

City of Lebanon
Comprehensive Plan

**Chapter 9:
PUBLIC FACILITIES
AND
SERVICES**

**Adopted by City Council
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CHAPTER 9

Table of Contents

Part One: Narrative	1
1.0 Public Facilities And Services	1
1.1 <i>City’s Overall Facilities Plan:</i>	1
1.1.1 Facilities Plans	1
1.1.2 Programs And Refinement Studies	1
1.2 <i>Extension Of Public Facilities And Services</i>	2
1.2.1 Major Revisions	2
1.2.2 Minor Changes	2
2.0 Other Providers Of Public Services	2
3.0 City Functions And Services	3
3.1 <i>City Government And Administration Services</i>	3
3.2 <i>Police Facilities And Services</i>	3
3.3 <i>Library Facilities And Services</i>	4
3.4 <i>Senior Center Facilities And Services</i>	4
3.5 <i>Parks Facilities And Services</i>	5
3.5.1 City Parks	5
3.5.2 Landscaping And Street Trees	5
3.6 <i>Water System Facilities And Services</i>	5
3.7 <i>Wastewater System Facilities And Services</i>	6
3.8 <i>Storm Drainage Facilities And Services</i>	6
4.0 Schools	7
4.1 <i>Lebanon School District</i>	7
4.1.1 Overview	7
4.1.2 Schools	8

4.1.3	School Facilities	8
4.1.4	Enrollment Trends	9
4.1.5	School District, City And County Coordination	10
4.2	<i>Linn-Benton Community College (LBCC)</i>	10
5.0	Fire Protection -- Lebanon Fire District	11
5.1	<i>Mission</i>	11
5.2	<i>Overview</i>	11
5.2	<i>Facilities And Equipment</i>	12
6.0	Samaritan Lebanon Community Hospital (SLCH)	12
7.0	Energy	13
7.1	<i>Electric Power</i>	13
7.2	<i>Natural Gas</i>	13
8.0	Communication Systems	14
8.1	<i>Telephone Service</i>	14
8.2	<i>Cable Television</i>	14
8.3	<i>Internet Services And Cell Tower Based Communications Providers</i>	14
9.0	Solid Waste Disposal And Recycling	15
Part Two: Goals And Policies		16
10.0	General Goals	16
11.0	Policies	16
11.1	<i>General Policies</i>	16
11.2	<i>City Administration And Public Buildings Policies</i>	18
11.3	<i>Police Policies</i>	18
11.4	<i>Library Policies</i>	19
11.5	<i>Senior Center Policies</i>	19
11.6	<i>Parks Policies</i>	19

11.7	<i>Water System Policies</i>	20
11.8	<i>Wastewater Facilities Policies</i>	20
11.9	<i>Storm Drainage Policies</i>	21
11.10	<i>School Policies</i>	21
11.11	<i>Fire Protection And Emergency Medical Service Policies</i>	21
11.12	<i>Samaritan Lebanon Community Hospital Policies</i>	21
11.13	<i>Energy And Communications Systems Policies</i>	22
11.14	<i>Solid Waste Disposal And Recycling Policies</i>	22

Protocol for Referring to a Goal or Policy from this Chapter

- Chapter 9 (Public Facilities) General Goal G-x [x = Number of Goal Statement]
- Chapter 9 (Public Facilities) General Policy P-x [x = Number of Policy Statement]
- Chapter 9 (Public Facilities) Police Policy P-x [x = Number of Policy Statement]
- And so on for the other Policy Subsections [x = Number of Policy Statement]

Chapter 9 List of Tables and Figures

Table 9-1: Lebanon School District Facilities.....	8
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CHAPTER 9: PUBLIC FACILITIES AND SERVICES

Part One: Narrative

1.0 Public Facilities and Services

The Land Conservation and Development Commission's Statewide Planning Goal 11 concerning public facilities and services requires cities "[t]o plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development."

Lebanon's public facilities, services and utilities must be continuously expanded and improved if the City is to maintain an adequate level of service for its growing population. Since public facilities are often costly and relatively permanent, it is crucial that they be planned in an efficient and economical manner and that they fulfill the long-range needs of the community.

Implementation of the policies and recommendations contained herein should over time provide an urban level of public facilities and services for the entire Urban Growth Boundary (UGB) area based on a flexible program of phased growth. It is important that the extension of urban public facilities and services for developing areas be undertaken in a coordinated manner while also taking into consideration the opportunities and constraints of the land base and natural environment.

1.1 *City's Overall Facilities Plans:*

Collectively the following documents make up the City's overall Facilities Plan:

1.1.1 Facilities Plans and Programs

1. Transportation System Plan (TSP)
2. Wastewater Facility Master Plan
3. Parks Master Plan
4. Water Facility Master Plan
5. Storm Drainage Master Plan
6. Capital Improvement Program

1.1.2 Programs and Refinement Studies

The above noted plans and programs are routinely updated at various intervals as needed, often annually.

1.2 Extension of Public Facilities and Services

The City supports a flexible program for the orderly extension of water, wastewater, storm drainage, and transportation services within its Urban Growth Boundary. Directives and technical standards for the extension of services are identified in the various infrastructure master plans and studies, such as the Wastewater Facility Master Plan, the Water Facility Master Plan, Storm Drainage Master Plan, and the Transportation System Plan (TSP). These plans usually have a twenty-year planning horizon, and are periodically updated, revised, and refined as needed.

1.2.1 Major Revisions

Major revisions of facilities plans, programs and refinement studies include those changes that have widespread and significant impact beyond the immediate area, such as the development of a new transportation facility (excluding local streets) or the construction of a new sewer pump station. The plans should also be revised when public needs and desires change, and when development occurs at a different rate than contemplated by the plans. Areas experiencing rapid growth and development should provide for a frequent review so needed revisions can be made to keep the plans up to date. **Major modifications, updates, and revisions** will be reviewed during at least one public hearing and adopted by the City Council before they become part of the master plans.

1.2.2 Minor Changes

Minor changes of facilities plans, programs and refinement studies include those changes that do not have significant effect beyond the anticipated scope of the project. Such minor changes could include the development of new local streets or the change in pipe size for a planned water or sanitary sewer line. Minor modifications and refinements of these plans are an ongoing effort. The authority for **minor revisions** to these plans resides with the City Administrator (or designee). Once the minor changes are approved by the City Administrator (or designee), the modifications become part of the master plans.

2.0 Other Providers of Public Services

In addition to public services provided by the City, a number of other public organizations and private business provide a variety of public services for the community (see Sections 4.0–9.0 of this Chapter). Coordination between the City and these other public service providers is an important consideration for this community and its residents (see Policies P-62 to P-81).

3.0 City Functions and Services

3.1 City Government and Administration Services

The City of Lebanon has a Council-Manager form of government. In accordance with the 2004 City Charter, the City is governed by six City Councilors and a Mayor. The six City Councilors reside in and represent one of three wards or precincts in the City and are elected to four year terms. The Mayor is elected at large from the entire City for a two year term. All City commission and committee members are appointed by the Mayor.

The City Administrator/Recorder, appointed by the City Council, administers the policies, ordinances and budget as determined by the Mayor and City Council. In addition to the City Administrator, the Municipal Court, the City Attorney, the Planning Commission and other advisory boards and committees are directly governed by the City Council.

The Purchasing and Personnel offices are within the City Administrator's office. Other departments directly administered by the City Administrator include Finance, Police, Public Works, Community Development, Information Services, Senior Services, and Library. The Community Development Center provides facilities for Community Development (Building and Planning), and Public Works including Engineering, Facility Planning, Capital Improvements, and Environmental Operations. Other Divisions of Public Works are housed in the Administration Building and the Maintenance Services Division complex.

The City has a Community Development Manager responsible to the City Administrator, who advises the Planning Commission, the Mayor and City Council on planning, zoning and land use ordinances and policies.

3.2 Police Facilities and Services

The Lebanon Police Department is located in the eastern section of the Lebanon City Hall. In 2004, the Department was comprised of 41 professionals including: a chief of police, a lieutenant, an administrative assistant, a communications supervisor, five sergeants, fifteen officers, six full-time and one part-time communications specialists, a part-time parking/code enforcement/property officer and 10 reserve police officers. These staffing levels are actually lower than the levels in the 1998 Departmental comprehensive plan.

The Lebanon Police Department is active in the Valley Inter-Agency Narcotics Team (VALIANT) which is Linn/Benton counties' interagency drug enforcement team. The Department is also active in various community policing programs such as project IMPACT (Issues Molding Police And Community Together), Shop-with-a-Cop, Cast-with-a-Cop as well as officer/staff presentations and seatbelt education programs.

Departmental plans for the future include: a new police facility which will be vital for accommodating the growth of our agency. LPD projected staffing needs for 2025 are estimated at 65 total personnel. This growth includes: 6 more patrol officers, an additional school resource officer, two additional detectives, a community services coordinator, two additional full-time and one additional part-time communications specialists, two records clerks, one information systems/crime analysis specialist, an additional lieutenant and a support services manager, as well as five more sworn reserve officers. Another future goal of the Department is the use of technology to help target resources more appropriately.

3.3 Library Facilities and Services

The Lebanon Public Library is located at 2nd and Ash Streets. The Library is staffed by 2 full-time employees with the assistance of several part-time paid staff, and numerous volunteers. The current Library, a 5,700 square foot facility, contains a large number of volumes for a facility of its size, and is considered to be at or beyond its holding capacity.

The building, although over 65 years old, can be rehabilitated and is generally well located. It has reached maximum utilization, and the Library now requires relocation to a new facility.

There are aspirations to build a new Library at Academy Square. The new Library would join the Senior Center on the block at the corner of Academy and Main which was formerly occupied by the Lebanon Middle School. The construction of such a facility is, however, dependent on voter-approval for financing.

The Lebanon Public Library is proposing to address increased service demands for the year 2025 projected population increases by accomplishing two goals. The first goal is to build a new library facility at the Academy Square site; the second goal is to become part of a proposed library district. The proposed plan for a new building would increase Lebanon's Library facility so that it more closely approximates the conventional standards for a community of Lebanon's size. By becoming part of a library district, the Lebanon Public Library would be funded by tax revenues from the library district instead of the current funding which comes from the General Fund of the City of Lebanon. Funding from a library district would allow for increased library services. The Linn Library League is working to create a library district model for all or part of Linn County that would be on the November 2006 ballot for voter approval.

3.4 Senior Center Facilities and Services

The Lebanon Senior Center is located at Academy Square in the former Lebanon Middle School cafeteria/library building on grounds near where the former Santiam Academy once stood. A director and two staff members run the Senior Center and the Dial-a-Bus program. The Dial-a-Bus is available to the general public and operates 5 days a week. The programs at the Center are available to persons 50 years or older. A nutrition program managed by the Council of Governments is also located at the Center and provides both on-site meals and delivered meals to homebound people.

The Lebanon Senior Center, with almost 16,000 square feet, is evolving into an activity center that will attract people over 50 users during the day and additional community members at other times by offering varied programming and a neighborhood gathering location for events and meetings. Responding to activity trends of people over 50, the Center will have a fitness room, small classrooms to attract a variety of interest groups and a large area amenable to dance and varied types of exercise. A large lounge area surrounded by book shelves and small areas for computer work will round out the options for people looking for a comfortable place to pursue their interests and mingle with friends. Co-location near the proposed future Lebanon Public Library will further opportunities for education, study and entertainment.

3.5 Parks Facilities and Services

3.5.1 City Parks

As of June 2004, the City of Lebanon had 13 designated parks which total approximately 73 acres. The Lebanon Parks Master Plan (January 1999) proposes to add approximately 340 more acres of parks and natural open space. Approximately 190 acres of the proposed park land would be designated as natural open space and the remaining 150 acres would be developed for varying types of park use.

The Parks Master Plan recommends a total of 21.2 acres of park, open space, and recreational land per 1,000 population. In 1999, the City was below this mark with just 4.4 acres per 1,000 population. With a 2000 census population of 12,950, the City would need to acquire an additional 217.5 acres of land to meet with the standards suggested in the Parks Master Plan. If the recommendations in the Parks Master Plan are acted upon, the City's park and recreation needs will be met by 2025.

3.5.2 Landscaping and Street Trees

Lebanon encourages and supports programs of public and private urban landscaping and beautification throughout the community. The City has adopted a Street Tree Plan to ensure proper species selection, planting techniques and maintenance along city roadways and in public areas.

3.6 Water System Facilities and Services

The responsibility of the water system is two-fold. The first responsibility is the treatment of raw water into safe drinking water, which is accomplished at the Water Treatment Facility. The treatment process consists of a combination of chemical and filtration treatment. The Water Treatment Plant has an effective capacity of 4.0 million gallons per day. The average daily demand at the water treatment facility is 1.9 million gallons per day (MGD). The effective capacity of the treatment plant will be able to serve projected growth demands.

The second responsibility is the transmission, storage, and distribution of treated water for domestic, commercial, industrial, and fire flow uses. Transmission, storage and distribution of the water after treatment are handled by the Water Section of the Public Works Maintenance Services Division and the Engineering Services Division. The City has water mains ranging in size from 2 to 16 inches in diameter. The mains are made up of many different materials that reflect technology of the era in which they were installed, including: steel, ductile, cast iron, galvanized steel, asbestos-cement, and plastic. The City annually replaces existing water lines through the small water line replacement program. The implementation of this program enables the City to replace older water lines with new materials and lines, and address any capacity issues that might exist.

3.7 Wastewater System Facilities and Services

The function of the Wastewater System is twofold. The first function is the collection of wastewater in a network of sewer mains throughout the City, and the second is the treatment of this wastewater so that it may be discharged safely into the environment. The collections system has approximately 50 miles of sanitary sewer mains and two pump stations. The Wastewater Treatment Plant is an activated sludge system providing secondary treatment and chlorination before discharge into the Santiam River. The retained sludge is disposed of as fertilizer on agricultural land producing crops not intended for human consumption. The provision of wastewater service is a key determinate of urban development potential. Wastewater collection, conveyance of and its treatment, as well as maintenance of the system, are handled by the Wastewater Section of the Public Works Maintenance Services Division and the Engineering Services Division. The City annually replaces existing wastewater lines through the wastewater line replacement program. The implementation of this program enables the City to replace older wastewater lines with new materials and lines, and address any capacity issues that might exist, including inflow and infiltration (I & I) issues.

The City is planning to construct a post-treatment complex of ponds and enhanced wetlands for subsurface discharge in a wooded area along the east side of the South Santiam River. This project is referred to as Walden. Ultimately this project will provide wildlife habitat and a recreation facility for the community, as well as enabling the City to ensure that its effluent is of the highest quality before it re-enters the South Santiam River. In order to meet projected growth and permitting issues, improvements such as Walden have been planned as part of the 2004 Wastewater Facility Plan update.

3.8 Storm Drainage Facilities and Services

The City's Storm Drainage System is comprised of underground piping, catch basins, curb inlets, and open drainage ways. The run-off is collected and transferred to natural drainage features mainly consisting of Burkhart Creek, Oak Creek and the South Santiam River. Some older sections of the sanitary sewer do have storm pipes connected directly to the sanitary sewer main lines. These combined systems are targeted for separation. Plans for storm drainage improvements should include consideration of environmental, recreational as well as land use impacts. Construction of storm drainage channels along natural waterways must be executed with care in order not to reduce the environmental, recreational and open space values of these stream corridors.

4.0 Schools

4.1 Lebanon School District

4.1.1 Overview

In 1995, the Lebanon High School District unified with eight other school districts to become Lebanon Community School District (LCSD). Lebanon Community School District's boundaries extend beyond the City's Urban Growth Boundary on all sides into the County.

The Comprehensive Plan will have a significant impact on the local school district. The projected total population growth and the distribution of that growth will affect the need for new schools and will determine future school locations. The location of schools should be compatible with educational needs and community land use patterns. Elementary schools are often the single most important focus in a neighborhood, particularly when they are used for a variety of community purposes as they are in Lebanon. Finally, new schools should be located in coordination with other community facilities, particularly parks, bike and pedestrian ways, and streets and highways. Because of these interrelationships, there is a need for close coordination between the School District, the City, and the County.

For a number of reasons, the School District noted during the summer of 2004 that annexations do not negatively impact the School District's ability to provide services. As noted above, any territory that would be annexed into the City is already within the Lebanon Community School District boundaries. Nearly four years ago the School District's voters approved a new levy. This new funding enabled the School District during the past four years to build two new schools (one K-5, and one K-8), remodel and expand one K-8 facility, and extensively remodel and update the high school within the City. A variety of other improvements were experienced by all schools in the District. Accordingly, the School District has planned for at least the next ten years of anticipated community growth.

Six of the eight schools have been extensively remodeled and two schools are new. Furthermore, the School District still holds two sites formerly the locations of buildings that have now been closed. In addition, the Seven Oak Middle School lands are extensive enough to house another school at some point in the future.

4.1.2 Schools

Within the Urban Growth Boundary, there are four elementary schools: Cascades, Green Acres, Pioneer, and Riverview. There is one middle school, Seven Oak School. Lebanon High School serves all students in the School District in grades 9-12. Table 9-1 lists the current grade levels, site acreage, current and projected enrollments, and capacity off all the School District's facilities.

Table 9-1: Lebanon School District Facilities

School and Grade Levels	Site Acreage	Enrollment		Current Capacity
		2003-2004	2008-2009 Forecast	
Elementary Schools				
Cascades (K-5)	11.0	301	286	425
Green Acres (K-5)	10.0	361	343	500
Lacomb (K-8)	10.0	290	275	325
Hamilton Creek (K-8)	10.0	379	359	400
Pioneer (K-8)	13	472	449	500
Riverview (K-5)	12	516	491	500
Middle School				
Seven Oak Middle School (6-8)	50.0 (2 lots)	595	565	750
High School				
Lebanon High School (9-12)	41.0	1180	1120	1700
Totals		4,094	3,889	5,100
Source: Lebanon School District, Summer 2004				

The elementary schools outlined on the foregoing table had a combined capacity in 2003-04 of 2,650 students and an enrollment in 2003-04 of 2,029. The middle school had a capacity of 750 and an enrollment of 595. School expansions and enrollment decreases in the early 2000's are largely responsible for this present surplus capacity. In spite of this, some schools in the Urban Growth Boundary will still face potential overcrowding problems.

4.1.3 School Facilities

Elementary Schools

Cascades School serves the southwest portion of the City out to the urban growth boundary. Continued growth in the southwest area will impact Cascades School. The facility was remodeled during the 2003-2004 academic year.

Green Acres School serves the northwest part of Lebanon. Continued residential development will likely impact the school, but much of the remaining undeveloped acreage in the attendance zone (or school attendance boundaries) is planned for light industrial use.

Pioneer School serves the north part of Lebanon. Pioneer is new and has had only two years of occupancy.

Riverview School serves the east and southeast part of Lebanon. Riverview is new and has had only two years of occupancy.

Middle School

Seven Oak Middle School (grades 6-8) was originally built in 1954 and expanded in 1960, with a second major expansion in 1964. It was extensively remodeled and expanded in 2003.

High School

Lebanon High School (grades 9-12) serves the area covered by six elementary schools and one middle school. The updated and recently remodeled building, with additions is in very good condition and would seem to be functionally safe, sound and serviceable for the next 20 years. It was fully remodeled during 2003-2004.

4.1.4 Enrollment Trends

The School District is currently operating eight schools for 4,200 students. The School District is overall at about 85 percent of capacity. The School District has actually lost enrollment in the past decade; however, long term population growth is anticipated. The School District reported (summer of 2004) that such growth does not negatively impact the School District's capacity to serve the new enrollment because it has anticipated the residential growth that Lebanon is now experiencing and is anticipated in the coming years. The School District reported that if it began to experience 1 to 2 percent growth in its student population over the next ten years, the School District would have adequate facilities to accommodate the needs of these students (*the City's official adopted coordinated average annual population growth rate is 1.71 percent – See Chapter 5*).

In addition, the School District reported that it is no longer the only provider of education in the community. The School District is in effect competing for students with private schools, such as East Linn Christian, Lebanon Chapel School, Sand Ridge Charter School, as well as over 200 home schooled students. A number of private schools offer education alternatives to the community's families. For example, in 2004 the East Linn Christian Academy, a Pre-K-12 school, had an enrolment of approximately 150 7th through 12th grade students at the 20-acre campus located in Lebanon. Another 130 students attended the Pre-K through Sixth Grade campus located on 7-acres near Sweet Home; a number of these students are from the Lebanon School District's area. Together these alternatives to traditional public schools have a combined enrollment of nearly 500 students, or roughly 12 percent of the Lebanon School District's total enrollment in 2003-2004 (see **Table 9-1**).

Overall enrollments for the five-year period from 2003 to 2008 are expected to decrease by a total of 205 students, an approximate 1.0 percent annual decrease. This is below the projected rate of population growth for the City over the same time period, which is explained by the fact that a portion of the population increase can be attributed to in-migration of adults and senior citizens. The Lebanon School District projects that these decreases will be spread fairly evenly throughout all grade levels.

The School District has enough acreage at the Seven Oak Middle School site to add an elementary school. Bonding would be required. Alternatively, the site could be used as a second high school, provided that the Middle School could be relocated elsewhere within the School District. The aging population combined with other educational opportunities (charter schools, private schools, home schools, and on-line schools that utilize the internet) will mitigate much of the growth factor facing the community public schools over the next ten to twenty years.

4.1.5 School District, City and County Coordination

Although the City of Lebanon has no direct responsibility to provide school facilities, the relationship of schools to community planning is most important since residential development and school needs are interrelated and require a coordinated planning effort. Lebanon Community School District has recognized the need for a comprehensive plan for area schools.

The School District does have a formal agreement with the City of Lebanon for the cooperative use of Pioneer School Park. The entities work closely to coordinate complementary land uses. The Lebanon Parks Master Plan outlines potential for coordination between school and city park and recreation facilities.

4.2 Linn-Benton Community College (LBCC)

The main campus of the Linn-Benton Community College is located in Albany and operates additional campuses in Lebanon and in Sweet Home.

The East Linn-LBCC Lebanon Center was built in 2002, and is located adjacent to Highway 20 north of the downtown area and just south of the hospital complex. The Lebanon Center shares its new facility with the East Linn Workforce and Education Building that also houses the Department of Human Services, Community Services Consortium, Oregon Employment Department and Linn County Economic Development Program. Through these partnerships LBCC intends to better serve the residents of East Linn County including Lebanon, Crabtree, Sodaville, Lacombe and Scio. This campus complex also provides a community meeting facility.

Each year, more than 25,000 people take at least one class at Linn-Benton Community College, making LBCC one of the largest community colleges in Oregon. LBCC has the equivalent of 6,000 full-time students, with an average age of 25. About 25 percent of local high school graduates come directly to LBCC after graduation.

The curriculum offers a variety of courses and programs, ranging from college transfer classes, personal growth and computer skills (some specifically for seniors), to adult self-improvement and enrichment classes. Popular lifelong learning classes are available in art, writing, historical exploration, foreign languages, physical fitness, outdoor experience, gardening, and travel adventure. LBCC responds to the changing needs and interests of the community. Classes change regularly, depending upon community interest, professional requirements, and current issues or events.

5.0 Fire Protection -- Lebanon Fire District

5.1 Mission

It is the mission of the Lebanon Fire District to be dedicated to serving and protecting its citizens. The Fire District provides a high level of emergency service to Lebanon and surrounding areas and is crucial to maintaining a high quality of life in the area.

5.2 Overview

The Lebanon Fire District covers 156 square miles and consists of light and heavy industry, single and multi-family residential areas, and large portions of grass and timber areas. The Fire District includes the cities of Lebanon, Waterloo, Sodaville, and Lacombe. The Fire District's medical emergency response area includes this area, as well as the incorporated cities and surrounding areas of Brownsville, Crabtree, and Scio. The medical response area covers approximately 450 square miles.

There are an estimated 10,500 single-family residential structures and 750 businesses within the boundaries served by the Lebanon Fire District. The population of the service area is estimated to be 31,000 to 35,000 people, approximately 42 percent of whom live in the more densely populated incorporated areas. In comparison, the City limits contain approximately 5.95 square miles, and the City's entire Urban Growth Boundary (UGB) is about 10.26 square miles. In 2003 the City had an estimated population of 13,140 persons; approximately 3,000 additional persons live in the City's Urban Growth Area.

Because properties inside the UGB of Lebanon are already inside the Fire District boundaries, they pose no additional burden to Fire District services when annexed.

The Lebanon Fire District maintains an Insurance Services Office (ISO) Class 3 rating in the City and an ISO Class 5 rating in the rural areas. The Fire District also has Hazardous Materials (HAZMAT) technicians and is part of the State of Oregon HAZMAT team.

The Lebanon Fire District adopts and enforces the Oregon Fire Code. This Fire Code provides minimum life and fire safety regulations to reduce the hazards of fire, explosion and other perils. The code also protects life and property to a reasonable degree by supplementing laws relating to fire safety. Code provisions apply to both new construction and existing buildings.

The Lebanon Fire District has established a strategic plan that sets out the Fire District's mission, vision and values as well as its goals and objectives. The Strategic Plan is reviewed periodically and assessed for progress towards achievement of goals and objectives. One major objective is to "Manage the Impact of Population Growth." This includes the following tasks: monitoring response time, workload and performance in all areas of the Fire District; defining the level of service that can be maintained with existing resources; creating plans for future growth; and actively participating in growth planning for territory within the Fire District.

The Fire District's Strategic Plan addresses future service needs. The Fire District is concerned about property development and how development will impact the Fire District's ability to provide service. It is incumbent upon all developers to meet the needs of the Fire District and the State of Oregon fire codes as adopted by the Lebanon Fire District. The Fire District participates regularly with the City of Lebanon in the development review process. Fire District staff reviews and provides comments on development proposals to inform developers of Fire District requirements.

Planning for the future also entails planning for the construction and operation of new Fire District substations. Currently it is projected that 4 new substations will be needed by 2025, and that 2 may be located in the City or its UGB.

5.3 Facilities and Equipment

The Lebanon Fire District operates with six engines (one is equipped with advanced life support), three water tenders, one aerial apparatus, three brush fire vehicles, four support vehicles, three advanced life support medic units and two basic life support rescue units. The Fire District employs approximately 26 highly trained personnel who respond to an estimated 3,400 calls for service per year. The Fire District is housed in a state of the art facility which includes Fire District offices, an emergency operations center, a public meeting room, a vehicle maintenance shop, a fire training tower and burn room, and a fueling station that serves Fire District and City fleets.

6.0 Samaritan Lebanon Community Hospital (SLCH)

Samaritan Lebanon Community Hospital is a member of Samaritan Health Services (SHS), a regional network of hospitals, physicians and senior care facilities. SHS is a values-driven, church related organization governed by community members, physicians, and other health care providers. The network, formed in the late 1990s, serves approximately 250,000 residents in Linn, Benton, Lincoln and portions of Polk and Marion counties in Oregon. It is locally owned, and its board of directors includes hospital leaders, physicians and community representatives.

The Hospital features a Family Birth Center designed with the whole family in mind. The Emergency Room and Urgent Care Departments have been expanded; and there are top quality departments in the Same Day Care Unit, Acute Care Unit and Critical Care Unit, Dialysis, Diagnostic Imaging and Cardiac and Pulmonary rehabilitation programs; respiratory therapy, and a Swing Bed Program assist individuals who need limited rehabilitation services.

Since its founding day in 1952, the philosophy of maintaining a caring relationship between the hospital and the community has continued. The hospital provides various classes and support groups, including nutritional counseling given by certified dietitians to help individuals maintain adequate nutritional health. A free medical clinic, the East Linn Community clinic, is staffed by volunteer health care practitioners and delivers free medical care for uninsured families within the county.

In September of 2002, collaboration between Linn Benton Community College and Samaritan Lebanon Community Hospital (SLCH) gave the community the Health Career Center. The Health Career Center is an educational partnership between Linn Benton Community College and Samaritan Lebanon Community Hospital. Linn Benton Community College provides the instructors and course materials. SLCH furnishes the equipment and space. This joint program has provided training for individuals in radiology technology, Certified Nursing Assistant, pharmacy technician, dialysis technician, respiratory therapy, sterile processing technician, restorative aide, sleep lab technician and operating room technician. The hospital is currently expanding this space by 11,500 square feet to accommodate additional educational programming, conference room space and an audio-visual production room. Together these two partners offer new health careers to a number of mid-valley residents. Expansion of this program is a key component for SLCH and Samaritan Health Services as it cares for patients now and into the future.

A large conference center is in the planning stages. This conference center will serve as an educational center for all of Samaritan's 4000 plus employees and for other community educational and social purposes. Grants are being sought to create programs designed to educate responders for large-scale natural and other types of disasters. Support services such as restaurants, hotels, and other shopping will need to be developed and are being considered for location on the hospital's land immediately across Highway 20. These support features will serve to offer a stable source of income for SLCH into the future.

7.0 Energy

7.1 Electric Power

Several aspects of electric power services are significant to the Comprehensive Plan. First, there is the question of the adequacy of the electric power supply to meet the needs of future growth, especially for large industrial users.

Another concern is the aesthetic impact of major facilities such as electric distribution lines and substations. Location and design are effective tools to mitigate the potential impacts of infrastructure on the community. Design and landscape screening can be utilized to carefully integrate these facilities with their surroundings.

Overhead electric distribution lines can also detract from the visual quality and use of an area. In newly developed areas, underground service is a viable alternative. The City of Lebanon subdivision ordinance requires underground distribution power lines for all new subdivisions within the City.

Electric power in the Lebanon area is supplied by two power providers: Pacific Power & Light (PP&L) and Consumers Power Incorporated (CPI). Both companies anticipate no major problem in meeting foreseeable increased demand for electricity. There might be, however, some temporary delay in meeting an unexpected demand by a large new industrial user, particularly in the area served by CPI, unless the utilities are given adequate notification.

The City of Lebanon requires that all new subdivisions have underground electric distribution lines. It is the normal policy of both companies to place distribution lines in new developments underground. There is no plan or policy regarding conversion of existing overhead lines to underground lines. Where feasible, PP&L will convert existing overhead distribution lines to underground at the expense of customers receiving the benefit.

The area served by each of the two utilities is defined in agreements with Oregon's Public Utilities Commission and the City of Lebanon. Pacific Power serves most of the City and most of the urbanized area. Consumers Power Incorporated serves largely rural areas west and south of the city and the area east of the South Santiam River.

7.2 Natural Gas

Lebanon is served by Northwest Natural Gas, the regional natural gas distribution company for the area. Northwest Natural Gas distributes gas from a connection point with the interstate pipeline, Williams Pipeline.

Northwest Natural Gas taps Williams Pipeline at the Albany Gate Station. Gas is then conveyed to the Lebanon area via an eight-inch line, which follows Spicer Road and then the Santiam Highway (US 20). This line follows US 20 throughout the Lebanon area and continues on to Waterloo and Sweet Home.

A network of four-inch and two-inch underground natural gas distribution lines serves the City and developments to the west and the south. All parts of the Urban Growth Boundary Area, with the exception of Ridgeway Butte, are within easy access of the natural gas distribution system.

The Northwest Natural Gas Company foresees a favorable outlook for the future supply of natural gas and offers energy savings programs for its efficient use.

It is anticipated that the natural gas needs associated with future population increases or growth into expansions of the urban growth boundary can be met with extensions of the existing natural gas infrastructure.

8.0 Communication Systems

8.1 Telephone Service

CenturyTel provides telephone service for Lebanon and surrounding areas including Brownsville, Sweet Home and Shedd. It also provides high-speed (DSL) and dial up internet services to the area.

As of August 2004, CenturyTel reported that it has roughly 3,470 business and 11,800 residential phone lines in the Lebanon area. Underground service is a viable alternative to overhead service lines that may detract from the aesthetic appeal of residential and commercial areas. A CenturyTel policy indicates that all telephone lines in major new developments are placed underground in accordance with the requirements of Lebanon's Subdivision Ordinance. Based upon the community's projected future population growth, CenturyTel anticipates being able to continue its current standard of voice, data, and high-speed internet services.

8.2 Cable Television

As of July 2004, Comcast Cable reported that it provides cable television and high-speed Internet service to the residents of the City of Lebanon. Comcast provides service to all areas within the City Limits as well as to certain areas of unincorporated Linn County. The TV cable in all major new developments is placed underground. Service is normally available immediately to newly annexed areas. The normal minimum density the company needs for service extensions is 15 subscribers per 1/4 mile of cable plant. In general, Comcast plans to continue extending services to areas of growth within the City Limits.

8.3 Internet Services and Cell Tower Based Communications Providers

Lebanon and the surrounding community have access to internet services and cell tower based communications via numerous providers. These fields are highly competitive and in recent years new providers have been constantly emerging, while older providers have been transformed as technological and commercial arrangements change, often rapidly. The overall trend has been that the residents and businesses of this area have available to them an increasing array of options and higher quality of services with each passing year. These trends will in all likelihood continue into the foreseeable future. The City needs to develop and adopt a new regulations addressing the issues involved with the siting and regulation of such facilities in the community.

9.0 Solid Waste Disposal and Recycling

The Albany-Lebanon Sanitation Company provides waste disposal for the City of Lebanon. The company also offers a free curbside recycling program that picks up office paper and cardboard in addition to the standard recycling material of glass, tin, aluminum, plastic, yard debris, and tree cutting. Paid services include pickup of building materials and use of drop boxes.

The City's transfer station has more than adequate capacity to at least to the year 2025. Coffin Butte, the designated regional landfill, is located 29 miles from Lebanon. Coffin Butte has a current reserve capacity of approximately 30 to 40 years and with a planned expansion would provide a reserve capacity of approximately 100 years. (Source: Linn County Environmental Health, May 2004).

The City supports cooperation with the County, and other organizations and groups, to continue investigating and encouraging recycling efforts.

PART TWO: GOALS AND POLICIES

NOTE

A number of Policies in the Urbanization Chapter (# 3) also address the public facility issues and the requirements of Statewide Planning Goal 11. The most salient of those policies are repeated in this Chapter (P-3 to P-11).

10.0 General Goals

The City's Public Facilities and Services Goals include:

- G-1:** Providing Public Facilities Policies and Plans as a guide for the location and development of future community facilities and utilities consistent with long-range community needs.
- G-2:** Planning and developing a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development for both existing and planned land uses.
- G-3:** Continuing and enhancing coordination and cooperation between the City and other public and private providers of public services to maximize the orderly and efficient development and provision of all services.
- G-4:** Ensuring that essential public facilities and service capabilities (transportation, storm drainage, sewer and water service) are either in place before new development occurs and/or are constructed concurrently with such development.
- G-5:** Ensuring that the extensions of essential public facilities and services to a development site is accomplished either by the city through the implementation of the Capital Improvement Program, or by the site developer at their expense with cost sharing and oversizing reimbursement options.
- G-6:** Promoting water conservation.

11.0 Policies

11.1 General Policies

The City shall:

- P-1:** Support a flexible phased program for the orderly extension of water, wastewater, and transportation services in response to land development proposals. *(Duplicated in Chapter 3, Urbanization)*
- P-2:** Maintain directives and technical standards for the extension of services as identified in the various original or updated infrastructure master plans and studies, such as the Wastewater Facility Study Master Plan, the Water Facility Study, Storm Drainage Master Plan, and the Transportation System Plan (TSP). *(Duplicated in Chapter 3, Urbanization)*
- P-3:** Maintain and routinely update Capital Improvements plans. Often the plans are revised, updated, and implemented according to a five year plan beginning with the current budget year. The regularly updated plans may include Transportation, Water, Wastewater, Storm Drainage, and Facilities & Parks projects. *(Duplicated in Chapter 3, Urbanization)*

- P-4:** Use fees such as water, sewer, and other City utility connection and service fees to provide the financial means to maintain and/or extend public facility systems to meet projected needs. *(Duplicated in Chapter 3, Urbanization)*
- P-5:** Use System Development Charges (SDCs) to provide the financial means to extend public facility systems to meet projected needs. *(Duplicated in Chapter 3, Urbanization)*
- P-6:** Define Capital Improvements projects as City initiated publicly funded City infrastructure extensions and enhancements, and/or improvements to facilities. *(Duplicated in Chapter 3, Urbanization)*
- P-7:** Maintain a long-range financial Capital Improvement Program to provide for the systematic expansion of needed community facilities, utilities, infrastructure, and services in an efficient and timely manner. *(Duplicated in Chapter 3, Urbanization)*
- P-8:** Review all development proposals to ensure that public facilities are available and have adequate capacity to accommodate the proposed development, or that such facilities and their capacities can be made available through appropriate extensions and/or enhancements concurrent with or prior to proposed developments. *(Duplicated in Chapter 3, Urbanization)*
- P-9:** Require that new developments are either served by existing and/or proposed public infrastructure improvements, and/or are served by privately funded infrastructure extensions and improvements. *(Duplicated in Chapter 3, Urbanization)*
- P-10:** Consider impacts on key City-provided urban utility services (water, storm drainage, wastewater, and streets) and any other community facilities that are identified by service providers as substantially impacted by the proposal before development proposals, or rezoning applications are approved.
- P-11:** Provide notice of major development projects to all utility service providers.
- P-12:** Prepare annual updates to the Capital Improvement Program (CIP).
- P-13:** Evaluate growth trends to assist in the planning for future public facilities expansions.
- P-14:** Require the compatibility of future updates and revisions of the City's various master plans for public facilities and services with the Lebanon Comprehensive Plan.
- P-15:** Pursue, for public infrastructure development and community enhancement, a variety of funding sources, including urban renewal districts (URDs), local improvement districts (LIDs), grants, and other funding mechanisms.

P-16: Make available information regarding new projected population and employment growth for the community to all service providers, public and private, included in this Chapter, whenever the City/County coordinated population growth rate is updated, or new population and employment data is available through the U.S. Census¹, and/or a new Urbanization Study and Buildable Lands Inventory is completed. In this manner, each service provider can better evaluate their abilities to provide service for the anticipated growth during the planning period.

11.2 City Administration and Public Buildings Policies

- P-17:** Prepare a site acquisition and building program for public buildings as part of the ongoing Capital Improvement Program.
- P-18:** Give strong consideration to a building program focused on a clustered civic center facility for City government.
- P-19:** Consider designing new buildings as "expandable building systems" capable of accommodating future growth and modification.
- P-20:** Maintain sufficient information, data and other resources to support economic development inquiries and opportunities.
- P-21:** Maintain the City's public facilities consistent with the City's financial resources and City Council directions.
- P-22:** Seek to enhance the City's tax and revenue resources in order to better implement the goals and policies of this Comprehensive Plan.

11.3 Police Policies

- P-23:** Support and encourage efforts to finance and build an adequate and safe Police Department facility.
- P-24:** Support and encourage initiatives to enhance the quality of Police services that can be provided for the community.
- P-25:** Support and encourage efforts to acquire the technological improvements that will enable the Police Department to maximize the efficiency of their available personnel at any given time.
- P-26:** Support and encourage initiatives to maintain the Police services at the level desired by the community.

¹ During the summer of 2004, the City made available information regarding the projected population and employment growth for the community to the year 2025* to all service providers, public and private, included in this Comprehensive Chapter. Each service provider was therefore able to evaluate their abilities to provide service for this anticipated growth prior to submitting their narratives for this Comprehensive Plan Update. (*See discussions of ECONorthwest's 2004 Urbanization Study in previous Comprehensive Plan Chapters.)

11.4 Library Policies

- P-27:** Support and encourage initiatives to form and maintain a county-wide library district to enhancing library services and finances for the residents of the City and Linn County.
- P-28:** Support and encourage efforts to finance and build a new Library facility.
- P-29:** Support and encourage initiatives to enhance the quality of Library services that can be provided by the City's Library.
- P-30:** Support and encourage initiatives to maintain the Library services at a level desired by the community.

11.5 Senior Center Policies

- P-31:** Support and encourage initiatives to enhance the quality and variety of Senior Center services for the community's residents age 50 or older.
- P-32:** Support and encourage initiatives to maintain and expand cooperative programs with other organizations and agencies in the area and the County to enhance Senior Center services available for the community's residents age 50 or older.
- P-33:** Support and encourage funding to maintain the Senior Center services at a level that is adequate to serve the needs of Lebanon's senior community.

11.6 Parks Policies²

- P-34:** Periodically review and update the City of Lebanon's Parks Master Plan.
- P-35:** Ensure that the Parks Master Plan is consistent with the bicycle and pedestrian facilities sections of the Transportation System Plan.
- P-36:** Identify sites for a variety of park uses, including both passive and active recreational uses.
- P-37:** Seek to achieve a variety of park land, secure adequate city-wide neighborhood and local parks, acquire unique natural areas, achieve a system of linear greenways, and create school/park recreational areas where possible.
- P-38:** Give prime consideration in planning for future parks and open space areas to special or unique natural features, including wooded areas, hillsides and water courses in order to preserve these natural features.
- P-39:** Acquire, where possible, future park sites adjacent to linear greenways to take advantage of the opportunity to link parks with potential pedestrian and bike trails.
- P-40:** Consider cooperative planning and development of parks and playgrounds as part of the cooperative planning program between the City and the School District.
- P-41:** Maintain a park acquisition program according to the guidelines of the Parks Master Plan.
- P-42:** Consider proposals from developers to deed park land to the City as a part of development proposals.
- P-43:** Select future park sites, particularly for neighborhood and local parks, according to the guidelines of the Parks Master Plan.

² Chapter 2, *Natural Environment*, also addresses parks.

11.7 Water System Policies

- P-44:** Review and update the Water Master Plan at those update intervals suggested in the Water Master Plan or as warranted to account for unanticipated growth in water system service demands.
- P-45:** Maintain and expand the City's water system to anticipate and respond to growth as outlined in the City's Water Master Plan.
- P-46:** Provide future water service connections only within the Urban Growth Boundary, except where required to address declared public health hazard emergencies.
- P-47:** Supply, via the City's water system, adequate flow and quality for domestic use and fire flow needs for all new development.
- P-48:** Maintain adequate water service to existing users while expanding the system to meet the needs of new users.
- P-49:** Consider, when possible, the concurrent installation and construction of water service infrastructure with the installation and construction of other public utility services, particularly wastewater service.
- P-50:** Design and construct public facilities, such as water reservoirs, to visually integrate with nearby development.
- P-51:** Promote water conservation through
 - a. Maintaining small waterline replacement program to replace leaking water lines;
 - b. More efficient utilization of water in all City operations;
 - c. Promoting public awareness of and encouraging water conservation.

11.8 Wastewater Facilities Policies

A. City Wastewater Service and System

- P-52:** Prepare and maintain a Wastewater Master Plan.
- P-53:** Require that the extension of public wastewater infrastructure be in accordance with the City's Facilities Plans, as amended by special studies, or the City's Capital Improvement plans, and/or by official City Council action.
- P-54:** Not allow the establishment or extension of sewer systems outside urban growth boundaries or unincorporated community boundaries, or allow extensions of sewer lines from within urban growth boundaries or unincorporated community boundaries to serve land outside those boundaries, except where the new or extended system is the only practicable alternative to mitigate a public health hazard and will not adversely affect farm or forest land.
- P-55:** Maintain and expand the City's wastewater system to anticipate and respond to growth as outlined in the City's Wastewater Master Plan.

B. On-Site Sewage Disposal

- P-56:** Allow private on-site sewage disposal systems except as permitted by OAR 340-071 and administered by Linn County.
- P-57:** Prohibit new development, with the exception of a single family dwelling on an existing lot, from using on-site sewage disposal systems.

11.9 Storm Drainage Policies

- P-58:** Maintain and update a Storm Drainage Master Plan.
- P-59:** Require that, as part of the City's project review process, private development plans address surface drainage issues.
- P-60:** Require that wherever possible, open drainage courses that can function as linear greenways be preserved as open space in order to maximize drainage capacity.

11.10 School Policies

- P-62:** Coordinate with the Lebanon School District as part of its ongoing facilities planning effort.
- P-63:** Provide notice, as part of the City's project review process, to the Lebanon School District when major development projects are proposed that may impact the Lebanon School District.
- P-64:** Assist the Lebanon School District to help identify future school sites.
- P-65:** Participate in cooperative planning and development of parks and playgrounds as part of the cooperative planning program between the City and the School District.
- P-66:** Support and encourage the continued improvement of the Linn Benton Community College campus in Lebanon.

11.11 Fire Protection and Emergency Medical Service Policies

- P-67:** Support and encourage the continued improvement of the Lebanon Fire District and its facilities while acknowledging the fact that the City has no direct responsibility for this key community organization.
- P-68:** Support the Lebanon Fire District efforts to locate new facilities as needed within the City limits and/or Urban Growth Area (UGA) through appropriate application of the Zoning Ordinance and any other applicable land use regulations, and interagency agreements.
- P-69:** Cooperate with the Lebanon Fire District to maintain and enhance a joint Emergency Management Program, and all supporting documents and practices, as set forth in the provisions of the community's current Basic Emergency Management Plan.
- P-70:** Support and encourage the continued involvement of Fire District in the Development Review (land use) process of the City.
- P-71:** Require applicants of development projects (land use) to comply with all Fire District regulations and practices.

11.12 Samaritan Lebanon Community Hospital Policies

- P-72:** Support and encourage the continued improvement of the Lebanon Community Hospital.
- P-73:** Protect the Lebanon Community Hospital from incompatible land uses through exercise of the Zoning Ordinance.

11.13 Energy and Communications Systems Policies

- P-74:** Encourage energy and communication systems operators to provide the Lebanon area with service levels and technology that is state of the art for industry standards.
- P-75:** Require, wherever possible, location of electric power distribution systems, telephone and cable television lines underground in all future developments.
- P-76:** Encourage development of a conversion schedule for existing overhead utilities to underground service in the future.
- P-77:** Require location, wherever possible, of future utility substations and communication facilities outside residential and historic districts. When this is impossible, visually integrate these facilities with nearby developments.
- P-78:** Provide notice, when major development proposals are identified as possibly impacting a utility provider’s ability to maintain service levels, to those potentially impacted utility/service providers. Such notice shall be made during the City's development review process in order to address and/or mitigate the possible adverse impacts at that juncture. Additionally, utility/service providers shall be informed of community development trends by receiving such notices thereby better enabling them to anticipate the future needs for their services.

11.14 Solid Waste Disposal and Recycling Policies

- P-79:** Continue to cooperate with other jurisdictions, local and state agencies, and solid waste service providers in meeting the solid waste disposal needs of the Lebanon area.
- P-80:** Require that solid waste collection areas (e.g., dumpsters) on commercial and industrial sites be screened from adjoining properties to provide a physical and visual barrier.
- P-81:** Cooperate with the County to continue investigating and encouraging recycling efforts.

Protocol for Referring to a Goal or Policy from this Chapter

- Chapter 9 (Public Facilities) General Goal G-x [x = Number of Goal Statement]
- Chapter 9 (Public Facilities) General Policy P-x [x = Number of Policy Statement]
- Chapter 9 (Public Facilities) Police Policy P-x [x = Number of Policy Statement]
- And so on for the other Policy Subsections [x = Number of Policy Statement]