADE BETWEEN LABELED ELEVATIONS. IN THE EVENT THAT THE ELEVATIONS DO NOT PRODUCE A SLOPE TO THE SURFACE DRAINAGE FEATURE THE CONTRACTOR SHALL CONSULT THE ENGINEER PRIOR TO CONTINUING WITH GRADING WORK IN THAT AREA.
- 9. ALL CURBING SHALL BE BACKFILLED AND FINE GRADED TO AN ELEVATION FLUSH WITH TOP OF CURB AFTER FINAL ANDSCAPING.
- THE AREAS DESIGNATED ON THE PLANS FOR SURFACE STORM DRAINAGE FEATURES SUCH AS THE DETENTION POND SHALL BE 10. THE AREAS DESIGNING ON THE DOWN THE DOWN THE DOWN OF THE DESIGN THE DESIGN THE DESIGN TO THE DESIGN TO THE DESIGN THE DES OFF THESE AREAS PRIOR TO CONSTRUCTION. IF IT IS NECESSARY TO HAVE HEAVY EQUIPMENT IN THESE AREAS THE SURFACE SHALL BE PROTECTED WITH STEEL PLATES TO DISTRIBUTE THE VEHICLE WHEEL OR TRACK LOADS.

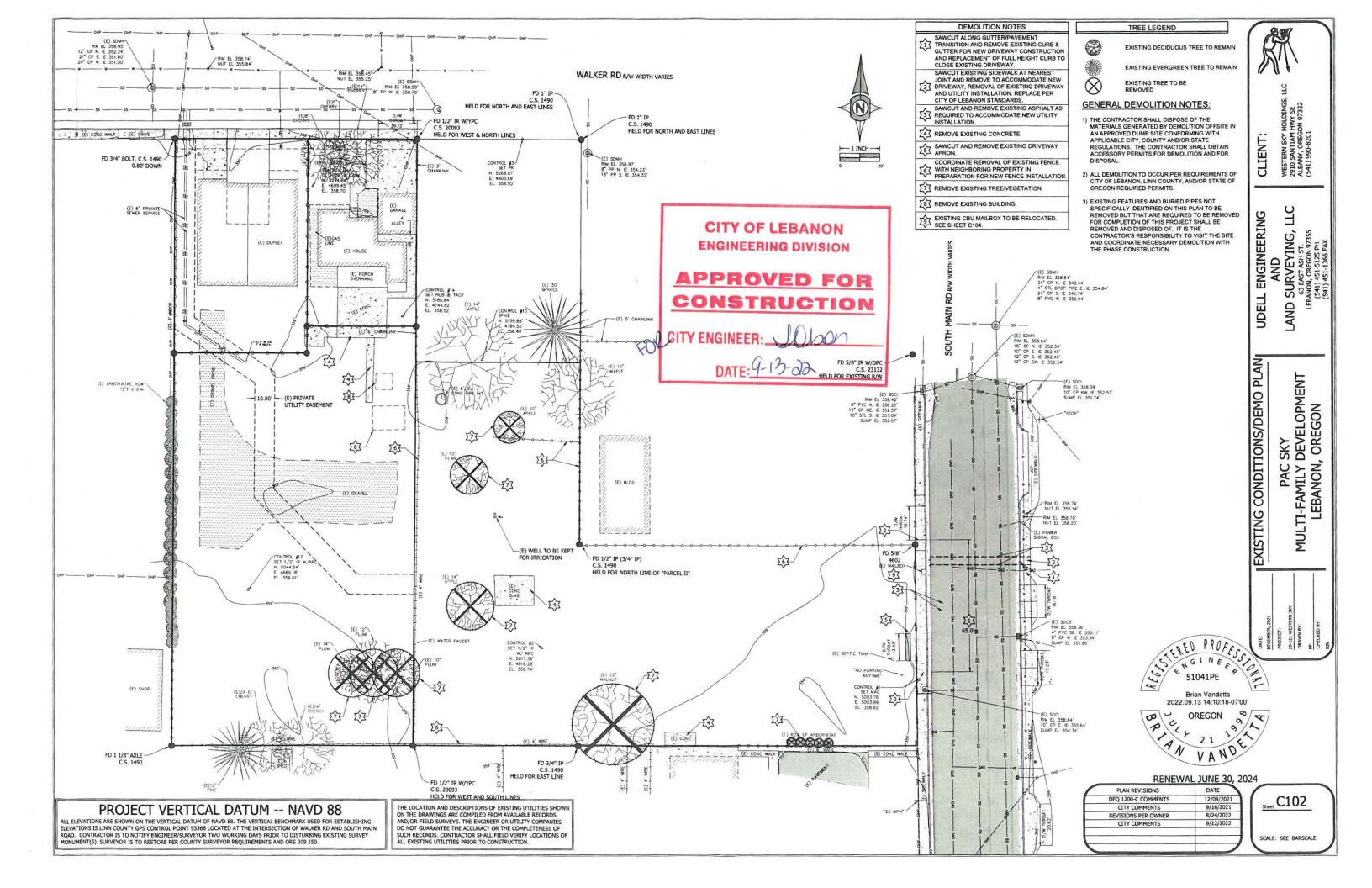
PRIVATE SITE MATERIAL GENERAL NOTES

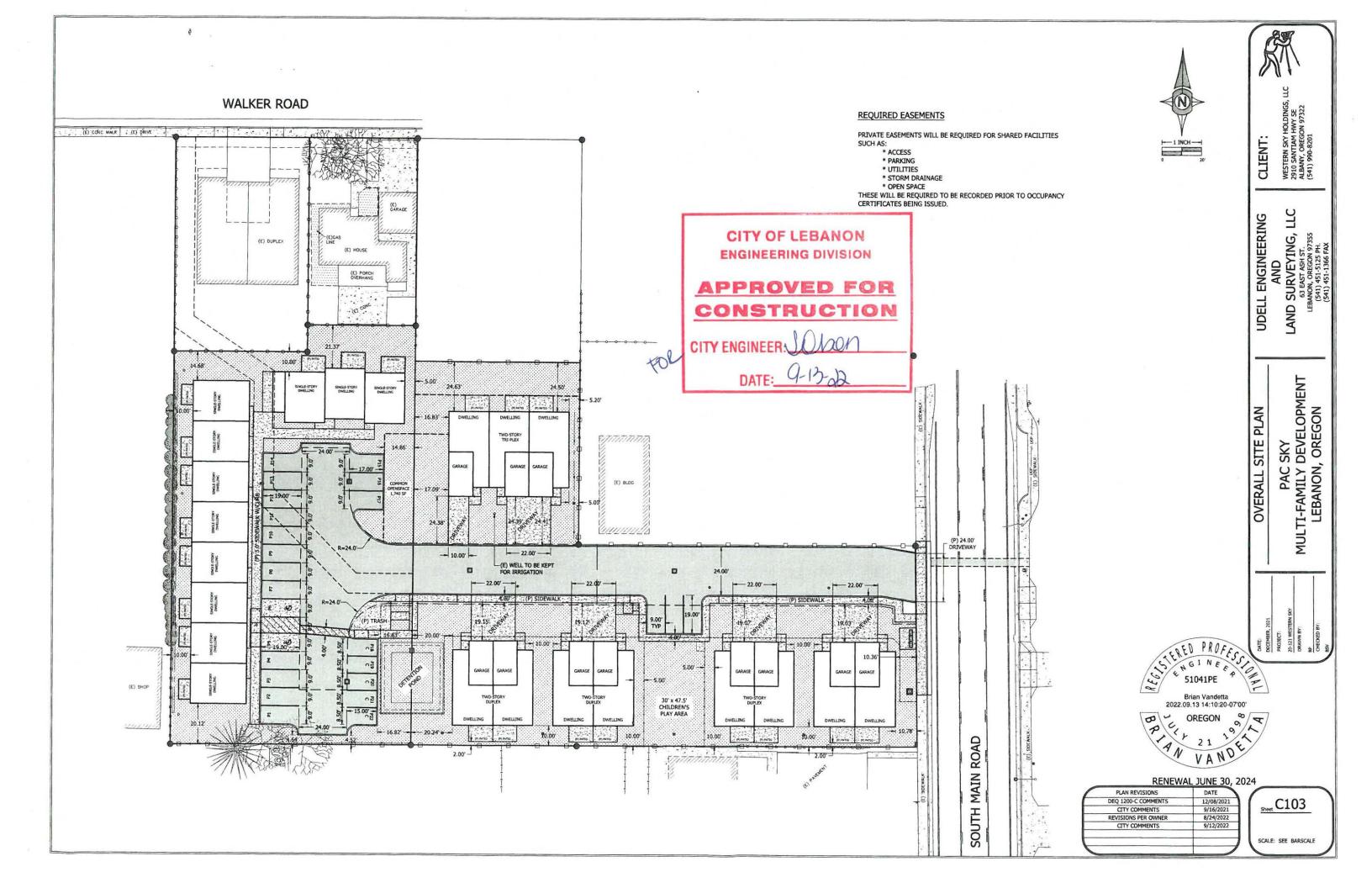
- ALL PIPING AND MATERIALS USED FOR PRIVATE PLUMBING SHALL CONFORM TO THE CURRENT STATE OF OREGON PLUMBING CODE APPROVED MATERIALS LIST.
- ALL BASE ROCK USED FOR TRENCH BACKFILL ON THE PRIVATE SITE WORK UNDER IMPROVED AREAS (PARKING, SIDEWALKS, BUILDINGS, ETC...) SHALL BE EITHER ¾ "-0 OR 1"-0" CRUSHED AGGREGATE ROCK CONFORMING TO THE CURRENT EDITION OF THE STATE OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL ASPHALT USED FOR PAVING OF THE PRIVATE PARKING LOT SHALL CONFORM TO THE CURRENT EDITION OF THE STATE OF OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL PAVING TO BE PERFORMED WITH A SELF PROPELLED PAVING MACHINE
- 4. ALL CONCRETE USED FOR VEHICULAR AREAS SHALL BE MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- 5. ALL CONCRETE USED FOR PEDESTRIAN AREAS SHALL BE MINIMUM 3.000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTOR TO SUBMIT JOINT PATTERN PLAN TO ENGINEER / OWNER 7 DAYS PRIOR TO POURS
- 6. ALL CONCRETE USED FOR CURBS SHALL BE MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS

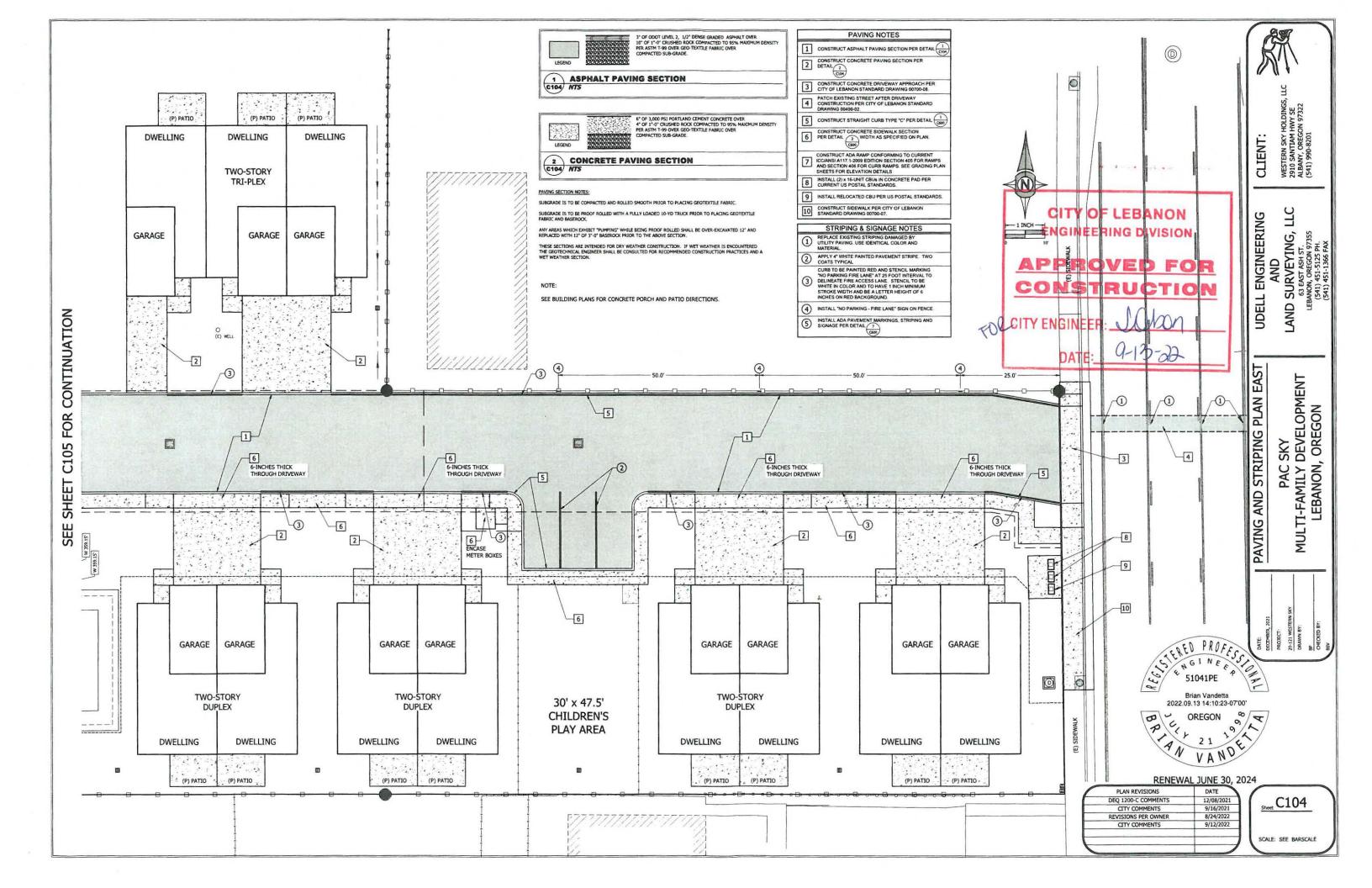
- 2. COMPACTION WAS DONE TO MEET THE STANDARD.
- 3
- STANDARD

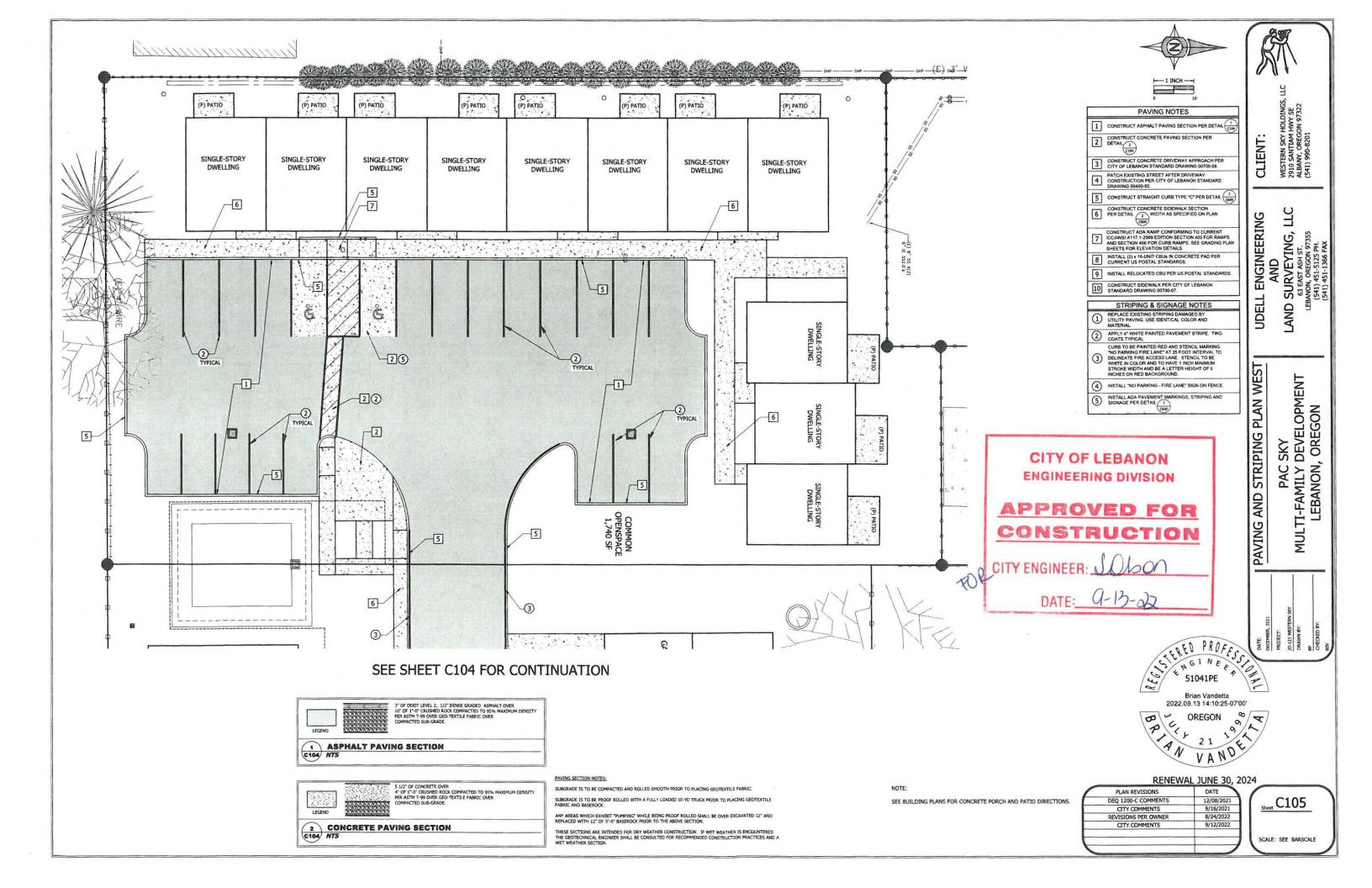
- THE COMPACTION WAS DONE TO MEET THE STANDARD.
- SURFACE PONDING WILL BE ACCEPTABLE.
- ELEVATIONS. IN NO CASE WILL REVERSE GRADES BE ACCEPTED.

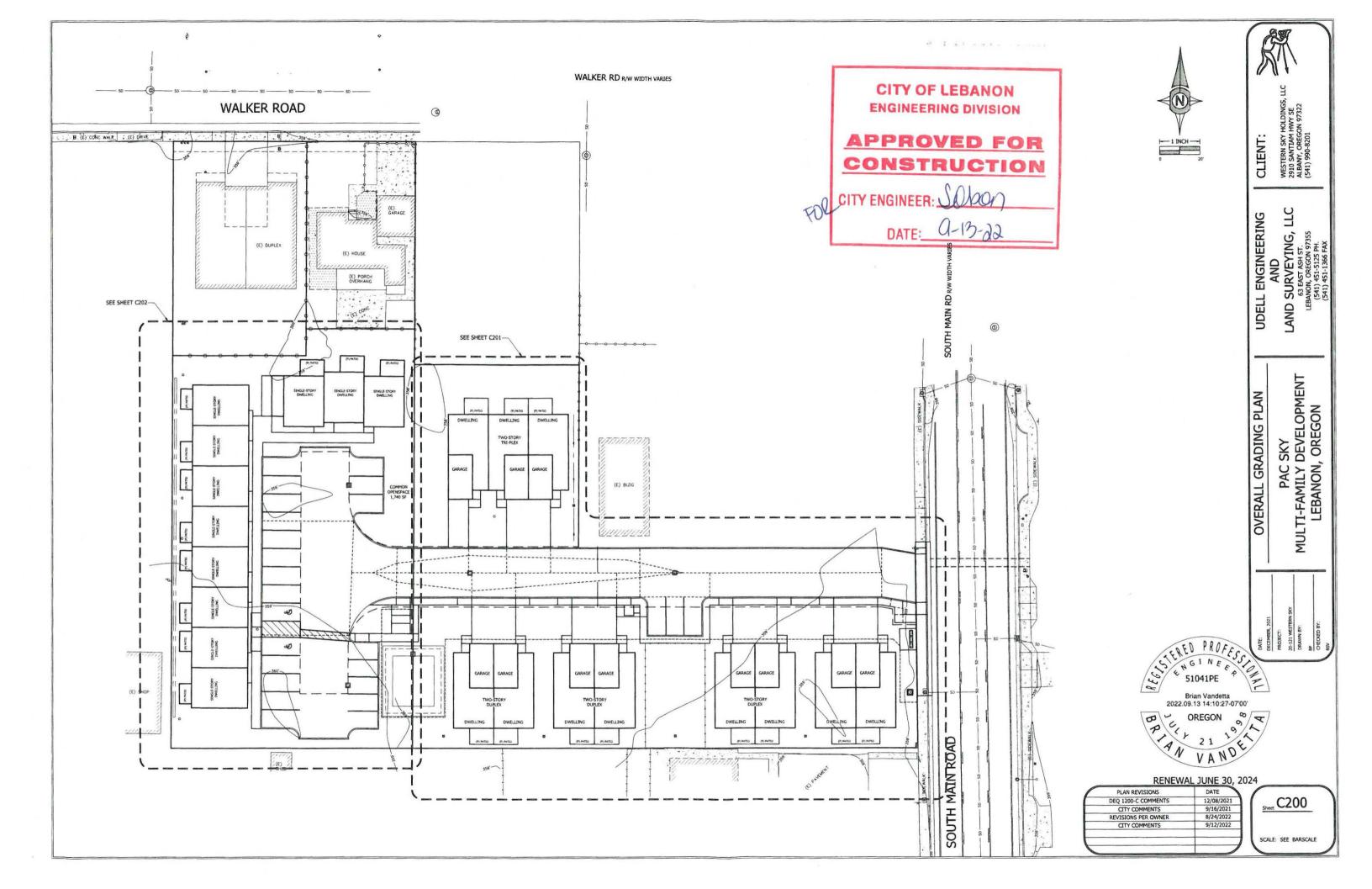


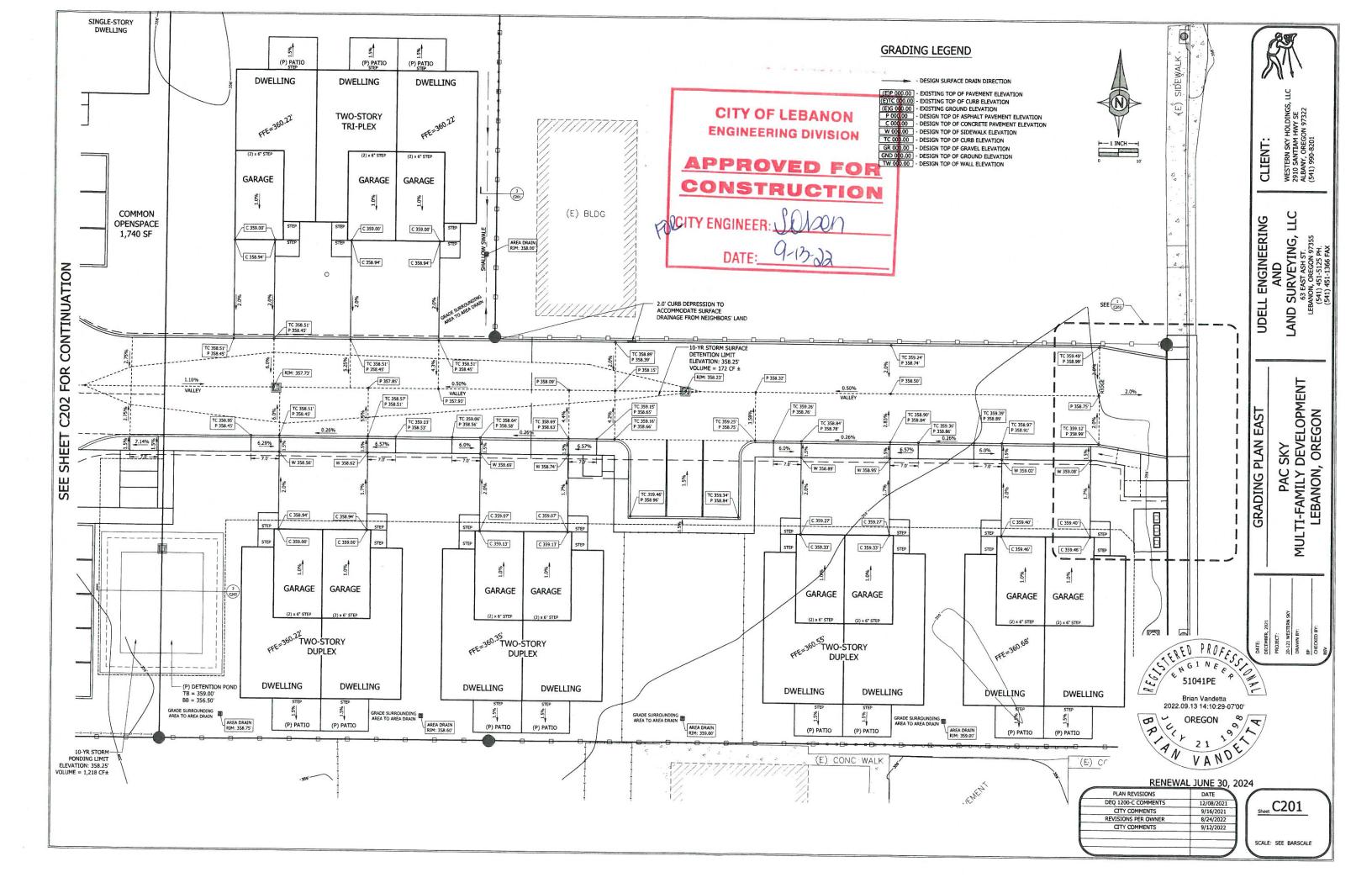


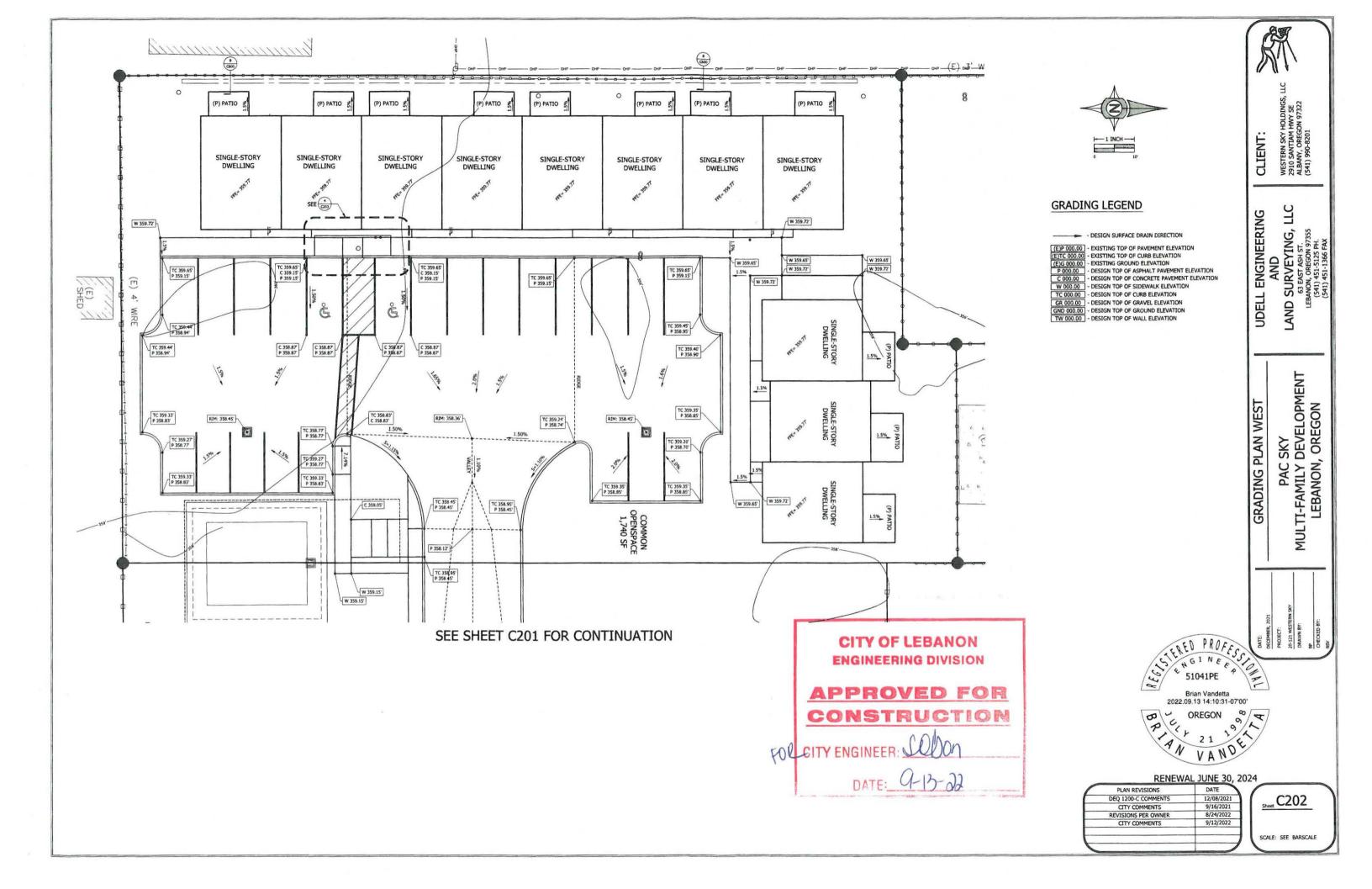


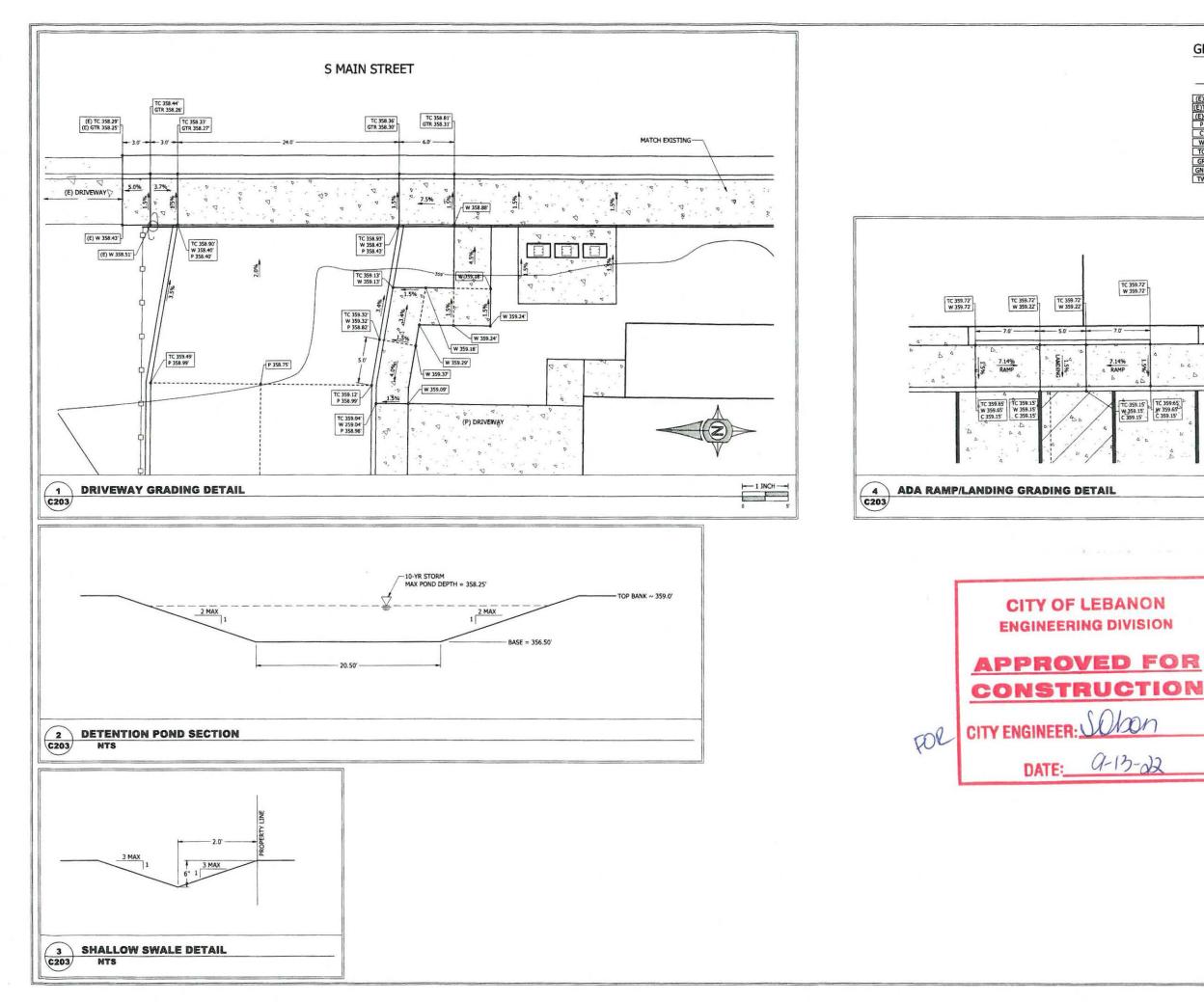


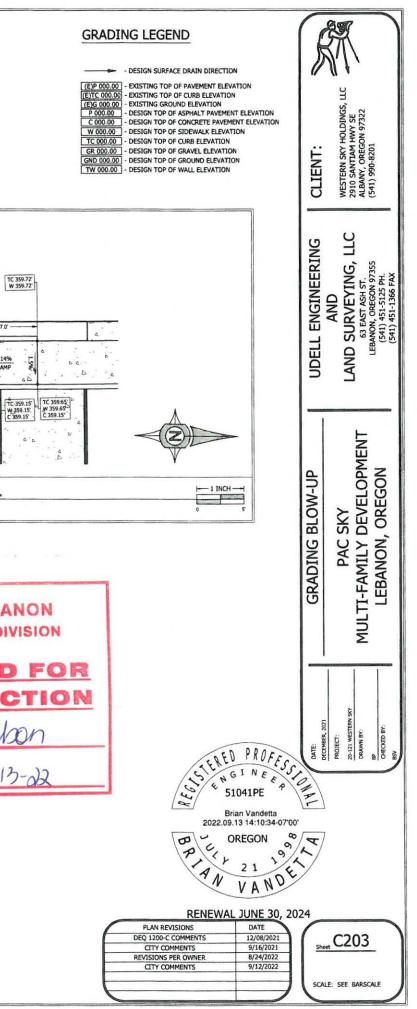


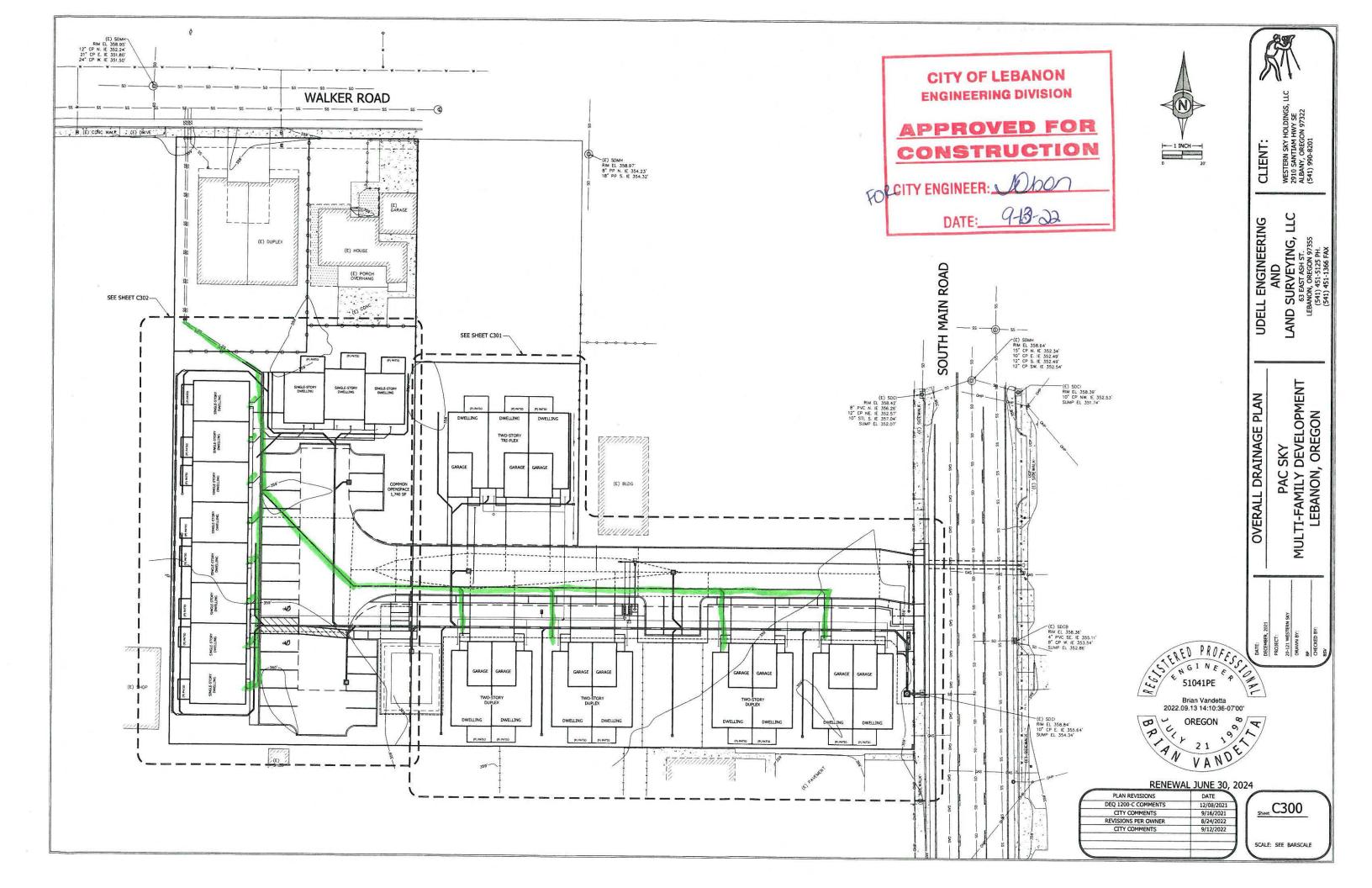


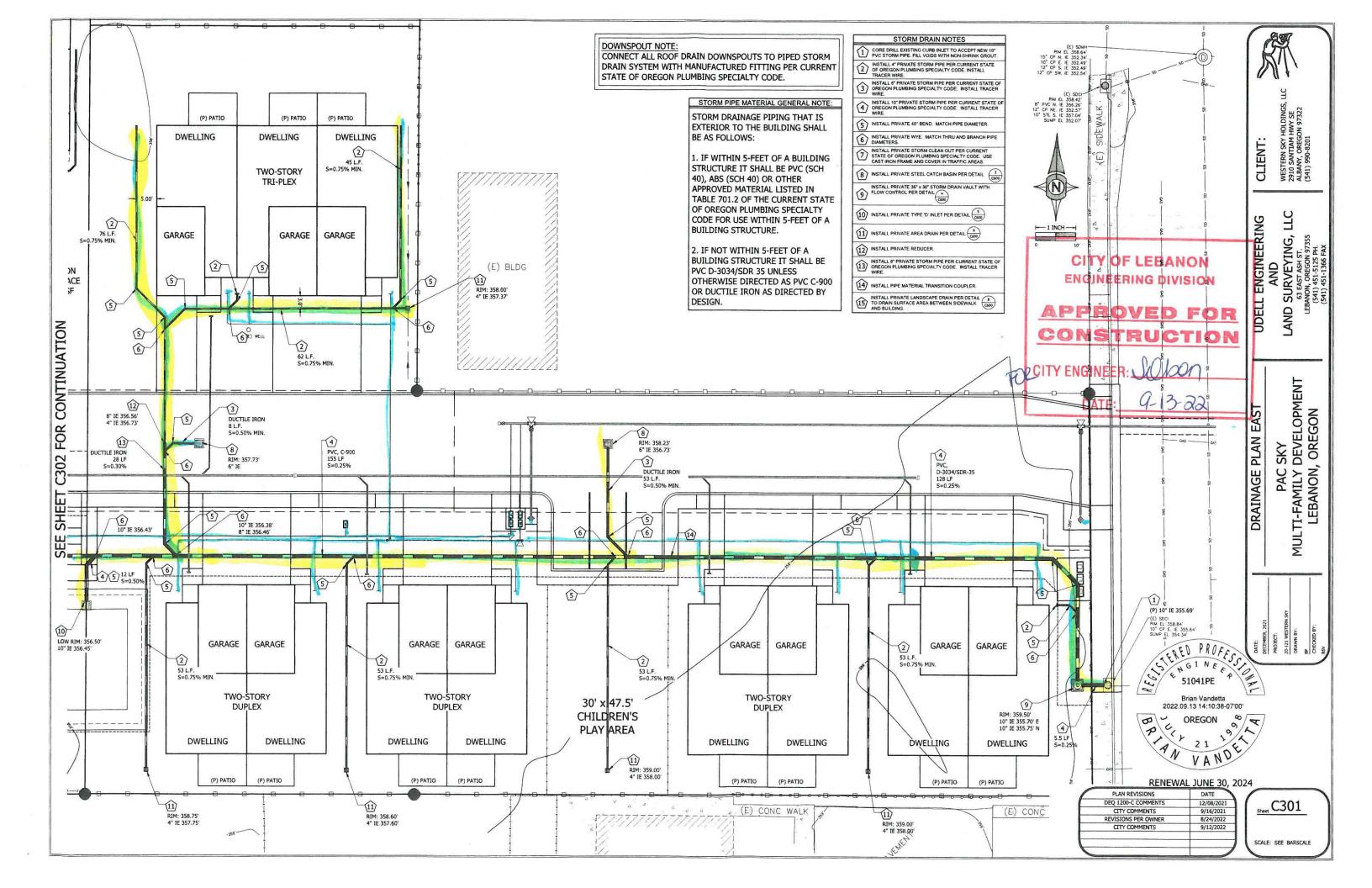


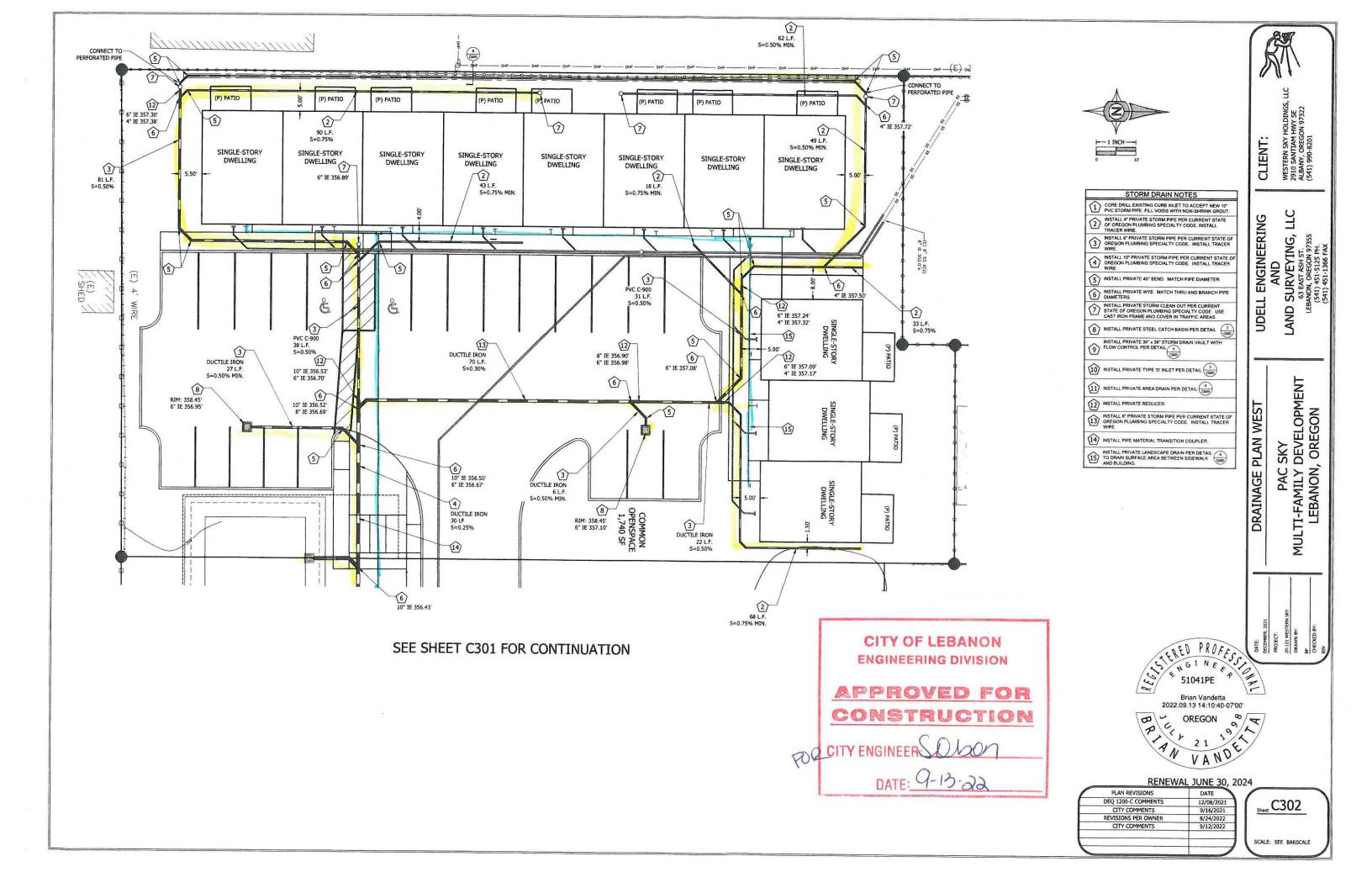


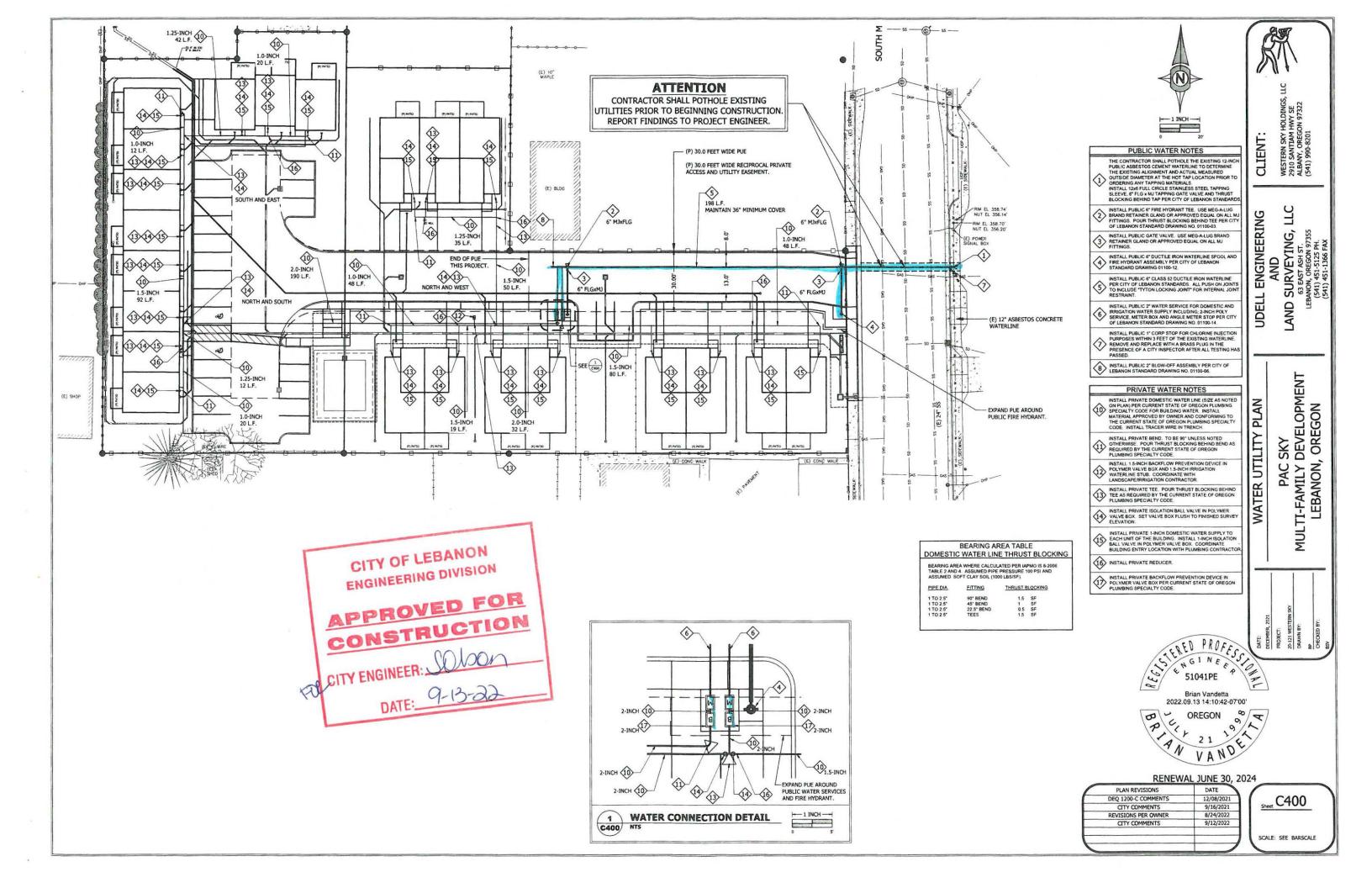


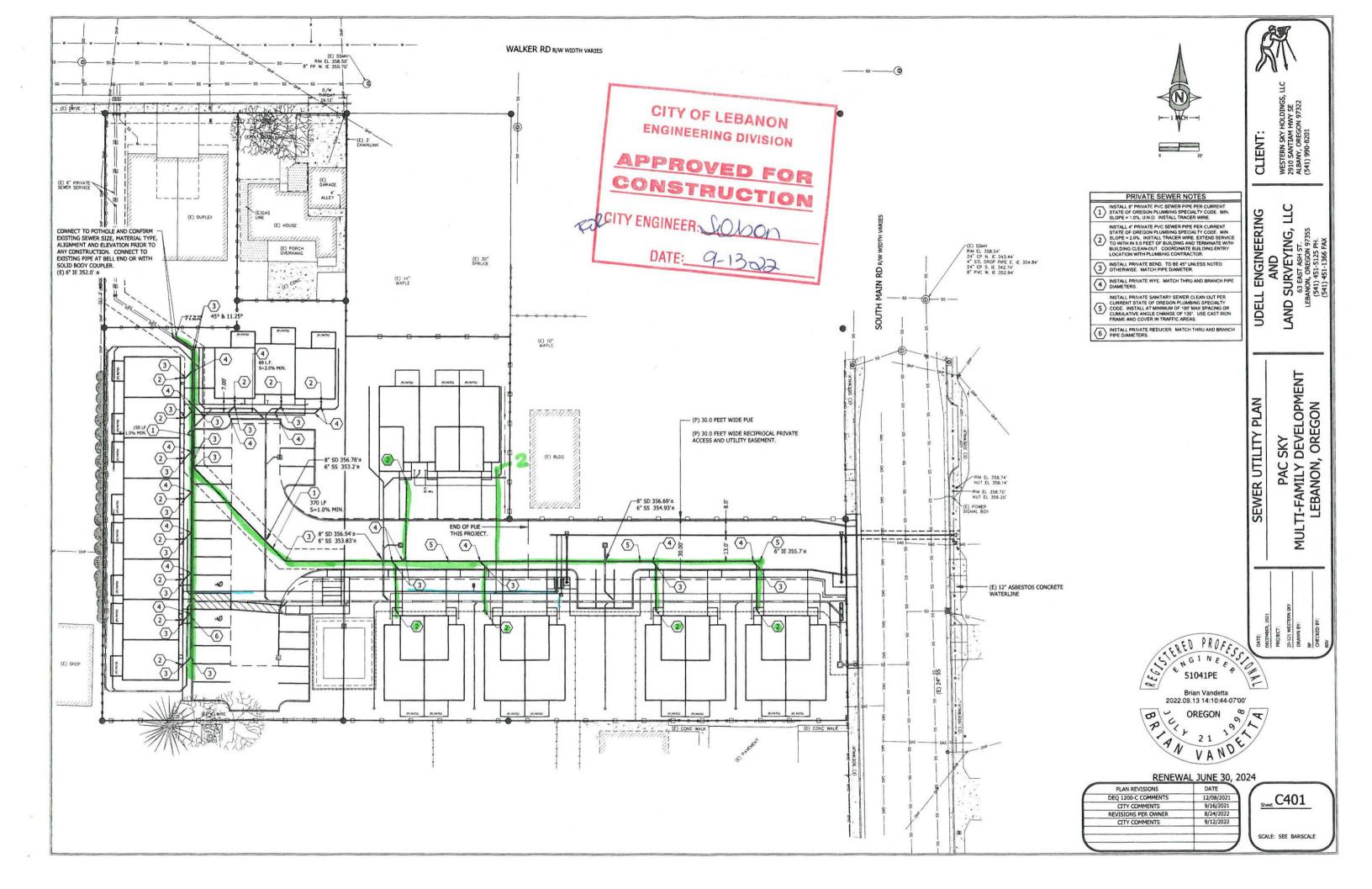


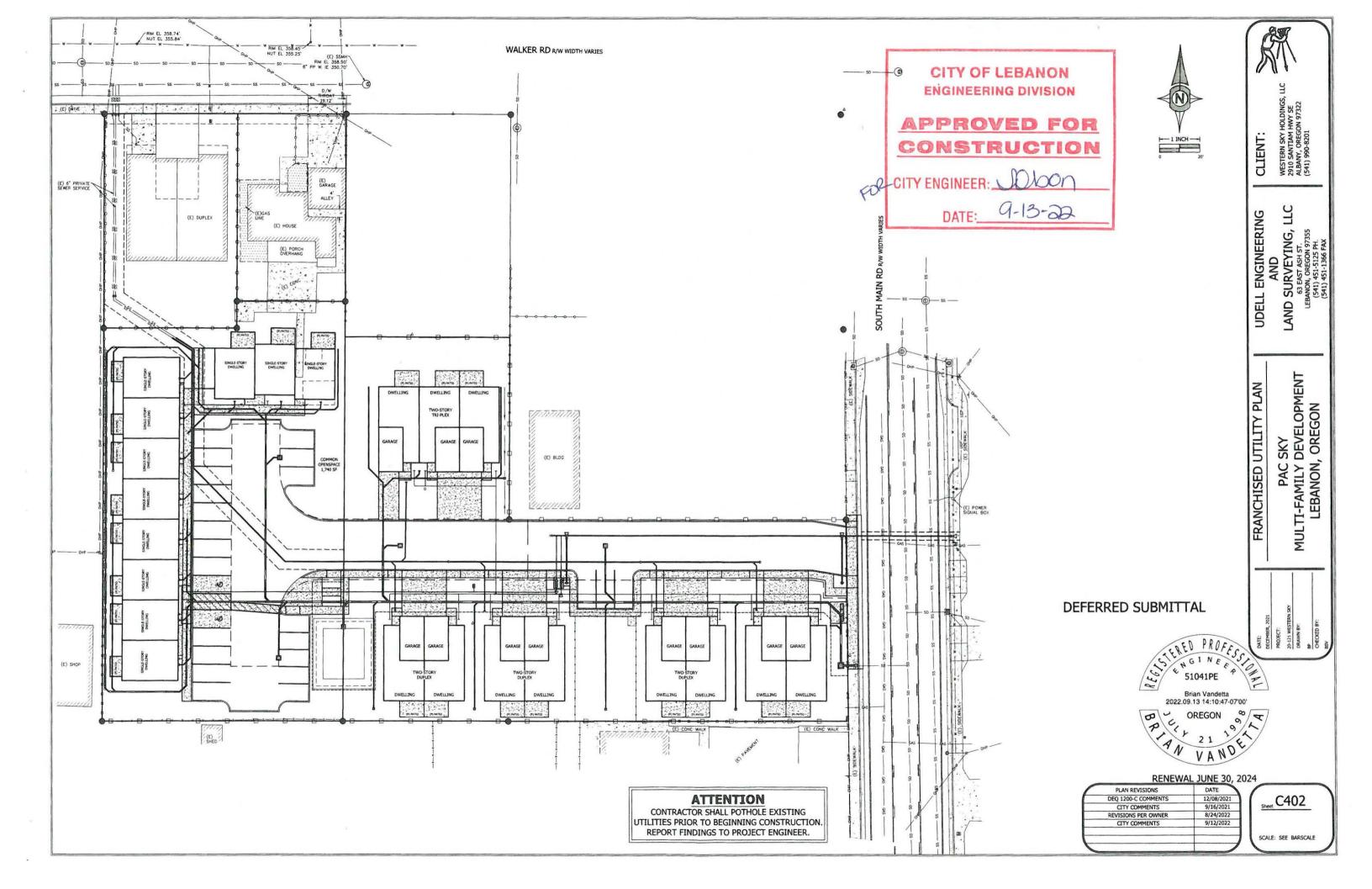












OREGON DEQ
EROSION CONTROL AND SEDIMENT PREVENTION
PAK SKY APARTMENTS
LEBANON, OREGON

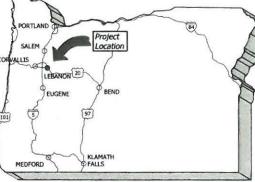
DEQ EROSION CONTROL (EPSC) NOTES

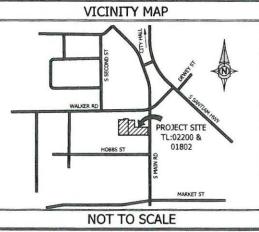
SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE, WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING KINGFF ROM SNOW MEJT, THAT RESULTS IN DISCHARGE FROM THE SITE, AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORM WATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH.
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED, IMMEDIATELY RESUME MONITORING UPON THAWING, GWHEN WENTHER CONDITIONS MAKE DISCHARGES LIKELY.
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH, IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGE LIKELY.

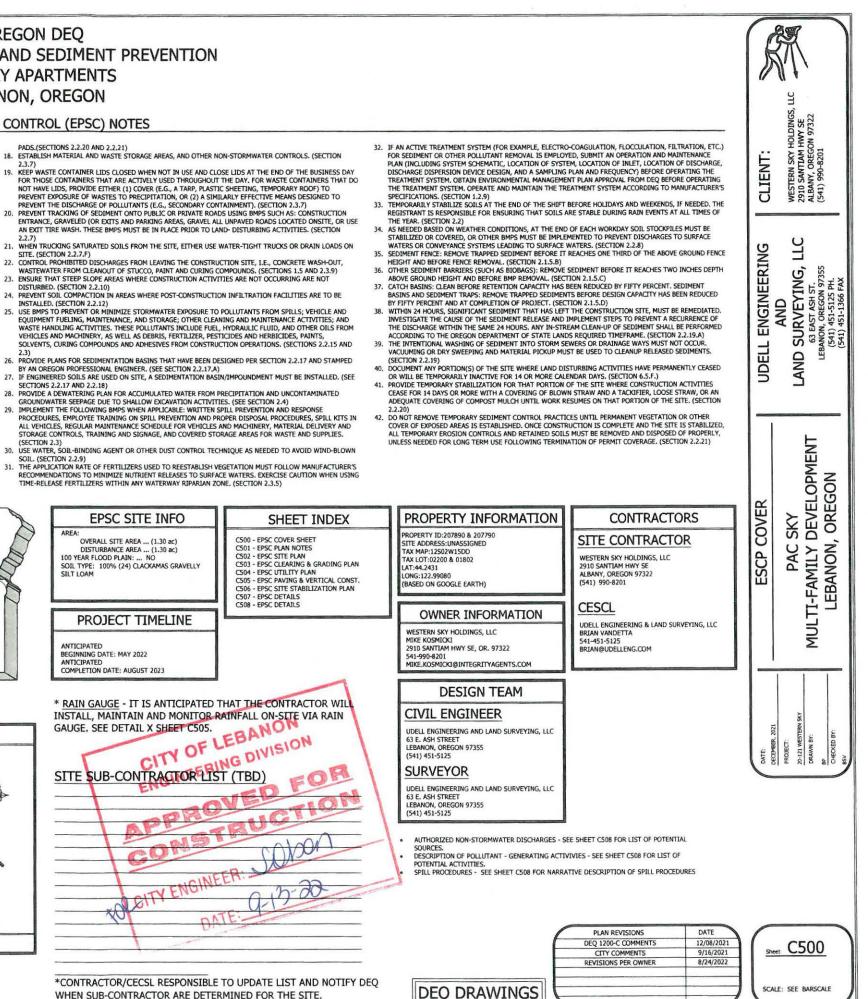
- ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION. INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
- VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
- 3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT, (SECTIONS 4 AND 4.11) THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS, (SECTION 4.9)
- 8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2) 9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT
- STORMWATER FROM BYPASSING CONTROLS AND PONDING, (SECTION 2.2.3)
- 10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G.,
- WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS, (SECTION 2.2.1) 11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS, RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION, IDENTIFY THE TYPE OF
- VEGETATIVE SEED MIX USED. (SECTION 2.2.5) 12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
 CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS
- AND DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1. AND 2.2.16) 15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM
- DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
- 16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
- 17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE

- 2.3.7)
- PREVENT EDD, THE LEW AND A STATES TO PRECIPITATION, OR (2) A SIMILARLY EFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- 20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE BOADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2271
- 21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE, (SECTION 2.2.7.F)
- DISTURBED, (SECTION 2.2.10)
- INSTALLED. (SECTION 2.2.12)
- EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
- 26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED
- SECTIONS 2.2.17 AND 2.2.18)
- PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
- 30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL, (SECTION 2.2.9)
- 31. RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)

YEAR	2022-2023					
PHASE/BMP	CLEARING	MASS GRADING	UTILITY CONST.	VERTICAL CONST.	FINAL STABILIZATION	NOTES
			EROSIO	IN PREVENTION		
GROUND COVER	x	x	x			GRASS, STARW, JUTE MATTING, CRUSHED ROCK, PLASTIC SHEETING, ETC.
PLASTIC SHEETING	x	X	x	x		
DUST CONTROL	x	x	x	x		AS NEEDED
TEMP. STABILIZATION (STRAW, MULCH/HYDROSEED)	x	x				
PERMANENT STABILIZATION		x	X	x	x	
BUFFER ZONE (FROM RAVINE)						N/A
		SEDIMEN	T CONTROL			
SEDIMENT FENCE (PERIMETER)	x	x	x	×	x	
SEDIMENT FENCE (INTERIOR)						
STRAW WATTLES						AS CONTRACTOR SEES APPROPRIATE
INLET PROTECTION			x	X	x	
DEWATERING			x			AS NEEDED
		RUNOFF	CONTROLS			
CONSTRUCTION ENTRANCE	x	x	x	×		CONTRACTOR TO MONITOR OFF-SITE TRACKING
EXISTING OUTLET PROTECTION			x	x	x	
NEW OUTLET PROTECTION			x	x	x	CONSTRUCT TEMP. OUTLET PROTECTION OR FINAL OUTLET PROTECTION PER LANDSCAPE PLANS
EXISTING CURB INLET CHECK DAMS				×	x	
		POLLUTION	PREVENTION			
HAZARD WASTE MANAGEMENT	x	x	x	x	x	CONTRACTOR TO DISCUSS WASTE MANAGEMENT IN WEEKLY SAFETY MEETINGS ON-SITE
SPILL KIT ONSITE	x	x	x	x	x	SPILL KIT SHALL BE VISIBLE TO ALL EMPLOYEES ON-SITE
CONCRETE WASHOUT AREA			x	x	x	







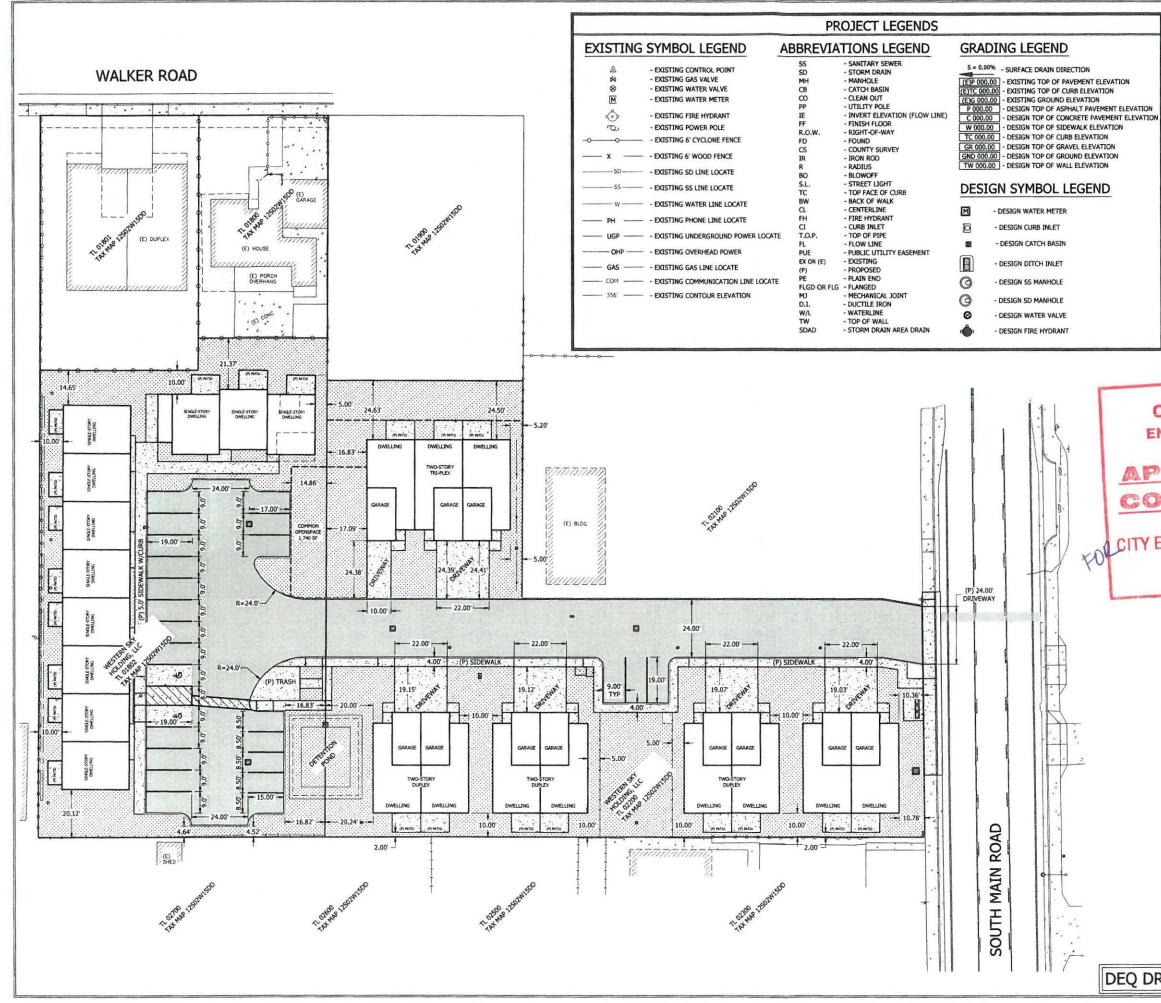
WHEN SUB-CONTRACTOR ARE DETERMINED FOR THE SITE.

GENERAL EROSION CONTROL NOTES

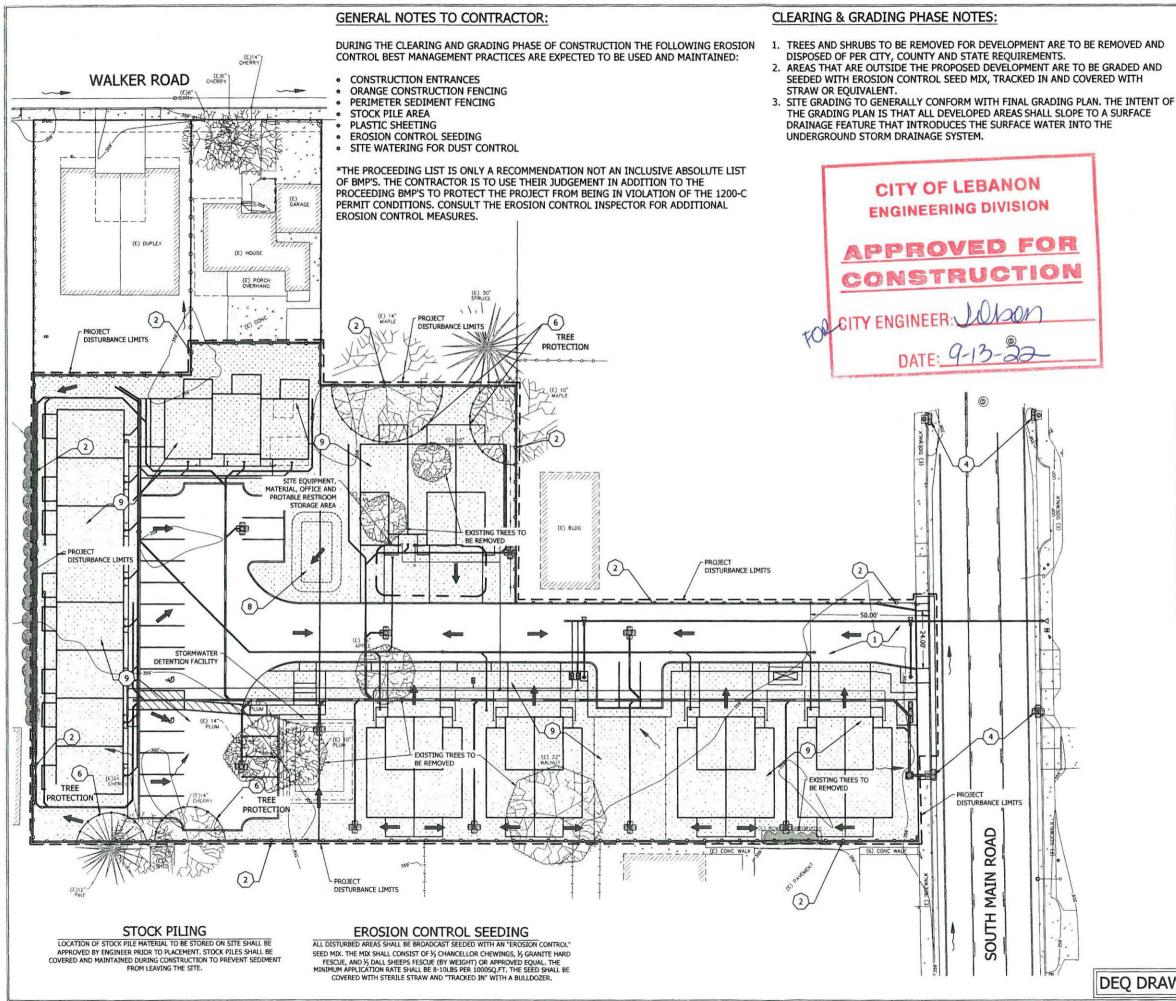
- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.
- 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- 4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOS NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- 5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BE THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 8. STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- STORM DRAIN INLETS, BASINS AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- 10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- 11. SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
- 12. IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1 THROUGH APRIL 30, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL (CHAPTER 4) FOR REQUIREMENTS.
- 13. THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.

CITY OF I ENGINEERII APPROV CONSTR CONSTR DATE:_____

4	CLIENT:	WESTERN SKY HOLDINGS, LLC 2910 SMITTAM HWY SE ALBANY, OREGON 97322 (541) 990-8201
	EERING	AND LAND SURVEYING, LLC 63 EAST ASH ST. (541) 451-3125 PH. (541) 451-136 FAX (541) 451-1366 FAX
LEBANON NG DIVISION VED FOR RUCTION SOLON 9-13-22	ESCP NOTES	PAC SKY MULTI-FAMILY DEVELOPMENT LEBANON, OREGON
	DATE: DECEMBER, 2021	PROJECT: 26-121 WESTERN SKY DRAWN BY: BP DRECKED BY: BSV
PLAN REVISIONS DATE DEQ 1200-C COMMENTS 12/08/2021 CITY COMMENTS 9/16/2021 REVISIONS PER OWNER 8/24/2022 RAWINGS		C501 SEE BARSCALE



	CLIENT:	WESTERN SKY HOLDINGS, LLC 2910 SANTTAM HWY SE ALBANY, OREGON 97322 (541) 990-8201
	UDELL ENGINEERING	AND LAND SURVEYING, LLC 63 EAST ASH ST. LEBANON, OREGON 97355 (541) 451-1366 FAX (541) 451-1366 FAX
CITY OF LEBANON INGINEERING DIVISION PROVED FOR DNSTRUCTION ENGINEER: JOLOON DATE: 9-13-22	ESCP SITE PLAN	PAC SKY MULTI-FAMILY DEVELOPMENT LEBANON, OREGON
	DATE	PROJECT: PROJECT: 20-121 WESTERN SKY DRAWN BY: CHECKED BY: BY
PLAN REVISIONS DATE DEQ 1200-C COMMENTS 12/08/20 CITY COMMENTS 9/16/20. REVISIONS PER OWNER 8/24/20	21 <u>Sh</u>	eet C502 NE: SEE BARSCALE



- 220

220

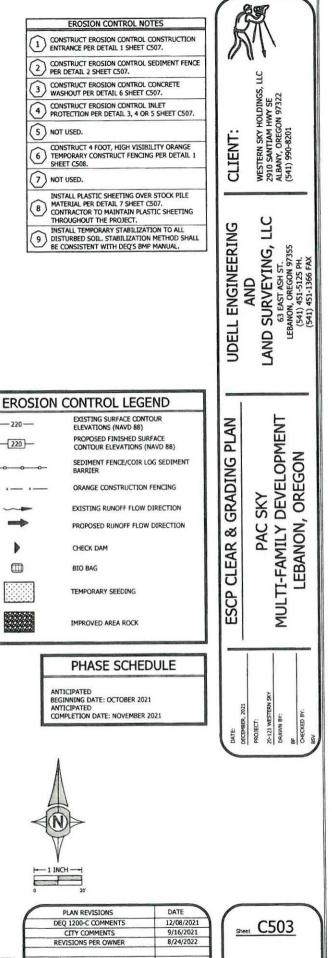
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ANTICIPATED

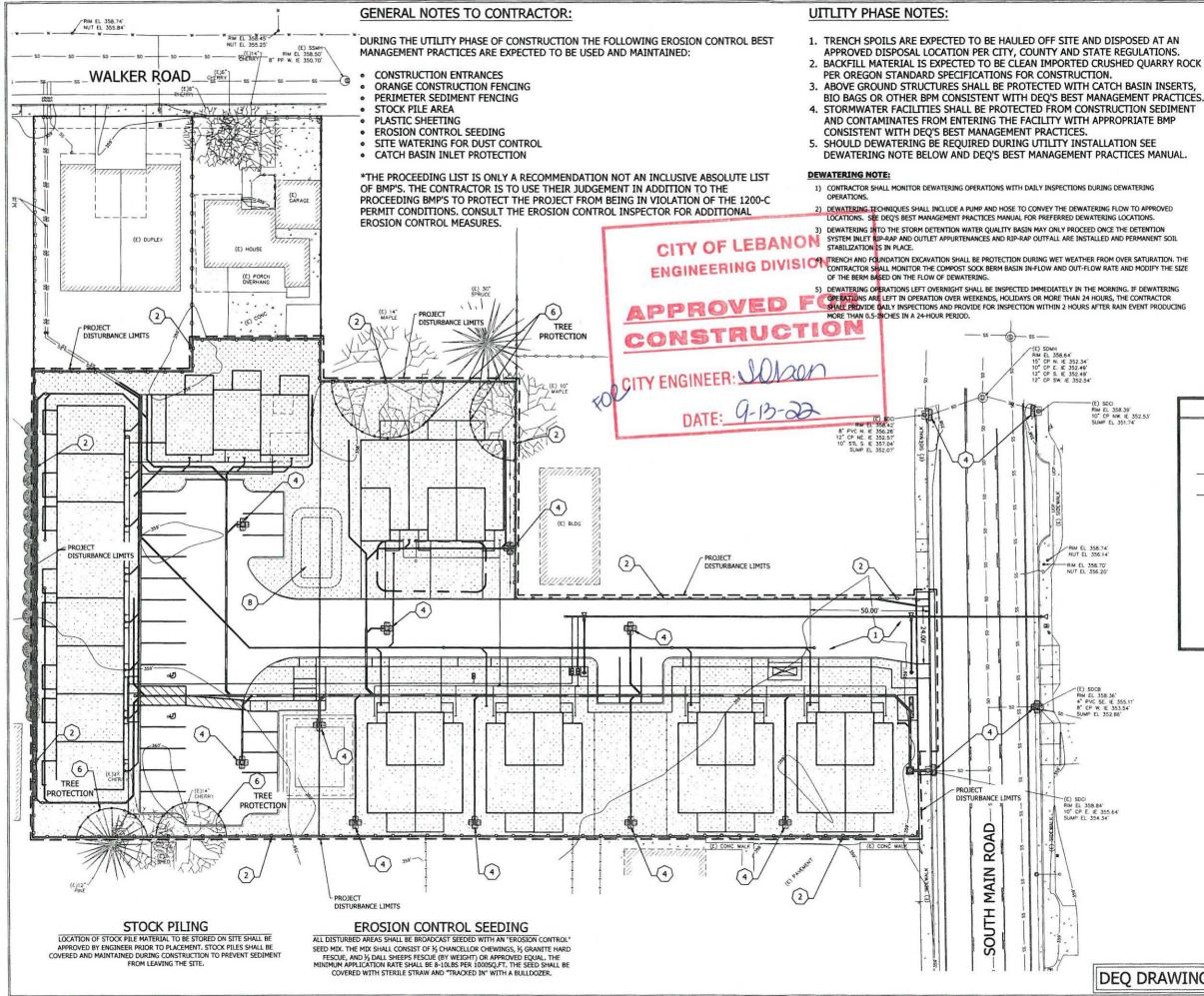
-1 INCH-

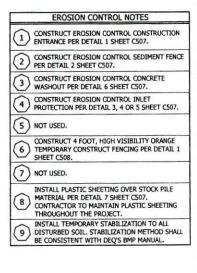
FROSION CONTROL NOTES CONSTRUCT EROSION CONTROL CONSTRUCTION ENTRANCE PER DETAIL 1 SHEET C507. (1) CONSTRUCT EROSION CONTROL SEDIMENT FENCE PER DETAIL 2 SHEET C507. 2 CONSTRUCT EROSION CONTROL CONCRETE WASHOUT PER DETAIL 6 SHEET C507. CONSTRUCT EROSION CONTROL INLET PROTECTION PER DETAIL 3, 4 OR 5 SHEET C507. (4) 5 NOT USED. CONSTRUCT 4 FOOT, HIGH VISIBILITY ORANGE 6 CONSTRUCT 4 FOOT, HIGH VISIBILIT OF ONE TEMPORARY CONSTRUCT FENCING PER DETAIL 1 SHEET CS08. 7 NOT USED. INSTALL PLASTIC SHEETING OVER STOCK PILE MATERIAL PER DETAIL 7 SHEET C507. (8) CONTRACTOR TO MAINTAIN PLASTIC SHEETING THROUGHOUT THE PROJECT. INSTALL TEMPORARY STABILIZATION TO ALL DISTURBED SOLL STABILIZATION METHOD SHALL BE CONSISTENT WITH DEQ'S BMP MANUAL.

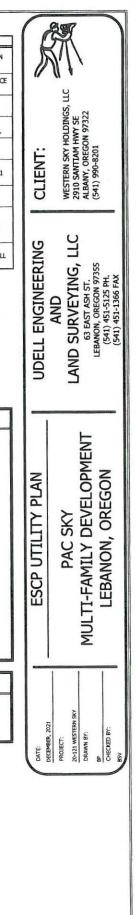


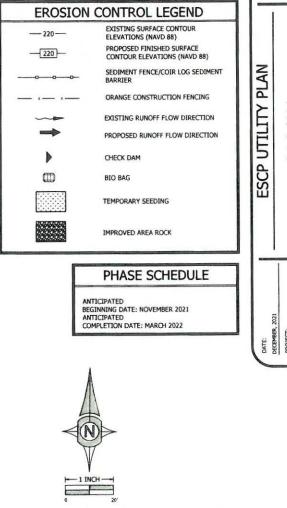
SCALE: SEE BARSCALE

DEO DRAWINGS



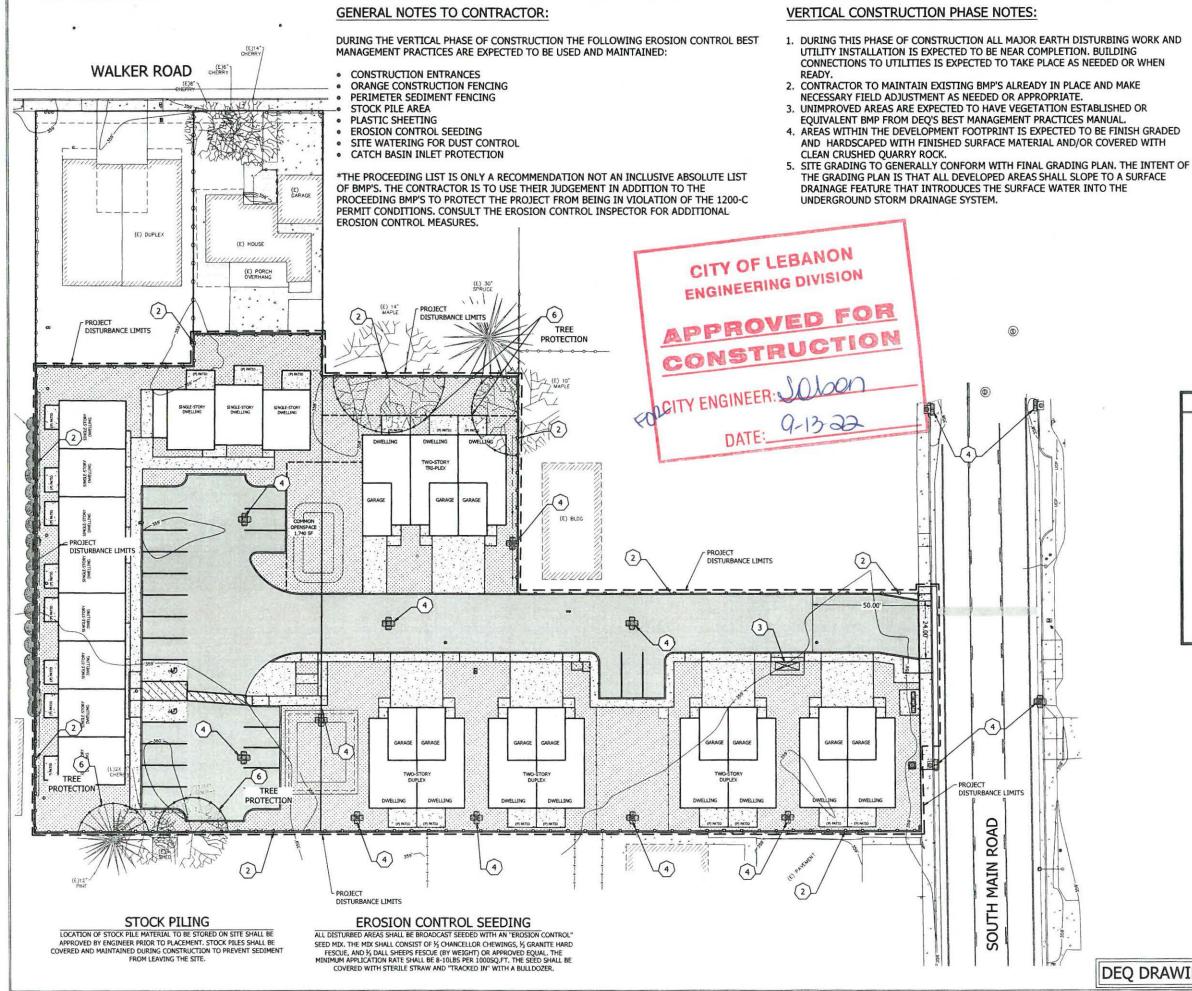






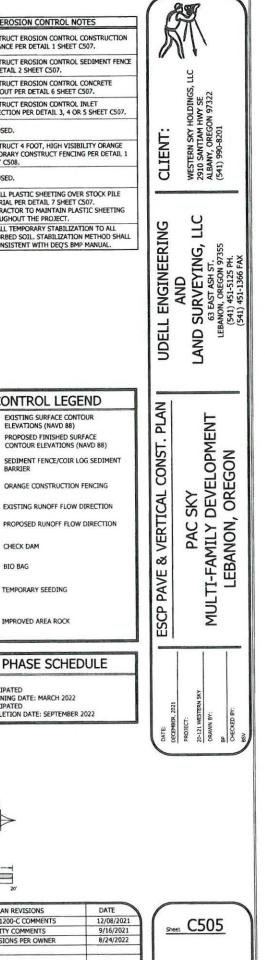
PLAN REVISIONS DATE DEQ 1200-C COMMENTS 12/08/202 C504 CITY COMMENTS 9/16/2021 Sheet 8/24/2022 **REVISIONS PER OWNER** SCALE: SEE BARSCALE

DEO DRAWINGS

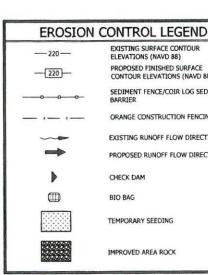


RK	AND

_	EROSION CONTROL NOTES
	CONSTRUCT EROSION CONTROL CONSTRUCTION ENTRANCE PER DETAIL 1 SHEET C507.
2	CONSTRUCT EROSION CONTROL SEDIMENT FENCE PER DETAIL 2 SHEET C507.
3	CONSTRUCT EROSION CONTROL CONCRETE WASHOUT PER DETAIL 6 SHEET C507.
4	CONSTRUCT EROSION CONTROL INLET PROTECTION PER DETAIL 3, 4 OR 5 SHEET C507.
5	NOT USED.
6	CONSTRUCT 4 FOOT, HIGH VISIBILITY ORANGE TEMPORARY CONSTRUCT FENCING PER DETAIL 1 SHEET C508.
\overline{O}	NOT USED.
8	INSTALL PLASTIC SHEETING OVER STOCK PILE MATERIAL PER DETAIL 7 SHEET CS07. CONTRACTOR TO MAINTAIN PLASTIC SHEETING THROUGHOUT THE PROJECT.
9	INSTALL TEMPORARY STABILIZATION TO ALL DISTURBED SOIL. STABILIZATION METHOD SHALL BE CONSISTENT WITH DEQ'S BMP MANUAL.



SCALE: SEE BARSCALE



PHASE SCHEDULE

ANTICIPATED BEGINNING DATE: MARCH 2022 ANTICIPATED COMPLETION DATE: SEPTEMBER 2022



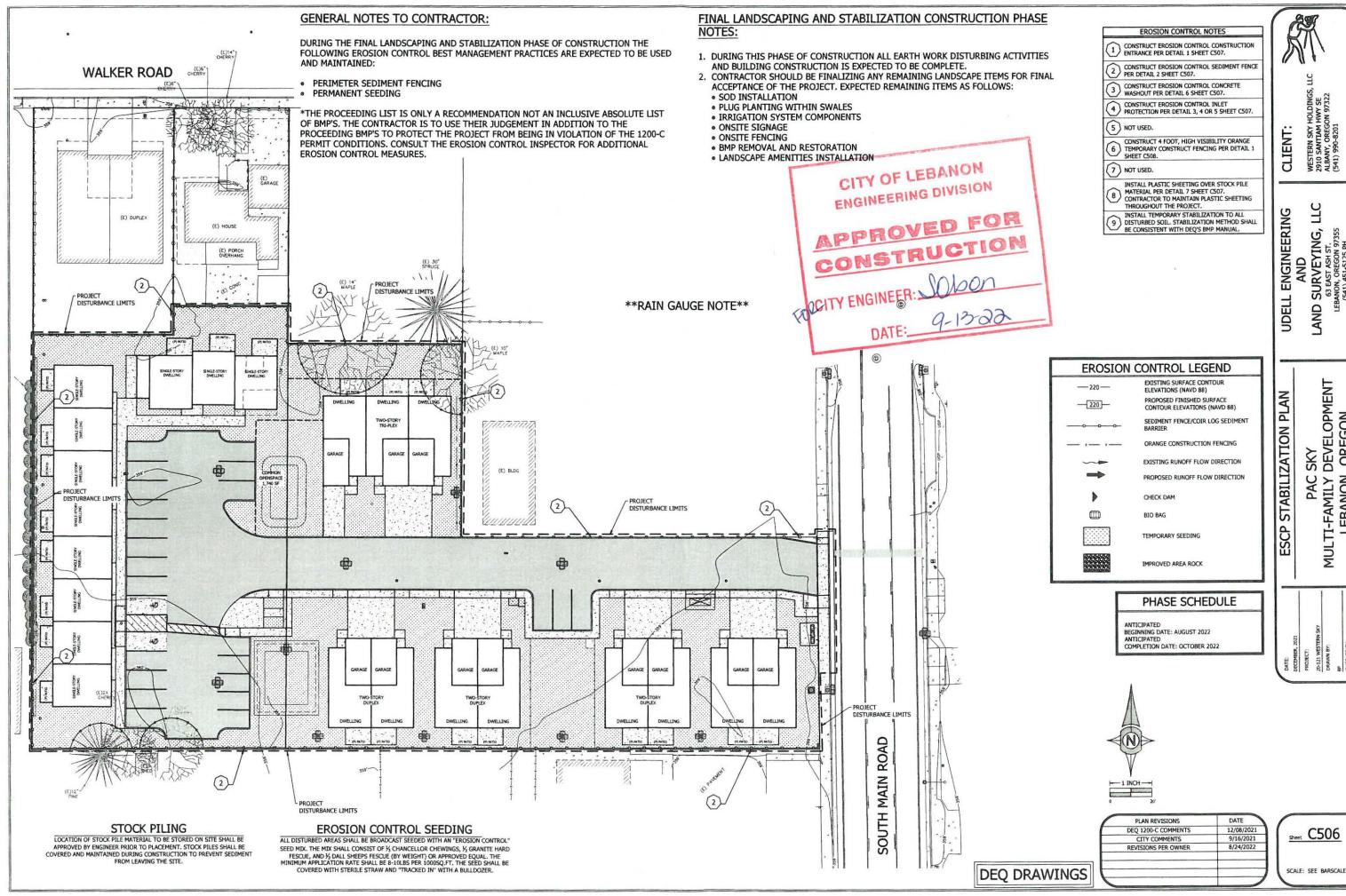
PLAN REVISIONS

DEQ 1200-C COMMENT

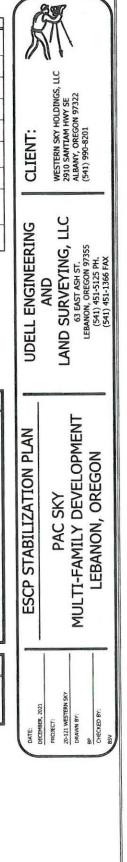
CITY COMMENTS

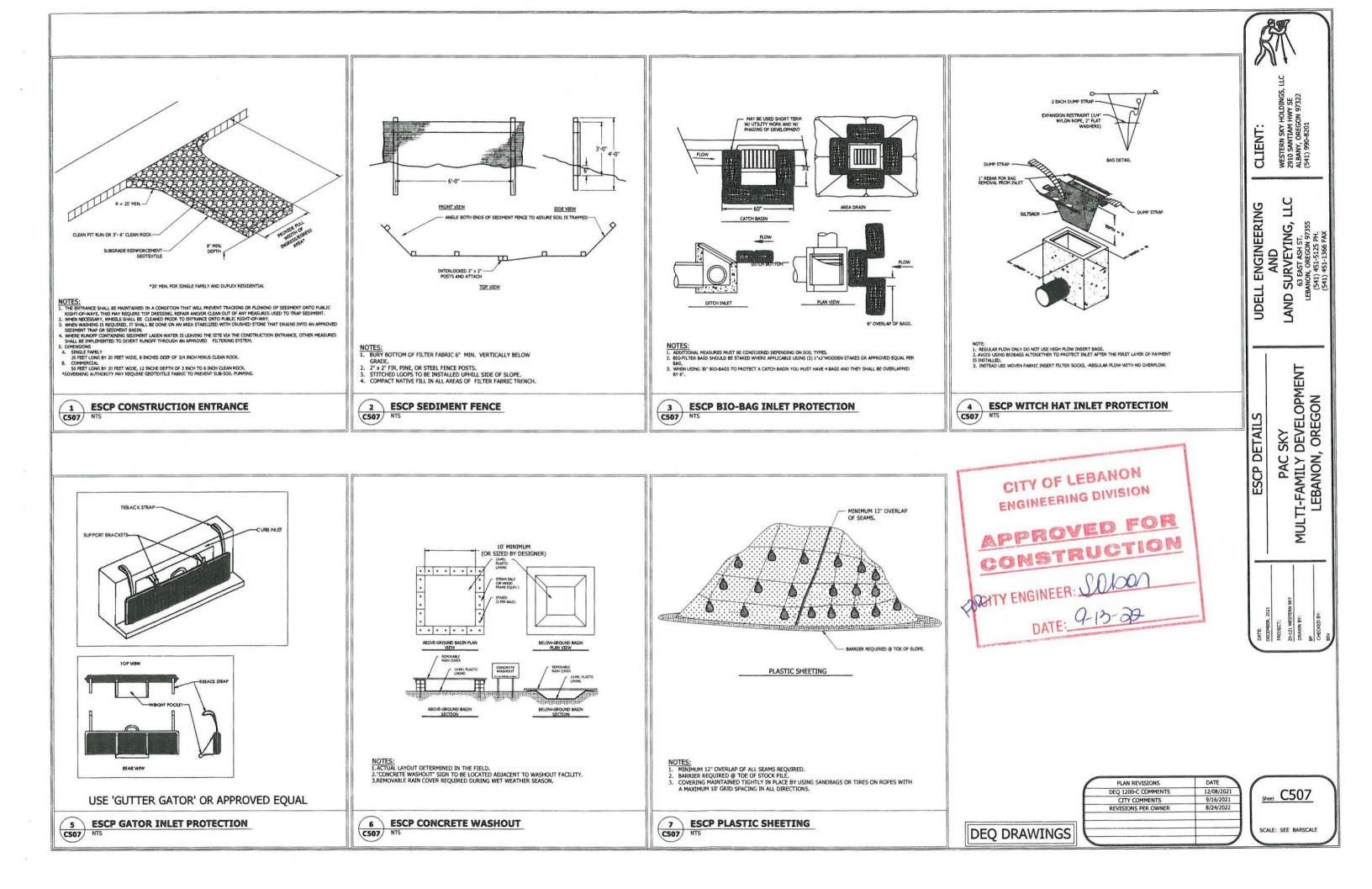
REVISIONS PER OWNER

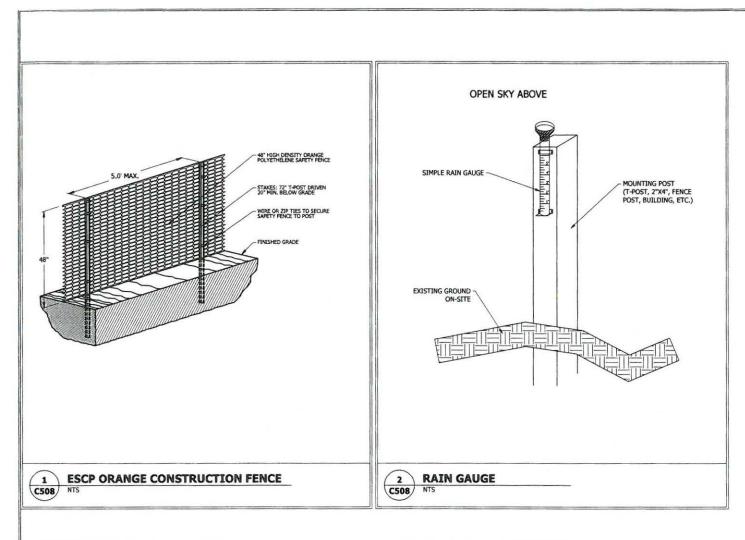
DEO DRAWINGS



_	EROSION CONTROL NOTES
1	CONSTRUCT EROSION CONTROL CONSTRUCTION ENTRANCE PER DETAIL 1 SHEET C507.
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9	INSTALL TEMPORARY STABILIZATION TO ALL DISTURBED SOIL. STABILIZATION METHOD SHALL BE CONSISTENT WITH DEQ'S BMP MANUAL.
SIC	N CONTROL LEGEND
-	EXISTING SURFACE CONTOUR ELEVATIONS (NAVD 88)
-	PROPOSED FINISHED SURFACE CONTOUR ELEVATIONS (NAVD 88)
	Controok Electricitorio (initio co)







AUTHORIZED NON-STORMWATER DISCHARGE

- 1. SITE WATERING FOR DUST CONTROL IS EXPECTED FULLY INFILTRATE ONSITE AND NOT SITE WATERING FOR DUST CONTROL IS EXPECTED FULLY INFILITATE ONSITE AND NOT DISCHARGE FROM THE SITE. IF DUST CONTROL WATER DOES LEAVE THE SITE IT WILL PASS THROUGH APPROPRIATE BMP'S, MONITORED FOR TURBIDITY AND SATISFY CONDITIONS OF THE 1200-C PERMIT SIMILARLY TO PRECIPITATION.
 SUB-CONTRACTORS WILL CARRY NECESSARY SPILL CONTAINMENT AND MATERIALS TO MANAGE ALL HAZARDOUS MATERIALS ON-SITE. MATERIALS ARE EXPECTED TO BE KEPT WITHIN THE CONTRACTORS VEHICLE WHEN NOT BEING USED AND REMOVED FROM THE CTTE DUV
- SITE DAILY. 3. POTABLE WATERLINE FLUSHING WILL BE THROUGH CITY SANITARY SYSTEM, NOT WITHOUT APPROVAL FROM AUTHORITY HAVING JURISDICTION.

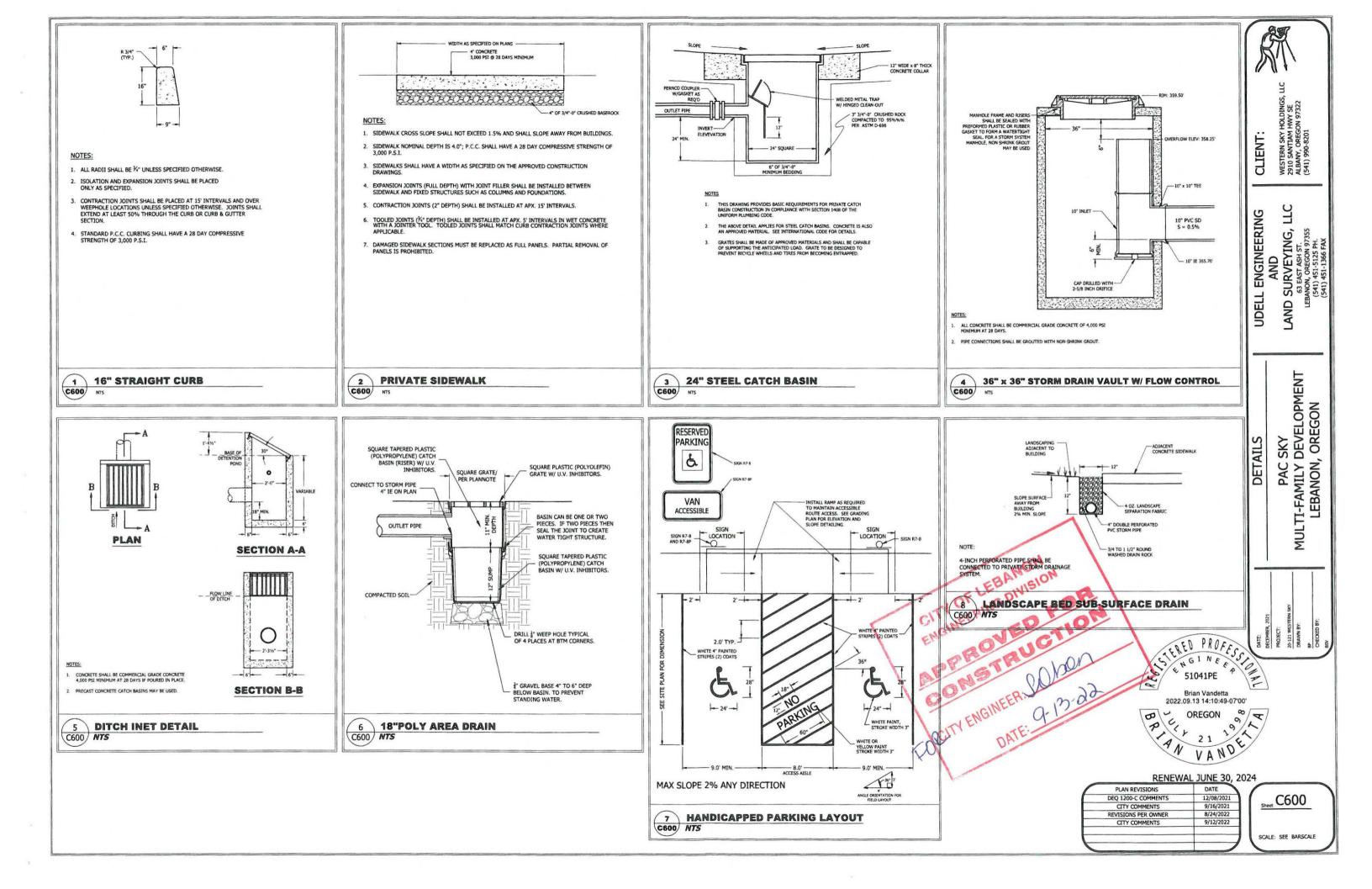
POLLUTANT-GENERATING ACTIVITIES

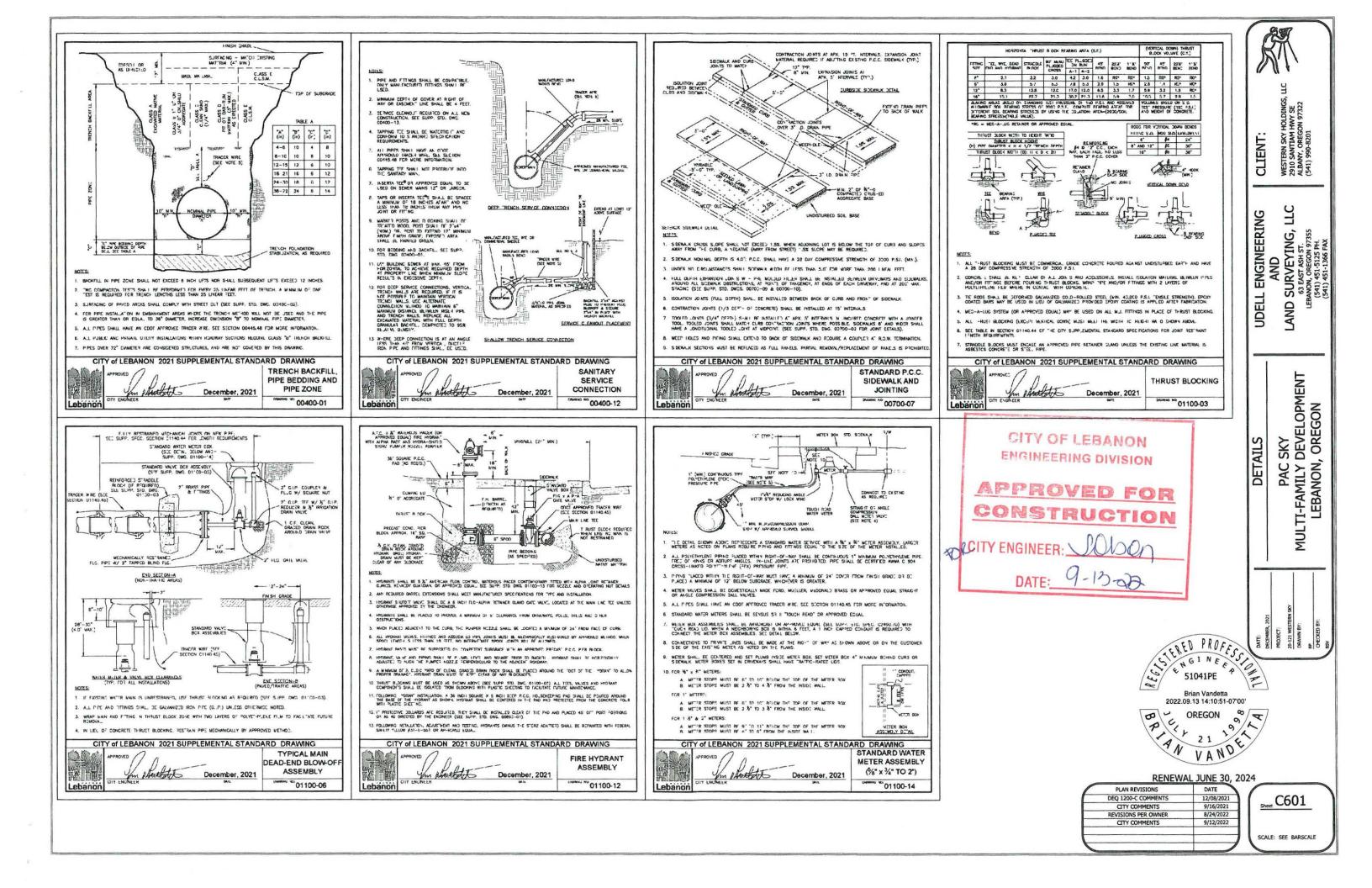
- SITE EXCAVATION SEDIMENTS STOCK PILE AREA WITH APPROPRIATE BMP'S (PLASTIC SHEETING, COIR LOG, COMPOST BERM, TEMPORARY SEEDING, ETC.)
 CONCRETE PH, ALKALINE CONCRETE WILL BE CURED PRIOR TO RAIN WATER CONTACTING ANY CONCRETE TO ELIMINATE THE RISK OF HIGH HIGH ALKALINE WATERS DISCHARGING FROM THE SITE, WET CONCRETE WILL BE CONTAINED WITHIN CONCRETE WASH-OUT.
 BUILDING CONSTRUCTION TOXIC MATERIALS, PAINTS, SEALERS, CAULKS, DRYWALL MATERIALS ETC. JUESE MATERIALS, PAINTS, SEALERS, CAULKS, DRYWALL MATERIALS ETC. JUESE MATERIALS, PAINTS, SEALERS, CAULKS, DRYWALL
- BOILDING CONSTRUCTION * TOJAC PAIL REAL, PAILES, PAILES, COULS, DETWALL MATERIALS, ETC. THESE MATERIAL TYPES ARE EXPECTED TO BE REMOVED AND DISPOSED OF PER CITY, COUNTY AND STATE REQUIREMENTS DALLY. IF SUCH MATERIALS ARE TO BE STORED ON-SITE THEY SHALL BE KEPT WITHIN A BUILDING, PROTECTED, TO NOT RISK CONTAMINATING THE SITE DUE TO SPILLS OR RAIN WATER.



- 1. EACH SUB-CONTRACTOR WILL BE RESPONSIBLE FOR SPILL PREVENTION AND CONTROL OF
- EACH SUB-CONTRACTOR WILL BE RESPONSIBLE FOR SPILL PREVENTION AND CONTROL OF ANY MATERIAL THEY BRING ON AND OF STITE. CONTRACTORS RESPONSIBLE FOR THE MAINTAIN OF EQUIPMENT TO BE IN GOOD WORKING ORDER AND NOT LEAK OIL, FUEL OR HAZARDOUS MATERIALS ON-SITE THAT COULD POTENTIALLY BE EXPOSED TO RAIN WATER AND DISCHARGED FROM THE SITE. NO HERRICIDES OR FERTILIZERS ARE EXPECTED TO BE USED ON-SITE. EQUIPMENT FUELING IS EXPECTED TO BE VIA TANKS AND PUMPS LOCATED WITHIN CONTRACTORS UPUND SO DE USED FOR SERVICE VEHICLES. 2.
- 4.
- CONTRACTORS VEHICLES OR FUEL DELIVER SERVICE VEHICLES.

	CLIENT:	WESTERN SKY HOLDINGS, LLC 2910 SANTTAM HWY SE ALBANY, OREGON 97322 (541) 990-8201
CITY OF LEBANON ENGINEERING DIVISION ENGINEERING DIVISION	UDELL ENGINEERING	AND LAND SURVEYING, LLC 63 EAST ASH ST. LEBANON, OREGON 97355 (541) 451-5125 PH. (541) 451-1366 FAX
of	ESCP DETAILS	PAC SKY MULTI-FAMILY DEVELOPMENT LEBANON, OREGON
	DATE	DECEMBEN, JOLI PROJECT: Z0-121 WESTERN SKY ORAWIN BY: CHECKED BY: SSY
PLAN REVISIONS DATE DEQ 1200-C COMMENTS 12/08/2021 CITY COMMENTS 9/16/2021 REVISIONS PER OWNER 8/24/2022		<u>eet</u> C508 NLE: SEE BARSCALE







Engineering Services

925 Main Street Lebanon, Oregon 97355 541-258-4918 <u>cdc@ci.lebanon.or.us</u> <u>www.ci.lebanon.or.us</u>

1.120/27	
Date: 10/28/23	Time:
Location: 2656 SMalhs	H(E)
Contractor / Owner:	9 -
Contact Phone Number: 34/928	1140
541409-6601 I BOLTASE SIDEWALK	Final
CURB & GUTTER	
DRIVEWAY	
STREET	
Subgrade Base Levelling C	ourse Paving
UTILITIES (Approved for backfill)	
Sanitary	Storm Water
OTHER Landscaping / Cl	17/
COMMENTS DOTADOFOURD	0
Sny punch list to fir	nel
	· · · · · · · · · · · · · · · · · · ·
	· · · · · · · · · · · · · · · · · · ·



Engineering Services

925 Main Street Lebanon, Oregon 97355 541-258-4918 cdc@ci.lebanon.or.us www.ci.lebanon.or.us



Engineering Services

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	2 2 2
Date: May 20, 2023 Time: 1:00	Date: May 18, 2023 Time: 9:00am
Location: 2656 5 man Rd	Location: 2050 5 man Rol
Contractor / Owner: EFF	Contractor / Owner: Jeff
Contact Phone Number: 541-409.6601	Contact Phone Number: 541.409-0001
Forms Final	Forms Final
SIDEWALK	SIDEWALK
CURB & GUTTER	CURB & GUTTER
DRIVEWAY	DRIVEWAY COMMUNE 8"
STREET	STREET
Subgrade Base Levelling Course Paving	Subgrade Base Levelling Course Paving
UTILITIES (Approved for backfill)	UTILITIES (Approved for backfill)
Sanitary Storm Water	Sanitary Storm Water
OTHER	OTHER
COMMENTS approved to peur	COMMENTS Approved to pour
	Advised infield
INSPECTED BY	INSPECTED BY



Residential

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and approved according to the applicable codes, regulations and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Residential Specialty Code Edition: 2021

Permit Number: 517-23-000232-DWL

Final Inspection Date: 4/8/24

Property Address: 2656 S MAIN RD BLDG A, LEBANON, OR 97355

Parcel Number: 12S02W15DD02200

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: NEW DUPLEX - 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

Category of Construction: Two Family Dwelling Existing Sprinklers: Not specified Type of Work: New Sprinklers Included in Project: No

Occupant Load: R-3 Portion of Building: Entire Structure Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 08, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.

Lebanon	INSPECTION REPORT TO SCHEDULE AN INSPECTION CALL 1.888.299.2821 SCHEDULE ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV Date: 04 08 24 M VT W T Job Address: 2656 S. Main Rd #A Permit Number: 511-23-000232-0WL Contact: Jeffrey (541)409-6601
	APPROVED CORRECTION REQUIRED STOP WORK UNTIL: R & RE-INSPECT OK TO CONTINUE (SEE BELOW) STOP WORK UNTIL:
BUILDING	
Footing / Foundation / UFER	\sim 1
Under Floor Framing	1. COULK ANUND DETMODA
Shear Walls / IBP	
Insulation: Floor / Wall / Ceiling	behind water heater.
Wallboard / Fire Rated Assembly	
Framing	
Final Structural	2. Support relief value
MECHANICAL	2-11
Under Floor	on water heater.
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	3. Pending Approval trom
PLUMBING	Shane Olson.
Under Floor / Under Slab	Shane Olson.
Rough / Top-Out	
Utilities: Water / Sewer	
Storm: Perimeter / Street Backflow Device / Low Point	
Shower Pan	
Final Plumbing	
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm	
Blocking / Connections	Je 4824
Final MH	INSPECTOR SIGNATURE DATE

	INSPECTION REPORT TO SCHEDULE AN INSPECTION CALL 1-888-299-2821 ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV
教干論	Date: 11/30/23 M T W T V Job Address: 2656 S. Main Rd Bldg # A
Lebanon	Permit Number: 517-23-000232-DWK
	Contact: (541) 409-6601 Jeff?
APPROVED	NOT APPROVED CORRECTION REQUIRED STOP WORK UNTIL:
BUILDING	REPAIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
Footing / Foundation / UFER	Provide
Under Floor Framing	- Low Point connected
Insulation: Floor / Wall / Ceiling	to R.D
Shear Walls / IBP	
Framing	
Wallboard / Fire Rated Assembly	
Final Structural	
MECHANICAL	
Under Floor	- Dryer Dut - A)
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	
PLUMBING	IN NOT READY
Under Floor / Under Slab	
Rough / Top-Out	
Utilities: Water / Sewer Storm: Perimeter / Street	
Backflow Device / Low Point	(A)
Shower Pan	
Final Plumbing	
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm	
Blocking / Connections	Je 11 30 23
Final MH	INSPECTOR SIGNATURE DATE

City of Lebanon Building Department



Building Permit

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 517-23-000232-DWL

IVR Number: 517048429514

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

Application Date: May 26, 2023

Permit Issued: August 10, 2023 Project: WESTERN SKY HOLDINGS

TYPE OF WORK

Type of Work: New

Residential Specialty Code Edition: 2021

Category of Construction: Two Family Dwelling

Submitted Job Value: \$505,205.00

Description of Work: NEW DUPLEX - 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

あたら、そのため、このないのである。	JOB SITE INFORMATI	ION		Enrol Markey
Worksite Address	Parcel	Owner:	WESTERN SKY HOLDINGS LLC PO BOX 381 ALBANY, OR 97321	
2656 S MAIN RD BLDG A	12S02W15DD02200			
LEBANON OR 97355		Address:		
LEBANON OR 97355				
	LICENSED PROFESSIONAL IN	FORMATION		
Business Name	License	License N	umber	Phone
JEFFREY PAUL HETTERLE - Primary	ССВ	14610	00	541-409-6601
	PENDING INSPECTIO	DNS		

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Printed on: 8/10/23

Permit Number: 517-23-000232-DWL

Inspection	Inspection Group	Inspection Status
1020 Zoning/Setbacks	1_2 Famdwell	Pending
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1160 UFER Ground	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1410 Underfloor Insulation	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1440 Insulation Ceiling	1_2 Famdwell	Pending
1520 Interior Shearwall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
2200 Underfloor Mechanical	1_2 Famdwell	Pending
2300 Rough Mechanical	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
3130 Footing/Foundation Drains	1_2 Famdwell	Pending
3170 Underfloor Plumbing	1_2 Famdwell	Pending
3410 Rain Drains	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
1540 Gypsum Board/Lath/Drywall	1_2 Famdwell	Pending
1550 Firewall/Fire Resistance Rated Wall	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517048429514 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Printed on: 8/10/23

Page 2 of 3

PERMIT FEES			
Fee Description	Quantity	Fee Amount	
Clothes dryer exhaust	2	\$40.00	
Heat pump	2	\$40.00	
Range hood/other kitchen equipment	2	\$40.00	
Ventilation fan connected to single duct	8	\$160.00	
Water heater	2	\$40.00	
Single Family Residence - Baths	3	\$450.00	
Single Family Residence - Baths	3	\$450.00	
Structural plan review fee		\$1,498.58	
Structural building permit fee		\$2,305.50	
State of Oregon Surcharge - Mech (12% of applicable fees)		\$38,40	
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$108.00	
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$276.66	
CET - Lebanon Community SD - Res Use		\$3,399.85	
CET - Lebanon Community SD - Admin Fee - Res Use		\$105.15	
	Total Fees:	\$8,952.14	

Note: This may not include all the fees required for this project.

Page 3 of 3



MOISTURE CONTENT ACKNOWLEDGEMENT FORM

I, <u>Jeff Hetter/e</u> address:			, am the general contractor or owner-builder at the followir			
2656	S.	Main	57	"B129	A"	
Street Address)		City

To conform with the 2021 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

Signature

15/24



Residential

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and approved according to the applicable codes, regulations and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Residential Specialty Code Edition: 2021

Permit Number: 517-23-000233-DWL

Final Inspection Date: 4/8/24

Property Address: 2656 S MAIN RD BLDG B, LEBANON, OR 97355

Parcel Number: 12S02W15DD02200

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: NEW DUPLEX - 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

Category of Construction: Single Family Dwelling Existing Sprinklers: Not specified Type of Work: New Sprinklers Included in Project: No

Occupant Load: R-3 Portion of Building: Entire Structure Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 08, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.

Star Anna				TO SCHEDULE A	N INSPECTION	ION REPORT CALL 1-888-299-2821
- and				ONLINE AT WWW	V.BUILDINGPE	RMITS.OREGON.GOV
		Da	te: 4824	S. Ma. 23.000	М	T W T
		Job Addre	ss: 2656	S. Mai	n St	
F= 200	_ebanon	Permit Numb	er: 5171	23.000	233.0	ML
		Conta	ct:			
/		APPROVED		ON REQUIRED	STOP V	VORK UNTIL:
B	UILDING					
	Footing / Foundation / UFER					
	Under Floor Framing					
	Insulation: Floor / Wall / Ceiling					
	Shear Walls / IBP					
	Framing					
	Wallboard / Fire Rated Assembly					
	Final Structural					
M	IECHANICAL					
	Under Floor					
	Gas Line Test					
	Wood / Gas / Pellet Stove					
	Rough Mechanical					
K	Final Mechanical					
P	LUMBING					<u>_</u>
	Under Floor / Under Slab					
	Rough / Top-Out					
	Utilities: Water / Sewer					
	Storm: Perimeter / Street					
	Backflow Device / Low Point					
	Shower Pan					
0	Final Plumbing					
N	IANUFACTURED HOME					
	Setback / Site / Underfloor					
	Utilities: Water / Sewer / Storm	T	11.0			
	Blocking / Connections	Jr-	4524		- 37 - 64 - 1	
	Final MH	INSPECTOR S	IGNATURE		DATE	

	INSPECTION REPORT TO SCHEDULE AN INSPECTION CALL 1-888-299-2821
	ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV
	Date: 11 30 23 M T W T V
	Job Address: 2656 5. Main Rd Bldg #B
Lebanon	Permit Number: 517-23-000233-06
	Contact: (541) 409-6601 Jeff?
	T APPROVED CORRECTION REQUIRED STOP WORK UNTIL:
BUILDING	AIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
Footing / Foundation / UFER	
Under Floor Framing	- Pravide Ion Points
Insulation: Floor / Wall / Ceiling	connected to R.O
Shear Walls / IBP	
Framing	
Wallboard / Fire Rated Assembly	
Final Structural	
MECHANICAL	
Under Floor	Dryer Dutt -A
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	
PLUMBING	
Under Floor / Under Slab	NON NOT READY
Rough / Top-Out	
Utilities: Water / Sewer	
Storm: Perimeter / Street	
Backflow Device / Low Point	
Shower Pan	
Final Plumbing	
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm Blocking / Connections	FO 113023
Final MH	INSPECTOR SIGNATURE DATE





Building Permit

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 517-23-000233-DWL

IVR Number: 517054768056

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

Application Date: May 26, 2023

Permit Issued: August 10, 2023 Project: WESTERN SKY HOLDINGS

TYPE OF WORK

Type of Work: New

Residential Specialty Code Edition: 2021

Category of Construction: Single Family Dwelling

Submitted Job Value: \$505,205.00

Description of Work: NEW DUPLEX - 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

	JOB SITE INFORMAT	ION		AN CALCERTON IN
Worksite Address	Parcel	Owner:	WESTERN	SKY HOLDINGS
2656 S MAIN RD BLDG B	12S02W15DD02200		LLC PO BOX 381 ALBANY, OR 97321	
LEBANON OR 97355		Address:		
LEBANON OR 97555				
	LICENSED PROFESSIONAL IN	FORMATION	SAL ANI	
Business Name	License	License N	umber	Phone
JEFFREY PAUL HETTERLE - Primary	CCB	14610	00	541-409-6601
	PENDING INSPECTIO	ONS	Section 201	and the second

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Printed on: 8/10/23

Permit Number: 517-23-000233-DWL

Inspection	Inspection Group	Inspection Status		
1530 Exterior Shearwall	1_2 Famdwell	Pending		
1260 Framing	1_2 Famdwell	Pending		
2999 Final Mechanical	1_2 Famdwell	Pending		
2300 Rough Mechanical	1_2 Famdwell	Pending		
3170 Underfloor Plumbing	1_2 Famdwell	Pending		
1110 Footing	1_2 Famdwell	Pending		
1120 Foundation	1_2 Famdwell	Pending		
1410 Underfloor Insulation	1_2 Famdwell	Pending		
1430 Insulation Wall	1_2 Famdwell	Pending		
1440 Insulation Ceiling	1_2 Famdwell	Pending		
1520 Interior Shearwall	1_2 Famdwell	Pending		
1540 Gypsum Board/Lath/Drywall	1_2 Famdwell	Pending		
1550 Firewall/Fire Resistance Rated Wall	1_2 Famdwell	Pending		
1999 Final Building	1_2 Famdwell	Pending		
2200 Underfloor Mechanical	1_2 Famdwell	Pending		
3500 Rough Plumbing	1_2 Famdwell	Pending		
3999 Final Plumbing	1_2 Famdwell	Pending		
1020 Zoning/Setbacks	1_2 Famdwell	Pending		
1160 UFER Ground	1_2 Famdwell	Pending		
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending		
3130 Footing/Foundation Drains	1_2 Famdwell	Pending		
3410 Rain Drains	1_2 Famdwell	Pending		
SCHEDULING INSPECTIONS				

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517054768056 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Page 2 of 3

Permit Number: 517-23-000233-DWL

PERMIT FEES			
Fee Description	Quantity	Fee Amount	
Clothes dryer exhaust	2	\$40.00	
Mini split system	2	\$40.00	
Range hood/other kitchen equipment	2	\$40.00	
Ventilation fan connected to single duct	8	\$160.00	
Water heater	2	\$40.00	
Single Family Residence - Baths	3	\$450.00	
Single Family Residence - Baths	3	\$450.00	
Structural building permit fee		\$2,305.50	
Structural plan review fee		\$1,498.58	
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$276.66	
State of Oregon Surcharge - Mech (12% of applicable fees)		\$38.40	
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$108.00	
CET - Lebanon Community SD - Admin Fee - Res Use		\$105.15	
CET - Lebanon Community SD - Res Use		\$3,399.85	
	Total Fees:	\$8,952.14	
Note: This may not include all the fees required for this project.			

Note: This may not include all the fees required for this project.

Page 3 of 3



MOISTURE CONTENT ACKNOWLEDGEMENT FORM

I,	F	Hettell	, am the general contractor or owner-builder at the following
address:			
2656	S.	mpin st	"BIDg]
Street Address			City

Street Address

To conform with the 2021 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

Signature

2/26/24



Residential

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and approved according to the applicable codes, regulations and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Residential Specialty Code Edition: 2021

Permit Number: 517-23-000235-DWL

Final Inspection Date: 4/8/24

Property Address: 2656 S MAIN RD BLDG C, LEBANON, OR 97355

Parcel Number: 12S02W15DD02200

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: NEW DUPLEX 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

Category of Construction: Two Family Dwelling Existing Sprinklers: Not specified Type of Work: New Sprinklers Included in Project: No

Occupant Load: R-3 Portion of Building: Entire Structure Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 08, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.

when the product			INSPECTION REPORT
	\cap	TO SCHED	ULE AN INSPECTION CALL 1-888-299-2821
			WWW.BUILDINGPERMITS.OREGON.GOV
的人口目標是	Date	4824	M T W T
	Job Address	26565.	He NOM
Lebanon	Permit Number		ODOZZE DWV
	Contact		S
APPROVED	NOT APPROVED	CORRECTION REQU	RED STOP WORK UNTIL:
	REPAIR & RE-INSPECT	OK TO CONTINUE (SEE BEL	
BUILDING			
Footing / Foundation / UFER			
Under Floor Framing			
Insulation: Floor / Wall / Ceiling			
Shear Walls / IBP			
Framing			
Wallboard / Fire Rated Assembly			
Final Structural			
MECHANICAL			
Under Floor			
Gas Line Test			
Wood / Gas / Pellet Stove			*
Rough Mechanical			
Final Mechanical			
PLUMBING			
Under Floor / Under Slab	_		
Rough / Top-Out			
Utilities: Water / Sewer			
Storm: Perimeter / Street			
Backflow Device / Low Point			
Shower Pan			
Final Plumbing			
MANUFACTURED HOME			
Setback / Site / Underfloor			
Utilities: Water / Sewer / Storm		10 -1	
Blocking / Connections	A	4924	
Final MH	INSPECTOR SIG	NATURE	DATE

THE CITY THAT FRIENDLINESS BUILT

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	INSPECTION REPORT TO SCHEDULE AN INSPECTION CALL 1-888-299-2821 ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV				
	Date: 11 30 23 M T W T V Job Address: 2656 S. Main Rd Bldg #C				
Lebanon	Job Address: 26565 , Main Rd Bldg #C Permit Number: $512 - 23 - 000235 - 0406$				
Eobarion	Contact: (541) 409-6601 Jeff?				
	T APPROVED CORRECTION REQUIRED STOP WORK UNTIL:				
REF BUILDING	AIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)				
Footing / Foundation / UFER					
Under Floor Framing	- Provide low Points to				
Insulation: Floor / Wall / Ceiling					
Shear Walls / IBP	connect to RD.				
Framing					
Wallboard / Fire Rated Assembly					
Final Structural					
MECHANICAL					
Under Floor Drur	Duct (A)				
Gas Line Test					
Wood / Gas / Pellet Stove					
Rough Mechanical					
Final Mechanical					
PLUMBING	NON NOT KEDDY.				
Under Floor / Under Slab					
Rough / Top-Out					
Utilities: Water / Sewer					
Storm: Perimeter / Street					
Backflow Device / Low Point					
Shower Pan					
Final Plumbing					
MANUFACTURED HOME					
Setback / Site / Underfloor Utilities: Water / Sewer / Storm					
Blocking / Connections	SE 11 70 23				
Final MH	INSPECTOR SIGNATURE DATE				
	DATE				



City of Lebanon Building Department

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 517-23-000235-DWL

IVR Number: 517095446211

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

Application Date: May 26, 2023

Permit Issued: July 31, 2023 Project: WESTERN SKY HOLDINGS

TYPE OF WORK

Type of Work: New

Residential Specialty Code Edition: 2021

Category of Construction: Two Family Dwelling

Submitted Job Value: \$505,205.00

Description of Work: NEW DUPLEX 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

	JOB SITE INFORMAT	ION		Altra at
Worksite Address	Parcel	Owner:	WESTERN SKY HOLDINGS	
2656 S MAIN RD BLDG C	12S02W15DD02200			
LEBANON OR 97355		Address:	PO BOX 3	81
			ALBANY, OR 97321	
	LICENSED PROFESSIONAL IN	FORMATION		
Business Name	License	License Number 146100		Phone
JEFFREY PAUL HETTERLE - Primary	CCB			541-409-6601
	PENDING INSPECTI	ONS		Kennikas Latingas

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Permit Number: 517-23-000235-DWL

Inspection	Inspection Group	Inspection Status
1020 Zoning/Setbacks	1_2 Famdwell	Pending
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1160 UFER Ground	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1410 Underfloor Insulation	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1440 Insulation Ceiling	1_2 Famdwell	Pending
1520 Interior Shearwall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
2200 Underfloor Mechanical	1_2 Famdwell	Pending
2300 Rough Mechanical	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
3130 Footing/Foundation Drains	1_2 Famdwell	Pending
3170 Underfloor Plumbing	1_2 Famdwell	Pending
3410 Rain Drains	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
1540 Gypsum Board/Lath/Drywall	1_2 Famdwell	Pending
1550 Firewall/Fire Resistance Rated Wall	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517095446211

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Page 2 of 3

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PERMIT FEES					
Fee Description	Quantity	Fee Amount			
Clothes dryer exhaust	2	\$40.00			
Heat pump	2	\$40.00			
Range hood/other kitchen equipment	2	\$40.00			
Ventilation fan connected to single duct	8	\$160.00			
Water heater	2	\$40.00			
Single Family Residence - Baths	3	\$450.00			
Single Family Residence - Baths	3	\$450.00			
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CET - Lebanon Community SD - Res Use		\$3,399.85			
CET - Lebanon Community SD - Admin Fee - Res Use		\$105.15			
Note: This may not include all the fees required for this project.	Total Fees:	\$8,952.14			

Page 3 of 3



BUILDING PERMIT APPLICATION

CATEGORY		JOB SITE INFORMATION		
1- and 2-family dwelling				
Accessory Structure	Multi-family	Project Name: Western SKy Holdings Job Site Address: 2656 S. Main Road		
Demolition	Other: 1- Triplex	Map / Parcel No.:		
TYPE OF		DESCRIPTION OF WORK – PLEASE BE SPECIFIC		
New construction	Hood Suppression	Building New 1-Triplex + 4 Duplexs total of Iluviets		
Add / Alter / Replace	Fire Alarm	total of Iluviers		
Tenant Improvement	Fire Sprinkler			
Mechanical	Plumbing	BIDG ABCED		
Other:				
PROPERTY OWNE	R INFORMATION	NOTICE		
Business Name: Western	SKy Holdings	TIME LIMITATION OF APPLICATION. AN APPLICATION FOR A		
Contact Name: Andy L.	emerande	PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED 180 DAYS AFTER THE DATE OF FILING, UNLESS		
Address: P.O. Box	381	SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN ISSUED; EXCEPT THAT THE BUILDING OFFICIAL		
City/State/Zip: AlbANY		IS AUTHORIZED TO GRANT ONE OR MORE EXTENSION OF TIME		
Phone: 541-928-		FOR ADDITIONAL PERIODS NOT EXCEEDING 180 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE		
Email: AllFiHer@		CAUSE DEMONSTRATED		
APPLICANT/ PRIMARY CO	ONTACT INFORMATION	RESIDENTIAL / COMMERCIAL / INDUSTRIAL		
Business Name: Hetlerla	e Contrutions	PERMIT FEES ARE BASED ON THE VALUE OF THE WORK PERFORMED. INDICATE THE VALUE (ROUNDED TO THE NEAREST		
Business Name: Hetterle Contrutions Contact Name: Jeff Hetterle Deuclopenen				
Address: PO. Box 279 1		AND THE PROFIT FOR THE WORK INDICATED ON THIS APPLICATION.		
City/State/Zip: Brownsil	le Or, 97327	TOTAL VALUATION		
Phone: 541-409-6		TriPlx \$ 300,000K		
Email: JeffeHele @		[rillx (380,800 K		
CONTRACTOR INFORMATION		BUILDING DEPARTMENT COMMENTS		
Business Name: Hefferle Contration				
Contact Name: Jeff HeHavle				
Address: P.D. Box 279				
City/State/Zip: Browsille Or 97327				
Phone: 541-409-6601				
Email: Jeffettele @ quail com				
CCB: 146100				

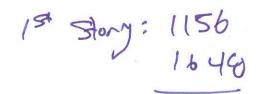
APPLY ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV

THE CITY THAT FRIENDLINESS BUILT

Building Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | bldpermits@ci.lebanon.or.us

VF. R30 Vn. SI. Ris. Rigins W 22 F. R30 V. R30

RESIDENTIAL REVIEW WORKSHEET Lebanon (Use this Sheet - 4 times!)	
PROJECT INFORMATION	
Owner/Contact Seff Phone: 1.409.660	
Project Address 2656 5. Main 31	
□ Single Family □ Duplex □ Multi-Family □ New Construction □ Addition □ Alteration	
Construction Occupancy KOV Height 2 Stories 2	
Roof Pitch 9.12 Total Sq Ft Sag2Occupant Load 20 Sprinklered Existing Bedrooms New Bedrooms Home Office Den	• • •
2201	
Habitable Space: 2009 Sq. Ft. @ $$ 167.57 = $ 969.505$ Garage Area: 992 Sq. Ft. @ $$ 66.99 = $ 72.109$	
Porches & Decks: 96 Sq. Ft. @ \$ 37.24 = \$ 3, 191	
Accessory Bldg: Sq. Ft. @ \$ = \$	
Other: Sq. Ft. @ $\$ = \$$ 7797 Total Code Valuation: = $$ 505, 205$	
J) [F	
PLUMBING INFORMATION Water Line: 2 000 Feet Septic Tank & Drain Field: Dial Yes No	
Sewer Line: 200 Feet	
Storm Line: 200 Feet On Site Well: Yes No	
Existing Bathrooms: New Bathrooms: Total Bathrooms:	
MECHANICAL INFORMATION	
2 Water Heater 2 Range & Exhaust Hood Pellet Stove	
Furnace Bath Exhaust Fans Fireplace (insert or freestanding) Heat Pump or A/C Dryer Total Gas Outlets	
Unit / Wall Heater Gas BBQ Outlet Other	
QUESTIONS / CONCERNS/ COMMENTS	
Geotechnical Report Required: Difference Soil Bearing:	
	-
Approved By: Date: Date:	





RESIDENTIAL ENERGY ADDITIONAL MEASURE SELECTION

RESIDENTIAL INFORMATION				
Owner / Applicant Name: Western SKy Holdings LLC / Andy Lemerandy				
Job Address: 2656 S. Main Road				
Applicant Signature: and Zin Contract Date: 5/18/2023				
INSTRUCTIONS				
Please select type of construction below:				
New construction. All conditioned spaces within residential buildings must comply with Table N1101.1(1) and one additional measure from Table N1101.1(2) on page 2 of this form.				
Additions. Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of ORSC Chapter 11.				
Large additions. Additions that are equal to or more than 600 square feet (55 m ²) in area shall be required to comply with Table N1101.1(2).				

Small additions. Additions that are less than 600 square feet (55 m²) in area shall be required to select one measure from Table N1101.1(2) or comply with Table N1101.3.

Exception: Additions that are less than 225 square feet (20.9 m²) in area shall not be required to comply with Table N1101.1(2) or Table N1101.3.

	TABLE N1101.3 – SMALL ADDITION ADDITIONAL MEASURES (select one)
1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2.
□ 3	Insulate the existing floor, crawl space or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent of a minimum efficiency of 40 lumens per watt as specified in Section N1107.2.
4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
5	Seal and performance test the duct system.
6	Replace existing 80 percent AFUE or less gas furnace with a 92 percent AFUE or greater system.
7	Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 10.0
8 []	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5
9	Replace existing water heater with a natural gas/propane water heater with minimum UEF 0.90, or electric heat pump water heater with minimum 2.0 COP.

	TABLE N1101.1(2) ADDITIONAL MEASURES (select one)
	High Efficiency HVAC System
	Gas-fired furnace or boiler AFUE 94 percent, or
	Air source heat pump HSPF 10.0/14.0 SEER cooling, or
	Ground source heat pump COP 3.5 or Energy star rated
	High Efficiency Water Heating System
	Natural gas/propane water heater with minimum UEF 0.90, or
	Electric heat pump water heater with minimum 2.0 COP, or
	Natural gas/ propane tankless / instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower / tub shower
□3	Walls Insulation Upgrade:
	Exterior walls – U-0.045 / R-21 conventional framing with R-5.0 continuous insulation
	Advanced Envelope
	Windows – U-0.21 (area weighted average), and
4	Flat Ceiling ^b - U-0.017/R-60, and
	Framed Floors – U0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulates slab)
	Ductless Heat Pump
5	For dwelling units with all electric heat provided:
•••	Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources &
	Programmable thermostat for all the heaters in the bedrooms
	High Efficiency Thermal Envelope UA ^c
	Proposed UA is 8% lower than the code UA
7	Glazing Area
	Glazing area, measured as the total of framed openings in less than 12% of conditioned floor area.
	3 ACH Air Leakage Control and Efficient Ventilation
8	Achieve maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible hear recovery efficiency of not less than 66 percent.
For S1:	1 square foot = 0.093 m ² , 1 watt per square foot = 10.8 W/m
562	

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.



EXTERIOR WALL ENVELOPE SELF-CERTIFICATION FORM

____, am the general contractor or owner-builder at the following address:

2656 S. Main Road Lebanon Or 97355

Street Address

To conform with the 2008 Oregon Residential Specialty Code (ORSC), Section 703.1.1, I am notifying the building official that I am aware of said requirements as referenced on the back of this document, and have taken steps to assure that the components of the exterior wall envelope have been installed in accordance with the code requirements and the specific manufacturer's installation instructions where applicable. [Section R703.1.1 is provided for reference.]

10

Signature

QUNEV

Title

2023

Date

Section 703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.

Exceptions:

- 1. A space is not required where the exterior veneer is installed over a water-resistive barrier complying with section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.
- 2. A space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 or of an approved corrosion-resistant material or a combination thereof. Self-adhering membranes extending to the exterior surface of the veneer shall be concealed with trims or other measures to protect from sunlight.
- 3. A space is not required where the exterior veneer is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirements of ASTM E2273 or other recognized national standards and is installed over a water resistive barrier complying with section R703.2.
- 4. A space is not required where the exterior veneer is matching an existing exterior finish as in additions, alterations, or repairs.
- 5. A water-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to section R703.7 or R703.8.
- 6. Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and Section R703.8, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
 - 6.1 Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
 - 6.2 Exterior wall envelope test assemblies shall be a least 4 feet by 8 feet in size.
 - 6.3 Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot.
 - 6.4 Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours.

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of the testing indicate that water did not penetrate: control joints in the exterior wall envelope; joints at the perimeter of openings penetration; or intersections of terminations with dissimilar materials.



CONTRACTOR'S VERIFICATION OF HIGH EFFICIENCY INTERIOR LIGHTING SYSTEMS

In accordance with ORSC Section N1107.2 and / or Table N1101.1(2) the owner, owner's authorized agent, or the general contractor must notify the Building Official in writing that the code requirements specified below have been met. The City of Lebanon Building Division has developed this written verification process in order to facilitate consistent code compliance as effectively and effortlessly as possible.

ORSC N1107.2 High-Efficiency Interior Lighting Systems. A minimum of fifty (50) percent of the permanently installed lighting fixtures shall be installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps comply with this requirement.

This project was equipped with a minimum 50% "High-Efficiency Lighting Systems"

26565. Main Road

Additional Measures were utilized in accordance with Table N1101.1(2); therefore, 75%
 "High-Efficiency Lighting Systems" were mandated and appropriately installed. (Please circle one)

Project Address:

1

Please indicate your relationship to the project below your signature and check the appropriate box above. This form must be completed prior to the issuance of a "certificate of Occupancy".

By my signature below, I verify that the code requirement(s) specified above are in full compliance in conjunction with the project referenced herein.

Signature

Print Name:

Address:

e:	antrand	1	Le	Date:	5/1	8/202	13
							-

Owner General Contractor Authorized Agent

Phone No.	
CCB No. 146100	

THE CITY THAT FRIENDLINESS BUILT

Building Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | bldpermits@ci.lebanon.or.us



PREREQUISITES FOR RESIDENTIAL CERTIFICATE OF OCCUPANCY

97255

Certificates of Occupancy – Residential

5

1

OAR 918-480-0140

- (1) Prior to occupancy of a new residential dwelling or townhouse the building official must issue a certificate of occupancy in the form and format established by the division, unless a temporary certificate of occupancy is issued by the building official.
- (2) This rule applies to a new residential dwelling or townhouse, if the structural permit for construction of the residential dwelling or townhouse was applied for on or after April 1, 2008.
- (3) For purposes of this rule, the terms "residential dwelling" and "townhouse" have the same meaning as in section R202 of the 2008 Residential Specialty Code.
- (4) Before the certificate of occupancy is issued, the general contractor owner who was issued the structural permit for construction must provide to the building official the contact information for the general contractor, as well as any electrical contractor, HVAC contractor and plumbing contractor that performed work on the residential dwelling or townhouse.
- (5) A building official may revoke a certificate of occupancy or a temporary certificate of occupancy when the residential dwelling or townhouse is in violation of applicable law that poses a threat to health and safety. The revocation must be in writing and state the basis for the revocation of the certificate of occupancy.

Please complete and return this form to the Building Division prior to requesting a Certificate of Occupancy:

5

Building Address	
General Contractor Info	
Hefferle Contrution Name P.O. Box 279 Browsille Or. 97327 Address	CCB 146100 License No. 541-409-660 Phone No.
Electrical Contractor Info	
Norms Electric Name 279 Templeton st Brownsville On Address 97327	55960 License No. 591-466-5328 Phone No.
Mechanical Contractor Info	
County Air LLC. Name 3 & 15-7 Midd Le Riber Rd Lebour Or Address 97355	<u>198143</u> License No. <u>541 - 258 - 3767</u> Phone No.
Plumbing Contractor Info	
North Point Plumburg Name 3056 WW Oak Grove Dr AlbAny Address 97321	223603 License No. 541-974-7935 Phone No.



MOISTURE CONTENT ACKNOWLEDGEMENT FORM

S. Main St Blag C" Lebanon City _____, am the general contractor or owner-builder at the following

treet Address

conform with the 2021 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building icial that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to Let this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

Signature

2/12/24



Residential

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and approved according to the applicable codes, regulations and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Residential Specialty Code Edition: 2021

Permit Number: 517-23-000237-DWL

Final Inspection Date: 4/8/24

Property Address: 2656 S MAIN RD BLDG D, LEBANON, OR 97355

Parcel Number: 12S02W15DD02200

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: NEW DUPLEX - 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE)

Category of Construction: Single Family Dwelling Existing Sprinklers: Not specified Type of Work: New Sprinklers Included in Project: Not specified

Occupant Load: R-3 Portion of Building: Entire Structure Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 08, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.

		INSPECTION REPORT O SCHEDULE AN INSPECTION CALL 1-888-299-2821
AAEOM	0	NLINE AT WWW.BUILDINGPERMITS.OREGON.GOV
	Date: 4 3 2	M T W T
	Job Address: 2456	S. Maint
Lebanon	Permit Number: SIT. 2	23.000 237. DWL
	Contact:	2
	APPROVED CORRECTIO IR & RE-INSPECT OK TO CONTINU	N REQUIRED STOP WORK UNTIL: E (SEE BELOW)
BUILDING		
Footing / Foundation / UFER		
Under Floor Framing		
Insulation: Floor / Wall / Ceiling		
Shear Walls / IBP		
Framing		
Wallboard / Fire Rated Assembly		
Final Structural		
MECHANICAL		
Under Floor		
Gas Line Test		
Wood / Gas / Pellet Stove		
Rough Mechanical		
Final Mechanical		
PLUMBING	N	
Under Floor / Under Slab		
Rough / Top-Out		
Utilities: Water / Sewer		
Storm: Perimeter / Street		
Backflow Device / Low Point		
Shower Pan		
Final Plumbing		
MANUFACTURED HOME		
Setback / Site / Underfloor		
Utilities: Water / Sewer / Storm	st do	2.1
Blocking / Connections	AL YY	24
Final MH	INSPECTOR SIGNATURE	(DATE

	INSPECTION REPORT TO SCHEDULE AN INSPECTION CALL 1-888-299-2821 ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV
	Date: 11 30 23 M T W T
	Job Address: 2656 S. Main Rd Blog #D
Lebanon	Permit Number: 517-23-000237. pwl
	Contact: (541) 409-6601 Jeft?
Contractioner Production for Sciences and Sc	APPROVED CORRECTION REQUIRED STOP WORK UNTIL:
BUILDING	IR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
Footing / Foundation / UFER	Provide
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Wallboard / Fire Rated Assembly	
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Storm: Perimeter / Street	
Backflow Device / Low Point	
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Final MH	INSPECTOR SIGNATURE DATE
revealer output and a	1992/2002/2012/2012/2012/2012/2012/2012/

City of Lebanon Building Department



Building Permit

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 517-23-000237-DWL

IVR Number: 517001112927

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

Application Date: May 26, 2023

Permit Issued: July 31, 2023 Project: WESTERN SKY HOLDINGS

TYPE OF WORK **Residential Specialty Code Edition: 2021** Category of Construction: Single Family Dwelling Type of Work: New Submitted Job Value: \$505,205.00 Description of Work: NEW DUPLEX - 2804 SQ FT (HABITABLE) 492 SQ FT (GARAGE) JOB SITE INFORMATION Parcel **Owner:** WESTERN SKY HOLDINGS Worksite Address LLC 12S02W15DD02200 2656 S MAIN RD BLDG D Address: **PO BOX 381** LEBANON OR 97355 ALBANY, OR 97321 LICENSED PROFESSIONAL INFORMATION License **License Number Business Name** Phone **JEFFREY PAUL HETTERLE - Primary** CCB 146100 541-409-6601 PENDING INSPECTIONS

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Permit Number: 517-23-000237-DWL

Inspection	Inspection Group	Inspection Status
1020 Zoning/Setbacks	1_2 Famdwell	Pending
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1160 UFER Ground	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1410 Underfloor Insulation	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1440 Insulation Ceiling	1_2 Famdwell	Pending
1520 Interior Shearwall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
2200 Underfloor Mechanical	1_2 Famdwell	Pending
2300 Rough Mechanical	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
3130 Footing/Foundation Drains	1_2 Famdwell	Pending
3170 Underfloor Plumbing	1_2 Famdwell	Pending
3410 Rain Drains	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
1540 Gypsum Board/Lath/Drywall	1_2 Famdwell	Pending
1550 Firewall/Fire Resistance Rated Wall	1_2 Famdwell	Pending

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517001112927

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Page 2 of 3

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Permit Number: 517-23-000237-DWL

PERMIT FEES			
Fee Description	Quantity	Fee Amount	
Clothes dryer exhaust	2	\$40.00	
Heat pump	2	\$40.00	
Range hood/other kitchen equipment	2	\$40.00	
Ventilation fan connected to single duct	8	\$160.00	
Water heater	2	\$40.00	
Single Family Residence - Baths	3	\$450.00	
Single Family Residence - Baths	3	\$450.00	
Structural plan review fee		\$1,498.58	
Structural building permit fee		\$2,305.50	
State of Oregon Surcharge - Mech (12% of applicable fees)		\$38.40	
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$108.00	
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$276.66	
CET - Lebanon Community SD - Res Use		\$3,399.85	
CET - Lebanon Community SD - Admin Fee - Res Use		\$105.15	
	Total Fees:	\$8,952.14	
Note: This may not include all the fees required for this project.			

Page 3 of 3

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MOISTURE CONTENT ACKNOWLEDGEMENT FORM

7	Teff H	ettelk		, am the general	contractor o	r owner-builder at t	he following
35:							
65b	5.	Mpin	5	"D"		Lebamon	
treet Address					(Citv	

conform with the 2021 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building icial that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to eet this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

2/12/24 Date Signature



Commercial

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and, at the time of certificate issuance, was in compliance with all applicable codes and regulations for the occupancy, division of occupancy and use for which the occupancy is classified. **Structural Specialty Code Edition: 2019**

Permit Number: 517-23-000090-STR

Final Inspection Date: 8/10/23

Property Address: 2656 S MAIN RD BLDG E, LEBANON, OR 97355

Parcel Number: 12S02W15DD01802

Owner: WESTERN SKY HOLDINS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: 8 UNIT APARTMENT BUILDING

Category of Construction: Multi-family Existing Sprinklers: No Type of Work: New Sprinklers Included in Project: No

Occupant Load: R-2

Portion of Building: Entire Structure

Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 08, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.



TEMPORARY Commercial Certificate of Occupancy

At the time of issuance, this structure is found to be in compliance with the requirements of Section 110 of the 2022 Oregon Structural Specialty Code which is based on the 2021 International Building Code and applicable ordinances of the City regulating building construction and use.

Building Address: **2656 S Main Road Building E** Portion of the Structure for which this Certificate is issued: **Building E**

Building Permit No.:	517-23-000090	Use & Occupancy:	R2
Owner:	Western Sky Holdings, LLC	Occupant Load:	See Plans
Owner Address:	PO Box 381	Type of Construction:	VB
	Albany, Oregon 97321	Automatic Sprinkler System:	No
Special Restrictions:	none	Fire Alarm System:	No

The portion of the structure for which this Certificate has been issued has been inspected for compliance with the requirements of the above referenced code for the occupancies and use for which the proposed structure has been classified.

TEMPORARY Occupancy Granted: August 10, 2023

Shawn Eaton, C.B.O. City of Lebanon Building Official

			INSPECTION REPORT AN INSPECTION CALL 1-888-299-2821 WW.BUILDINGPERMITS.OREGON.GOV
	Date:	Aug 10,202	<u> </u>
	Job Address:	2050 5	man Rd E
Lebanon	Permit Number:	517.23.	
	Contact:	JEFF 1-40	AUDOI
	T APPROVED	CORRECTION REQUIRE	
BUILDING			
Footing / Foundation / UFER			
Under Floor Framing			
Insulation: Floor / Wall / Ceiling			
Shear Walls / IBP			
Framing			
Wallboard / Fire Rated Assembly			
Final Structural			
MECHANICAL			
Under Floor			
Gas Line Test			
Wood / Gas / Pellet Stove			
Rough Mechanical			
Final Mechanical			
PLUMBING			
Under Floor / Under Slab			
Rough / Top-Out			
Utilities: Water / Sewer			
Storm: Perimeter / Street			
Backflow Device / Low Point			
Shower Pan			
Final Plumbing			
MANUFACTURED HOME			
Setback / Site / Underfloor			
Utilities: Water / Sewer / Storm	4	A 1.	2-
Blocking / Connections	, a	- 8 10	23
Final MH	INSPECTOR SIGN	ATURE	DATE

City of Lebanon Building Department



925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Building Permit

Commercial Structural

Permit Number: 517-23-000090-STR

IVR Number: 517083258581

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

Application Date: March 13, 2023

Permit Issued: March 20, 2023 Project: WESTERN SKY HOLDINGS

	TYPE OF WORK	The second		
Structural Specialty Code Edition: 2019				
Category of Construction: Multi-family Submitted Job Value: \$675,898.00 Description of Work: 8 UNIT APARTMENT E	Type of W	'ork: New		
	JOB SITE INFORMATIO	N	in a second	14-17-12-17-15-15-15-15-15-15-15-15-15-15-15-15-15-
Worksite Address	Parcel	Owner:	WESTERN	SKY HOLDINS
2656 S MAIN RD BLDG E	12S02W15DD01802		LLC	
LEBANON OR 97355		Address:	PO BOX 3	81
LEBANON OR 97555			ALBANY, OR 97321	
	LICENSED PROFESSIONAL INF	ORMATION		
Business Name	License	License N	umber	Phone
JEFFREY PAUL HETTERLE - Primary	ССВ	14610	00	541-409-6601
	PENDING INSPECTIO	NS		

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Permit Number: 517-23-000090-STR

Inspection	Inspection Group	Inspection Status
1530 Exterior Shearwall	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
2300 Rough Mechanical	1_2 Famdwell	Pending
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1124 Foundation Drain/Waterproofing	1_2 Famdwell	Pending
1160 UFER Ground	1_2 Famdwell	Pending
1400 Perimeter Slab Insulation	1_2 Famdwell	Pending
1410 Underfloor Insulation	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1440 Insulation Ceiling	1_2 Famdwell	Pending
1460 Insulation	1_2 Famdwell	Pending
1520 Interior Shearwall	1_2 Famdwell	Pending
1540 Gypsum Board/Lath/Drywall	1_2 Famdwell	Pending
1550 Firewall/Fire Resistance Rated Wall	1_2 Famdwell	Pending
1920 Miscellaneous Building	1_2 Famdwell	Pending
1995 Final Inspection - Engineering	1_2 Famdwell	Pending
1996 Final Inspection - Planning	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
3130 Footing/Foundation Drains	1_2 Famdwell	Pending
3200 Sanitary Sewer	1_2 Famdwell	Pending
3300 Water Service	1_2 Famdwell	Pending
3400 Storm Sewer	1_2 Famdwell	Pending
3410 Rain Drains	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3650 Shower Pan	1_2 Famdwell	Pending
3920 Miscellaneous Plumbing	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
2040 Underslab Mechanical	Mech Com	Pending
2920 Miscellaneous Mechanical	Mech Com	Pending
3150 Underslab Plumbing	Plumb Com	Pending

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Printed on: 3/20/23

Page 2 of 3

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517083258581

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Clothes dryer exhaust	8	\$160.00
Mini split system	8	\$160.00
Range hood/other kitchen equipment	8	\$160.00
Ventilation fan connected to single duct	8	\$160.00
Other - plumbing	72	\$1,440.00
Fire life safety plan review		\$1,194.20
Structural building permit fee		\$2,985.50
Structural plan review fee		\$1,940.58
State of Oregon Surcharge - Mech (12% of applicable fees)		\$76.80
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$172.80
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$358.26
CET - Lebanon Community SD - Admin Fee - Res Use		\$168.00
CET - Lebanon Community SD - Res Use		\$5,432.00
	Total Fees:	\$14,408.14
Notes This was used include all the face required for this project		

Note: This may not include all the fees required for this project.

Printed on: 3/20/23

Page 3 of 3

G:\myReports/reports//production/01 STANDARD

Lebanon E Bldg tt 109-110
PROJECT INFORMATION
Owner/Contact JEFF Hetterle Phone: 1.409.6661
Project Address 2656 S. Main & Bunts T.H. Townhouse
□ Single Family □ Duplex □ Multi-Family □ New Construction □ Addition □ Alteration 🔯
Construction VB Occupancy R3 Height 15 Stories
Roof Pitch 4/12 Total Sq Ft 4480 Occupant Load 226:24 Sprinklered N
Existing Bedrooms Area New Bedrooms Area Home Office N Den N
Habitable Space: 4460 Sq. Ft. @ \$ 150.87 = \$ 675,998.
Garage Area: Sq. Ft. @ \$ 60, 43 = \$ ~
Porches & Decks: Sq. Ft. @ _\$ _30.22 = \$
Accessory Bldg: Sq. Ft. @ \$ = \$
Other: Sq. Ft. @ \$ = \$ Total Code Valuation: = \$ 675,8999
PLUMBING INFORMATION
Water Line: Image: Oorgan Control of
C C
Existing Bathrooms: Total Bathrooms: Total Bathrooms:
MECHANICAL INFORMATION
Water Heater Range & Exhaust Hood Pellet Stove Furnace Bath Exhaust Fans Fireplace (insert or freestanding)
Furnace Bath Exhaust Fans Fireplace (insert or freestanding) Heat Pump or A/C Dryer Total Gas Outlets
Unit / Wall Heater Gas BBQ Outlet Other
QUESTIONS / CONCERNS/ COMMENTS
Geotechnical Report Required: Yes No Soil Bearing:
Geolecinical Report Required. I res tho
Approved By: Date: J 11 23
THE CITY THAT FRIENDLINESS BUILT

Plumbing : Dishwasher ILE Mores Kitchen Sink water Heatur WIC LAU Showler. Washer HB TOTAL

9 F.J. x 8 UNits = 72 T.F.V.

Mechanicad Ritchen Hood Onjen Exhout Fan) 4 x 8 = 32 Appliances / with AC



SYSTEM DEVELOPMENT CHARGES PRELIMINARY ESTIMATE

11 Unit Apartment Complex - Walker Road 2656 S Main Road - 12S02W15DD01802

January 30, 2023

Based on January 1, 2023 FEES

		CHARGE	A 1 CARL CLUBS - MARINE
SDC	Fee Basis	Evaluation	SDC
Water	Water Meter Size	1.5"	\$14,435
Sewer	Water Meter Size	1.5"	\$24,294
Water	Irrigation Water Meter Size		\$0
Storm Drainage	Impervious Surface Area	\$97.00 per 1,000 sq ft (18,675)	\$1,812
Parks	Multifamily	\$3,283 per dwelling unit (11)	\$36,113
Streets	Multifamily (221)	11 (.57) = 6.27 (\$6,765)=	\$42,417

Total SDC Fee \$119,071

City Engineer Signature Date (required on projects other than one and two family dwellings)



SYSTEM DEVELOPMENT CHARGES PRELIMINARY ESTIMATE

11 Unit Apartment Complex - South Main Rd 2656 S Main Road - 12S02W15DD02200

January 30, 2023

Based on January 1, 2023 FEES

		CHARGE	
SDC	Fee Basis	Evaluation	SDC
Water	Water Meter Size	1.5"	\$14,435
Sewer	Water Meter Size	1.5"	\$24,294
Water	Irrigation Water Meter Size		\$0
Storm Drainage	Impervious Surface Area	\$97.00 per 1,000 sq ft (18,675)	\$1,812
Parks	Multifamily	\$3,283 per dwelling unit (11)	\$36,113
Streets	Multifamily (221)	11 (.57) = 6.27 (\$6,765)=	\$42,417

Total SDC Fee \$119,071

City Engineer Signature Date (required on projects other than one and two family dwellings)



BUILDING PERMIT APPLICATION

САТЕС	GORY	JOB SITE INFORMATION	
1- and 2-family dwelling	Commercial / Industrial	Project Name: Western SKy Holdings	
Accessory Structure	Multi-family	Job Site Address: 2656 South Main Lebrow Or 9BS	
Demolition	Other:	Map / Parcel No.:	
TYPE OF	WORK	DESCRIPTION OF WORK – PLEASE BE SPECIFIC	
New construction	Hood Suppression	8 Plex & Try Plex	
Add / Alter / Replace	Fire Alarm		
Tenant Improvement	Fire Sprinkler		
Mechanical	Plumbing		
Other:			
PROPERTY OWNE		NOTICE	
Business Name: Western	sky Holdings	TIME LIMITATION OF APPLICATION. AN APPLICATION FOR A	
Contact Name: Andrew	Lenerande	PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED 180 DAYS AFTER THE DATE OF FILING, UNLESS	
Address: P.O. Box 381		SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN ISSUED; EXCEPT THAT THE BUILDING OFFICIAL	
City/State/Zip: Albany	Or 97321	IS AUTHORIZED TO GRANT ONE OR MORE EXTENSION OF TIME FOR ADDITIONAL PERIODS NOT EXCEEDING 180 DAYS EACH. THE	
Phone: 541-928-1140		EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE	
Email: All Fitter @ YAHOO. com		CAUSE DEMONSTRATED	
APPLICANT/ PRIMARY C	ONTACT INFORMATION	RESIDENTIAL / COMMERCIAL / INDUSTRIAL	
Business Name: Wester	vsky Holdings	PERMIT FEES ARE BASED ON THE VALUE OF THE WORK PERFORMED. INDICATE THE VALUE (ROUNDED TO THE NEAREST	
Contact Name: Andrew	Lemerande	DOLLAR) OF ALL EQUIPMENT, MATERIALS, LABOR, OVERHEAD, AND THE PROFIT FOR THE WORK INDICATED ON THIS	
Address: P.O. Box 3.	81	APPLICATION.	
City/State/Zip: Alba~y	Or 97321	TOTAL VALUATION	
Phone: 541 - 928 -	1140		
Email: All Fitter @ YAHOO. com			
CONTRACTOR		BUILDING DEPARTMENT COMMENTS	
Business Name: Hettede			
Contact Name: Jeff HeHerle			
Address: P.O. Box 279			
City/State/Zip: Brownsville Or 97327			
Phone: 541-409-6601			
Email: Jeffhetterle@gmail.com			
CCB: 146100	0		

APPLY ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV



SUBMITTAL REQUIREMENTS FOR RESIDENTIAL PLAN REVIEW

Submittal Requirements:

One (1) completed copy of the following:

- Building Permit Application
- □ Energy Additional Measure Selection
- Exterior Wall Envelope
- □ High-Efficiency Interior Lighting Systems
- □ Plan Intake Checklist
- □ Prerequisites for Residential CofO

□ One (1) copy of a photo reproducible (8 ½ " x 11" or 11" x 17") Site Plan

☑ Three (3) sets of complete **Building Plans** [only two (2) sets of Building Specifications and Calculations required]

Once a complete set of residential plans is received, the review is generally completed within two weeks. The applicant will be contacted by staff when the plan review is complete and the permits are ready to be issued.



RESIDENTIAL ENERGY ADDITIONAL MEASURE SELECTION

RESIDENTIAL INFORMATION		
Owner / Applicant Name: Western sky Hold, 35/Andrew Lemer Male		
Job Address: 2656 South Main Lebaron Or 9	7355	
Applicant Signature: andrew tende	Date: 3/7/2023	

INSTRUCTIONS

Please select type of construction below:

New construction. All conditioned spaces within residential buildings must comply with Table N1101,1(1) and one additional measure from Table N1101.1(2) on page 2 of this form.

Additions. Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of ORSC Chapter 11.

 \Box Large additions. Additions that are equal to or more than 600 square feet (55 m²) in area shall be required to comply with Table N1101.1(2).

Small additions. Additions that are less than 600 square feet (55 m²) in area shall be required to select one measure from Table N1101.1(2) or comply with Table N1101.3.

Exception: Additions that are less than 225 square feet (20.9 m^2) in area shall not be required to comply with Table N1101.1(2) or Table N1101.3.

	TABLE N1101.3 – SMALL ADDITION ADDITIONAL MEASURES (select one)
1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2.
3	Insulate the existing floor, crawl space or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent of a minimum efficiency of 40 lumens per watt as specified in Section N1107.2.
4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
5	Seal and performance test the duct system.
6	Replace existing 80 percent AFUE or less gas furnace with a 92 percent AFUE or greater system.
7	Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 10.0
8 🗌	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5
9	Replace existing water heater with a natural gas/propane water heater with minimum UEF 0.90, or electric heat pump water heater with minimum 2.0 COP.

	TABLE N1101.1(2) ADDITIONAL MEASURES (select one)
	High Efficiency HVAC System
1	Gas-fired furnace or boiler AFUE 94 percent, or
	Air source heat pump HSPF 10.0/14.0 SEER cooling, or
	Ground source heat pump COP 3.5 or Energy star rated
	High Efficiency Water Heating System
	Natural gas/propane water heater with minimum UEF 0.90, or
2	Electric heat pump water heater with minimum 2.0 COP, or
	Natural gas/ propane tankless / instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower / tub shower
□ 3	Walls Insulation Upgrade:
	Exterior walls – U-0.045 / R-21 conventional framing with R-5.0 continuous insulation
	Advanced Envelope
	Windows – U-0.21 (area weighted average), and
4	Flat Ceiling⁵ - U-0.017/R-60, and
	Framed Floors – U0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulates slab)
	Ductless Heat Pump
15	For dwelling units with all electric heat provided:
₹ 5	Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources &
	Programmable thermostat for all the heaters in the bedrooms
□ 6	High Efficiency Thermal Envelope UA ^c
	Proposed UA is 8% lower than the code UA
7 []	Glazing Area
	Glazing area, measured as the total of framed openings in less than 12% of conditioned floor area.
8	3 ACH Air Leakage Control and Efficient Ventilation
	Achieve maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible hear recovery efficiency of not less than 66 percent.
For S1:	1 square foot = 0.093 m ² , 1 watt per square foot = 10.8 W/m

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.



CONTRACTOR'S VERIFICATION OF HIGH EFFICIENCY INTERIOR LIGHTING SYSTEMS

In accordance with ORSC Section N1107.2 and / or Table N1101.1(2) the owner, owner's authorized agent, or the general contractor must notify the Building Official in writing that the code requirements specified below have been met. The City of Lebanon Building Division has developed this written verification process in order to facilitate consistent code compliance as effectively and effortlessly as possible.

ORSC N1107.2 High-Efficiency Interior Lighting Systems. A minimum of fifty (50) percent of the permanently installed lighting fixtures shall be installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps comply with this requirement.

- This project was equipped with a minimum 50% "High-Efficiency Lighting Systems"
- Additional Measures were utilized in accordance with Table N1101.1(2); therefore, 75% "High-Efficiency Lighting Systems" were mandated and appropriately installed. (Please circle one)

Project Address: 2656 South Main Lebavon Or 97355

Please indicate your relationship to the project below your signature and check the appropriate box above. This form must be completed prior to the issuance of a "certificate of Occupancy".

By my signature below, I verify that the code requirement(s) specified above are in full compliance in conjunction with the project referenced herein.

Signature:	An		Date: 3/7/2023
	Owner 🗆 General Contractor 🗹	Authorized Agent	
Print Name:	Jeff HeHerle	Phone No.	541-409-6601
Address:	P.O. Box 279 Brown sville	Or 97327 CCB No.	146100



EXTERIOR WALL ENVELOPE **SELF-CERTIFICATION FORM**

I, <u>Jeff Hetterle</u> following address: _____, am the general contractor or owner-builder at the

2656 South Main Lebaron Or 97355

Street Address

To conform with the 2008 Oregon Residential Specialty Code (ORSC), Section 703.1.1, I am notifying the building official that I am aware of said requirements as referenced on the back of this document, and have taken steps to assure that the components of the exterior wall envelope have been installed in accordance with the code requirements and the specific manufacturer's installation instructions where applicable. [Section R703.1.1 is provided for reference.]

Signature

Lacneral Contractor Title

23

Date

Section 703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.

Exceptions:

- 1. A space is not required where the exterior veneer is installed over a water-resistive barrier complying with section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.
- 2. A space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 or of an approved corrosion-resistant material or a combination thereof. Self-adhering membranes extending to the exterior surface of the veneer shall be concealed with trims or other measures to protect from sunlight.
- 3. A space is not required where the exterior veneer is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirements of ASTM E2273 or other recognized national standards and is installed over a water resistive barrier complying with section R703.2.
- 4. A space is not required where the exterior veneer is matching an existing exterior finish as in additions, alterations, or repairs.
- 5. A water-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to section R703.7 or R703.8.
- 6. Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and Section R703.8, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
 - 6.1 Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
 - 6.2 Exterior wall envelope test assemblies shall be a least 4 feet by 8 feet in size.
 - 6.3 Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot.
 - 6.4 Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours.

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of the testing indicate that water did not penetrate: control joints in the exterior wall envelope; joints at the perimeter of openings penetration; or intersections of terminations with dissimilar materials.



RESIDENTIAL PLAN INTAKE CHECKLIST

		Yes	No	n/a
1	Three (3) sets of legible plans drawn to scale, showing conformance to the applicable local and state building codes. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details. Plan review cannot be completed if copyright violations are evident.	Х		
2	Site/Plot plan drawn to scale. The plan must show: scale, north direction arrow, lot dimensions, topography or grade, complete building footprint (including porch and decks), all existing structures on site, actual setbacks to the existing and proposed buildings and all improvements from property lines and other buildings, full street and right-of-way widths, location of sidewalks, parking areas, driveways, public and private easements, water and sewer services, septic system and well (if applicable), complete address or street, location and extent of fill on the lot, building coverage area, and impervious surface area, contour lines at 2' intervals and include spot elevations and grading plan.	×		
3	Foundation plan and Cross Section . Show footing and foundation dimensions, anchor bolts, any hold-downs and reinforcing steel, connection details, vent size and location, type of underfloor framing, and soil type.	X		
4	Floor plans . Show all dimensions, room identification, door and window sizes and locations, location of smoke detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks. Indicate the type of fuel each appliance utilizes such as gas, electric, etc.	×		
5	Cross section(s) and details. Show all framing member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation, ventilation for attic and/or vaulted ceiling area, etc.	X		
6	Elevation views . Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than 4 ft. at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.	×		
7	Wall bracing (prescriptive path) and/or lateral analysis plans . Building plans must show construction details and locations of lateral brace panels; for non-prescriptive path analysis provide engineered specifications and calculations.	X		
8	Floor/roof framing plans are required for all floors/roof assemblies indicating beam and member sizing, spacing and bearing locations, nailing and connection details. Show location of attic ventilation.			
9	Basement and retaining wall cross sections and details showing placement of reinforcing steel, drains and waterproofing shall be provided. Engineered plans are required for retaining walls exceeding 4' in height and basement walls not complying with the prescriptive code requirements. For engineered systems, see item 13 for "Engineer's calculations".			×
10	Beam calculations . Provide two sets of calculations using current code design values for all beams and multiple joists that exceed prescriptive code requirements, and/or any beam/joist carrying a non-uniform load.	X		
11	Manufactured floor/roof truss design details.			
12	Energy Code Compliance. Identify the prescriptive path or provide calculations.	×		
13	Engineer's calculations when required or provided, (i.e., shear wall, roof truss, retaining walls exceeding 4') shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review by cross-reference to the applicable plan location.	X		
14				X



PREREQUISITES FOR RESIDENTIAL CERTIFICATE OF OCCUPANCY

Certificates of Occupancy – Residential OAR 918-480-0140

- (1) Prior to occupancy of a new residential dwelling or townhouse the building official must issue a certificate of occupancy in the form and format established by the division, unless a temporary certificate of occupancy is issued by the building official.
- (2) This rule applies to a new residential dwelling or townhouse, if the structural permit for construction of the residential dwelling or townhouse was applied for on or after April 1, 2008.
- (3) For purposes of this rule, the terms "residential dwelling" and "townhouse" have the same meaning as in section R202 of the 2008 Residential Specialty Code.
- (4) Before the certificate of occupancy is issued, the general contractor owner who was issued the structural permit for construction must provide to the building official the contact information for the general contractor, as well as any electrical contractor, HVAC contractor and plumbing contractor that performed work on the residential dwelling or townhouse.
- (5) A building official may revoke a certificate of occupancy or a temporary certificate of occupancy when the residential dwelling or townhouse is in violation of applicable law that poses a threat to health and safety. The revocation must be in writing and state the basis for the revocation of the certificate of occupancy.

Please complete and return this form to the Building Division prior to requesting a Certificate of Occupancy:

2656 5. main	
Building Address	
General Contractor Info	教育的主义的教育,这些教育和教育教育的主义的
Hetterle Construction	146100
Name	License No.
PO Box 279 Brownsville OR	541-409-6601
Address 97327	Phone No.
Electrical Contractor Info	
Norms Electric	55960
Name	License No.
279 Templeton st Brownsville OR	541-466-5328
Address 97327	Phone No.
Mechanical Contractor Info	
Country Air LLC	198143
Name	License No.
38157 Middle Ridge Rd Lebamon	541 - 258 - 3767
Address 97354	Phone No.
Plumbing Contractor Info	
North Point Plumbing	223603
Name	License No.
3056 NW Oak Grove Dr. Albany	541-974-7935
Address 97321	Phone No.



MOISTURE CONTENT ACKNOWLEDGEMENT FORM

Top Hetterk, am the general contractor or owner-builder at the following ress:

Street Address

To conform with the 2017 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

<u>4-26-23</u> Date Signature



Commercial

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and, at the time of certificate issuance, was in compliance with all applicable codes and regulations for the occupancy, division of occupancy and use for which the occupancy is classified. **Structural Specialty Code Edition: 2019**

Permit Number: 517-23-000100-STR

Final Inspection Date: 7/3/23

Property Address: 2656 S MAIN RD BLDG F, LEBANON, OR 97355

Parcel Number: 12S02W15DD01802

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: 3 UNIT APARTMENT BUILDING

Category of Construction: Multi-family Existing Sprinklers: No Type of Work: New Sprinklers Included in Project: No

Occupant Load: R-2

Portion of Building: Entire Structure

Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 08, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.



TEMPORARY Commercial Certificate of Occupancy

At the time of issuance, this structure is found to be in compliance with the requirements of Section 110 of the 2022 Oregon Structural Specialty Code which is based on the 2021 International Building Code and applicable ordinances of the City regulating building construction and use.

Building Address: **2656 S Main Road Building F** Portion of the Structure for which this Certificate is issued: **Building F**

Building Permit No.:	517-23-000100	Use & Occupancy:	R2
Owner:	Western Sky Holdings, LLC	Occupant Load:	See Plans
Owner Address:	PO Box 381 Albany, Oregon 97321	Type of Construction:	VB
		Automatic Sprinkler System:	No
Special Restrictions:	none	Fire Alarm System:	No

The portion of the structure for which this Certificate has been issued has been inspected for compliance with the requirements of the above referenced code for the occupancies and use for which the proposed structure has been classified.

TEMPORARY Occupancy Granted: July 7, 2023

Shawn Eaton, C.B.O. City of Lebanon Building Official

Marveen Chastain

From: Sent: To: Cc: Subject: Attachments: Ron Whitlatch Monday, July 3, 2023 9:04 AM Marveen Chastain Shana Olson; ShawnE@nwcodepros.com; Tammy Dickey Temp Occupancy 0907_001.pdf

Marveen,

Engineering is of with a Temp Occupancy for Building F of the Pac Sky Multi-Family Development (South Main Road). There are some minor items that must be complete before final which I have attached. Let me know if you have questions.

Ron

Ron Whitlatch, P.E.

Engineering Services Director/City Engineer Tel: 541.258.4269 | Fax: 541.258.4903 925 Main Street, Lebanon, OR 97355

rwhitlatch@ci.lebanon.or.us www.ci.lebanon.or.us



Engineering Services 925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4918 FAX: 541.258.4955 www.ci.lebanon.or.us

Pac Sky Multi-Family Development

The following items have been identified by the City's Engineering & Planning Departments with Fire Departments comments submitted separately. Please notify the City when all items on the punch list have been completed. Punch list items must be completed prior to the City's acceptance of public improvements. If you have any questions or concerns, please call Shana Olson at 541-258-4265.

- Provide as-built drawings of public improvements. Submit 1 copy for review and approval. Final set on mylar, PDF of each sheet, (3) paper copies.
- Provide casement over newly constructed public improvements along with \$165 recording fee.
- Complete detention pond landscape, at minimum grass shall be planted or hydro seed to ensure the soil doesn't erode into the storm system.
- Paint the newly constructed curb along S Main yellow.
- Install children's play area per approved plans and planning conditions.

Building E Splex

- Provide easement over newly constructed public improvements along with \$165 recording fee.
- High Visibility landscape is required along the southern side of the parking lot.

Fire Department Comments

- Constructed fence on the west and north property lines was not approved on-site plan. Fence is currently under review with Fire Marshal.
- Complete Fire Lane stripping along north property line. Curb was removed due to drainage and fence line; red fire lane striping along asphalt edge is still required. In addition, the northeast corner of parking lot should be painted red as well.

See attached drawings for clarification of areas

Building F. triplex temp

Brianto provide next week

1

Marveen Chastain

From: Sent: To: Cc: Subject: Shana Olson Wednesday, June 28, 2023 11:27 AM jeffhetterle; Michael Kosmicki; allfitter@yahoo.com Brian Vandetta; Marveen Chastain; Shawn Eaton S Main Apartments Building E

Hello All,

Engineering received your inspection request to final Building E. I will work on a final punch list of any items based on the approved set of plans. Once the punch list has been completed and the Building Official has signed off on building E, a temporary occupancy could be granted, and public improvements would be accepted to start the contractor warranty period. At this time, we can't finalize building E due to only 1 building of the project being constructed.

Please let me know if you have any questions.

Thanks

Shana Olson

Project Manager – Development Engineering Environmental City of Lebanon | 925 Main Street | Lebanon OR 97355 Tel: 541.258.4265 | Fax: 541.258.4955



Office Hours Monday – Thursday 8am-5pm Friday Remote 8am-12pm

Lebanon	$\begin{array}{llllllllllllllllllllllllllllllllllll$
REP/	CORRECTION REQUIRED STOP WORK UNTIL: AIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
BUILDING	
Footing / Foundation / UFER	RIDE
Insulation: Floor / Wall / Ceiling	finals are Approved
Shear Walls / IBP	PINETS OIL APPICO CI
Framing	
Wallboard / Fire Rated Assembly	
Final Structural	
MECHANICAL	
Under Floor	
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	
PLUMBING	
Under Floor / Under Slab	
Rough / Top-Out	
Utilities: Water / Sewer	
Storm: Perimeter / Street	
Backflow Device / Low Point	
Shower Pan	
Final Plumbing	
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm	
Blocking / Connections	
Final MH	INSPECTOR SIGNATURE DATE /

Lebanon	INSPECTION REPORTTO SCHEDULE AN INSPECTION CALL 1-888-299-2821 ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOVDate: $6/27/23$ MTWTJob Address: 2656 MTWTPermit Number: $5/7-23-000100STR$ Contact:
	NOT APPROVED CORRECTION REQUIRED OK TO CONTINUE (SEE BELOW)
BUILDING	REPAIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
Footing / Foundation / UFER	Lock Box code 6601
Under Floor Framing	
Insulation: Floor / Wall / Ceiling	
Shear Walls / IBP	
Framing	
Wailboard / Fire Rated Assembly	
Final Structural	
MECHANICAL	
Under Floor	
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	
PLUMBING	
Under Floor / Under Slab	
Rough / Top-Out	
Utilities: Water / Sewer	
Storm: Perimeter / Street	
Backflow Device / Low Point	
Shower Pan	
Final Plumbing	
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm	
Blocking / Connections	
Final MH	INSPECTOR SIGNATURE DATE

City of Lebanon Building Department



925 S Main Street

Building Permit

Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Commercial Structural

Permit Number: 517-23-000100-STR

IVR Number: 517049391849

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

Application Date: March 17, 2023

Permit Issued: March 20, 2023 Project: WESTERN SKY HOLDINGS

TYPE OF WORK Structural Specialty Code Edition: 2019 Category of Construction: Multi-family Type of Work: New Submitted Job Value: \$253,462.00 Description of Work: 3 UNIT APARTMENT BUILDING JOB SITE INFORMATION WESTERN SKY HOLDINGS Parcel **Owner: Worksite Address** ILC 12S02W15DD01802 2656 S MAIN RD BLDG F Address: PO BOX 381 LEBANON OR 97355 ALBANY, OR 97321 LICENSED PROFESSIONAL INFORMATION **Business Name** License **License Number** Phone JEFFREY PAUL HETTERLE - Primary CCB 146100 541-409-6601 PENDING INSPECTIONS

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Permit Number: 517-23-000100-STR

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Com	Pending
1260 Framing	Struct Com	Pending
1110 Footing	Struct Com	Pending
1120 Foundation	Struct Com	Pending
1124 Foundation Drain/Waterproofing	Struct Com	Pending
1160 UFER Ground	Struct Com	Pending
1400 Perimeter Slab Insulation	Struct Com	Pending
1410 Underfloor Insulation	Struct Com	Pending
1430 Insulation Wall	Struct Com	Pending
1440 Insulation Ceiling	Struct Com	Pending
1460 Insulation	Struct Com	Pending
1520 Interior Shearwall	Struct Com	Pending
1530 Exterior Shearwall	Struct Com	Pending
1540 Gypsum Board/Lath/Drywall	Struct Com	Pending
1550 Firewall/Fire Resistance Rated Wall	Struct Com	Pending
1920 Miscellaneous Building	Struct Com	Pending
1995 Final Inspection - Engineering	Struct Com	Pending
1996 Final Inspection - Planning	Struct Com	Pending
2999 Final Mechanical	Mech Com	Pending
2300 Rough Mechanical	Mech Com	Pending
2040 Underslab Mechanical	Mech Com	Pending
3999 Final Plumbing	Plumb Com	Pending
3500 Rough Plumbing	Plumb Com	Pending
3130 Footing/Foundation Drains	Plumb Com	Pending
3150 Underslab Plumbing	Plumb Com	Pending
3200 Sanitary Sewer	Plumb Com	Pending
3300 Water Service	Plumb Com	Pending
3400 Storm Sewer	Plumb Com	Pending
3410 Rain Drains	Plumb Com	Pending
3650 Shower Pan	Plumb Com	Pending
3920 Miscellaneous Plumbing	Plumb Com	Pending
2920 Miscellaneous Mechanical	Mech Com	Pending

SCHEDULING INSPECTIONS

G:\myReports/reports//production/01 STANDARD

Printed on: 3/20/23

Page 2 of 3

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517049391849

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Clothes dryer exhaust	3	\$60.00
Mini split system	3	\$60.00
Range hood/other kitchen equipment	3	\$60.00
Ventilation fan connected to single duct	3	\$60.00
Other - plumbing	27	\$540.00
Fire life safety plan review		\$519.00
Structural plan review fee		\$843.38
Structural building permit fee		\$1,297.50
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.70
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$64.80
State of Oregon Surcharge - Mech (12% of applicable fees)		\$28.80
CET - Lebanon Community SD - Res Use		\$2,037.00
CET - Lebanon Community SD - Admin Fee - Res Use		\$63.00
	Total Fees:	\$5,789.18

Note: This may not include all the fees required for this project.

Page 3 of 3

G:\myReports/reports//production/01 STANDARD

F Blog # FINT 118 119 RESIDENTIAL REVIEW WORKSHEET Lebanon 3 VINTS / 3 TOWN HOUSE
PROJECT INFORMATION
Owner/Contact Seff Hetterle Phone:
- DOTO DE TENDER CO
Single FamilyDuplexMulti-FamilyNew ConstructionAdditionAlterationConstruction \bigvee Occupancy \bigvee Height $(s Stories)$ Roof Pitch \bigvee (2Total Sq Ft (600) Occupant Load9SprinkleredExisting BedroomsNew Bedrooms \checkmark Home OfficeDen \frown Habitable Space: 1600 Sq. Ft. @ $$ 150, 37 = $ 253, 462$ Garage Area:Sq. Ft. @ $$ = $$ \frown Porches & Decks:Sq. Ft. @ $$ = $$ Accessory Bldg:Sq. Ft. @ $$ = $$ Other:Sq. Ft. @ $$ = $$ Total Code Valuation: $$ 253, 462$
PLUMBING INFORMATION Water Line: / 00 Feet Septic Tank & Drain Field: Yes No Sewer Line: / 00 Feet On Site Well: Yes No Storm Line: / 00 Feet On Site Well: Yes No Existing Bathrooms: New Bathrooms: Yes Total Bathrooms: Yes Yes
MECHANICAL INFORMATION
Water Heater Range & Exhaust Hood Pellet Stove Furnace Bath Exhaust Fans Fireplace (insert or freestanding) Heat Pump or A/C Dryer Total Gas Outlets Unit / Wall Heater Gas BBQ Outlet Other
QUESTIONS / CONCERNS/ COMMENTS
Geotechnical Report Required: Yester No Soil Bearing:
Approved By: Date: 3123 THE CITY THAT FRIENDLINESS BUILT

Plumbing: (F.U) Dishwabler Ice Maken kitchen Sink Water Hester water cluset LAV. Shower Clothes Washer Hose Bibb

9 F.V. × 3 units 27 T.F.J.

Mechanico/ kitchen Hood Exhoust Fan 4 × 3 units = Dmer 12 Appliance



BUILDING PERMIT APPLICATION 3 vnits/Townhouses

		1	
CATEGOR	Y	JOB SITE INFORMATION	
1- and 2-family dwelling	Commercial / Industrial	Project Name: Western SKy Holdings	
Accessory Structure	Multi-family	Job Site Address: 2656 South Main Lebanan Of	
Demolition	Other:	Map / Parcel No.:	
TYPE OF WO	DRK	DESCRIPTION OF WORK – PLEASE BE SPECIFIC	
New construction	Hood Suppression	# Plex & Try Plex	
Add / Alter / Replace	Fire Alarm	3	
Tenant Improvement	Fire Sprinkler		
Mechanical	Plumbing		
Other:			
PROPERTY OWNER IN	FORMATION	NOTICE	
Business Name: Western 5k	Ly Holdings	TIME LIMITATION OF APPLICATION. AN APPLICATION FOR A	
	enerande	PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED 180 DAYS AFTER THE DATE OF FILING, UNLESS	
Address: P.O. Box 381		SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN ISSUED; EXCEPT THAT THE BUILDING OFFICIAL	
City/State/Zip: Albany Or	97321	IS AUTHORIZED TO GRANT ONE OR MORE EXTENSION OF TIME	
Phone: 541-928-1140		FOR ADDITIONAL PERIODS NOT EXCEEDING 180 DAYS EACH. T EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIAE CAUSE DEMONSTRATED	
Email: All Fitter @ YAHOO. com			
APPLICANT/ PRIMARY CONT	ACT INFORMATION	RESIDENTIAL / COMMERCIAL / INDUSTRIAL	
Business Name: Western s	Ky Holdings	PERMIT FEES ARE BASED ON THE VALUE OF THE WORK PERFORMED. INDICATE THE VALUE (ROUNDED TO THE NEAREST	
Contact Name: A	nevande	DOLLAR) OF ALL EQUIPMENT, MATERIALS, LABOR, OVERHEAD,	
Address: P.O. Box 381		AND THE PROFIT FOR THE WORK INDICATED ON THIS APPLICATION.	
City/State/Zip: Albary O	r 97321	TOTAL VALUATION	
Phone: 541 - 928 - 114	0		
Email: All Fitter @ YAH	oo. com		
CONTRACTOR INFO	DRMATION	BUILDING DEPARTMENT COMMENTS	
Business Name: Hetele			
Contact Name: Jeff HeHe	rle		
Address: P.O. Box 27	9		
City/State/Zip: Brownsville	e Or 97327		
Phone: 541-409-661	01		
Email: Jeffhetterleeg			
CCB: 146100			

APPLY ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV

THE CITY THAT FRIENDLINESS BUILT

Building Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | bldpermits@ci.lebanon.or.us



SUBMITTAL REQUIREMENTS FOR RESIDENTIAL PLAN REVIEW

Submittal Requirements:

One (1) completed copy of the following:

- Building Permit Application
- □ Energy Additional Measure Selection
- Exterior Wall Envelope
- □ High-Efficiency Interior Lighting Systems
- □ Plan Intake Checklist
- □ Prerequisites for Residential CofO

□ One (1) copy of a photo reproducible (8 ½ " x 11" or 11" x 17") Site Plan

☑ Three (3) sets of complete **Building Plans** [only two (2) sets of Building Specifications and Calculations required]

Once a complete set of residential plans is received, the review is generally completed within two weeks. The applicant will be contacted by staff when the plan review is complete and the permits are ready to be issued.

1.	TABLE N1101.1(2) ADDITIONAL MEASURES (select one)
	High Efficiency HVAC System
□1	Gas-fired furnace or boiler AFUE 94 percent, or
	Air source heat pump HSPF 10.0/14.0 SEER cooling, or
	Ground source heat pump COP 3.5 or Energy star rated
	High Efficiency Water Heating System
	Natural gas/propane water heater with minimum UEF 0.90, or
	Electric heat pump water heater with minimum 2.0 COP, or
	Natural gas/ propane tankless / instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower / tub shower
□3	Walls Insulation Upgrade:
	Exterior walls – U-0.045 / R-21 conventional framing with R-5.0 continuous insulation
	Advanced Envelope
	Windows – U-0.21 (area weighted average), and
4	Flat Ceiling ^b - U-0.017/R-60, and
	Framed Floors – U0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulates slab)
	Ductless Heat Pump
15	For dwelling units with all electric heat provided:
4	Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources &
	Programmable thermostat for all the heaters in the bedrooms
6	High Efficiency Thermal Envelope UA ^c
	Proposed UA is 8% lower than the code UA
7 []	Glazing Area
	Glazing area, measured as the total of framed openings in less than 12% of conditioned floor area.
8	3 ACH Air Leakage Control and Efficient Ventilation
	Achieve maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible hear recovery efficiency of not less than 66 percent.
For S1	1 square foot = 0.093 m ² , 1 watt per square foot = 10.8 W/m

a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.



RESIDENTIAL ENERGY ADDITIONAL MEASURE SELECTION

Owner/Applicant Name: Western sky Hold, gs/Andrew Lemermale			
Applicant Signature: Andrew Jan	Date: 3/7/2023		

INSTRUCTIONS

Please select type of construction below:

New construction. All conditioned spaces within residential buildings must comply with Table N1101,1(1) and one additional measure from Table N1101.1(2) on page 2 of this form.

Additions. Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of ORSC Chapter 11.

 \Box Large additions. Additions that are equal to or more than 600 square feet (55 m²) in area shall be required to comply with Table N1101.1(2).

 \Box Small additions. Additions that are less than 600 square feet (55 m²) in area shall be required to select one measure from Table N1101.1(2) or comply with Table N1101.3.

 \Box Exception: Additions that are less than 225 square feet (20.9 m²) in area shall not be required to comply with Table N1101.1(2) or Table N1101.3.

	TABLE N1101.3 – SMALL ADDITION ADDITIONAL MEASURES (select one)
□1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2.
3	Insulate the existing floor, crawl space or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED or linear fluorescent of a minimum efficiency of 40 lumens per watt as specified in Section N1107.2.
4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
5	Seal and performance test the duct system.
6	Replace existing 80 percent AFUE or less gas furnace with a 92 percent AFUE or greater system.
7	Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 10.0
8 🗌	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5
0 9	Replace existing water heater with a natural gas/propane water heater with minimum UEF 0.90, or electric heat pump water heater with minimum 2.0 COP.



CONTRACTOR'S VERIFICATION OF HIGH EFFICIENCY INTERIOR LIGHTING SYSTEMS

In accordance with ORSC Section N1107.2 and / or Table N1101.1(2) the owner, owner's authorized agent, or the general contractor must notify the Building Official in writing that the code requirements specified below have been met. The City of Lebanon Building Division has developed this written verification process in order to facilitate consistent code compliance as effectively and effortlessly as possible.

ORSC N1107.2 High-Efficiency Interior Lighting Systems. A minimum of fifty (50) percent of the permanently installed lighting fixtures shall be installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps comply with this requirement.

This project was equipped with a minimum 50% "High-Efficiency Lighting Systems"

Additional Measures were utilized in accordance with Table N1101.1(2); therefore, 75% "High-Efficiency Lighting Systems" were mandated and appropriately installed. (Please circle one)

Project Address: 2656 South Main Lebavon Or 97355

Please indicate your relationship to the project below your signature and check the appropriate box above. This form must be completed prior to the issuance of a "certificate of Occupancy".

By my signature below, I verify that the code requirement(s) specified above are in full compliance in conjunction with the project referenced herein.

Signature:	A		Date: 3/7/2023
Print Name:	Owner D General Contractor D Jeff He Harle	Authorized Agent Phone No.	541-409-6601
Address:	P.O. Box 279 Brown suille	Or 97327 CCB No.	146100

Section 703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R703.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.

Exceptions:

- 1. A space is not required where the exterior veneer is installed over a water-resistive barrier complying with section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirement of ASTM E2273 or other recognized national standards.
- 2. A space is not required where window sills are equipped with pan flashings which drain to the exterior surface of the veneer in a through wall fashion. All pan flashings shall be detailed within the construction documents and shall be of either a self-adhering membrane complying with AAMA 711-07 or of an approved corrosion-resistant material or a combination thereof. Self-adhering membranes extending to the exterior surface of the veneer shall be concealed with trims or other measures to protect from sunlight.
- 3. A space is not required where the exterior veneer is manufactured in a manner to enhance drainage and meets the 75% drainage efficiency requirements of ASTM E2273 or other recognized national standards and is installed over a water resistive barrier complying with section R703.2.
- 4. A space is not required where the exterior veneer is matching an existing exterior finish as in additions, alterations, or repairs.
- 5. A water-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to section R703.7 or R703.8.
- 6. Compliance with the requirements for a means of drainage, and the requirements of Section R703.2 and Section R703.8, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
 - 6.1 Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
 - 6.2 Exterior wall envelope test assemblies shall be a least 4 feet by 8 feet in size.
 - 6.3 Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot.
 - 6.4 Exterior wall envelope assemblies shall be subjected to a minimum test exposure duration of 2 hours.

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of the testing indicate that water did not penetrate: control joints in the exterior wall envelope; joints at the perimeter of openings penetration; or intersections of terminations with dissimilar materials.



EXTERIOR WALL ENVELOPE SELF-CERTIFICATION FORM

I, <u>Jeff Hetterle</u>, am the general contractor or owner-builder at the following address:

2656 South Main Lebaron Or 97355

Street Address

To conform with the 2008 Oregon Residential Specialty Code (ORSC), Section 703.1.1, I am notifying the building official that I am aware of said requirements as referenced on the back of this document, and have taken steps to assure that the components of the exterior wall envelope have been installed in accordance with the code requirements and the specific manufacturer's installation instructions where applicable. [Section R703.1.1 is provided for reference.]

Signatu

General Contractor

3/1/23

Title

Date



RESIDENTIAL PLAN INTAKE CHECKLIST

		Yes	No	n/a
1	Three (3) sets of legible plans drawn to scale, showing conformance to the applicable local and state building codes. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details. Plan review cannot be completed if copyright violations are evident.	Х		T
2	Site/Plot plan drawn to scale. The plan must show: scale, north direction arrow, lot dimensions, topography or grade, complete building footprint (including porch and decks), all existing structures on site, actual setbacks to the existing and proposed buildings and all improvements from property lines and other buildings, full street and right-of-way widths, location of sidewalks, parking areas, driveways, public and private easements, water and sewer services, septic system and well (if applicable), complete address or street, location and extent of fill on the lot, building coverage area, and impervious surface area, contour lines at 2' intervals and include spot elevations and grading plan.	X		
3	Foundation plan and Cross Section. Show footing and foundation dimensions, anchor bolts, any hold-downs and reinforcing steel, connection details, vent size and location, type of underfloor framing, and soil type.	X		
4	Floor plans . Show all dimensions, room identification, door and window sizes and locations, location of smoke detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks. Indicate the type of fuel each appliance utilizes such as gas, electric, etc.	×		
5	Cross section(s) and details. Show all framing member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation, ventilation for attic and/or vaulted ceiling area, etc.	X		
6	Elevation views. Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than 4 ft. at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.	X		
7	Wall bracing (prescriptive path) and/or lateral analysis plans . Building plans must show construction details and locations of lateral brace panels; for non-prescriptive path analysis provide engineered specifications and calculations.	X		
8	Floor/roof framing plans are required for all floors/roof assemblies indicating beam and member sizing, spacing and bearing locations, nailing and connection details. Show location of attic ventilation.			
9	Basement and retaining wall cross sections and details showing placement of reinforcing steel, drains and waterproofing shall be provided. Engineered plans are required for retaining walls exceeding 4' in height and basement walls not complying with the prescriptive code requirements. For engineered systems, see item 13 for "Engineer's calculations".			×
10	Beam calculations. Provide two sets of calculations using current code design values for all beams and multiple joists that exceed prescriptive code requirements, and/or any beam/joist carrying a non-uniform load.	X		
11	Manufactured floor/roof truss design details.			
12	Energy Code Compliance. Identify the prescriptive path or provide calculations.	X		-
13	Engineer's calculations when required or provided, (i.e., shear wall, roof truss, retaining walls exceeding 4') shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review by cross-reference to the applicable plan location.	X		
14	Geotechnical Report for Geo Hazard Areas.	1	i	X
			J	



PREREQUISITES FOR RESIDENTIAL CERTIFICATE OF OCCUPANCY

Certificates of Occupancy – Residential

OAR 918-480-0140

- (1) Prior to occupancy of a new residential dwelling or townhouse the building official must issue a certificate of occupancy in the form and format established by the division, unless a temporary certificate of occupancy is issued by the building official.
- (2) This rule applies to a new residential dwelling or townhouse, if the structural permit for construction of the residential dwelling or townhouse was applied for on or after April 1, 2008.
- (3) For purposes of this rule, the terms "residential dwelling" and "townhouse" have the same meaning as in section R202 of the 2008 Residential Specialty Code.
- (4) Before the certificate of occupancy is issued, the general contractor owner who was issued the structural permit for construction must provide to the building official the contact information for the general contractor, as well as any electrical contractor, HVAC contractor and plumbing contractor that performed work on the residential dwelling or townhouse.
- (5) A building official may revoke a certificate of occupancy or a temporary certificate of occupancy when the residential dwelling or townhouse is in violation of applicable law that poses a threat to health and safety. The revocation must be in writing and state the basis for the revocation of the certificate of occupancy.

Please complete and return this form to the Building Division prior to requesting a Certificate of Occupancy:

2656 5. man	
Building Address	
General Contractor Info	
Hetterle Construction	146100
Name	License No.
PO Box 279 Brownsville OR	541-409-6601
Address 97327	Phone No.
Electrical Contractor Info	
Norms Electric	55960
Name	License No.
279 Templeton st Brownsville OR	541-466-5328
Address 97327	Phone No.
Mechanical Contractor Info	
Country Air LLC	198143
Name	License No.
38157 Middle Ridge Rd Lebamon	541-258-3767
Address 97354	Phone No.
Plumbing Contractor Info	
North Point Plumbing	223603
Name	License No.
3056 NW Oak Grove Dr. Albany	541-974-7935
Address 97321	Phone No.



MOISTURE CONTENT ACKNOWLEDGEMENT FORM

<u>Jeff Hettorle</u>, am the general contractor or owner-builder at the following 656 5. Main

<u>Lebanon</u> City

Street Address

To conform with the 2017 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

Signature

<u>4-26-23</u> Date



Commercial

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Certificate of Occupancy

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us

This structure has been inspected and, at the time of certificate issuance, was in compliance with all applicable codes and regulations for the occupancy, division of occupancy and use for which the occupancy is classified. **Structural Specialty Code Edition: 2022**

Permit Number: 517-23-000226-STR

Final Inspection Date: 4/4/24

Property Address: 2656 S MAIN RD BLDG G, LEBANON, OR 97355

Parcel Number: 12S02W15DD02200

Owner: WESTERN SKY HOLDINGS LLC, PO BOX 381, ALBANY, OR 97321

Description of Work: 3 UNIT APARTMENT BUILDING

Category of Construction: Multi-family Existing Sprinklers: No Type of Work: New Sprinklers Included in Project: No

Occupant Load: R-3

Portion of Building: Entire Structure

Special Conditions: None Specified

Shawn T Eaton

Effective Date: April 04, 2024

Building Official

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.

which have and the	INS	SPECTION REPORT
		INSPECTION CALL 1.888.299.2821 BUILDINGPERMITS.OREGON.GOV
	Date: 04/04/24	
	Job Address: 2656 M	ain Rd #G
	Permit Number: 511-73-	ODDZZG-STP
	Contact: (541)409-	CCOL TECT
Lebanon	Contact. (341) 909-	6601 Jeft H.
	APPROVED CORRECTION REQUIRED & RE-INSPECT OK TO CONTINUE (SEE BELOW)	
BUILDING		
Footing / Foundation / UFER		
Under Floor Framing		
Shear Walls / IBP		
Insulation: Floor / Wall Ceiling		
Wallboard / Fire Rated Assembly		
Framing		
Final Structural		
MECHANICAL		
Under Floor		
Gas Line Test		
Wood / Gas / Pellet Stove		
Rough Mechanical		
Final Mechanical		
PLUMBING		
Under Floor / Under Slab		
Rough / Top-Out		
Utilities: Water / Sewer		
Storm: Perimeter / Street		
Backflow Device / Low Point		
Shower Pan		
Final Plumbing		
MANUFACTURED HOME		
Setback / Site / Underfloor		
Utilities: Water / Sewer / Storm	Et inter	
Blocking / Connections	1 442	4
Final MH	INSPECTOR SIGNATURE	DATE
land 1		

	TO SCHEDULE AN INSPECTION CALL 1-888-299-2821
	ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV
	Date: 02 06 24 M T V W T
	Job Address: 2656 5. Main Rd #G
Lebanon	Permit Number: <u>511-23-000226-STR</u>
	Contact: Jeff Hetterle (541) 409-6601
	NOT APPROVED CORRECTION REQUIRED STOP WORK UNTIL:
BUILDING	REPAIR & RE-INSPECT OK TO CONTINUE (SEE BELOW)
Footing / Joundation / UFER	
Under Floor Framing	
Insulation: Floor / Wall / Ceiling	
Shear Walls / IBP	
Framing	Falia Engli
Wallboard / Fire Rated Assembly	100ting + 7 OUNDATION
Final Structural	
MECHANICAL	
Under Floor	
Gas Line Test	
Wood / Gas / Pellet Stove	
Rough Mechanical	
Final Mechanical	
PLUMBING	D
Under Floor Under Slab	-th
Rough / Top-Out	TA , O
Utilities: Water Sewer	- West Side -A
Storn: Perimeter / Street	
Backflow Device / Low Point	
Shower Pan	
Final Plumbing	2465
MANUFACTURED HOME	
Setback / Site / Underfloor	
Utilities: Water / Sewer / Storm	
Blocking / Connections	2 6 24
Final MH	INSPECTOR SIGNATURE DATE
	THE CITY THAT FRIENDLINESS BUILT

City of Lebanon Building Department

925 S Main Street Lebanon, OR 97355 541-258-4906 Fax: 541-258-4955

Building Permit

Commercial Structural

Permit Number: 517-23-000226-STR

IVR Number: 517034889082

Web Address: www.ci.lebanon.or.us

Email Address: bldpermits@ci.lebanon.or.us Application Date: May 25, 2023

Permit Issued: January 22, 2024 Project: WESTERN SKY HOLDINGS

	TYPE OF WORK			
Structural Specialty Code Edition: 2022				
Category of Construction: Multi-family Submitted Job Value: \$281,182.00 Description of Work: 3 UNIT APARTMENT	Type of Work: New			
	JOB SITE INFORMATIO	ON	edit April	
Worksite Address 2656 S MAIN RD BLDG G LEBANON OR 97355	Parcel 12S02W15DD02200	Owner: Address:	WESTERN LLC PO BOX 3 ALBANY, 0	
	LICENSED PROFESSIONAL INF	ORMATION		State State State
Business Name JEFFREY PAUL HETTERLE - Primary	License CCB	Electise Multiper		Phone 541-409-6601
	PENDING INSPECTION	NS		

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Printed on: 1/22/24



Permit Number: 517-23-000226-STR

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Com	Pending
1260 Framing	Struct Com	Pending
1110 Footing	Struct Com	Pending
1120 Foundation	Struct Com	Pending
1124 Foundation Drain/Waterproofing	Struct Com	Pending
1400 Perimeter Slab Insulation	Struct Com	Pending
1410 Underfloor Insulation	Struct Com	Pending
1430 Insulation Wall	Struct Com	Pending
1440 Insulation Ceiling	Struct Com	Pending
1460 Insulation	Struct Com	Pending
1520 Interior Shearwall	Struct Com	Pending
1530 Exterior Shearwall	Struct Com	Pending
1540 Gypsum Board/Lath/Drywall	Struct Com	Pending
1550 Firewall/Fire Resistance Rated Wall	Struct Com	Pending
1920 Miscellaneous Building	Struct Com	Pending
1996 Final Inspection - Planning	Struct Com	Pending
2999 Final Mechanical	Mech Com	Pending
2300 Rough Mechanical	Mech Com	Pending
2300 Rough Mechanical	Mech Com	Pending
2200 Underfloor Mechanical	Mech Com	Pending
2920 Miscellaneous Mechanical	Mech Com	Pending
3999 Final Plumbing	Plumb Com	Pending
3500 Rough Plumbing	Plumb Com	Pending
3130 Footing/Foundation Drains	Plumb Com	Pending
3170 Underfloor Plumbing	Plumb Com	Pending
3200 Sanitary Sewer	Plumb Com	Pending
3300 Water Service	Plumb Com	Pending
3400 Storm Sewer	Plumb Com	Pending
3410 Rain Drains	Plumb Com	Pending
3650 Shower Pan	Plumb Com	Pending
3920 Miscellaneous Plumbing	Plumb Com	Pending

Printed on: 1/22/24

Page 2 of 3

G:\myReports/reports//production/01 STANDARD

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 517034889082

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES			
ee Description	Quantity	Fee Amount	
Clothes dryer exhaust	3	\$60.00	
1ini split system	3	\$60.00	
Range hood/other kitchen equipment	3	\$60.00	
/entilation fan connected to single duct	3	\$60.00	
Nater heater	3	\$60.00	
Other - plumbing	27	\$540.00	
Fire life safety plan review		\$563.80	
Structural plan review fee		\$916.18	
Structural building permit fee		\$1,409.50	
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$169.14	
State of Oregon Surcharge - Mech (12% of applicable fees)		\$36.00	
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$64.80	
CET - Lebanon Community SD - Res Use		\$2,037.00	
CET - Lebanon Community SD - Admin Fee - Res Use		\$63.00	
	Total Fees:	\$6,099.42	
Note: This may not include all the fees required for this project.			

Page 3 of 3

G:\myReports/reports//production/01 STANDARD



BUILDING PERMIT APPLICATION

CATEG	GORY	JOB SITE INFORMATION
1- and 2-family dwelling		Project Name: Western SKy Holdings
Accessory Structure	Multi-family	Job Site Address: 2656 S. Main Road
Demolition	Other: 1- Triplex	Map / Parcel No.:
TYPE OF	the second se	DESCRIPTION OF WORK – PLEASE BE SPECIFIC
New construction	Hood Suppression	Building New 1-Triplex + 4 Duplexs total of Iluviats
Add / Alter / Replace	Fire Alarm	total of Iluviats
Tenant Improvement	Fire Sprinkler	2:40
Mechanical	Plumbing	Blay G
Other:		
PROPERTY OWNE	R INFORMATION	NOTICE
Business Name: Western	SKy Holdings	TIME LIMITATION OF APPLICATION. AN APPLICATION FOR A
Contact Name: Andy L.	emerande	PERMIT FOR ANY PROPOSED WORK SHALL BE DEEMED TO HAVE BEEN ABANDONED 180 DAYS AFTER THE DATE OF FILING, UNLESS
Address: P.O. Box		SUCH APPLICATION HAS BEEN PURSUED IN GOOD FAITH OR A PERMIT HAS BEEN ISSUED; EXCEPT THAT THE BUILDING OFFICIAL
City/State/Zip: AlbANY	Or 97321	IS AUTHORIZED TO GRANT ONE OR MORE EXTENSION OF TIME
Phone: 541-928-		FOR ADDITIONAL PERIODS NOT EXCEEDING 180 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE
Email: AllFiHer@,		CAUSE DEMONSTRATED
APPLICANT/ PRIMARY CO		RESIDENTIAL / COMMERCIAL / INDUSTRIAL
Business Name: Hetterla Contact Name: Jeff He	e Contrutiona	PERMIT FEES ARE BASED ON THE VALUE OF THE WORK PERFORMED. INDICATE THE VALUE (ROUNDED TO THE NEAREST
Contact Name: Jeff He	Herle Deuclopinin	The file floor file wordt morentieb on file
Address: PO. Box 270		APPLICATION.
City/State/Zip: Brownsil		TOTAL VALUATION
Phone: 541-409-6 Email: Teffello @		TriPlx \$ 300,000K
Email: Jeffeffele @ CONTRACTORI		BUILDING DEPARTMENT COMMENTS
Business Name: Hefferle		
La subs		
Contact Name: Jeff HeHavle Address: P.D. Box 279		
City/State/Zip: Browsil		
Phone: 541-409-6601		
Email: Jeffettele@		
CCB: 146100	gwar. com	

APPLY ONLINE AT WWW.BUILDINGPERMITS.OREGON.GOV

RESIDENTIAL REVIEW WORKSHEET Lebanon DIDG 'G'- 3 Townhouse	
PROJECT INFORMATION	
Owner/Contact JEFF Hetterly Phone: 1. 409.6601	
Project Address 2656 S. Mora St	alandara da anna a ta ta anna anna a sua
□ Single Family □ Duplex SetMulti-Family □ New Construction □ Addition □ Alteration	
Construction VIS Occupancy R3 Height 16 Stories	1
Roof Pitch 9.12 Total Sq Ft 100 1595 Occupant Load 16 Sprinklered -	-
Existing Bedrooms New Bedrooms 3 Home Office — Den	
Habitable Space: 1680 Sq. Ft. @ \$167.37 = \$281.192	
Garage Area: Sq. Ft. @ \$ = \$	
Porches & Decks: Sq. Ft. @ \$ = \$	
Accessory Bldg: Sq. Ft. @ \$ = \$	
Other: Sq. Ft. @ \$ = \$	
Total Code Valuation: = $\frac{261,182}{22}$	
PLUMBING INFORMATION	
Water Line: 100 Feet Septic Tank & Drain Field: Ves No	
Sewer Line: 100 Feet	
Storm Line: 100 Feet On Site Well: Yes	
Existing Bathrooms: New Bathrooms: Total Bathrooms:	
MECHANICAL INFORMATION	
Water Heater Range & Exhaust Hood — Pellet Stove	
Furnace 3 Bath Exhaust Fans Fireplace (insert or freesta	inding)
<u> </u>	
Unit / Wall Heater Gas BBQ Outlet Other	
QUESTIONS / CONCERNS/ COMMENTS	
Geotechnical Report Required: Yes No Soil Bearing: 1500	
Approved By: Date: 5232	5
THE CITY THAT FRIENDLINESS BUILT	

Building Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | bldpermits@ci.lebanon.or.us



MOISTURE CONTENT ACKNOWLEDGEMENT FORM

am the general contractor or owner-builder at the following address:

Street Address

City

To conform with the 2017 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference.]

Section 318.2 Moisture Control. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit shall notify the building official on a division approved from that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Please sign below after framing is complete but before insulation is installed.

Signature

7/24



Structural Engineering • Building Design • Code Consulting • Inspection Services

558 S.E. Jackson St. Roseburg, Oregon 97470 Ph: (541) 672-0315 Fax: (541) 672-1787 rogerst@rosenet.net

May 18, 2033

Western Sky Holdings P.O. Box 381 Albany, OR 97321

RE: Residential 3-Unit Building

This correspondence authorizes use of the plans for the 3-unit building for Western Sky Holdings, Job #22-066, as many times as needed within this development.

If there are questions, please contact me at your convenience.

Regards,

Tons Kique

Tom Rogers, P.E.



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. AR-20-12

Date: December 7, 2020

From: Tammy Dickey, Development Services Specialist

Subject: Certificate of Mailing

Applicant: Western Sky Holdings

I HEREBY CERTIFY that on December 7, 2020, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Decision for Administrative Review regarding the property at 88 Walker Rd also known as Township 12S – Range 2W – Sect; 15DD Tax Lot(s) 1800;

to the following:

Property owners within 100 feet of the subject property as indicated on the attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: Click here to enter text.

the. Signature

Included in consideration is a reciprocal access and joint use agreement with the adjoining development to the east for vehicle and emergency access, as well as joint use of the common open space between the two developments.

- Decision Criteria: Section 16.20.040.D.2 of the Lebanon Development Code provides the Decision Criteria for Administrative Decisions.
 - The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone. The proposal includes construction of 11 apartment units, two-stories in height less than the maximum 40-foot height restriction. The minimum lot size and width for multi-family development is 9,000 square feet and 60-feet, respectively. The subject site is 0.55-acre (23,855 square feet) and 120-foot wide thus exceeding the minimum dimensional standards of the zone.

The minimum setbacks for structures are as follows: 10-foot front setback for interior lot(s); 10- foot to 15-foot street side setback; 5-foot interior setback; and 20-foot rear setback. Based on the lot line definition under LDC 16.32.020, only the interior yard setback standard is applicable as the site does not have frontage a public or private street. As proposed, all structures are 5-feet or greater from all interior property lines.

Maximum lot coverage for a multi-family development is 60 percent. The lot coverage for the site is less than 25 percent, which is below the maximum standard.

LDC 16.05.160 requires a minimum parcel area based on multi-family unit type. There are 11 one-bedroom units proposed, which require a total of 17,050 square feet (1,550 square feet times 11-units). The 0.55-arce (23,855 square foot) site exceeds the minimum standard.

LDC 16.05.170(C) requires 25 percent of the total land development area to be open space. With 23,855 square feet of area, 25% of the overall development area results in 5,964 square feet of open space. The proposal includes approximately 7,443 square feet of General Allocated Open Space which exceeds the required 25 percent open space requirement. LDC 16.05.170(E) requires common open space be at minimum of 1,000 square feet; no incremental area be less than 500 square feet; and no dimension be less than 20 feet. The Code also requires that 25 percent of the required open space be in one area with its length not to exceed its width by more than 2.5 times unless its minimum dimension is greater than 30 feet. In this case, the Common Open Space is 25 percent of the required 5,964 square feet is 1,491 square feet. The site plan indicates a 1,500 square foot common open space that is at least 25 feet wide and 40 feet long, which meets the common open space area and dimensional requirements. The proposed common open space partially encroaches on the abutting site to the east of the subject property (2656 S. Main Road). A reciprocal access and use agreement has been required as a condition of development to share the common open space areas. With this agreement in place, the open space requirements for both developments would comply with the development code.

LDC 16.05.170(F) requires multi-family developments with 8 or more units to provide at least one 500 square feet children's play area with no horizontal dimension last than 20 feet. The children's play area would be located on the adjoining site to the east of the subject property. With the above referenced joint use agreement, the project complies with the development code.

LDC 16.05.170(G) requires either at-grade or above grade private open space for multi-family developments. The proposed development consists of two-story units, so the at-grade private open space requirement is the only one applicable. All units will feature a 96 square foot patio with no dimension less than 8 feet. The patios will be to the rear of the structures facing the interior yards. They will be physical and visually separated by building offsets and landscaping.

With the conditions of development incorporated, the project complies with the decision criteria.

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

LDC 16.12.020(A) requires a minimum street frontage of 20 feet except where an access easement has been approved. LDC 16.12.030(L)(3) requires a minimum driveway width of 24 feet and maximum width of 36 feet for multiple family uses. The proposed development has access to South Main Road via a 30-foot-wide shared access easement.

LDC 16.12.030(M) requires fire access and parking area turnarounds to comply with the Fire Code and standards adopted by the Lebanon Fire District. The proposed development includes a parking lot hammer head design with a 30-footwide access width which will allow for fire access and turnaround in conformance with the Oregon Fire Code.

No new streets are proposed with or required for the proposed development. The required reciprocal access easement shall be provided in conformance with condition of approval B of planning file no. MLP-20-07. No other provisions under LDC 16.13 are found to be applicable to this development.

With the conditions of approval, the development meets the requirements of Chapters 16.12 and 16.13.

• The proposal shall comply with applicable parking requirements in Chapter 16.14. LDC 16.14.070(B) Table 16.14.070-1 states that multiple family dwellings must have 2.25 vehicle parking spaces per unit and 0.5 bicycle parking spaces per unit. LDC 16.14.100(C) states that up to 20 percent of the required parking spaces can be compact.

The proposed development consists of 11-unit. Therefore, 25 vehicle parking spaces and 6 bicycle parking spaces are required. 17 standard and five compact vehicle parking spaces are proposed.

The project utilized LDC 16.14.030 which states that vehicle parking may be reduced by one space for every 8 bicycle parking spaces and one space for each 4 additional covered bicycle parking space, provided the total reduction does not exceed 15 percent of the required vehicle parking spaces. 10 covered bicycle parking spaces are proposed, which reduces the required vehicle parking from 25 spaces to 22 spaces as proposed.

 The proposal shall comply with applicable screening and landscaping requirements in Chapter 16.15. LDC 16.15.020(C)(2)(3) requires all areas of areas of a development site, including designated open space of all multi-family dwellings to be landscaped and permanently maintained. As such, the applicant proposes to improve all unimproved areas with vegetated lawn.

In accordance with LDC 16.15.020(C)(f)(1)(d), the applicant further proposed to screen the parking lot from abutting residential land with a 6-foot tall partially sight-obscuring fence along the south property line. The fence will in accordance with LDC 16.15.030(F). No other buffering or screening is found to be required for the proposed development. With the conditions of development, the proposal meets the requirements of Chapter 16.15.

Any required public facility improvements shall comply with provisions in Chapter 16.16. City utilities (sanitary sewer, water, and storm drainage) are available and adequate to serve the proposed development. Public sanitary sewer main is available in South Main Road and Walker Road. The installation of two new private sewer services with connections to the public main in Walker Road are proposed. One of which will serve the proposed the development and the other will serve the abutting site to the east. There is an 8-inch public water main in South Main Road and Walker Road. The installation of a new water service connected to the public main in public mains in South Main Street is proposed with this development. There is also a 15-inch public storm drainage main in South Main Road. The installation of a storm drainage to South Main Road is proposed with this development.

Public facility improvements will be within the proposed 30-foot-wide easement as generally shown on the approved tentative plat and site plan. The easement will be recorded prior to or with recordation of the final plat.

• Where applicable, the proposal shall comply with development requirements within identified hazard areas and/or overlay zones. The property is not located within

any identified mapped hazard areas or overlay zones. As such, the proposal is not applicable to this decision criteria.

 The proposal shall comply with supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code. Chapter 16.19 of the LDC contains provisions for accessory uses, exterior lighting, home occupations, exceptions, projections, and temporary uses. No exterior lights are proposed or required for the proposed development. None of the remaining standards are applicable as the uses or improvements described in this chapter are neither required nor proposed.

Based on the project record and the analysis of the decision criteria above, the project complies with the applicable development standards in the Development Code, and all required findings can be met.

II. PUBLIC NOTIFICATION

The City issued a public notification in compliance with the Lebanon Development Code and State regulations on November 19, 2020. The public comment period remained open until 5:00pm on Thursday, December 3, 2020. No comments from the public were received.

Comments were received from the Lebanon Fire District, Building Department and the Engineering Department, which have been included as conditions of development for the project.

III. DECISION AND CONDITIONS OF APPROVAL

Based on the project summary and the record, the Administrative Review meets all the required development criteria set forth in Chapter 16.05, and the required decision criteria in Chapter 16.20 of the Lebanon Development Code. City staff concludes the proposal complies with the provisions for an Administrative Review and **APPROVES** the application subject to the following Conditions:

- A. Planning Conditions for the project include, but may not be limited to:
 - a. A High Screen Landscaping Standard shall be applied along the entire length of the southern property line. A 6-foot tall masonry wall, or planting of high shrubs to form a continuous screen at least 6-feet tall at maturity and sight-obscuring year-round with a 6-foot tall sight obscuring fence (i.e., chain link with slats, wood, etc.) shall be installed prior to issuance of a certificate of occupancy.
 - b. A landscape plan shall be provided for review and approval prior to issuance of building permits. The landscape plan shall comply with Chapter 16.15 (Landscaping) of the Lebanon Development Code.
 - c. The children's play equipment shall comply with the International Play Equipment Manufacturers Association standards.

- d. A minimum of 25 vehicle parking spaces shall be maintained on-site at all times, with a maximum of 20% of the spaces designed for compact vehicles.
- e. A minimum of 10 covered bicycle spaces shall be permanently maintained on-site. If any bicycle parking spaces are removed, additional vehicle parking spaces shall be provided on-site in compliance with Chapter 16.14 of the development code.
- f. A reciprocal access and use agreement for the driveway access and use of the common open space shall be recorded on the property and the neighboring property to the east and remain in perpetuity of the development.
- g. The required common open spaces as identified on the approved site plan shall be permanently maintained in a manner that the open space is usable to all residents of the subject development, and the neighboring property to the east. The common open space shall not be converted to non-usable space, or private open space.
- h. Provide the location of all bicycle parking areas on the site plan. The location, covering, dimension, and lighting shall all conform to the requirements in Section 16.14.120 of the Development Code.
- B. All requirements of the Lebanon Fire District shall be met, including but not limited to:
 - 1. Plans shall be submitted for review and approval by the Lebanon Fire Marshal that demonstrates full compliance with the Oregon Fire Code and local amendments. Lebanon Fire Marshal approval shall be obtained prior to issuance of building permits.
- C. Engineering Conditions for the project include, but may not be limited to:
 - 1. General Conditions:
 - a. An engineered site plan shall be submitted for review and approval for the site. The site plan must be submitted with an Application for Site Plan Review and associated fee. The site plan shall detail all site improvements necessary for the proposed development together with a grading and drainage plan.
 - b. All elevations shown on plans submitted to the City must be on the NAVD 88 vertical datum to provide compatibility with the City computer aided mapping system.
 - c. All private, onsite utilities must be reviewed and approved by the City Building Official.
 - d. Provide verification of approval by the Lebanon Fire District.
 - 2. Transportation Conditions:
 - a. Site lighting shall not glare or shine onto adjacent public streets or neighboring properties.
 - b. Provide verification of Republic Services approval.
 - c. Provide verification of United States Postal Service for community mailbox location.
 - d. Any deteriorating or damage sidewalk will need be replaced.
 - 3. Water Conditions:
 - a. Identify any on-site wells on the engineered drawings.

- b. Contact the Lebanon Fire Marshal for additional requirements.
- 4. Storm Drainage Conditions:
 - a. The drainage system and grading plan shall be designed so as not to adversely impact drainage to or from adjacent properties. Storm drainage facilities must be designed and constructed to ensure historical rates of site discharge are not exceeded. A detailed design including engineering calculations shall be submitted as part of site plan review. With the engineering drawings, provide a grading plan for the sites that indicates existing and proposed elevations. Drainage improvements (ditches and or piping) may be required at the site boundaries to prevent adverse impacts. The engineering drawings must provide a detailed design (including calculations) of the drainage improvements and mitigation of any impacts to adjacent properties.
- D. Compliance with these conditions, and the applicable requirements of the Lebanon Development Code, City Public Works Standards, Lebanon Fire District requirements and adopted building code, shall be the sole responsibility of the property developer.

IV. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

V. APPEALS

This action is final unless appealed to the Lebanon Planning Commission within fifteen (15) calendar days from the date of this notice. **The appeal must be submitted to the Community Development Department by 5:00 PM on Tuesday, December 22, 2020**. Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$250.00.

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

VI. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Respectfully,

Kelly Hart Community Development Director December 7, 2020 Date



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4252 khart@ci.lebanon.or.us www.ci.lebanon.or.us PLANNING TRANSMITTAL COMPLETENESS REVIEW (DEFICIENCY COMMENTS OR CONDITIONS OF APPROVAL)

			PAI	RTICIPANT	LIST	
Da	te Transmitted:	Novemb	er 9, 2020	Com	ment Due Date:	November 19, 2020
De	partments Circul	ated:				
Х	Engineering	X	Planning	X	Fire	Maintenance
	City Manager		Finance		Economic Deve	lopment
Х	Building		Police		Other:	

PROJECT INFORMATION						
Project Address	/Location:	88 Walker Road (Parcel 3 of MLP-20-07) (12S 02W 15DD, Tax Lot 1800)				
Application(s):	Administra	tive Review, Planning File No. AR20-12				

Project Description:

Construction of an 11-unit multifamily development with associated site improvements. Access would be through a 30-foot easement through 2656 S Main Road property.

REQUEST FOR COMMENTS AND/OR CONDITIONS OF DEVELOPMENT

Please provide comments on project/plan deficiencies that could result in a redesign of the project.

If there are no major deficiencies resulting in redesign, please provide conditions of development, or Fire District LETTER, or indicate there are no comments.

Comments, Conditions or Letter should be delivered or emailed to Kelly Hart at <u>khart@ci.lebanon.or.us</u> by the Due Date identified above.



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. AR-20-12

Date: November 19, 2020

From: Tammy Dickey, Development Services Specialist

Subject: Certificate of Mailing

Applicant: Western Sky Holdings

I HEREBY CERTIFY that on November 19, 2020, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Land Use Application for Administrative Review regarding the property at 88 Walker Rd also

known as Township 12S - Range 2W - Sect; 15DD Tax Lot(s) 1800;

to the following:

Property owners within 100 feet of the subject property as indicated on the

attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: Click here to enter text.

2 Key Signature

NOTICE DISTRIBUTION LIST



Planning File No.: Applicant Name: Notice Type: AR-20-12 Western Sky Holdings Admin Review

Staff:

- 1. Bulletin Boards (x3): Library, Police, Senior Center
- 2. Frank Stevenson, Police Chief
- 3. Jason Bolen, Fire District
- 4. John Tre' Kennedy, City Attorney
- 5. Kelly Hart, Community Development Director
- 6. Kim Scheafer, City Recorder
- 7. Kindra Oliver, Senior Services Director
- 8. Nancy Brewer, City Manager
- 9. Ron Whitlatch, Engineering Services Director
- 10. Shana Olson, Engineering Associate

Other Agencies:

- 1. Albany Democrat Herald
- 2. CenturyLink
- 3. Consumer Powers, Inc.
- 4. Boys & Girls Club
- 5. ODOT Region 2 Headquarters
- 6. KGAL
- 7. Lebanon Chamber of Commerce
- 8. Lebanon Express
- 9. Lebanon School District
- 10. Linn Co. Board of Commissioners
- 11. Linn Co. Planning Dept.
- 12. NW Natural Gas
- 13. Pacific Power
- 14. Republic Services

Site Specific Notice:

- 1. Albany Canal, City of Albany
- 2. Applicant(s) and Professional Representative(s)
- 3. Linn Co. Surveyor
- 4. OR Department of Aviation
- 5. City Council
- 6. Linn Co. Road Department (x2)
- 7. Grand Prairie Water District
- 8. Lee NW Publishing "To be published the 14 business days before hearing."
- 9. Oregon Pilots Association, Lebanon Chapter
- 10. Planning Commission Members
- 11. Surrounding Property Owners (100 feet 🖂 250 feet 🗌)

EXHIBIT C



NOTICE OF LIMITED LAND USE ACTION

Notice Date: November 19, 2020

Comments Due: 5:00 pm, Thursday, December 3, 2020

Planning Case No.:	AR-20-12			
Applicant:	Western Sky Holdings, LLC			
Location:	88 Walker Road			
Map & Tax Lot No.:	12S02W15DD01800			
Zoning:	Residential Mixed Density			
Request: Administrative Review				
Decision Criteria: Lebanon Development Code Chapters: 16.05 & 16.20				

Request: The applicant is requesting Administrative Review approval to construct an eleven unit multi-family development with access to South Main Road.

Notice: State and local laws require that the City give notice of the application to property owners within 100 feet of a proposed land use and/or development. <u>We invite your comments</u> on this application prior to the end of the <u>Comment Due Date</u>. They should be submitted to the Community Development Department at 925 Main Street, Lebanon, OR 93755 or at cdc@ci.lebanon.or.us. While your comments should relate to the criteria identified

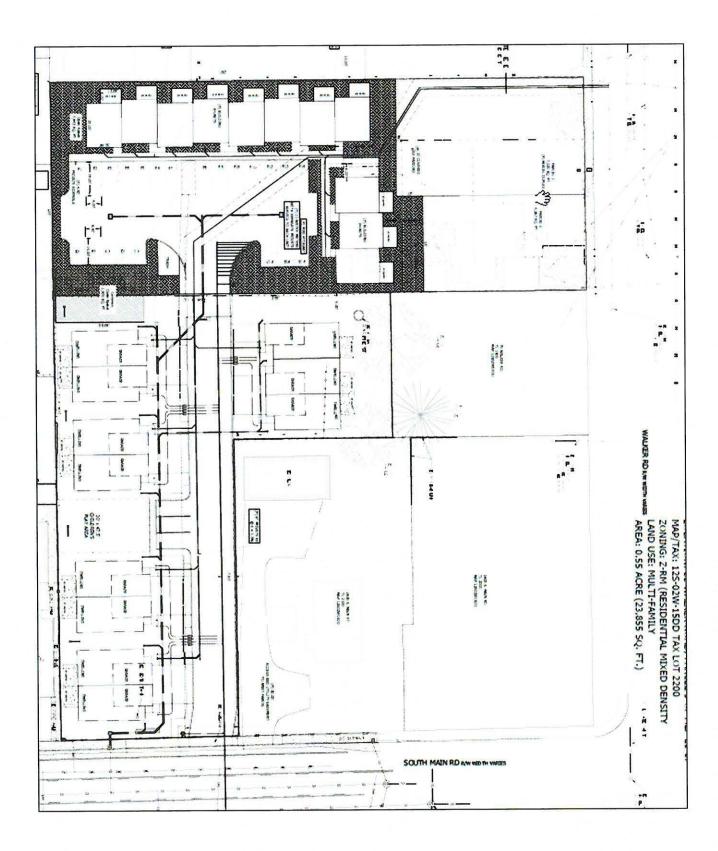


below, all comments submitted will be considered any *may* be incorporated into conditions of approval. After the comment period closes, the Planning Official shall issue a decision. The decision will be mailed to the applicant and to anyone else who submitted comments or who requested a copy of the decision.

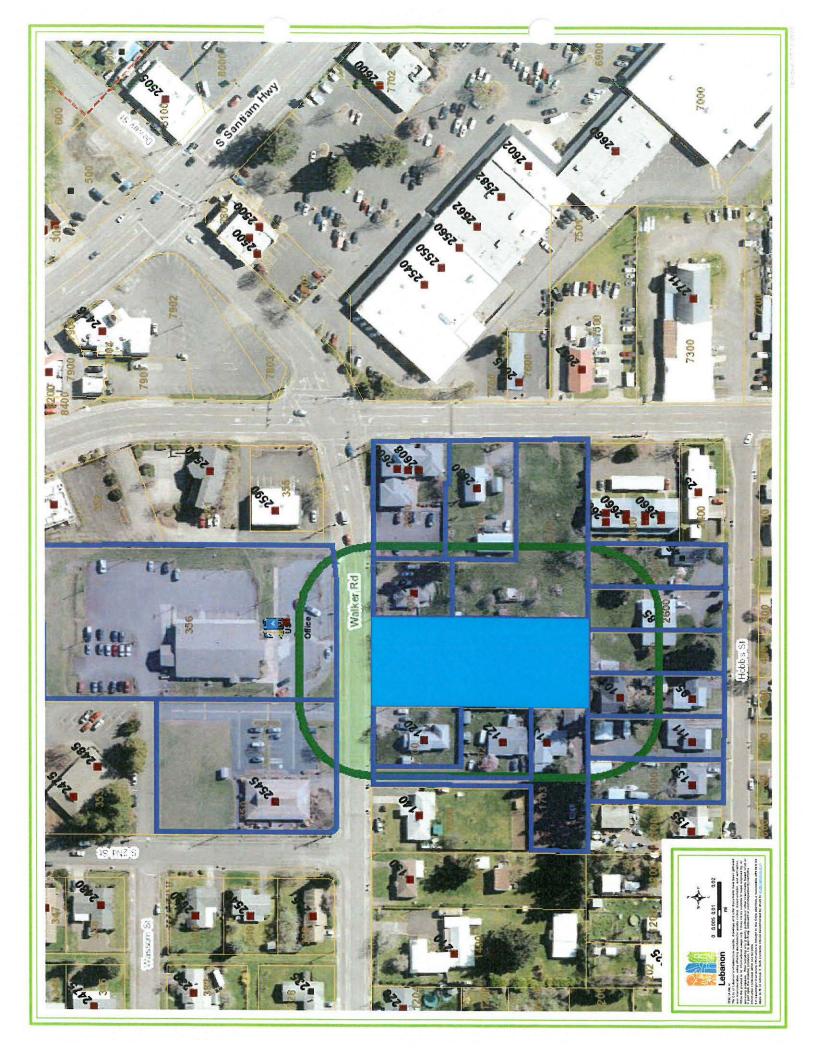
Appeals: Under the provisions of the Lebanon Development Code, an Administrative Review Decision may be appealed to the Lebanon Planning Commission. Only the applicant, a party providing testimony, and/or a person who requests a copy of the decision has rights to appeal a land use decision. The appeal must be submitted with the 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@ci.lebanon.or.us.

PROPOSED SITE PLAN



THE CITY THAT FRIENDLINESS BUILT



SITUS	MAP	NAME	NAME1	NAME2	ADDRESS	CITY	ACRES
2600 S MAIN RD	12S02W15DD02000	ARTHUR WESTERN LLC			PO BOX 218	NEWBERG, OR 97132	0.39
111 HOBBS ST	12S02W15DD02900	BURNS WESLEY E JR & BURNS DEBBIE A			111 HOBBS ST	LEBANON, OR 97355	0.26
2630 S MAIN RD	12S02W15DD02100	CHAFIN KATHRYNE ELAINE TR			2630 S MAIN RD	LEBANON, OR 97355	0.37
122 WALKER RD	12S02W15DD01702	DURAND ARTHUR J & PAMELA S			122 WALKER RD	LEBANON, OR 97355	0.27
120 WALKER RD	12S02W15DD01700	ENGERMAN BILLIE J			120 WALKER RD	LEBANON, OR 97355	0.24
130 WALKER RD	12S02W15DD01703	GORDON DEANNA			130 WALKER RD	LEBANON, OR 97355	0.43
133 HOBBS ST	12S02W15DD03000	KOONTZ THIEDA E			133 HOBBS ST	LEBANON, OR 97355	0.26
45 HOBBS ST	12S02W15DD02500	NASH JASON C			2532 SANTIAM HWY	ALBANY, OR 97322	0.26
2545 S 2ND ST	12S02W15DD00350	PASSMORE RONALD ET AL	PATTERSON MICHAEL AGT	C/O PATTERSON MICHAEL	PO BOX 8	LEBANON, OR 97355	1.06
70 WALKER RD	12S02W15DD01900	PHILLIPS DOUG B & MARCIE E			30801 CARNELIAN CT	LEBANON, OR 97355	0.21
85 HOBBS ST	12S02W15DD02600	RAGSDALE RIO			85 HOBBS ST	LEBANON, OR 97355	0.26
95 HOBBS ST	12S02W15DD02800	STORKSON KARI ANN & DANIEL D			95 HOBBS ST	LEBANON, OR 97355	0.26
55 WALKER RD	12S02W15DD00356	UNITED STATES POSTAL SERVICE		C/O WESTERN FACILITIES SERVICE OFFICE	160 INVERNESS DR W STE 400	ENGLEWOOD, CO 80112	1.99
	12S02W15DD02700	WALTERS MELVIN L & EMILY J			85 HOBBS ST	LEBANON, OR 97355	0.26
88 WALKER RD	12S02W15DD01800	WESTERN SKY HOLDINGS LLC			PO BOX 381	ALBANY, OR 97321	0.83
2656 S MAIN RD	12S02W15DD02200	WESTERN SKY HOLDINGS LLC		C/O PACIFIC SKY NORTHWEST LLC	PO BOX 381	ALBANY, OR 97321	0.74



LAND USE APPLICATION

PROPERTY INFORMA	TION				
Site Address(es):88 Walker Road					
Assessor's Map & Tax Lot No.(s):12S02W15DD Tax Lot 1800					
Comprehensive Plan Designation / Zoning Designation: C-RM; Z-RM					
Current Property Use: single-family residential					
Project Description:					
11-unit multiple family development and associated site	improvements on parcel 3 of MLP20-07.				
APPLICANT / PRIMARY CONTACT	INFORMATION				
Applicant: Western Sky Holdings, LLC C/O Michael Kosmicki	Phone:541-990-8201				
Address:P.O. Box 381	Email:michael@pacificskynorthwest.com				
City/State/Zip:Albany, OR 97321					
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 M. Anel I Comicki	Date: 10/27/2020				
PROPERTY OWNER INFORMATION (IF DIF	A REAL PROPERTY AND				
Owner:Same as applicant	Phone:				
Address:	Email:				
City/State/Zip:					
OWNER SIGNATURE	Date:				
ADDITIONAL CONTACT INFO	PRMATION				
Engineer / Surveyor: Udell Engineering and Land Surveying, LLC	Phone:541-451-5125				
Address:63 E. Ash Street	Email: brian@udelleng.com				
City/State/Zip: Lebanon, OR 97355					
Architect:	Phone:				
Address:	Email:				
City/State/Zip:					
•					

Other: Udell Engine	ering and Land Surveying, LLC	Phone: 541-990-8661		
Address:63 E. Ash	Street	Email:	laura@udelleng.com	
City/State/Zip	Lebanon, OR 97355			

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Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | cdc@ci.lebanon.or.us

	REQUIRED SUBMITTALS						
x	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 Prop	erty Deed showing Ownership, Easements, Property Restrictions					

	Land Use Review Process	Fee	Land Use Review Process	Fee
X	Administrative Review	\$750	Planned Development - Preliminary	\$2,500
1	Administrative Review (Planning Commission)	\$1,500	Planned Development - Final (Ministerial)	\$500
1	Annexation	\$2,500	Planned Development - Final (Administrative)	\$750
	Code Interpretation	\$250	Planned Development - Final (Quasi-Judicial)	\$1,500
	Comprehensive Plan Map/Text Amendment	\$2,500	Subdivision Tentative	\$1,500
	Conditional Use	\$1,500	Subdivision Final	\$750
×	Fire District Plan Review	\$100	Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
	Historic Preservation Review or Register	Varies	UGB Amendment	Actual Cost
+	Land Partition	\$750	Varlance (Class 1 – Minor Adjustment)	\$250
1	Ministerial Review	\$250	Variance (Class 2 – Adjustment)	\$750
1	Non-Conforming Use/Development	\$750	Variance (Class 3)	\$1,500
	Property (Lot) Line Adjustment	\$250	Zoning Map Amendment	\$2,500
	APP	LICATION RE	CEIPT & PAYMENT	
Da	te Received: 000 6, 2020 Date Comp	olete:	Receipt No.: 9002	

THE CITY THAT FRIENDLINESS BUILT

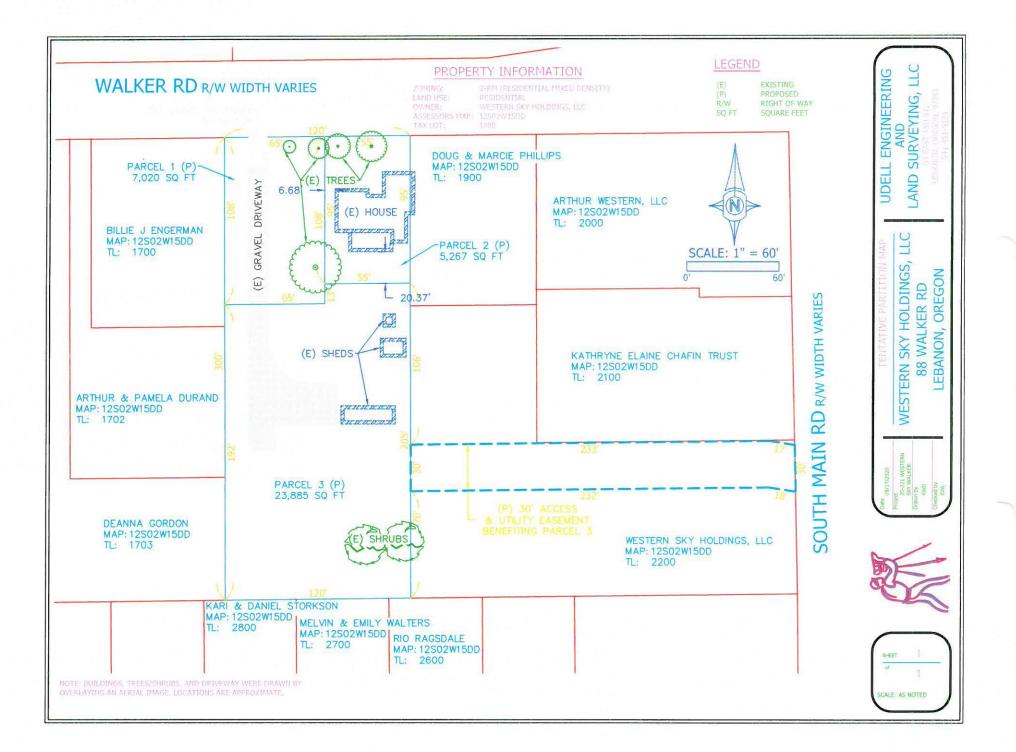
Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | cdc@ci.lebanon.or.us

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ADMINISTRATIVE REVIEW & MODIFICATIONS TO APPROVED PLAN

GENERAL INFORMATION

NATURE OF REQUEST:	Administrative Review to construct two buildings with a total of 11 multi-family dwelling units and associated site improvements. Modification to an approved development plan (file no. 19- 03-18) to allow required common open space to be partially developed on abutting property and shared use of the children's play area on the same abutting property (2656 S. Main Road; Linn County Assessor's Tax Map No. 12S-02W- 15DD Tax Lot 2200).
APPLICANT:	Western Sky Holdings, LLC Michael Kosmicki P.O. Box 381 Albany, OR 97231 (541) 990-8201 michael@pacificskynorthwest.com
OWNER:	same as applicant
REPRESENTATIVE:	Udell Engineering and Land Surveying, LLC Laura LaRoque 63 East Ash Street Lebanon, OR 97355 (541) 451-5125 laura@udelleng.com
ADDRESS/LOCATION:	88 Walker Road Lebanon, Oregon 97355
MAP/TAX LOT:	Linn County Tax Assessor's Map No. 12S – 02W – 15 DD Tax Lot 1800
COMP. PLAN:	Residential Mixed Density (C-RM) District
ZONING:	Residential Mixed Density (Z-RM) District
CURRENT LAND USE:	Residential Single-Family

SUMMARY

The applicant requests approval of the following applications and request:

- 1. Administrative Review to construct two buildings with a total of 11 multi-family dwelling units and associated site improvements.
- Modification to an approved development plan (file no. 19-03-18) to allow required common open space to be partially developed on abutting property and shared use of the children's play area on the same abutting property (2656 S. Main Road; Linn County Assessor's Tax Map No. 12S-02W-15DD Tax Lot 2200).
- 3. A two-year extension of the Administrative Review file no. 19-03-18 (expiring April 2, 2021) in accordance with LDC 16.20.070(J) footnote 2. This extension will allow for a reasonable amount of time for permanent construction to take place.

ADMINISTRATIVE REVIEW OF MULTI-FAMILY DEVELOPMENT

Section 16.20.040(D) of the Lebanon Development Code provides the decision criteria for an administrative review. The decision criteria for an administrative review decision are written in **bold** followed by findings and conclusions.

Administrative Review Decision Criteria (LDC 16.20.040(D))

- A. Administrative Decision Requirements
- 1. The applicable decision authority shall make written decisions addressing all of the relevant decision criteria and standards. Based up on the criteria and standards, and the facts contained within the record, the applicable decision authority shall approve, approve with conditions, or deny the requested land use decision application or action.
- 2. Unless otherwise required by provision in the Development Code, Administrative Reviews involving the establishment of a new structure or facility, or the expansion of an existing structure or facility, shall be subject to the following specific criteria:
 - a) The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.

Findings of Fact

- 1.1 The applicant proposes to construct two buildings with a total of 11 multi-family dwelling units and associated site improvements on parcel 3 of an approved tentative partition plat file no. MLP-20-07 (see Attachment A). The subject site is currently known as 88 Walker Road.
- 1.2 Per the Lebanon Development Code, Section 16.05.040, the development of 19 or fewer multi-family units is permitted in the RM zone subject to Administrative Review and approval by the Planning Official.
- 1.3 The development standards for the RM zone are listed under LDC 16.05.090, Tables 16.05-7, 16.05-8, and 16.05-9 and addressed below:

- a. Lot Area and Dimensions: The minimum lot size and width for multi-family development is 9,000 square feet and 60-feet, respectively. The subject site is 0.55-acre (23,855 square feet) and 120-foot wide thus exceeding the minimum dimensional standards of the zone.
- b. Setbacks: The minimum setbacks for structures are as follows: 10-foot front setback for interior lot(s); 10- foot to 15-foot street side setback; 5-foot interior setback; and 20-foot rear setback. Based on the lot line definition under LDC 16.32.020, only the interior yard setback standard is applicable as the site does not have frontage a public or private street. As proposed, all structures are 5-feet or greater from all interior property lines.
- c. Maximum lot coverage for a multi-family development is 60 percent. According to LDC 16.05.120, lot coverage is calculated as the percentage of a parcel covered by buildings or structures but does not include paved surfaces-level developments such as driveways, parking pads, and patios. The lot coverage for the site is less than 25 percent, which is below the maximum standard.
- Maximum building height is 40 feet for level sites (slope less than 15%). All units are proposed to be two stories tall with a wall height of approximately 20 feet tall. Building height will be verified when building permits are submitted for review.
- 1.4 Density: LDC 16.05.160 requires a minimum parcel area based on multi-family unit type. There are 11 one-bedroom units proposed, which require a total of 17,050 square feet (1,550 square feet times 11-units). The 0.55-arce (23,855 square foot) site exceeds the minimum standard.
- 1.5 Open Space: LDC 16.05.170(C) requires 25 percent of the total land development area to be open space. Open space are areas not covered by infrastructure such as sidewalks, parking areas, drive lanes and building structures qualifies for this classification. With 23,855 square feet of area, 25% of the overall development area results in 5,964 square feet of open space. The proposal includes approximately 7,443 square feet of General Allocated Open Space which exceeds the required 25 percent open space requirement.
- 1.6 Common Open Space: LDC 16.05.170(E) requires common open space be at minimum of 1,000 square feet; no incremental area be less than 500 square feet; and no dimension be less than 20 feet. The Code also requires that 25 percent of the required open space be in one area with its length not to exceed its width by more than 2.5 times unless its minimum dimension is greater than 30 feet. In this case, the Common Open Space is 25 percent of the required 5,964 square feet is 1,491 square feet. The applicant proposes a 1,500 square foot common open space that is at least 25 feet wide and 40 feet long, which meets the common open space area and dimensional requirements. The proposed common open space partially encroaches on the abutting site to the east of the subject property (2656 S. Main Road). See the requested plan modification section below.
- 1.7 Child Play Area: LDC 16.05.170(F) requires multi-family developments with 8 or more units to provide at least one 500 square feet children's play area with no horizontal dimension last than 20 feet. According to LDC 16.05.170(D)(2) areas may include sand

boxes, bark chip areas, areas containing play structures, hard surface courts, and wading pools. The applicant proposed shared use of the children's play area on the abutting site to the east of the subject site (2656 S. Main Road). See the requested plan modification section below.

1.8 Private Open Space: LDC 16.05.170(G) requires either at-grade or above grade private open space for multi-family developments. The proposed development consists of two-story units, so the at-grade private open space requirement is the only one applicable. All units will feature a 96 square foot patio with no dimension less than 8 feet. The patios will be to the rear of the structures facing the interior yards. They will be physical and visually separated by building offsets and landscaping.

b) The proposal shall comply with applicable access and street improvement requirements in Chapter 16.12 and 16.13, respectively.

Findings of Fact

- 2.1 LDC 16.12.020(A) requires a minimum street frontage requirement of 20 feet except where an access easement has been approved. LDC 16.12.030(L)(3) requires a minimum driveway width of 24 feet and maximum width of 36 feet for multiple family uses. The proposed development has access to South Main Road via a 30-foot-wide shared access easement.
- 2.2 LDC 16.12.030(M) requires fire access and parking area turnarounds to comply with the Fire Code and standards adopted by the Lebanon Fire District. The proposed development includes a parking lot hammer head design with a 30-foot-wide access width which will allow for fire access and turnaround in conformance with the Oregon Fire Code.
- 2.3 No new streets are proposed with or required for the proposed development. The required reciprocal access easement shall be provided in conformance with condition of approval B of planning file no. MLP-20-07. No other provisions under LDC 16.13 are found to be applicable to this development.

c) The proposal shall comply with applicable parking requirements in Chapter 16.14.

Findings of Fact

- 3.1 LDC 16.14.070(B) Table 16.14.070--1 states that multiple family dwellings must have 2.25 vehicle parking spaces per unit and 0.5 bicycle parking spaces per unit. LDC 16.14.100(C) states that up to 20 percent of the required parking spaces can be compact.
- 3.2 The proposed development consists of 11-unit. Therefore, 25 vehicle parking spaces and 6 bicycle parking spaces are required. 17 standard and five compact vehicle parking spaces are proposed.
- 3.3 The applicant proposed to utilize LDC 16.14.030 which states that vehicle parking may be reduced by one space for every 8 bicycle parking spaces and one space for each 4 additional covered bicycle parking space, provided the total reduction does not exceed 15 percent of the required vehicle parking spaces. 10 covered bicycle parking spaces

are proposed, which reduces the required vehicle parking from 25 spaces to 22 spaces as proposed.

d) The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

Finding of Fact

- 4.1 LDC 16.15.020(C)(2)(3) requires all areas of areas of a development site, including designated open space of all multi-family dwellings to be landscaped and permanently maintained. As such, the applicant proposes to improve all unimproved areas with vegetated lawn.
- 4.2 In accordance with LDC 16.15.020(C)(f)(1)(d), the applicant further proposed to screen the parking lot from abutting residential land with a 6-foot tall partially sight-obscuring fence along the south property line. The fence will in accordance with LDC 16.15.030(F). No other buffering or screening is found to be required for the proposed development.

e) Any required public facility improvements shall comply with provisions in Chapter 16.16.

Findings of Fact

- 5.1 City utilities (sanitary sewer, water, and storm drainage) are available and adequate to serve the proposed development.
- 5.2 City utility maps show a public sanitary sewer main in South Main Road and Walker Road. The installation of two new private sewer services with connections to the public main in Walker Road are proposed. One of which will serve the proposed the development and the other will serve the abutting site to the east.
- 5.3 City utility maps show an 8-inch public water main in South Main Road and Walker Road. The installation of a new water service connected to the public main in public mains in South Main Street is proposed with this development.
- 5.4 City utility maps show a 15-inch public storm drainage main in South Main Road. The installation of a storm drainage to South Main Road is proposed with this development.
- 5.5 Proposed public facility improvements will be within the proposed 30-foot-wide easement as generally shown on the approved tentative plat and site plan. The proposed easement will be recorded prior to or with recordation of the final plat.

f) Where applicable, the proposal shall comply with development requirements within hazard areas and/or overlay zone.

Findings of Fact

6.1 Conical Surface Area: The subject site is in the conical surface area of Airport Overlay Zone (AP-OZs). At the time of building permit approval, the height of the future development will be reviewed for conformance with height limitations of the conical surface area.

- 6.2 Steep Slopes: There are no areas of steep slopes on the subject property; therefore, the steep slope development overlay zone standards are not applicable.
- 6.3 Floodplain: The applicable Flood Insurance Rate Map (FIRM) for the subject site is map no. 41043C0568G, dated September 29, 2010. Based on this FIRM shows that the entirety of the subject property is located outside the Special Flood Hazard Area (SFHA) 100-year floodplain.
- 6.4 Wetland: The U.S. Department of Interior, Fish and Wildlife Service National Wetland Inventory Map does not show wetlands on the property.
- 6.5 Riparian: The subject property is not located on the South Santiam River, Oak Creek, or Cheadle Lake; therefore, the riparian protection overlay zone standards are not applicable.
- 6.6 Limited Use Overlay Zone: A zone map amendment is not proposed; therefore, the limited use overlay zone standards are not applicable.
- 6.7 Special Transportation area Overlay Zone: The subject property is located outside of the designated boundaries of the special transportation area; therefore, the special transportation area overlay zone standards are not applicable.

g) The proposal shall comply with supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

7.1 Chapter 16.19 of the LDC contains provisions for accessory uses, exterior lighting, home occupations, exceptions, projections, and temporary uses. No exterior lights are proposed or required for the proposed development. None of the remaining standards are applicable as the uses or improvements described in this chapter are neither required nor proposed.

MODIFICATION OF AN APPROVED DEVELOPMENT PLAN

Sections 16.24.030 and 16.24.040 of the Lebanon Development Code provides the criteria for a modification of an approved development plan. The decision criteria are written in **bold** followed by findings and conclusions.

Acceptable Modification Request –Section 16.24.030(B)

- **B.** The modification to Approved Plans and Conditions of Approval process may be used only if the following threshold criteria are met:
 - 1. The proposed change is not a change in land use.

The proposed use remains multi-family residential. Therefore, this criterion is met.

2. The proposed change does not result in an increase in the overall impacts to adjacent properties, nor in an increase in the amount of operational activity on the subject property.

The proposed modification will not increase the overall impacts to adjacent property or operational activity on the subject. The location, size, or function of the common space and children's play areas will not change as a result of the proposed modification.

3. The proposed change does not violate the applicable development standards in the land use zone (see LDC Chapters 16.05 – 16.11 and 16.12 – 16.19).

Administrative Review findings addressing the applicable development standards can be found in the above section and are incorporate here by reference.

4. The proposed change does not result in a change to lot or parcel boundary lines in an approved subdivision, partition, or property line adjustment.

There are no proposed changes to the parcel boundaries.

Modification Approval Criteria - Section 16.24.040

B. The modification application shall be subject to the same review procedure, decision making authority, and approval criteria used for the initial project approval.

The applicant has applied for an administrative review by the Planning official which is the same review procedure used for file no. 19-03-18.

C. The scope of the review shall be limited to the specifics of the modification request.

The applicant requests a modification to an approved development plan (Lebanon planning file no. 19-03-18) to allow required common open space to be partially development on the abutting property and shared use of abutting children's play area. The scope of this review will be limited to these elements.

Administrative Review – Section 16.20.040(D)

- D. Administrative Decision Requirements
- 3. The applicable decision authority shall make written decisions addressing all of the relevant decision criteria and standards. Based up on the criteria and standards, and the facts contained within the record, the applicable decision authority shall approve, approve with conditions, or deny the requested land use decision application or action.

The applicant has applied for an administrative review by the Planning Official. The Planning Official will render a decision in accordance with 16.20.040(D)(1).

- 4. Unless otherwise required by provision in the Development Code, Administrative Reviews involving the establishment of a new structure or facility, or the expansion of an existing structure or facility, shall be subject to the following specific criteria:
 - a) The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.
 - b) The proposal shall comply with applicable access and street improvement requirements in Chapter 16.12 and 16.13, respectively.

This criterion is not applicable as the location and use of proposed common open space and children's play area do not impact access or necessitate street improvement.

c) The proposal shall comply with applicable parking requirements in Chapter 16.14.

This criterion is not applicable as off-street parking is not required for common open space and children's play area amenities.

d) The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

According to LDC 16.15.020(C)(2)(f) screening is only required for parking lots and service areas and not applicable to this medication request. Open space can be developed with impervious surfaces and/or vegetated. The proposed open space will be improved in accordance with LDC 15.05.170(E)(5).

e) Any required public facility improvements shall comply with provisions in Chapter 16.16.

This criterion is not applicable as public facility improvements are not required for the proposed common open space and children's play area.

f) Where applicable, the proposal shall comply with development requirements within hazard areas and/or overlay zone.

This criterion is not applicable. The location and size of the common open space and children's play area is not proposed to change. Lebanon planning file no. 19-03-18 already evaluated all development requirements for any appliable hazard and/or overlay zone.

g) The proposal shall comply with supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code

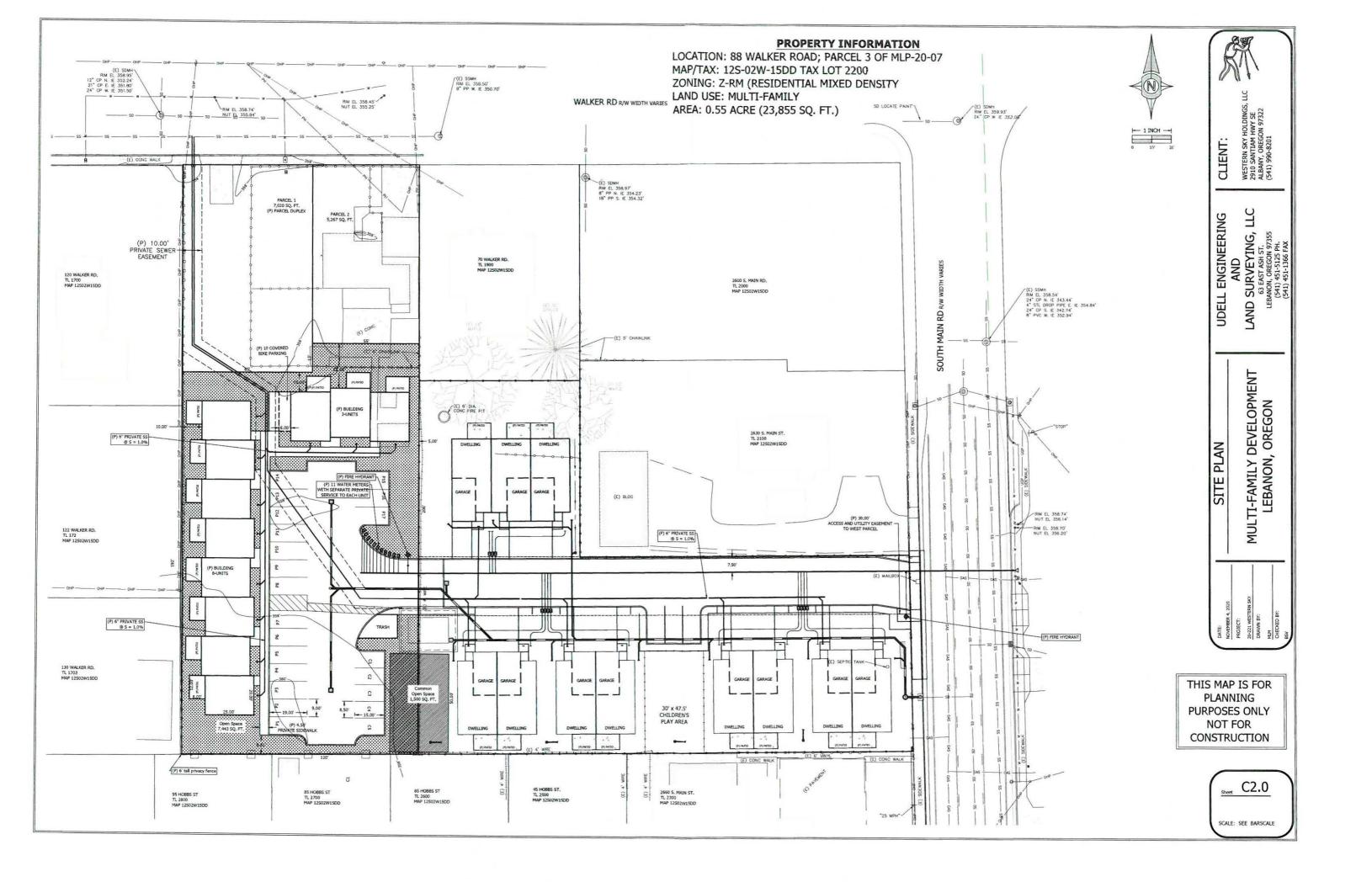
This criterion is not applicable. Chapter 16.19 of the LDC contains provisions for accessory uses, exterior lighting, home occupations, exceptions, projections, and temporary uses. The proposed modification to the approved site plan does included any of the uses or improvements described in this chapter.

Overall Conclusion

As proposed, applications for an Administrative Review and Modification of an Approved Plan satisfies all applicable review criteria as outlined above.

Attachments

- A. Approved Tentative Partition Plat
- B. Preliminary Site Plan





925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. AR-20-13

Date: December 7, 2020

From: Tammy Dickey, Development Services Specialist

Subject: Certificate of Mailing

Applicant: Western Sky Holdings

I HEREBY CERTIFY that on December 7, 2020, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Decision for Administrative Review regarding the property at 2656 South Main Rd also

known as Township 12S - Range 2W - Sect; 15DD Tax Lot(s) 2200;

to the following:

Property owners within 100 feet of the subject property as indicated on the attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: Click here to enter text.

Signature



Community Development 925 S. Main Street Lebanon, Oregon 97355

> TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

NOTICE OF DECISION Planning File No. AR-20-13 (Administrative Review – Modification to Approved Project)

December 7, 2020

I. BACKGROUND

APPLICANT: Western Sky Holdings, LLC

PROPERTY LOCATION: The subject property is generally located on the west side of South Main Road, south of Walker Road. The property address is 2656 S Main Road, the County Assessors map identification is within Township 12 South, Range 2 West, Section 15DD, Tax Lot 1800.

PARCEL SIZE: The project area is approximately 22,885 square feet.

ZONING: Residential Mixed Density (Z-RM).

EXISTING DEVELOPMENT: The property is currently largely vacant. However, the site was approved for the development of multifamily project with 11 residential units and associated site improvements (Application No. 19-03-18).

ADJACENT ZONING AND LAND USES: Surrounding properties to the north, west and south are residential uses including single family homes in the Residential Mixed Density (Z-RM) zone. To the east are commercial uses in the Highway Commercial zone (Z-HCM). The adjoining property to the west has been proposed for development of a multifamily project with 11 residential units with joint use of the driveway access and common open space with the subject property.

PROJECT SUMMARY/REVIEW CRITERIA: The property was previously approved for an 11unit multifamily residential development (Planning Application No. 19-03-18). The Applicant is requesting an extension to the application approval period, and to modify the approval to allow for a reciprocal access and joint use agreement for common open space with the proposed project adjoining the subject site to the west (12S02W15DD, tax lot 1800).

The City's review criteria for modification to an approved project is found in Chapter 16.24 – Modifications to Approved Plan and Conditions of Approval and Administrative Review in Chapter 16.20 – Review and Decision-Making Procedures. The Project summary below

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provides the data for the basis of review and the decision criteria.

- Proposed Action: The proposal includes a two-year extension of the previously approved development (Planning Application No. 19-03-18) and an additional condition of development to establish a reciprocal access and joint use agreement for common open space with the adjoining development (AR-20-12, 12S02W15DD, tax lot 1800).
- Decision Criteria: Sections 16.24.030 and 16.20.040.D.2 of the Lebanon Development Code provides the Decision Criteria for Administrative Decisions.
 - 1. The proposed change is not a change in land use. The proposed use remains multifamily residential. Therefore, this criterion is met.
 - 2. The proposed change does not result in an increase in the overall impacts to the adjacent properties, nor in an increase in the amount of operational activity on the subject property. The proposed modification will not increase the overall impacts to adjacent property or operational activity on the subject. The location, size, or function of the common space and children's play areas will not change as a result of the proposed modification.
 - 3. The proposed change does not result in a change to lot or parcel boundary lines in an approved subdivision, partition, or property line adjustment. *There are no proposed changes to the parcel boundaries.*
 - 4. The modification application shall be subject to the same review procedure, decision making authority, and approval criteria used for the initial project approval. *The applicant has applied for an administrative review by the Planning Official which is the same review procedure used for Planning File No. 19-03-18.*
 - 5. The scope of the review shall be limited to the specifics of the modification request. The request is for a modification to an approved development plan (Planning Application No. 19-03-18) to allow required common open space to be partially developed on the abutting property and shared use of abutting children's play area, along with an access easement for the abutting development to the west. The scope of review is limited to these elements.
 - 6. The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone. *The proposed modifications do not impact the project design subject to these requirements.*
 - 7. The proposal shall comply with applicable access and street improvement requirements in Chapter 16.12 and 16.13, respectively. The existing access to the site is 30-feet in width. Per Chapter 16.12 of the development code, the width is sufficient to accommodate the subject property development, along with the access easement for the adjoining development.
 - 8. The proposal shall comply with applicable parking requirements in Chapter 16.14.

This criterion is not applicable as off-street parking is not required for common open space and children's play area amenities.

- 9. The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15. According to LDC 16.15.020(C)(2)(f) screening is only required for parking lots and service areas and not applicable to this medication request. Open space can be developed with impervious surfaces and/or vegetated. The proposed open space will be improved in accordance with LDC 15.05.170(E)(5).
- 10. Any required public facility improvements shall comply with provisions in Chapter 16.16. *This criterion is not applicable as public facility improvements are note required for the proposed common open space and children's play area.*
- 11. Where applicable, the proposal shall comply with development requirements within hazard areas and/or overlay zones. This criterion is not applicable. The location and size of the common open space and children's play area is not proposed to change. Lebanon planning file no. 19-03-18 already evaluated all development requirements for any appliable hazard and/or overlay zone.
- 12. The proposal shall comply with supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code. *This criterion is not applicable. Chapter 16.19 of the LDC contains provisions for accessory uses, exterior lighting, home occupations, exceptions, projections, and temporary uses. The proposed modification to the approved site plan does included any of the uses or improvements described in this chapter.*

Based on the project record and the analysis of the decision criteria above, the project complies with the applicable development standards in the Development Code, and all required findings can be met.

II. PUBLIC NOTIFICATION

The City issued a public notification in compliance with the Lebanon Development Code and State regulations on November 19, 2020. The public comment period remained open until 5:00pm on Thursday, December 3, 2020. No comments from the public were received.

Comments were received from the Lebanon Fire District, Building Department and the Engineering Department, which have been included as conditions of development for the project.

III. DECISION AND CONDITIONS OF APPROVAL

Based on the project summary and the record, the Administrative Review meets all the required development criteria set forth in Chapter 16.05, and the required decision criteria in Chapter 16.20 of the Lebanon Development Code. City staff concludes the proposal complies with the

provisions for an Administrative Review and **APPROVES** the application subject to the following Conditions:

- A. Planning Conditions for the project include, but may not be limited to:
 - a. A reciprocal access and use agreement for the driveway access and use of the common open space shall be recorded on the property and the neighboring property to the east and remain in perpetuity of the development.
 - b. All conditions of approval identified in Planning Application No. 19-03-18 shall remain in full force and effect.
 - c. The development originally approved in Planning Application No. 19-03-18 is hereby extended for an additional two year period from the date of approval this modification.
- B. Compliance with these conditions, Conditions associated with the original approval, and the applicable requirements of the Lebanon Development Code, City Public Works Standards, Lebanon Fire District requirements and adopted building code, shall be the sole responsibility of the property developer.

IV. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

V. <u>APPEALS</u>

This action is final unless appealed to the Lebanon Planning Commission within fifteen (15) calendar days from the date of this notice. **The appeal must be submitted to the Community Development Department by 5:00 PM on Tuesday, December 22, 2020**. Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$250.00.

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

VI. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Respectfully,

Kelly Hart Community Development Director

December 7, 2020 Date



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4252 khart@ci.lebanon.or.us www.ci.lebanon.or.us PLANNING TRANSMITTAL COMPLETENESS REVIEW (DEFICIENCY COMMENTS OR CONDITIONS OF APPROVAL)

			PA	RTICIPANT	LIST		
Da	ate Transmitted:	Novemb	er 9, 2020	Com	ment Due Date	November	19, 2020
De	epartments Circul	ated:					
Х	Engineering	X	Planning X Fire	Fire	Main	tenance	
	City Manager		Finance		Economic Dev	velopment	
Х	Building		Police		Other:		
	1 NO	Comm	mentts		L		
			PROJE	CT INFORM	MATION		10000

Project Address/Location:	2656 S Main Road (12S 02W 15DD, Tax Lot 2200)	

Application(s): Administrative Review, Planning File No. AR20-13

Project Description:

Modification to previously approved Planning File No. 19-03-18 and request for time extension on approval.

Modification is to allow an access easement through property for development of adjacent parcel. Modification also includes shared access to common open space for both properties within conditions of development to permanently maintain agreement and common open space.

The modification does not include any design modification to the original approval.

REQUEST FOR COMMENTS AND/OR CONDITIONS OF DEVELOPMENT

Please provide comments on project/plan deficiencies that could result in a redesign of the project.

If there are no major deficiencies resulting in redesign, please provide conditions of development, or Fire District LETTER, or indicate there are no comments.

Comments, Conditions or Letter should be delivered or emailed to Kelly Hart at <u>khart@ci.lebanon.or.us</u> by the Due Date identified above.

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925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. AR-20-13

Date: November 19, 2020

From: Tammy Dickey, Development Services Specialist

Subject: Certificate of Mailing

Applicant: Western Sky Holdings

I HEREBY CERTIFY that on November 19, 2020, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Land Use Application for Administrative Review regarding the property at 2656 South Main Rd also

known as Township 12S - Range 2W - Sect; 15DD Tax Lot(s) 2200;

to the following:

Property owners within 100 feet of the subject property as indicated on the

attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the

notice of decision: Click here to enter text.

Signature

NOTICE DISTRIBUTION LIST



Planning File No.: Applicant Name: Notice Type: AR-20-13 Western Sky Holdings Admin Review

Staff:

- 1. Bulletin Boards (x3): Library, Police, Senior Center
- 2. Frank Stevenson, Police Chief
- 3. Jason Bolen, Fire District
- 4. John Tre' Kennedy, City Attorney
- 5. Kelly Hart, Community Development Director
- 6. Kim Scheafer, City Recorder
- 7. Kindra Oliver, Senior Services Director
- 8. Nancy Brewer, City Manager
- 9. Ron Whitlatch, Engineering Services Director
- 10. Shana Olson, Engineering Associate

Other Agencies:

- 1. Albany Democrat Herald
- 2. CenturyLink
- 3. Consumer Powers, Inc.
- 4. Boys & Girls Club
- 5. ODOT Region 2 Headquarters
- 6. KGAL
- 7. Lebanon Chamber of Commerce
- 8. Lebanon Express
- 9. Lebanon School District
- 10. Linn Co. Board of Commissioners
- 11. Linn Co. Planning Dept.
- 12. NW Natural Gas
- 13. Pacific Power
- 14. Republic Services

Site Specific Notice:

- 1. Albany Canal, City of Albany
- 2. Applicant(s) and Professional Representative(s)
- 3. Linn Co. Surveyor
- 4. OR Department of Aviation
- 5. City Council
- 6. Linn Co. Road Department (x2)
- 7. Grand Prairie Water District
- 8. Lee NW Publishing "To be published the 14 business days before hearing."
- 9. Oregon Pilots Association, Lebanon Chapter
- 10. Planning Commission Members
- 11. Surrounding Property Owners (100 feet 🔀 250 feet 🛄)

EXHIBIT C



NOTICE OF LIMITED LAND USE ACTION

Notice Date: November 19, 2020 Comments Due: 5:00 pm, Thursday, December 3, 2020

Planning Case No.:	AR-20-13
Applicant:	Western Sky Holdings, LLC
Location:	2656 S Main Road
Map & Tax Lot No.:	12S02W15DD02200
Zoning:	Residential Mixed Density
Request:	Administrative Review
Decision Criteria:	Lebanon Development Code Chapters: 16.05 & 16.20

Request: The applicant is requesting modification to an approved Administrative Review (Planning File 19-03-18). The modification would allow shared open space, including the children's play area and access to South Main Road with the abutting property at 88 Walker Road. The applicant is also requesting a two-year time extension for the previously approved application.

Notice: State and local laws require that the City give notice of the application to property owners within 100 feet of a proposed land use and/or development. We invite your comments on this application prior to the end of the *Comment Due*



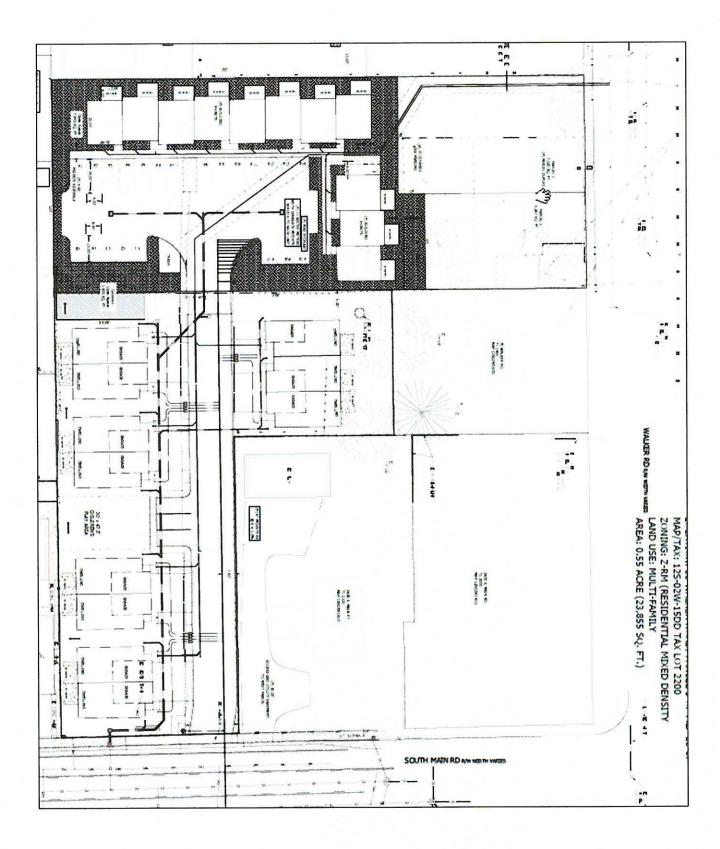
<u>Date</u>. They should be submitted to the Community Development Department at 925 Main Street, Lebanon, OR 93755 or at cdc@ci.lebanon.or.us. While your comments should relate to the criteria identified below, all comments submitted will be considered any *may* be incorporated into conditions of approval. After the comment period closes, the Planning Official shall issue a decision. The decision will be mailed to the applicant and to anyone else who submitted comments or who requested a copy of the decision.

Appeals: Under the provisions of the Lebanon Development Code, an Administrative Review Decision may be appealed to the Lebanon Planning Commission. 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 with the 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.

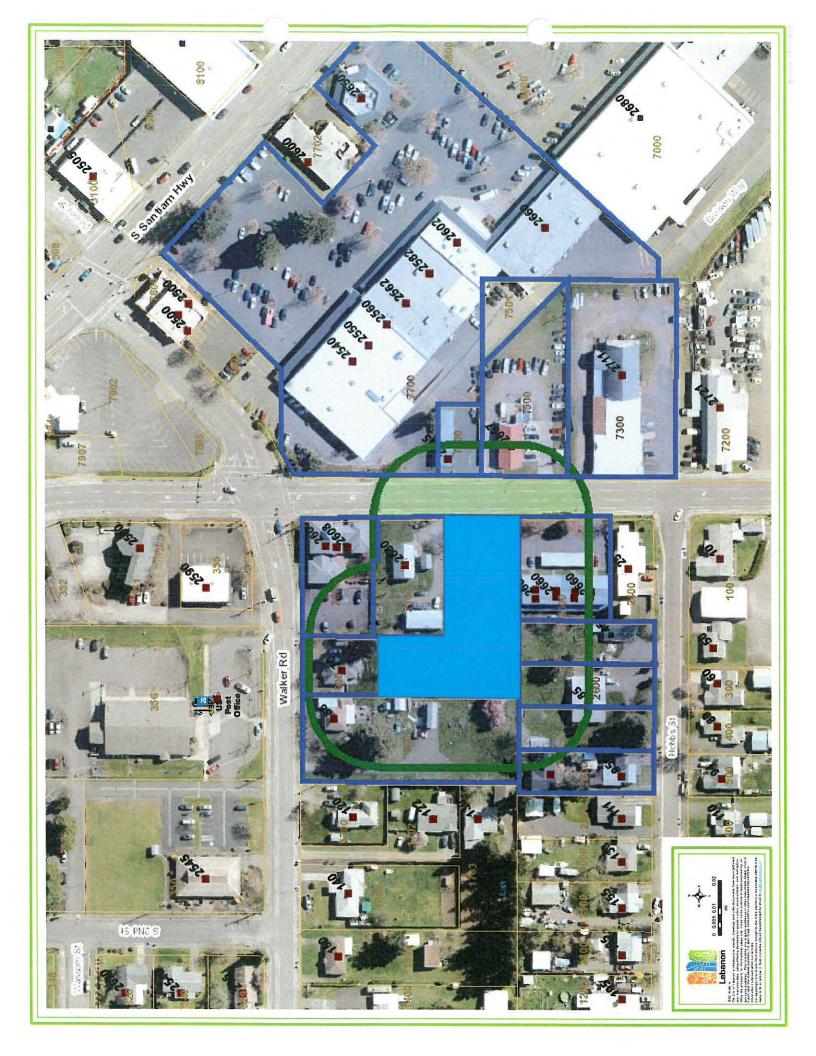
Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please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

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PROPOSED SITE PLAN



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SITUS	MAP	NAME	NAME1	ADDRESS	CITY	ACRES
2645 S MAIN RD SPC 00198	12S02W14CC07600	2645 S MAIN RD LLC	C/O AARON MITCHELL	7318 N OLIN AVE	PORTLAND, OR 97203	0.14
2600 S MAIN RD	12S02W15DD02000	ARTHUR WESTERN LLC		PO BOX 218	NEWBERG, OR 97132	0.39
2660 S MAIN RD	12S02W15DD02300	BEAR BEVERLY A		456-B COMINO PENASCO	GREEN VALLEY, AZ 85614	0.43
2630 S MAIN RD	12S02W15DD02100	CHAFIN KATHRYNE ELAINE TR		2630 S MAIN RD	LEBANON, OR 97355	0.37
45 HOBBS ST	12S02W15DD02500	NASH JASON C		2532 SANTIAM HWY	ALBANY, OR 97322	0.26
70 WALKER RD	12S02W15DD01900	PHILLIPS DOUG B & MARCIE E		30801 CARNELIAN CT	LEBANON, OR 97355	0.21
85 HOBBS ST	12S02W15DD02600	RAGSDALE RIO		85 HOBBS ST	LEBANON, OR 97355	0.26
2657 S MAIN RD	12S02W14CC07500	SANTANA HECTOR D & JOB S		2657 S MAIN RD	LEBANON, OR 97355	0.59
95 HOBBS ST	12S02W15DD02800	STORKSON KARI ANN & DANIEL D		95 HOBBS ST	LEBANON, OR 97355	0.26
2711 S MAIN RD	12S02W14CC07300	VANOVER LARRY D & MARY L		PO BOX 1000	LEBANON, OR 97355	0.95
	12S02W15DD02700	WALTERS MELVIN L & EMILY J		85 HOBBS ST	LEBANON, OR 97355	0.26
88 WALKER RD	12S02W15DD01800	WESTERN SKY HOLDINGS LLC		PO BOX 381	ALBANY, OR 97321	0.83
2656 S MAIN RD	12S02W15DD02200	WESTERN SKY HOLDINGS LLC	C/O PACIFIC SKY NORTHWEST LLC	PO BOX 381	ALBANY, OR 97321	0.74
2660 S SANTIAM HWY	12S02W14CC07700	WHITTAKER/NORTHWEST PARTNERS	C/O COMMERCIAL INVESTMENT PROPERTIES	1600 VALLEY RIVER DR STE 160	EUGENE, OR 97401	4.71



LAND USE APPLICATION

PROPERTY INFORM	ATION			
Site Address(es): 88 Walker Road 2.05.0 5	man Rd			
Assessor's Map & Tax Lot No.(s):12S02W15DD Tax Lot 1800- 2200				
Comprehensive Plan Designation / Zoning Designation: C-RM; Z-RM	1			
Current Property Use: single-family residential				
Project Description:				
11-unit multiple family development and associated site	e improvements on parcel 3 of MLP20-07.			
modification to 19.03.10	a eltension request			
APPLICANT / PRIMARY CONTAC	T INFORMATION			
Applicant: Western Sky Holdings, LLC C/O Michael Kosmick	Phone:541-990-8201			
Address:P.O. Box 381	Email:michael@pacificskynorthwest.com			
City/State/Zip:Albany, OR 97321				
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 Michael Upomicki	Date: $/ \overline{\sigma} / \overline{\sigma} / \overline{\partial \sigma} \overline{\sigma}$			
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)				
Owner:Same as applicant	Phone:			
Address:	Email:			
City/State/Zip:				
OWNER SIGNATURE	Date:			
ADDITIONAL CONTACT INFORMATION				
Engineer / Surveyor: Udell Engineering and Land Surveying, LLC	Phone:541-451-5125			
Address:63 E. Ash Street	Email: brian@udelleng.com			
City/State/Zip: Lebanon, OR 97355				
Architect:	Phone:			
Address:	Email:			
City/State/Zip:				
Other: Udell Engineering and Land Surveying, LLC	Phone:541-990-8661			

 Other: Odell Engineering and Land Surveying, LLC
 Phone:541-990-8661

 Address:63 E. Ash Street
 Email:
 laura@udelleng.com

 City/State/Zip
 Lebanon, OR 97355

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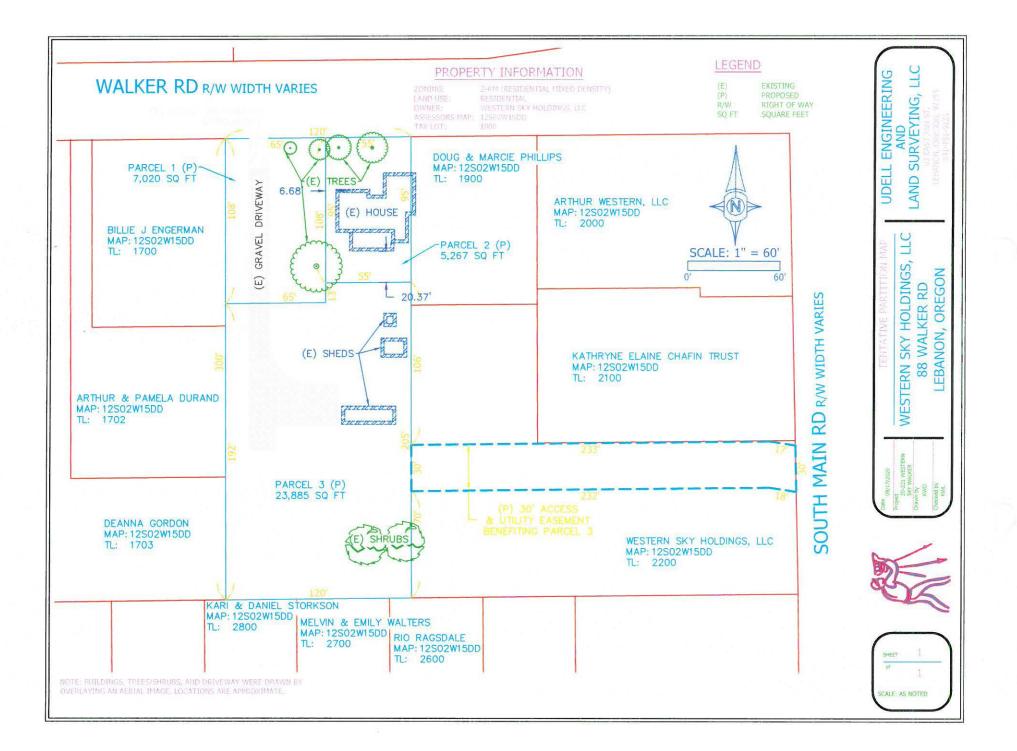
Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | cdc@ci.lebanon.or.us

	REQUIRED SUBMITTALS				
×	Application and Filir	ng 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				

Land Use Review Process	Fee	Land Use Review Process	Fee
Administrative Review	\$750	Planned Development – Preliminary	\$2,500
Administrative Review (Planning Commission)	\$1,500	Planned Development – Final (Ministerial)	\$500
Annexation	\$2,500	Planned Development - Final (Administrative)	\$750
Code Interpretation	\$250	Planned Development - Final (Quasi-Judicial)	\$1,500
Comprehensive Plan Map/Text Amendment	\$2,500	Subdivision Tentative	\$1,500
Conditional Use	\$1,500	Subdivision Final	\$750
Fire District Plan Review	\$100	Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
Historic Preservation Review or Register	Varies	UGB Amendment	Actual Cost
Land Partition	\$750	Varlance (Class 1 - Minor Adjustment)	\$250
Ministerial Review	\$250	Variance (Class 2 – Adjustment)	\$750
Non-Conforming Use/Development	\$750	Variance (Class 3)	\$1,500
Property (Lot) Line Adjustment			\$2,500
APF	LICATION RE	CEIPT & PAYMENT	
Date Received: 100 (0, 2020 Date Com	plete:	Receipt No.: 9063	

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Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | cdc@ci.lebanon.or.us



ADMINISTRATIVE REVIEW & MODIFICATIONS TO APPROVED PLAN

GENERAL INFORMATION

NATURE OF REQUEST:	Administrative Review to construct two buildings with a total of 11 multi-family dwelling units and associated site improvements.		
	Modification to an approved development plan (file no. 19- 03-18) to allow required common open space to be partially developed on abutting property and shared use of the children's play area on the same abutting property (2656 S. Main Road; Linn County Assessor's Tax Map No. 12S-02W- 15DD Tax Lot 2200).		
APPLICANT:	Western Sky Holdings, LLC Michael Kosmicki P.O. Box 381 Albany, OR 97231 (541) 990-8201 michael@pacificskynorthwest.com		
OWNER:	same as applicant		
REPRESENTATIVE:	Udell Engineering and Land Surveying, LLC Laura LaRoque 63 East Ash Street Lebanon, OR 97355 (541) 451-5125 laura@udelleng.com		
ADDRESS/LOCATION:	88 Walker Road Lebanon, Oregon 97355		
MAP/TAX LOT:	Linn County Tax Assessor's Map No. 12S – 02W – 15 DD Tax Lot 1800		
COMP. PLAN:	Residential Mixed Density (C-RM) District		
ZONING:	Residential Mixed Density (Z-RM) District		
CURRENT LAND USE:	Residential Single-Family		

SUMMARY

The applicant requests approval of the following applications and request:

- 1. Administrative Review to construct two buildings with a total of 11 multi-family dwelling units and associated site improvements.
- Modification to an approved development plan (file no. 19-03-18) to allow required common open space to be partially developed on abutting property and shared use of the children's play area on the same abutting property (2656 S. Main Road; Linn County Assessor's Tax Map No. 12S-02W-15DD Tax Lot 2200).
- 3. A two-year extension of the Administrative Review file no. 19-03-18 (expiring April 2, 2021) in accordance with LDC 16.20.070(J) footnote 2. This extension will allow for a reasonable amount of time for permanent construction to take place.

ADMINISTRATIVE REVIEW OF MULTI-FAMILY DEVELOPMENT

Section 16.20.040(D) of the Lebanon Development Code provides the decision criteria for an administrative review. The decision criteria for an administrative review decision are written in **bold** followed by findings and conclusions.

Administrative Review Decision Criteria (LDC 16.20.040(D))

- A. Administrative Decision Requirements
- 1. The applicable decision authority shall make written decisions addressing all of the relevant decision criteria and standards. Based up on the criteria and standards, and the facts contained within the record, the applicable decision authority shall approve, approve with conditions, or deny the requested land use decision application or action.
- 2. Unless otherwise required by provision in the Development Code, Administrative Reviews involving the establishment of a new structure or facility, or the expansion of an existing structure or facility, shall be subject to the following specific criteria:
 - a) The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.

Findings of Fact

- 1.1 The applicant proposes to construct two buildings with a total of 11 multi-family dwelling units and associated site improvements on parcel 3 of an approved tentative partition plat file no. MLP-20-07 (see Attachment A). The subject site is currently known as 88 Walker Road.
- 1.2 Per the Lebanon Development Code, Section 16.05.040, the development of 19 or fewer multi-family units is permitted in the RM zone subject to Administrative Review and approval by the Planning Official.
- 1.3 The development standards for the RM zone are listed under LDC 16.05.090, Tables 16.05-7, 16.05-8, and 16.05-9 and addressed below:

- a. Lot Area and Dimensions: The minimum lot size and width for multi-family development is 9,000 square feet and 60-feet, respectively. The subject site is 0.55-acre (23,855 square feet) and 120-foot wide thus exceeding the minimum dimensional standards of the zone.
- b. Setbacks: The minimum setbacks for structures are as follows: 10-foot front setback for interior lot(s); 10- foot to 15-foot street side setback; 5-foot interior setback; and 20-foot rear setback. Based on the lot line definition under LDC 16.32.020, only the interior yard setback standard is applicable as the site does not have frontage a public or private street. As proposed, all structures are 5-feet or greater from all interior property lines.
- c. Maximum lot coverage for a multi-family development is 60 percent. According to LDC 16.05.120, lot coverage is calculated as the percentage of a parcel covered by buildings or structures but does not include paved surfaces-level developments such as driveways, parking pads, and patios. The lot coverage for the site is less than 25 percent, which is below the maximum standard.
- d. Maximum building height is 40 feet for level sites (slope less than 15%). All units are proposed to be two stories tall with a wall height of approximately 20 feet tall. Building height will be verified when building permits are submitted for review.
- 1.4 Density: LDC 16.05.160 requires a minimum parcel area based on multi-family unit type. There are 11 one-bedroom units proposed, which require a total of 17,050 square feet (1,550 square feet times 11-units). The 0.55-arce (23,855 square foot) site exceeds the minimum standard.
- 1.5 Open Space: LDC 16.05.170(C) requires 25 percent of the total land development area to be open space. Open space are areas not covered by infrastructure such as sidewalks, parking areas, drive lanes and building structures qualifies for this classification. With 23,855 square feet of area, 25% of the overall development area results in 5,964 square feet of open space. The proposal includes approximately 7,443 square feet of General Allocated Open Space which exceeds the required 25 percent open space requirement.
- 1.6 Common Open Space: LDC 16.05.170(E) requires common open space be at minimum of 1,000 square feet; no incremental area be less than 500 square feet; and no dimension be less than 20 feet. The Code also requires that 25 percent of the required open space be in one area with its length not to exceed its width by more than 2.5 times unless its minimum dimension is greater than 30 feet. In this case, the Common Open Space is 25 percent of the required 5,964 square feet is 1,491 square feet. The applicant proposes a 1,500 square foot common open space that is at least 25 feet wide and 40 feet long, which meets the common open space area and dimensional requirements. The proposed common open space partially encroaches on the abutting site to the east of the subject property (2656 S. Main Road). See the requested plan modification section below.
- 1.7 Child Play Area: LDC 16.05.170(F) requires multi-family developments with 8 or more units to provide at least one 500 square feet children's play area with no horizontal dimension last than 20 feet. According to LDC 16.05.170(D)(2) areas may include sand

boxes, bark chip areas, areas containing play structures, hard surface courts, and wading pools. The applicant proposed shared use of the children's play area on the abutting site to the east of the subject site (2656 S. Main Road). See the requested plan modification section below.

1.8 Private Open Space: LDC 16.05.170(G) requires either at-grade or above grade private open space for multi-family developments. The proposed development consists of two-story units, so the at-grade private open space requirement is the only one applicable. All units will feature a 96 square foot patio with no dimension less than 8 feet. The patios will be to the rear of the structures facing the interior yards. They will be physical and visually separated by building offsets and landscaping.

b) The proposal shall comply with applicable access and street improvement requirements in Chapter 16.12 and 16.13, respectively.

Findings of Fact

- 2.1 LDC 16.12.020(A) requires a minimum street frontage requirement of 20 feet except where an access easement has been approved. LDC 16.12.030(L)(3) requires a minimum driveway width of 24 feet and maximum width of 36 feet for multiple family uses. The proposed development has access to South Main Road via a 30-foot-wide shared access easement.
- 2.2 LDC 16.12.030(M) requires fire access and parking area turnarounds to comply with the Fire Code and standards adopted by the Lebanon Fire District. The proposed development includes a parking lot hammer head design with a 30-foot-wide access width which will allow for fire access and turnaround in conformance with the Oregon Fire Code.
- 2.3 No new streets are proposed with or required for the proposed development. The required reciprocal access easement shall be provided in conformance with condition of approval B of planning file no. MLP-20-07. No other provisions under LDC 16.13 are found to be applicable to this development.

c) The proposal shall comply with applicable parking requirements in Chapter 16.14.

Findings of Fact

- 3.1 LDC 16.14.070(B) Table 16.14.070--1 states that multiple family dwellings must have 2.25 vehicle parking spaces per unit and 0.5 bicycle parking spaces per unit. LDC 16.14.100(C) states that up to 20 percent of the required parking spaces can be compact.
- 3.2 The proposed development consists of 11-unit. Therefore, 25 vehicle parking spaces and 6 bicycle parking spaces are required. 17 standard and five compact vehicle parking spaces are proposed.
- 3.3 The applicant proposed to utilize LDC 16.14.030 which states that vehicle parking may be reduced by one space for every 8 bicycle parking spaces and one space for each 4 additional covered bicycle parking space, provided the total reduction does not exceed 15 percent of the required vehicle parking spaces. 10 covered bicycle parking spaces

are proposed, which reduces the required vehicle parking from 25 spaces to 22 spaces as proposed.

d) The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

Finding of Fact

- 4.1 LDC 16.15.020(C)(2)(3) requires all areas of areas of a development site, including designated open space of all multi-family dwellings to be landscaped and permanently maintained. As such, the applicant proposes to improve all unimproved areas with vegetated lawn.
- 4.2 In accordance with LDC 16.15.020(C)(f)(1)(d), the applicant further proposed to screen the parking lot from abutting residential land with a 6-foot tall partially sight-obscuring fence along the south property line. The fence will in accordance with LDC 16.15.030(F). No other buffering or screening is found to be required for the proposed development.

e) Any required public facility improvements shall comply with provisions in Chapter 16.16.

Findings of Fact

- 5.1 City utilities (sanitary sewer, water, and storm drainage) are available and adequate to serve the proposed development.
- 5.2 City utility maps show a public sanitary sewer main in South Main Road and Walker Road. The installation of two new private sewer services with connections to the public main in Walker Road are proposed. One of which will serve the proposed the development and the other will serve the abutting site to the east.
- 5.3 City utility maps show an 8-inch public water main in South Main Road and Walker Road. The installation of a new water service connected to the public main in public mains in South Main Street is proposed with this development.
- 5.4 City utility maps show a 15-inch public storm drainage main in South Main Road. The installation of a storm drainage to South Main Road is proposed with this development.
- 5.5 Proposed public facility improvements will be within the proposed 30-foot-wide easement as generally shown on the approved tentative plat and site plan. The proposed easement will be recorded prior to or with recordation of the final plat.

f) Where applicable, the proposal shall comply with development requirements within hazard areas and/or overlay zone.

Findings of Fact

6.1 Conical Surface Area: The subject site is in the conical surface area of Airport Overlay Zone (AP-OZs). At the time of building permit approval, the height of the future development will be reviewed for conformance with height limitations of the conical surface area.

- 6.2 Steep Slopes: There are no areas of steep slopes on the subject property; therefore, the steep slope development overlay zone standards are not applicable.
- 6.3 Floodplain: The applicable Flood Insurance Rate Map (FIRM) for the subject site is map no. 41043C0568G, dated September 29, 2010. Based on this FIRM shows that the entirety of the subject property is located outside the Special Flood Hazard Area (SFHA) 100-year floodplain.
- 6.4 Wetland: The U.S. Department of Interior, Fish and Wildlife Service National Wetland Inventory Map does not show wetlands on the property.
- 6.5 Riparian: The subject property is not located on the South Santiam River, Oak Creek, or Cheadle Lake; therefore, the riparian protection overlay zone standards are not applicable.
- 6.6 Limited Use Overlay Zone: A zone map amendment is not proposed; therefore, the limited use overlay zone standards are not applicable.
- 6.7 Special Transportation area Overlay Zone: The subject property is located outside of the designated boundaries of the special transportation area; therefore, the special transportation area overlay zone standards are not applicable.

g) The proposal shall comply with supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code.

7.1 Chapter 16.19 of the LDC contains provisions for accessory uses, exterior lighting, home occupations, exceptions, projections, and temporary uses. No exterior lights are proposed or required for the proposed development. None of the remaining standards are applicable as the uses or improvements described in this chapter are neither required nor proposed.

MODIFICATION OF AN APPROVED DEVELOPMENT PLAN

Sections 16.24.030 and 16.24.040 of the Lebanon Development Code provides the criteria for a modification of an approved development plan. The decision criteria are written in **bold** followed by findings and conclusions.

Acceptable Modification Request –Section 16.24.030(B)

- **B.** The modification to Approved Plans and Conditions of Approval process may be used only if the following threshold criteria are met:
 - 1. The proposed change is not a change in land use.

The proposed use remains multi-family residential. Therefore, this criterion is met.

2. The proposed change does not result in an increase in the overall impacts to adjacent properties, nor in an increase in the amount of operational activity on the subject property.

The proposed modification will not increase the overall impacts to adjacent property or operational activity on the subject. The location, size, or function of the common space and children's play areas will not change as a result of the proposed modification.

3. The proposed change does not violate the applicable development standards in the land use zone (see LDC Chapters 16.05 – 16.11 and 16.12 – 16.19).

Administrative Review findings addressing the applicable development standards can be found in the above section and are incorporate here by reference.

4. The proposed change does not result in a change to lot or parcel boundary lines in an approved subdivision, partition, or property line adjustment.

There are no proposed changes to the parcel boundaries.

Modification Approval Criteria - Section 16.24.040

B. The modification application shall be subject to the same review procedure, decision making authority, and approval criteria used for the initial project approval.

The applicant has applied for an administrative review by the Planning official which is the same review procedure used for file no. 19-03-18.

C. The scope of the review shall be limited to the specifics of the modification request.

The applicant requests a modification to an approved development plan (Lebanon planning file no. 19-03-18) to allow required common open space to be partially development on the abutting property and shared use of abutting children's play area. The scope of this review will be limited to these elements.

Administrative Review – Section 16.20.040(D)

- D. Administrative Decision Requirements
- 3. The applicable decision authority shall make written decisions addressing all of the relevant decision criteria and standards. Based up on the criteria and standards, and the facts contained within the record, the applicable decision authority shall approve, approve with conditions, or deny the requested land use decision application or action.

The applicant has applied for an administrative review by the Planning Official. The Planning Official will render a decision in accordance with 16.20.040(D)(1).

- 4. Unless otherwise required by provision in the Development Code, Administrative Reviews involving the establishment of a new structure or facility, or the expansion of an existing structure or facility, shall be subject to the following specific criteria:
 - a) The proposal shall conform to use, height limits, setbacks and similar development requirements of the underlying zone.
 - b) The proposal shall comply with applicable access and street improvement requirements in Chapter 16.12 and 16.13, respectively.

This criterion is not applicable as the location and use of proposed common open space and children's play area do not impact access or necessitate street improvement.

c) The proposal shall comply with applicable parking requirements in Chapter 16.14.

This criterion is not applicable as off-street parking is not required for common open space and children's play area amenities.

d) The proposal shall comply with applicable screening and landscaping provisions in Chapter 16.15.

According to LDC 16.15.020(C)(2)(f) screening is only required for parking lots and service areas and not applicable to this medication request. Open space can be developed with impervious surfaces and/or vegetated. The proposed open space will be improved in accordance with LDC 15.05.170(E)(5).

e) Any required public facility improvements shall comply with provisions in Chapter 16.16.

This criterion is not applicable as public facility improvements are not required for the proposed common open space and children's play area.

f) Where applicable, the proposal shall comply with development requirements within hazard areas and/or overlay zone.

This criterion is not applicable. The location and size of the common open space and children's play area is not proposed to change. Lebanon planning file no. 19-03-18 already evaluated all development requirements for any appliable hazard and/or overlay zone.

g) The proposal shall comply with supplementary zone regulations contained in Chapter 16.19 or elsewhere in the Development Code

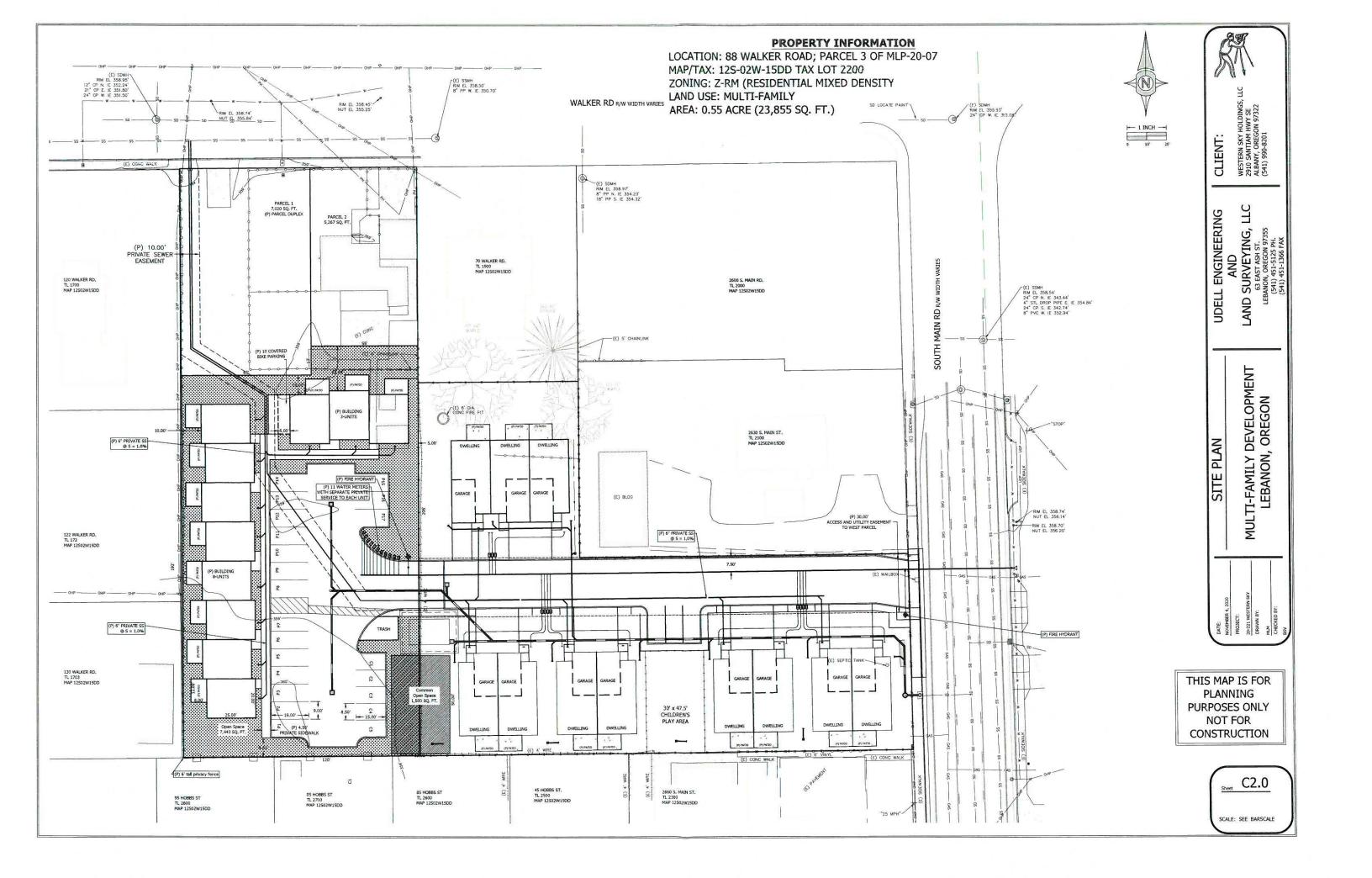
This criterion is not applicable. Chapter 16.19 of the LDC contains provisions for accessory uses, exterior lighting, home occupations, exceptions, projections, and temporary uses. The proposed modification to the approved site plan does included any of the uses or improvements described in this chapter.

Overall Conclusion

As proposed, applications for an Administrative Review and Modification of an Approved Plan satisfies all applicable review criteria as outlined above.

Attachments

- A. Approved Tentative Partition Plat
- B. Preliminary Site Plan





925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

To: File No. MLP-20-07

Date: October 6, 2020

From: Tammy Dickey, Development Services Specialist

Subject: Certificate of Mailing

Applicant: Western Sky Holdings

I HEREBY CERTIFY that on October 6, 2020, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Decision for Land Partition regarding the property at 88 Walker Rd also

known as Township 12S – Range 2W – Sect; 15DD Tax Lot(s) 01800;

to the following:

Property owners within 100 feet of the subject property as indicated on the attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: kstorkson@samhealth.org

Eke, Signature



Community Development 925 S. Main Street Lebanon, Oregon 97355

> TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

NOTICE OF DECISION Planning File No. MLP-20-07 (Minor Land Partition)

October 6, 2020

I. BACKGROUND

APPLICANT: Western Sky Holdings, LLC

PROPERTY LOCATION: The subject property is generally located on the south side of Walker Road, west of South Main Road. The current property address is 88 Walker Road, and the County Assessors map identification is within Township 12 South, Range 2 West, Section 15DD, Tax Lot 1800.

PARCEL SIZE: Current parcel – approximately 36,172 (0.83 acres).

ZONING: Residential Mixed-Density (Z-RM).

EXISTING DEVELOPMENT: The property is improved with a single-family residence and three sheds. There is currently no development proposal associated with this application, and no proposal has been identified for the demolition of existing structures.

ADJACENT ZONING AND LAND USES: Properties to the north are zoned Highway Commercial (Z-HCM) and include the post office. To the east, south and west are single family residences in the Mixed Density Residential (Z-RM) zone.

REVIEW CRITERIA: The City's review criteria for a Land Partition are found in Chapter 16.22 – Land Divisions. The Project summary below provides the data for the basis of review and the decision criteria and identifies the specific review criteria addressed.

REQUEST/PROJECT SUMMARY: The Applicant is requesting approval to Partition the property into three parcels:

 Parcel 1 would be located in the northwest corner of the property, totaling 7,020 square feet, with access from Walker Road. Parcel 2 would be located in the northeast portion of the property, totaling 5,267 square feet, with access from Walker Road. Parcel 3 would be located to the south of Parcel 1 and 2 and would total 23,885 square feet. Street access for the parcel would be from a 30-foot wide easement with access through a separate property under same ownership (12S 02W 15DD, tax lot 2200), with access from S Main Road.

For lot size and dimension, Section 16.05.090 of the Lebanon Development Code (LDC) for the Residential Mixed-Density standards, the minimum lot size for a single-family home is 5,000 square feet, 7,000 square feet for a duplex, and 9,000 square feet for a multi-family development. Parcel 1 would be 7,020 square feet, meeting the minimum requirement for a duplex; Parcel 2 would be 5,267 square feet, meeting the minimum requirement for a single-family property; and Parcel 3 would be 23,885 square feet, exceeding the minimum requirements for a multi-family development.

The minimum lot width requirement is 50-feet for a single-family residence and duplex property, and 60-feet for multifamily. Parcel 1 provides a 65-foot width, and Parcel 2 provides a 55-foot width, both exceeding the minimum requirements for a single-family or duplex property. Parcel 3 maintains a 120-foot width, exceeding the minimum requirements for a multifamily development.

There is no development proposal associated with the application, as such, the maximum height, fencing, parking, and landscaping standards are not applicable.

For setbacks, Parcel 2 and 3 each contain structures. Parcel 2 maintains an existing single-family residence. The structure is legal nonconforming in terms of the side setback on the existing eastern property line. For the remaining setbacks, the front setback exceeds the 10-foot minimum, the west side setback exceeds the 5-foot minimum, and the rear setback meets the 20-foot minimum as demonstrated on the submitted map. As such, the creation of the parcels meet the setback minimums, and does not exacerbate the existing nonconformity. For Parcel 3, the existing structures are all accessory shed structures with a minimum 60-feet from a street, and 3-feet from the property line in compliance with Section 16.05.150.B of the LDC.

For Parcel 1 and 3, both parcels are less than one acre in size and eligible for development. Per Section 16.05.110.B of the LDC, infill standards apply only to sites that are one acre in size or less in an existing residential neighborhood. The partition would create parcels subject to the infill development standards upon development proposal. Parcel 2 maintains a single-family residence and only meets the lot size requirement for a single-family development, and as such, is not subject to the infill standards. Finally, upon development, if a multifamily project is proposed for Parcel 3, all the standards for multifamily development and open space would be required to be met at time of development application.

For access, in compliance with Chapter 16.12, Parcels 1 and 2 would be accessed from driveways off Walker Road. Upon development proposal, access in compliance with the development code requirements would need to be constructed including driveway width, location, clear vision requirements, and spacing. For Parcel 3, access would be granted to the site through a 30-foot access and utility easement. The LDC and fire code requires a 20-foot access road be provided for a multi-family development through

the easement with 5-feet on either side not required to be improved. As such, the 30foot easement would meet the minimum access standard. Upon development application, the easement would be required to be improved.

Based on the information above, the proposal complies with Articles Two and Three of the Lebanon Development Code. (Criteria #1, Section 16.22.090.A, Criteria #1, 2, & 3 Section 16.22.090.B)

- The is no proposed plat name identified as part of the proposal as the project is not inclusive of a subdivision. (Criteria #2, Section 16.22.090.A)
- City Sanitary Sewer, and Storm drain utilities are currently available along Walker Road and S Main Road and are available to service the parcels. The water lines are 8 inches in Walker Road, and 12 inches in S Main Road. Sewer lines are 18 inches in both Walker and S Main Roads, and the storm drainage is 12 inches in S Main Road, and 24 inches in Walker Road. Per the existing facility master plans, these existing facilities are appropriate to accommodate the development growth in the area.

The adopted Transportation System Plan identifies Walker Road as a Collector Road. Collector Roads typically require a minimum of 60 feet of right-of-way. The existing right-of-way is 50-feet. The Engineering Department reviewed the existing street condition and existing development in the area and determined it to be infeasible to expand the existing street from its current width to a Collector designation. As such, the Engineering Department determined no land dedication would be required for the rightof-way expansion as part of the partition.

For Fire access, there is no development proposal included as part of the consideration of the partition. Upon any future development, the site parcels shall provide appropriate access and circulation per the Fire District (Criteria #3, Section 16.22.090.A, Criteria #3, 5 & 7, Section 16.22.090.B)

- There are no proposed common areas or improvements identified in the preliminary plat. The partition proposal does not include designated lots for private common areas and improvements associated with a homeowner association development. As such, no such areas are identified on the partition map. For landscape a screening requirements, the application of these standards are upon development application. As there is no development proposed as part of this application, there is no landscape standards to be applied. (Criteria #4, Section 16.22.090.A, Criteria #4, Section 16.22.090.B)
- Parcel 3 and the adjacent parcel to the west under same ownership are proposed to share a 30-foot access easement along the northern boundary line of the adjacent parcel to provide access to Parcel 3. This access easement is noted on the plans and will be required to record the access easement as part of the final partition map. (Criteria #6, Section 16.22.090.B)

- The property is not located in any special management areas for the City, County, State or Federal regulatory agency based on maps and records available to the City. The parcels are not located within any flood hazard, riparian protection, or steep slope hazard zones and are not subject to any additional permit regarding the hazard or special management zones based on the current FIRM maps, or the City's Riparian or Steep Slope Overlay zones. Information has not been provided as part of this application to determine the location of wetlands on the site. Upon any development proposal, if wetlands exist on the site, they would need to be delineated and either proposed to be mitigated or preserved in place (Criteria #5, Section 16.22.090.A)
- The proposed land partition was circulated for review to the Engineering Department, and Lebanon Fire District for review and conditioning. The Engineering Department is the review authority for the public utilities and the streets of Walker Road and S Main Road. Linn County Road authority does not have jurisdiction to any of the rights-of-way adjacent to the project site. A public notice for the proposal was issued in compliance with ORS 197.763 to all outside agencies with potential interest in the partition. The public notice is included as part of the record. No comments were received by any interested agencies, and the Fire District and Engineering Department declined to place conditions or improvement requirements associated with the partition application. As such, the decision criteria has been met. (Criteria #6, Section 16.22.090.A)
- The subject property has not been subject to a previous Planned Development application. In addition, the subject property is not located in any identified Overlay zone as identified in Chapter 16.11 of the Development Code and has not been included in any Special Area Plan or District. As currently designed, the partition meets all applicable engineering design standards for streets, utilities, and easements. (Criteria #7, Section 16.22.090.A)

Based on the proposal, the project complies with the required development standards per Chapter 16.05 of the Development Code, and all required decision criteria in Chapter 16.22 can be met.

II. PUBLIC NOTIFICATION

The City issued a public notification in compliance with the Lebanon Development Code and State regulations on September 18, 2020. The public comment period remained open until 5:00pm on Friday, October 2, 2020. The City received one public comment on this partition application from Kari Storkson requesting an 8-10 foot privacy fence to be placed at the owner's expense if building or parking will be within 100-feet of their property. As this proposal does not include development, this request is recorded, but no action may be taken. In the future, any development proposal larger than a duplex will require public notification, and the public comment may be registered again associated with the development proposal.

III. DECISION AND CONDITIONS OF APPROVAL

Based on the project summary and the record, the Lot Partition meets all the required development criteria set forth in Chapter 16.05, and the required decision criteria in Chapter 16.22 of the Lebanon Development Code. City staff concludes the proposal complies with the provisions for a Minor Land Partition and **APPROVES** the application subject to the following Conditions:

- A. The applicant shall record a partition plat. The final partition plat shall be subject to the following:
 - 1. A final partition plat, complying with provisions in ORS Chapter 92, shall be completed by a registered professional land surveyor and submitted to the City for approval.
 - 2. The final plat shall substantially conform to the proposal, comply with applicable requirements in the Lebanon Development Code and recorded within three years of the final date of approval.
- B. A reciprocal access easement shall be recorded for the identified 30-foot shared access for Parcel 3 and Lot 12S02W15DD2200 as part of the final partition map approval.
- C. The applicant shall apply for all necessary planning applications for future proposed development of the parcels. This approval is limited to the Land Partition and does not constitute approval of any proposed development.
- D. Compliance with these conditions, and the applicable requirements of the Lebanon Development Code, City Public Works Standards, Lebanon Fire District requirements and adopted building code, shall be the sole responsibility of the property developer.

IV. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

V. APPEALS

This action is final unless appealed to the Lebanon Planning Commission within fifteen (15) calendar days from the date of this notice. The appeal must be submitted to the Community Development Department by 5:00 PM on Wednesday, October 21, 2020.

Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$375.00.

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

VI. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Respectfully,

lact.

Kelly Hárt Community Development Director

October 6, 2020 Date Planning Case No.: MLP-20-07

Applicant: Western Sky Holdings, LLC

Location: 88 Walker Road

Map & Tax Lot No: 12S02W15DD01800

Lebanon Development Code Chapters,

I would like to petition for an 8 - 10-foot privacy fence to be placed at the owners expense if building or parking will be within 100 feet of our property pins. I do not currently wish to appeal the land use. Just would like to work with the property owners to ensure the safety of my personal dwellings.

I look forward to working with you and your thoughts on the proposed matter.

Thank you!

Kari & Danny Storkson residential owners of 101 and 95 Hobbs street residents.

541-409-3532

Kari Storkson Kstorkson e samhealth. org



Community Development 925 S. Main Street Lebanon, Oregon 97355

> TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

NOTICE OF DECISION Planning File No. MLP-20-07 (Minor Land Partition)

October 6, 2020

I. BACKGROUND

APPLICANT: Western Sky Holdings, LLC

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ZONING: Residential Mixed-Density (Z-RM).

EXISTING DEVELOPMENT: The property is improved with a single-family residence and three sheds. There is currently no development proposal associated with this application, and no proposal has been identified for the demolition of existing structures.

ADJACENT ZONING AND LAND USES: Properties to the north are zoned Highway Commercial (Z-HCM) and include the post office. To the east, south and west are single family residences in the Mixed Density Residential (Z-RM) zone.

REVIEW CRITERIA: The City's review criteria for a Land Partition are found in Chapter 16.22 – Land Divisions. The Project summary below provides the data for the basis of review and the decision criteria and identifies the specific review criteria addressed.

REQUEST/PROJECT SUMMARY: The Applicant is requesting approval to Partition the property into three parcels:

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THE CITY THAT FRIENDLINESS BUILT

through a separate property under same ownership (12S 02W 15DD, tax lot 2200), with access from S Main Road.

 For lot size and dimension, Section 16.05.090 of the Lebanon Development Code (LDC) for the Residential Mixed-Density standards, the minimum lot size for a singlefamily home is 5,000 square feet, 7,000 square feet for a duplex, and 9,000 square feet for a multi-family development. Parcel 1 would be 7,020 square feet, meeting the minimum requirement for a duplex; Parcel 2 would be 5,267 square feet, meeting the minimum requirement for a single-family property; and Parcel 3 would be 23,885 square feet, exceeding the minimum requirements for a multi-family development.

The minimum lot width requirement is 50-feet for a single-family residence and duplex property, and 60-feet for multifamily. Parcel 1 provides a 65-foot width, and Parcel 2 provides a 55-foot width, both exceeding the minimum requirements for a single-family or duplex property. Parcel 3 maintains a 120-foot width, exceeding the minimum requirements for a multifamily development.

There is no development proposal associated with the application, as such, the maximum height, fencing, parking, and landscaping standards are not applicable.

For setbacks, Parcel 2 and 3 each contain structures. Parcel 2 maintains an existing single-family residence. The structure is legal nonconforming in terms of the side setback on the existing eastern property line. For the remaining setbacks, the front setback exceeds the 10-foot minimum, the west side setback exceeds the 5-foot minimum, and the rear setback meets the 20-foot minimum as demonstrated on the submitted map. As such, the creation of the parcels meet the setback minimums, and does not exacerbate the existing nonconformity. For Parcel 3, the existing structures are all accessory shed structures with a minimum 60-feet from a street, and 3-feet from the property line in compliance with Section 16.05.150.B of the LDC.

For Parcel 1 and 3, both parcels are less than one acre in size and eligible for development. Per Section 16.05.110.B of the LDC, infill standards apply only to sites that are one acre in size or less in an existing residential neighborhood. The partition would create parcels subject to the infill development standards upon development proposal. Parcel 2 maintains a single-family residence and only meets the lot size requirement for a single-family development, and as such, is not subject to the infill standards. Finally, upon development, if a multifamily project is proposed for Parcel 3, all the standards for multifamily development and open space would be required to be met at time of development application.

For access, in compliance with Chapter 16.12, Parcels 1 and 2 would be accessed from driveways off Walker Road. Upon development proposal, access in compliance with the development code requirements would need to be constructed including driveway width, location, clear vision requirements, and spacing. For Parcel 3, access would be granted to the site through a 30-foot access and utility easement. The LDC and fire code requires a 20-foot access road be provided for a multi-family development through

the easement with 5-feet on either side not required to be improved. As such, the 30foot easement would meet the minimum access standard. Upon development application, the easement would be required to be improved.

Based on the information above, the proposal complies with Articles Two and Three of the Lebanon Development Code. (Criteria #1, Section 16.22.090.A, Criteria #1, 2, & 3 Section 16.22.090.B)

- The is no proposed plat name identified as part of the proposal as the project is not inclusive of a subdivision. (Criteria #2, Section 16.22.090.A)
- City Sanitary Sewer, and Storm drain utilities are currently available along Walker Road and S Main Road and are available to service the parcels. The water lines are 8 inches in Walker Road, and 12 inches in S Main Road. Sewer lines are 18 inches in both Walker and S Main Roads, and the storm drainage is 12 inches in S Main Road, and 24 inches in Walker Road. Per the existing facility master plans, these existing facilities are appropriate to accommodate the development growth in the area.

The adopted Transportation System Plan identifies Walker Road as a Collector Road. Collector Roads typically require a minimum of 60 feet of right-of-way. The existing right-of-way is 50-feet. The Engineering Department reviewed the existing street condition and existing development in the area and determined it to be infeasible to expand the existing street from its current width to a Collector designation. As such, the Engineering Department determined no land dedication would be required for the rightof-way expansion as part of the partition.

For Fire access, there is no development proposal included as part of the consideration of the partition. Upon any future development, the site parcels shall provide appropriate access and circulation per the Fire District (Criteria #3, Section 16.22.090.A, Criteria #3, 5 & 7, Section 16.22.090.B)

- There are no proposed common areas or improvements identified in the preliminary plat. The partition proposal does not include designated lots for private common areas and improvements associated with a homeowner association development. As such, no such areas are identified on the partition map. For landscape a screening requirements, the application of these standards are upon development application. As there is no development proposed as part of this application, there is no landscape standards to be applied. (Criteria #4, Section 16.22.090.A, Criteria #4, Section 16.22.090.B)
- Parcel 3 and the adjacent parcel to the west under same ownership are proposed to share a 30-foot access easement along the northern boundary line of the adjacent parcel to provide access to Parcel 3. This access easement is noted on the plans and will be required to record the access easement as part of the final partition map. (Criteria #6, Section 16.22.090.B)

- The property is not located in any special management areas for the City, County, State or Federal regulatory agency based on maps and records available to the City. The parcels are not located within any flood hazard, riparian protection, or steep slope hazard zones and are not subject to any additional permit regarding the hazard or special management zones based on the current FIRM maps, or the City's Riparian or Steep Slope Overlay zones. Information has not been provided as part of this application to determine the location of wetlands on the site. Upon any development proposal, if wetlands exist on the site, they would need to be delineated and either proposed to be mitigated or preserved in place (Criteria #5, Section 16.22.090.A)
- The proposed land partition was circulated for review to the Engineering Department, and Lebanon Fire District for review and conditioning. The Engineering Department is the review authority for the public utilities and the streets of Walker Road and S Main Road. Linn County Road authority does not have jurisdiction to any of the rights-of-way adjacent to the project site. A public notice for the proposal was issued in compliance with ORS 197.763 to all outside agencies with potential interest in the partition. The public notice is included as part of the record. No comments were received by any interested agencies, and the Fire District and Engineering Department declined to place conditions or improvement requirements associated with the partition application. As such, the decision criteria has been met. (Criteria #6, Section 16.22.090.A)
- The subject property has not been subject to a previous Planned Development application. In addition, the subject property is not located in any identified Overlay zone as identified in Chapter 16.11 of the Development Code and has not been included in any Special Area Plan or District. As currently designed, the partition meets all applicable engineering design standards for streets, utilities, and easements. (Criteria #7, Section 16.22.090.A)

Based on the proposal, the project complies with the required development standards per Chapter 16.05 of the Development Code, and all required decision criteria in Chapter 16.22 can be met.

II. PUBLIC NOTIFICATION

The City issued a public notification in compliance with the Lebanon Development Code and State regulations on September 18, 2020. The public comment period remained open until 5:00pm on Friday, October 2, 2020. The City received one public comment on this partition application from Kari Storkson requesting an 8-10 foot privacy fence to be placed at the owner's expense if building or parking will be within 100-feet of their property. As this proposal does not include development, this request is recorded, but no action may be taken. In the future, any development proposal larger than a duplex will require public notification, and the public comment may be registered again associated with the development proposal.

III. DECISION AND CONDITIONS OF APPROVAL

Based on the project summary and the record, the Lot Partition meets all the required development criteria set forth in Chapter 16.05, and the required decision criteria in Chapter 16.22 of the Lebanon Development Code. City staff concludes the proposal complies with the provisions for a Minor Land Partition and **APPROVES** the application subject to the following Conditions:

- A. The applicant shall record a partition plat. The final partition plat shall be subject to the following:
 - 1. A final partition plat, complying with provisions in ORS Chapter 92, shall be completed by a registered professional land surveyor and submitted to the City for approval.
 - 2. The final plat shall substantially conform to the proposal, comply with applicable requirements in the Lebanon Development Code and recorded within three years of the final date of approval.
- B. A reciprocal access easement shall be recorded for the identified 30-foot shared access for Parcel 3 and Lot 12S02W15DD2200 as part of the final partition map approval.
- C. The applicant shall apply for all necessary planning applications for future proposed development of the parcels. This approval is limited to the Land Partition and does not constitute approval of any proposed development.
- D. Compliance with these conditions, and the applicable requirements of the Lebanon Development Code, City Public Works Standards, Lebanon Fire District requirements and adopted building code, shall be the sole responsibility of the property developer.

IV. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

V. APPEALS

This action is final unless appealed to the Lebanon Planning Commission within fifteen (15) calendar days from the date of this notice. The appeal must be submitted to the Community Development Department by 5:00 PM on Wednesday, October 21, 2020.

Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$375.00.

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

VI. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Respectfully,

Kelly Hart Community Development Director

October 6, 2020_____ Date



925 S. Main Street Lebanon, Oregon 97355

TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

MEMORANDUM

Community Development

Date: September 18, 2020

To: File No. MLP-20-07

From: Tammy Dickey, Development Services Specialist

Subject: Certificate of Mailing

Applicant: Western Sky Holdings

I HEREBY CERTIFY that on September 18, 2020, I did personally mail, via US mail with first class postage prepaid and/or email the following:

Notice of Land Use Application for Land Partition regarding the property at 88 Walker Road also

known as Township 12S – Range 2W – Sect; 15DD Tax Lot(s) 01800;

to the following:

Property owners within 100 feet of the subject property as indicated on the

attached list; and

Persons and/or Entities on the City of Lebanon's Notice Distribution List; and

The applicant and its representatives; and

Any other interested party who provided testimony or requested a copy of the notice of decision: Click here to enter text.

the Signature

NOTICE DISTRIBUTION LIST



Planning File No.: Applicant Name: Notice Type: MLP-20-07 Western Sky Holdings

Land Partition

Staff:

- 1. Bulletin Boards (x3): Library, Police, Senior Center
- 2. Frank Stevenson, Police Chief
- 3. Jason Bolen, Fire District
- 4. John Tre' Kennedy, City Attorney
- 5. Kelly Hart, Community Development Director
- 6. Kim Scheafer, City Recorder
- 7. Kindra Oliver, Senior Services Director
- 8. Ron Whitlatch, Engineering Services Director
- 9. Shana Olson, Engineering Associate

Other Agencies:

- 1. Albany Democrat Herald
- 2. CenturyLink
- 3. Consumer Powers, Inc.
- 4. Boys & Girls Club
- 5. ODOT Region 2 Headquarters
- 6. KGAL
- 7. Lebanon Chamber of Commerce
- 8. Lebanon Express
- 9. Lebanon School District
- 10. Linn Co. Board of Commissioners
- 11. Linn Co. Planning Dept.
- 12. NW Natural Gas
- 13. Pacific Power
- 14. Republic Services

Site Specific Notice:

- 1. Albany Canal, City of Albany
- 2. Applicant(s) and Professional Representative(s)
- 3. Linn Co. Surveyor 🖂
- 4. OR Department of Aviation
- 5. City Council 🗌
- 6. Linn Co. Road Department (x2)
- 7. Grand Prairie Water District
- 8. Lee NW Publishing "To be published the 14 business days before hearing."
- 9. Oregon Pilots Association, Lebanon Chapter
- 10. Planning Commission Members
- 11. Surrounding Property Owners (100 feet 250 feet)



NOTICE OF LIMITED LAND USE ACTION

Notice Date: September 18, 2020 Comments Due: 5:00 pm, Friday, October 2, 2020

Planning Case No.:	MLP-20-07			
Applicant:	Western Sky Holdings, LLC			
Location:	38 Walker Road			
Map & Tax Lot No.:	12S02W15DD01800			
Zoning:	Residential Mixed Use			
Request:	Land Partition			
Decision Criteria:	Lebanon Development Code Chapters: 16.05, 16.20 & 16.22			

Request: The applicant is requesting approval to partition an existing parcel into three parcels. Parcel 1 = 7,020 sq. ft., Parcel 2 = 5,267 sq. ft. and Parcel 3 = 23,885 sq. ft.

Notice: State and local laws require that the City give notice of the application to property owners within 100 feet of a proposed land use and/or development. We invite your comments on this application prior to the end of the <u>Comment Due Date</u>. They should be submitted to the Community



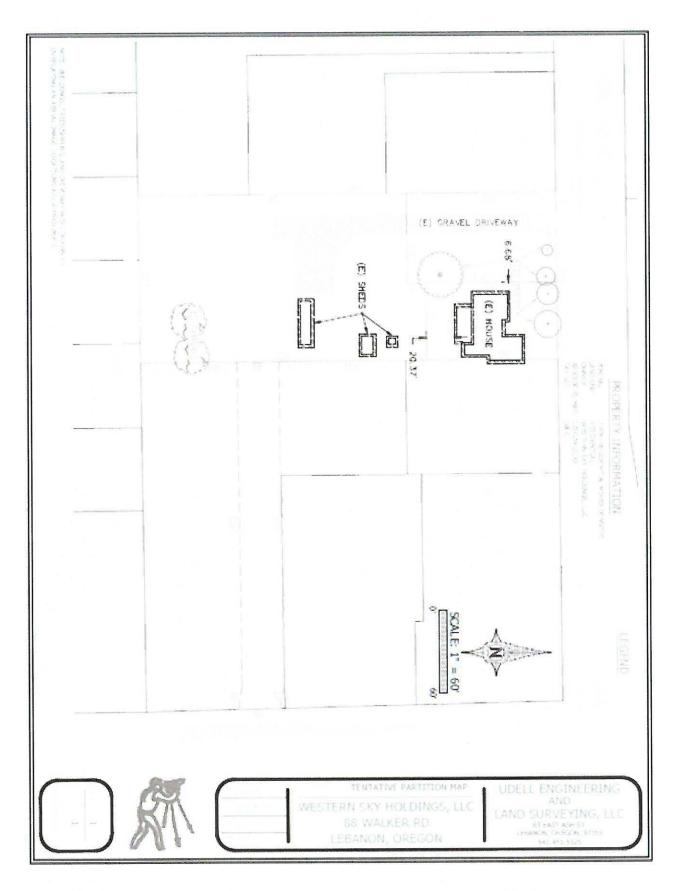
Development Department at 925 Main Street, Lebanon, OR 93755 or at cdc@ci.lebanon.or.us. While your comments should relate to the criteria identified below, all comments submitted will be considered any *may* be incorporated into conditions of approval. After the comment period closes, the Planning Official shall issue a decision. The decision will be mailed to the applicant and to anyone else who submitted comments or who requested a copy of the decision.

Appeals: Under the provisions of the Lebanon Development Code, a Land Partition Decision may be appealed to the Lebanon Planning Commission. 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 with the 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.

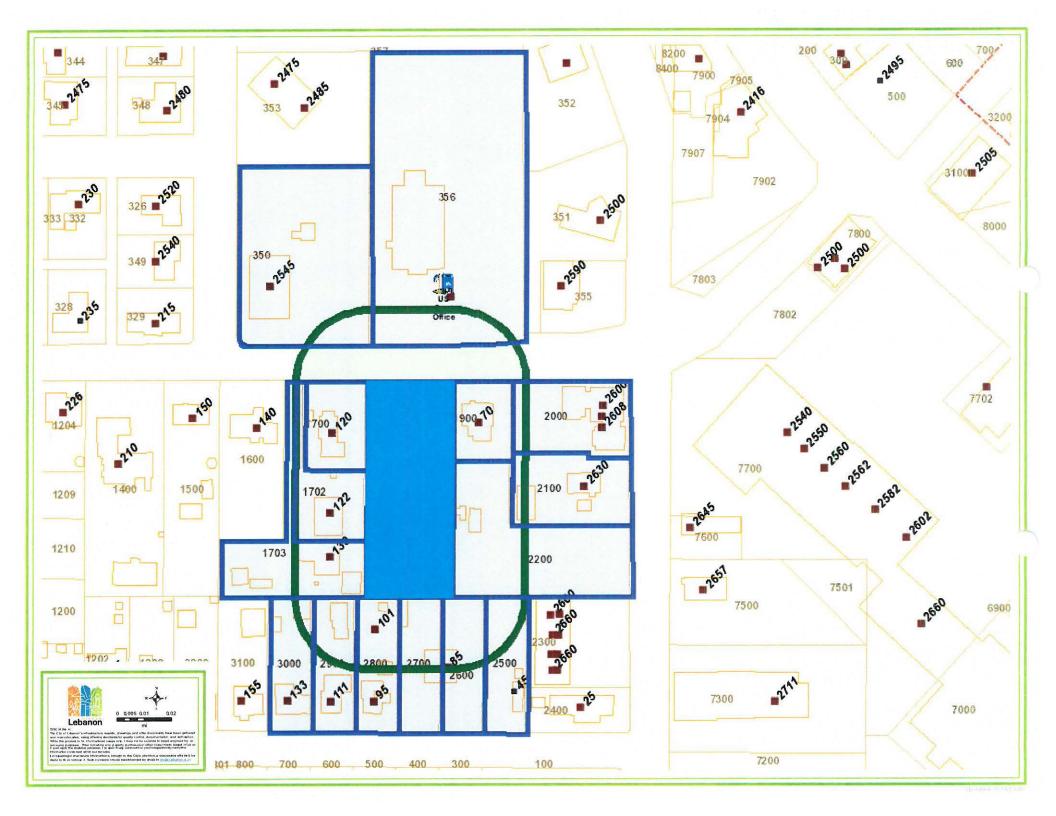
Obtain Information: A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost and will be provided at the cost of 25 cents per single-sided page. If you have questions or would like additional information, please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

THE CITY THAT FRIENDLINESS BUILT

PROPOSED PARTITION PLAN



THE CITY THAT FRIENDLINESS BUILT



Address	Map	Name	Name2	Name3	Mailing	City	Acres
2600 S MAIN RD	12S02W15DD02000	ARTHUR WESTERN LLC			PO BOX 218	NEWBERG, OR 97132	0.39
111 HOBBS ST	12502W15DD02900	BURNS WESLEY E JR & BURNS DEBBIE A			111 HOBBS ST	LEBANON, OR 97355	0.26
2630 S MAIN RD	12S02W15DD02100	CHAFIN KATHRYNE ELAINE TR			2630 S MAIN RD	LEBANON, OR 97355	0.37
122 WALKER RD	12S02W15DD01702	DURAND ARTHUR J & PAMELA S			122 WALKER RD	LEBANON, OR 97355	0.27
120 WALKER RD	12S02W15DD01700	ENGERMAN BILLIE J			120 WALKER RD	LEBANON, OR 97355	0.24
130 WALKER RD	12S02W15DD01703	GORDON DEANNA			130 WALKER RD	LEBANON, OR 97355	0.43
133 HOBBS ST	12S02W15DD03000	KOONTZ THIEDA E			133 HOBBS ST	LEBANON, OR 97355	0.26
45 HOBBS ST	12S02W15DD02500	NASH JASON C			2532 SANTIAM HWY	ALBANY, OR 97322	0.26
2545 S 2ND ST	12S02W15DD00350	PASSMORE RONALD ET AL	PATTERSON MICHAEL AGT	C/O PATTERSON MICHAEL	PO BOX 8	LEBANON, OR 97355	1.06
70 WALKER RD	12S02W15DD01900	PHILLIPS DOUG B & MARCIE E			30801 CARNELIAN CT	LEBANON, OR 97355	0.21
85 HOBBS ST	12S02W15DD02600	RAGSDALE RIO			85 HOBBS ST	LEBANON, OR 97355	0.26
95 HOBBS ST	12S02W15DD02800	STORKSON KARI ANN & DANIEL D			95 HOBBS ST	LEBANON, OR 97355	0.26
55 WALKER RD	12S02W15DD00356	UNITED STATES POSTAL SERVICE		C/O WESTERN FACILITIES SERVICE OFFICE	160 INVERNESS DR W STE 400	ENGLEWOOD, CO 80112	1.99
	12S02W15DD02700	WALTERS MELVIN L & EMILY J			85 HOBBS ST	LEBANON, OR 97355	0.26
2656 S MAIN RD	12S02W15DD02200	WESTERN SKY HOLDINGS LLC		C/O PACIFIC SKY NORTHWEST LLC	PO BOX 381	ALBANY, OR 97321	0.74
88 WALKER RD	12S02W15DD01800	WESTERN SKY HOLDINGS LLC			PO BOX 381	ALBANY, OR 97321	0.83
oo millheithe	110011.100001000						

1.00



Community Development 925 S. Main Street Lebanon, Oregon 97355

> TEL: 541.258.4906 cdc@ci.lebanon.or.us www.ci.lebanon.or.us

September 17, 2020

Western Sky Holdings, LLC P.O. Box 381 Albany, OR 97321 c/o Michael Kosmicki and Kyle Latimer, Udell Engineering *Transmitted via email*

RE: Minor Land Partition Application – Planning File No. ML-P20-07

Dear Mr. Kosmicki,

On August 31, 2020, the City of Lebanon received your Planning application for the above referenced project. After a thorough review of the application, the City has determined that your application is deemed incomplete for processing purposes. In order to move forward with the application, please address the following items:

- 1. Please denote the 5-foot side setback for Parcel 2 on the map exhibit.
- 2. Please identify the location of the access easement for Parcel 3 on the map exhibit. Please note that per Table 16.05-7 in Section 16.05.090 of the Lebanon Development Code indicates that the parcel lot area is measures, exclusive of easements of access to other property. This may impact the land area for Parcel 1, which could affect the type of development that may occur on the property.

Please submit the revised materials to the Planning Department for further review. If you have any questions, please feel free to contact me via phone at (541) 258-4252 or email at <u>khart@ci.lebanon.or.us</u>.

Sincerely,

Kelly Hart

Kelly Hart Community Development Director



LAND USE APPLICATION

PROPERTY INFORMATION				
Site Address(es): 88 Walker Rd				
Assessor's Map & Tax Lot No.(s): 12S02W15DD, 1800				
Comprehensive Plan Designation / Zoning Designation: C-RM, Z-RM				
Current Property Use: Residential				
Project Description:				
The proposal is to divide a 0.83 acre (36,172 sq. ft.) parcel into three				
proposed Parcel 2 will be 5,267 sq. ft., and propos				
APPLICANT / PRIMARY CONTACT	INFORMATION			
Applicant: Western Sky Holdings, LLC C/O Michael Kosmicki	Phone: (541) 990-8201			
Address: P.O. Box 381	Email: Michael@PacificSkyNorthwest.com			
City/State/Zip: Albany, OR 97321				
I hereby certify that the statements, attachments, exhibits, plot plan and other info the proposed land use activity does not violate State and/or Federal Law, or any subject property; and, any approval granted based on this information may be revo	covenants, conditions and restrictions associated with the			
APPLICANT SIGNATURE	Date:			
PROPERTY OWNER INFORMATION (IF DIFFERENT THAN ABOVE)				
Owner: Same As Applicant	Phone:			
Address:	Email:			
City/State/Zip:				
OWNER SIGNATURE Michael Com	Date: 8/31/2020			
ADDITIONAL CONTACT INFO	RMATION			
Engineer / Surveyor: Udell Engineering & Land Surveying, LLC C/O Kyle Latimer	Phone: (541) 451-5125			
Address: 63 E Ash St	Email: kyle@udelleng.com / ken@udelleng.com			
City/State/Zip: Lebanon, OR 97355				
Architect:	Phone:			
Address:	Email:			
City/State/Zip:				
Other:	Phone:			
Address: Email:				
City/State/Zip				

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	REQUIRED SUBMITTALS						
×	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)					
\mathbf{X}	Site Plan(s) drawn to scale with dimensions, Include other drawings if applicable						
×	Copy of current Prop	perty Deed showing Ownership, Easements, Property Restrictions					

Land Use Review Process	Fee	Land Use Review Process	Fee
Administrative Review	\$750	Planned Development – Preliminary	\$2,500
Administrative Review (Planning Commission)	\$1,500	Planned Development – Final (Ministerial)	\$500
Annexation	\$2,500	Planned Development Final (Administrative)	\$750
Code Interpretation	\$250	Planned Development – Final (Quasi-Judicial)	\$1,500
Comprehensive Plan Map/Text Amendment	\$2,500	Subdivision Tentative	\$1,500
Conditional Use	\$1,500	Subdivision Final	\$750
Fire District Plan Review	\$100	Tree Felling Permit (Steep Slopes only)	\$150 + \$5/tree
Historic Preservation Review or Register	Varies	UGB Amendment	Actual Cost
Land Partition	\$750	Variance (Class 1 – Minor Adjustment)	\$250
Ministerial Review	\$250	Variance (Class 2 – Adjustment)	\$750
Non-Conforming Use/Development	\$750	Variance (Class 3)	\$1,500
Property (Lot) Line Adjustment	\$250	Zoning Map Amendment	\$2,500
API	PLICATION RE	CEIPT & PAYMENT	
Date Received: Ann 31, 2020 Date Com	plete:	Receipt No.: equi	

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Planning Department | 925 S Main Street, Lebanon, Oregon 97355 | 541.258.4906 | cdc@ci.lebanon.or.us

1

TENTATIVE PARTITION PLAT APPLICATION & FINDINGS OF FACT

GENERAL INFORMATION

τ.

NATURE OF REQUEST: Tentative Partition Plat to divide one existing parcel into three parcels

APPLICANT: Western Sky Holdings, LLC Michael Kosmicki P.O. Box 381 Albany, OR 97231 (541) 990-8201 michael@pacificskynorthwest.com **OWNER:** same as applicant Udell Engineering and Land Surveying, LLC **REPRESENTATIVE:** Laura LaRoque 63 East Ash Street Lebanon, OR 97355 (541) 451-5125 laura@udelleng.com 88 Walker Road Lebanon, Oregon 97355 ADDRESS/LOCATION: MAP/TAX LOT: Linn County Tax Assessor's Map No. 12S – 02W – 15 DD Tax Lot 1800 Residential Mixed Density (C-RM) District **COMP. PLAN:** Residential Mixed Density (Z-RM) District ZONING: **CURRENT LAND USE: Residential Single-Family**

Summary

A Tentative Partition Plat is proposed for the property at 88 Walker Road, as identified as Linn County Tax Assessor's Map No. 12S-02W-15DD Tax Lot 1800. The subject site is located south of Walker Road, approximately 245 feet west of the South Main Street right-of-way.

As shown on the tentative partition plat, the proposal is to divide a 0.83-acre (36,155 square foot) parcel into three parcels. As proposed, Parcel One will be 0.16-acre (7,020 square foot); Parcel Two will be 0.12-acre (5,267 square foot); and Parcel Three will be 0.55-acre (23,885 square feet). Parcel One is undeveloped; Parcel Two is developed with a single-family dwelling; and Parcel Three is developed with non-habitable accessory structures.

Parcels One and Two will have frontage on and access to Walker Road. Parcel Three will be provided access to Walker Road via 30-foot-wide access easement.

Land Division criteria contained in Lebanon Development Code (LDC) 16.22.090(A)(B) are addressed below.

Analysis of Development Code Criteria

The LDC includes the following review criteria for a Tentative Plat LDC 16.22.090(A)(B). Code criteria are written in **bold** followed by findings and conclusions.

A. General Decision Criteria

1. The proposed preliminary plat complies with the applicable Development Code Sections and adopted Master Plans. At a minimum, the provisions of this Chapter (Chapter 16.22), 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 (LDC) 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.

Findings of Fact

- 1.1 The subject site is located at 88 Walker Road, as identified as Linn County Tax Assessor's Map No. 12S-02W-15DD Tax Lot 1800.
- 1.2 The subject property is in the Z-RM Residential Mixed-Density zoning district. The Z-RM district to accommodate a wider variety of housing types and more intensive land use than the RL Zone.
- 1.3 The development standards for the Z-RM zone are listed under LDC 16.05.090, Tables 16.05-7, 16.05-8, and 16.05-9, and are summarized below:
 - i. The minimum lot size in the Z-RM zone varies based on use. The minimum lot size for single-family development is 5,000 square feet. The minimum lot size for townhouses, zero lot line housing, duplexes, multi-family, and non-residential uses range from 2,500 square feet to 9,000 square feet.
 - ii. In the Z-RM zone, the minimum width for parcels in the Z-RM zone varies based on use. The minimum lot widths for single-family dwellings and corner lots with residential development are 50 feet and 60 feet, respectively. The minimum lot

width for townhouses, zero lot line housing, duplexes, multi-family, and non-residential uses range from 20 feet to 60 feet.

- iii. The minimum setbacks for primary dwelling units are as follows: 10-foot front setback for interior lot(s); 10- foot to 15-foot street side setback; 5-foot interior setback; and 20-foot rear setback.
- iv. Maximum lot coverage ranges from 60 percent to 80 percent based on use. The maximum lot coverage for a single-family dwelling, duplex, multi-family, civic, institutional, and other non-residential uses is 60 percent. The maximum lot coverage for townhomes and single-family zero lot lines is 80 percent and 70 percent, respectively.
- v. Maximum building height is 40 feet for level sites (slope less than 15%).
- 1.4 As presented on the tentative plat, the proposal is to divide an existing 0.83-acre (36,155 square foot) parcel into three parcels. Parcel One will be 0.16-acre (7,020 square foot); Parcel Two will be 0.12-acre (5,267 square foot); and Parcel Three will be 0.55-acre (23,885 square feet).
- 1.5 Parcels One and Two will have frontage on and access to Walker Road. As proposed Parcels One and Two will have a lot width of 65 feet and 55 feet, respectively. Parcel Three will have a lot width of 120 feet and be provided access to Walker Road via a 30foot-wide access easement.
- 1.6 Parcel One is unimproved. Parcel Two is developed with a single-family dwelling unit. As shown on the tentative plat, the existing development would be setback at least five feet from the west interior proposed interior property line and 20 feet from the proposed rear property line. No modifications are proposed to the north and east property lines; therefore, the pre-existing north (front) and east (side) setbacks to the structure on Parcel One are not subject to review.
- 1.7 Parcel Three is improved with non-habitable accessory structures. None of the proposed property lines are less than 5 feet of interior yard property lines from any of the accessory structures on Parcel Three.
- 1.8 Upon development of Parcels One and Three, minimum setbacks, maximum lot coverage, and maximum height standards will be reviewed for conformance with applicable development standards of the Z-RM zone.

Conclusions

- 1.1 The proposal meets the underlying development standards of the Z-RM zoning district.
- 1.2 There are no foreseeable difficulties in securing building permits to building on the proposed lots.
- 1.3 All three parcel have access to a public street. Parcels One and Two have frontage on Walker Road.
- 1.4 This criterion is met.

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

Findings of Fact and Conclusion

- 2.1 The proposed Partition Plat does not require a subdivision name; therefore, a portion of this review criteria is not applicable.
- 3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and of 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.

Findings of Fact

3.1 Proposed streets, sidewalks, bicycle lanes, pathways, utilities, or surface water management facilities are not identified on County Survey 21193, the only found subdivisions or partition plat found associated with adjoining property.

Conclusions

- 3.1 There are no proposed or identified streets, sidewalks, bicycle lanes, pathways, utilities, or surface water management facilities found on approved partition plats adjoining the property; therefore, this review criterion is not applicable.
- 4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat.

Findings of Fact and Conclusion

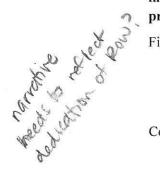
- 4.1 There are no proposed private common areas or improvements; therefore, this criterion is not applicable.
- 5. Evidence that all City, County, State and Federal regulatory agency identified or mapped special management areas have been accurately and effectively identified on the appropriate maps and plans submitted to the City for review.

Finding of Fact and Conclusion

- 5.1 There are no known identified or mapped special management areas on the subject property; therefore, this criterion is not applicable.
- 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 of Fact and Conclusion

6.1 There are no known improvements or conditions required by the City, road authority, Linn County, special districts, utilities, and/or other service providers; therefore, this criterion is not applicable.



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 of Fact

- 7.1 <u>Conical Surface Area</u>. The subject site is located in the conical surface area of Airport Overlay Zone (AP-OZs). At the time of building permit approval, the height of the future development will be reviewed for conformance with height limitations of the conical surface area.
- 7.2 <u>Steep Slopes</u>. There are no areas of steep slopes on the subject property; therefore, the steep slope development overlay zone standards are not applicable.
- 7.3 <u>Floodplains</u>. The applicable Flood Insurance Rate Map (FIRM) for the subject site is map no. 41043C0568G, dated September 29, 2010. Based on this FIRM shows that the entirety of the subject property is located outside the Special Flood Hazard Area (SFHA) 100-year floodplain.
- 7.4 <u>Wetland</u>. The U.S. Department of Interior, Fish and Wildlife Service National Wetland Inventory Map does not show wetlands on the property.
- 7.5 <u>Riparian</u>. The subject property is not located on the South Santiam River, Oak Creek, or Cheadle Lake; therefore, the riparian protection overlay zone standards are not applicable.
- 7.6 <u>Limited Use Overlay Zone</u>. A zone map amendment is not proposed; therefore, the limited use overlay zone standards are not applicable.
- 7.7 <u>Special Transportation area Overlay Zone</u>. The subject property is located outside of the designated boundaries of the special transportation area; therefore, the special transportation area overlay zone standards are not applicable.

Conclusions

- 7.1 The site is not located in a special purpose district; therefore, this criterion is not applicable.
- B. Layout and Design of Streets, Blocks and Lots
- 1. 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).
 - 1.1 Findings regarding lot area, setbacks, and dimensional requirements are provided in Section A, Findings 1.1 1.8, above and incorporated here by reference.
 - 1.2 The development is located on the south side of Walker Street, approximately 255 feet west of South Main Street.

1.3 Walker Drive is classified as a minor arterial street and is constructed to City standards. Improvements include a vehicle travel lane in each direction, shoulder bikeway, one parking lane, and sidewalks on either side of the street. The right-of-way width is approximately 50-feet-wide with a curb-to-curb width of approximately 30 feet.

- 1.4 Lebanon's TSP does not identify any level of service or congestion issues adjacent to the proposed development.
- 1.5 The proposed partition does not propose to create new blocks, additional lots, cul-desacs, double frontage lots, or flag lots.

Conclusions

- 1.1 Lebanon's Transportation System Plan does not identify any level of service or congestion issues adjacent to the proposed development.
- 1.2 The development has frontage on existing streets constructed to City standards.
- 1.3 The criterion is met.

2. Setbacks shall be as required by the applicable land use zone (Chapters 16.05 - 16.10).

Finding of Fact and conclusion

- 2.1 Findings regarding setbacks are provided under Section A, Findings 1.3, 1.6, and 1.7 above, and incorporated here by reference.
- 2.2 Minimum setbacks standards will be reviewed for conformance with applicable standards of the Z-RM zone, upon development; therefore, this criterion is met.

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

Finding of Fact

- 3.1 Findings related to access and circulation are provided under Section B, Findings 1.1 1.5 and conclusion 1.1 1.3, above and incorporated here by reference.
- 3.2 Parcels One and Two will have frontage on and access to Walker Road. As proposed Parcels One and Two will have a lot width of 65 feet and 55 feet, respectively. Parcel Three will have a lot width of 120 feet.
- 3.3 According to LDC 16.12.020(B)(4), a lot or parcel developed with a single-family dwelling may be partitioned to create a parcel with access by easement to a public street. In such cases, a 12-foot-wide easement, with ready access by emergency vehicles is required. As proposed, Parcel Three will be provided access to Walker Street via a 30-foot-wide access easement. The access easement will be as generally shown on the tentative plat and will be recorded prior to or with recordation of the final plat.
- 3.4 The site has two existing driveway approaches located to the northeast and northwest of the site's frontage on Walker Street. No additional driveway approaches are proposed at this time.

Conclusions

3.1 Parcels One and Two has adequate frontage on and access to the existing street system.

- 3.2 Parcel Three will meet the minimum vehicular access standard of LDC 16.12.020(B)(4) upon the recordation of an access easement. The access easement will be as generally shown on the tentative plat and will occur prior to or with recordation of the final plat.
- 3.3 The criterion is met.
- 4. 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 of Fact

- 4.1 No removal or planting of trees are proposed with this application.
- 4.2 No fences or walls are proposed with this application.
- 4.3 No parking lots, streets, or construction is proposed or required with this application; therefore, landscape buffering or screening is not requirement.
- 4.4 At the time of building permit, required landscaped areas for single-family residential development will be reviewed and approved.

Conclusions

- 4.1 Landscaping or screening is not required for the proposed partition; therefore, this criterion is not applicable.
- 5. In conformance with the Oregon Fire Code, a 20-foot width 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 of Fact

- 5.1 As shown on the tentative plat, the furthest point of the existing structure on Parcel Two is less than 150 feet from Walker Road, therefore, fire access or turnaround is not required.
- 5.2 No other development is proposed at this time. Conformance with the Oregon Fire Code will be reviewed upon development of Parcels One and Three.

Conclusions

- 5.1 Fire apparatus have adequate access to serve the existing structure on Parcel Two and the proposed partition will not impact that access.
- 5.2 Fire apparatus access for Parcels One and Three will be reviewed upon development.
- 5.3 This criterion is not applicable.
- 6. 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 of Fact

6.1 As proposed, Parcels One and Two will have access to, and frontage along, a public street currently open to traffic.

- 6.2 According to LDC 16.12.020(B)(4), a lot or parcel developed with a single-family dwelling may be partitioned to create a parcel with access by easement to a public street. In such cases, a 12-foot-wide easement, with ready access by emergency vehicles is required. As proposed, Parcel Three will be provided access to Walker Street via a 30-foot-wide access easement. The access easement will be as generally shown on the tentative plat and will occur prior to or with recordation of the final plat.
- 6.3 Adjoining properties will also have access to public streets through the existing transportation system and the proposed partition does not remove that access.

Conclusions

- 6.1 The subject property has adequate access to and from the existing street system.
- 6.2 Parcel Three will meet the minimum vehicular access standard of LDC 16.12.020(B)(4) upon the recordation of an access easement. The access easement will be as generally shown on the tentative plat and will occur prior to or with recordation of the final plat.
- 6.3 Adjoining lands currently have direct access to public streets and the proposed partition will not impact that access.
- 6.4 The criterion is met.

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

Finding of Fact

Streets

Findings related to access and circulation are provided under Section B, Findings 1.1 –
 1.5 and conclusion 1.1 – 1.3, above and incorporated here by reference.

Sanitary Sewer

- 7.2 City utility maps show a public sanitary sewer main in Walker Road and South Main street. The existing residence on the site is connected to the public sanitary sewer system in Walker Road.
- 7.3 Future development on Parcel One and Parcel Three will require that the developer install a new sewer service lateral connected to the public main in Walker Road and South Main Street, respectively.
- 7.4 Installation of the new sewer service lateral for Parcels One and Three may be deferred until development on the parcels occurs.

Water

- 7.5 City utility maps show an 8-inch public water main in Walker Road and South Main Street. The existing residence on the site is connected to the public water system in Walker Road.
- 7.6 Each separate lot must have its own distinct water service. Future development on Parcel One and Parcel Three will require that the developer install a new water service

lateral connected to the public main in Walker Road and South Main Street, respectively.

7.7 Installation of the new water service for Parcels One and Three may be deferred until development on the parcels occurs.

Storm Drainage

7.8 City utility maps show a 24-inch public storm drainage main in Walker Road and 15inch public storm drainage main in South Main Street.

Easements

7.9 As shown on the tentative plat, a 30-foot-wide access and utility easement benefitting Parcel Three is proposed.

Conclusions

- 7.1 City utilities (sanitary sewer, water, and storm drainage) are available and adequate to serve the proposed development.
- 7.2 According to the tentative plat, Parcel Two is served by the existing sewer lateral and water service on the site. Upon development of Parcels One and Three, the developer will have new and separate utility services installed to serve each of the parcels.
- 7.3 Parcel Three is proposed to be provide access to public utilities in South Main Street via a 30-foot-wide utility easement. The easement will be as generally shown on the tentative plat and occur prior to or with recordation of the final plat.
- 7.4 This criterion is met.

Overall Conclusion

As proposed, the application for a Tentative Partition Plat for a 3-parcel partition satisfies all applicable review criteria as outlined above.

Attachments

A. Tentative Partition Plat

Acronyms

LDC	Lebanon Development Code		
FEMA	Federal Emergency Management Agency		
FIRM	Flood Insurance Rate Map		
Z-RM	Residential Mixed-Density Zoning District		
TSP	Lebanon's Transportation System Plan		

Linn County Parcel Information



Parcel Information

NaN
Parcel #:
Tax Lot:
Site Address:
Owner:
Twn/Range/Section:
Parcel Size:
Lot:
Census Tract/Block:
Levy Code Area:
Levy Rate:
Market Value Land:
Market Value Impr:
Market Value Total:
Assessed Value:

12S02W15DD01800 88 Walker Rd Lebanon OR 97355 - 2345 Nelson, Wallace K Jr Westbrook, Rene 88 Walker Rd Lebanon OR 97355 - 2345 12S / 02W / 15 / SE

0.83 Acres (36,155 SqFt)

0207858

030903 / 2014 00947 20.8827 \$87,440.00 \$95,400.00 \$182,840.00 \$123,970.00

Loan Type:



Tax Information

Tax Year	Annual Tax
2019	\$2,588.82
2018	\$2,568.67
2017	\$2,328.21

Legal

Land

Orig. Loan Amt:

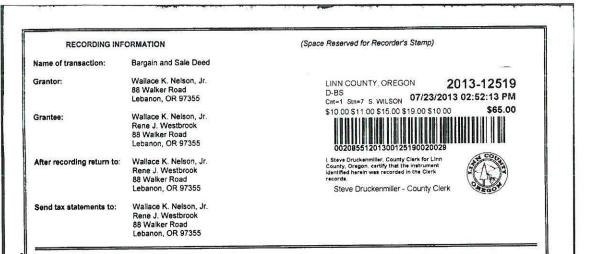
Finance Type:

Land Use:	101 - RESIDENTIAL IMPROVED			Zoning:	Lebanon-RM - Residential Medium Density
Watershed:	Hamilton Creek-South Santiam River			Std Land Use:	RSFR - Single Family Residence
Recreation:				School District:	9Z5 - Lebanon
Primary School: Cascades School				Middle School:	Seven Oak Middle School
High School:	Lebanon High Scl	hool			
Year Built:	1951	Stories:	1.00	Finished Area: 1,032	SqFt
Year Built:	1951	Stories:	1.00	Finished Area: 1,032	SqFt
Bedrooms:	2	Bathrooms:	1.00	Pool:	
Bldg Type:	131 - One Story				
Fransfer Informa	ation				
Rec. Date: 7/23	3/2013	Sale Price:		Doc Num: 12519	Doc Type: Deed
Owner: Wallace K Nelson				Grantor:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Title Co:

Lender:



BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Wallace K. Nelson, Jr., hereinafter called grantor, for the consideration hereinafter stated, does hereby release his interest in the real property located at 88 Walker Road, Lebanon, Oregon unto Wallace K. Nelson, Jr. And Rene J. Westbrook, as husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of grantor's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Linn, State of Oregon, described as follows, to-wit:

The West 120.44 feet of even width of the following described property: Beginning at a 1 inch pipe on the South line of the County Road, 200 feet West of the center line of another County Road, said point being 1873.2 feet North and 3762.7 feet East of the Southeast corner of the David Watkins Donation Land Claim No. 67, Township 12 South, Range 2 West, Willamette Meridian, Linn County Oregon; and running thence South 89°58' West along the South line of said Road, 202.44 feet to a 3/4 inch bolt; thence South 0°17' West, 300 feet to a 1 1/8 inch axle; thence North 89°58' East, 202.44 feet to a 3/4 lnch pipe; thence North 0°17' East, 300 feet to the place of beginning.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

easement created by instrument, including the terms and provisions thereof,
July 23, 1981 in Volume 293, Page 713
Microfilm Records, Linn County, Oregon
City of Lebanon
Slope easement
North 5 feet
easement created by instrument, including the terms and provisions thereof,
August 23, 1988 in Volume 478, Page 860
Microfilm Records, Linn County, Oregon
City of Lebanon
Road construction and maintenance
North 5 feet

More commonly known as 88 Walker Road, Lebanon, Oregon 97355.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18 day of JULY , 2013.

By: Mallace K. Nelson, Jr.

STATE OF OREGON)) ss COUNTY OF LINN)

This instrument was acknowledged before me on the 15 day of 32/y, 2013, by Wallace K. Nelson, Jr.

Kochollo Yvanne Hazeetan Notary Public for Oregon My commission expires: <u>September</u> 20,2015



