

Northwest Lebanon Urban Renewal Area Plan

August 17, 1989

Prepared for:

Urban Renewal Agency of
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I. INTRODUCTION

A. Statement of Purpose

The local economy in the City of Lebanon has traditionally been dominated by employment in the wood products industry. In the late 1970's approximately 75% of the industrial based jobs in the community were connected with wood products and over 75% of the wood products jobs were provided by one company. This domination of the local economy by wood products employment left the community vulnerable to the cyclical patterns of the national economy and the housing industry. The recession of the early 1980's, resulted in significant job losses in the area.

Through the last decade, the community has worked to diversify the local economy to protect against recession. The adopted Comprehensive Plan contains policies that encourage economic diversification and encourage the location of new industries and the expansion of existing industries in the City. To accommodate new and expanded industry, the Lebanon Comprehensive Plan map included approximately 416 acres of industrially designated land in the northwestern portion of the City.

Since 1987, new industrial growth has occurred in the northwest industrial area. See Exhibits 1 and 2. Pennington Seed has located in the area along Hansard Avenue and Entek and Linn Gear have expanded. Although progress has been made in attracting and keeping these industries in the community, the supply of serviced industrial sites in the area is limited. The Comprehensive Plan may designate 416 acres of industrial land in the area but little of the land is served by utilities and streets. Those properties that are currently served lack services and transportation systems that meet industrial standards. This lack of adequate facilities severely hampers Lebanon's pursuit of economic diversification.

In addition to industrial plan designations, the Lebanon Comprehensive Plan includes designations for Mixed Density Residential and Mixed Use (mixed commercial/office) in the northwestern portion of the City. As with industrial development in the area, development of residential and mixed uses depends on the availability of services and transportation systems. These infrastructural improvements are the key to new development in this portion of the City.

The Northwest Lebanon Urban Renewal Plan is being prepared to further encourage development in the area that is consistent with the Comprehensive Plan adopted by the City Council. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper development of the area, and to allow for strategic site improvements and assistance to private development as part of local job creation and community enhancement efforts.¹ Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the area.

There have been four amendments to the Northwest Lebanon Urban Renewal Plan:

Amendment 1: May 27, 1998 Established Maximum Indebtedness of \$24,680,770.

Amendment 1a: May 27, 1998. Chose Option One as type of urban renewal plan.

Amendment 2: June 28, 2006 Added new projects to the Plan, updated exhibits, and other sections of the Plan, identified parcels for acquisition.

¹ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

Amendment 3: September 10, 2008. Changed boundary of Plan and amended all exhibits which referred to the boundary.

Amendment 4: July 11, 2012, Changes boundary of Plan and amends all Exhibits referring to the boundary, adds projects to the Plan, increases Maximum Indebtedness, updates other sections of the Plan. . These changes as well as the changes in the previous three amendments are incorporated into the Plan. The following exhibits are also updated.

Exhibit 1 Site Location

Exhibit 2 Existing Land Use

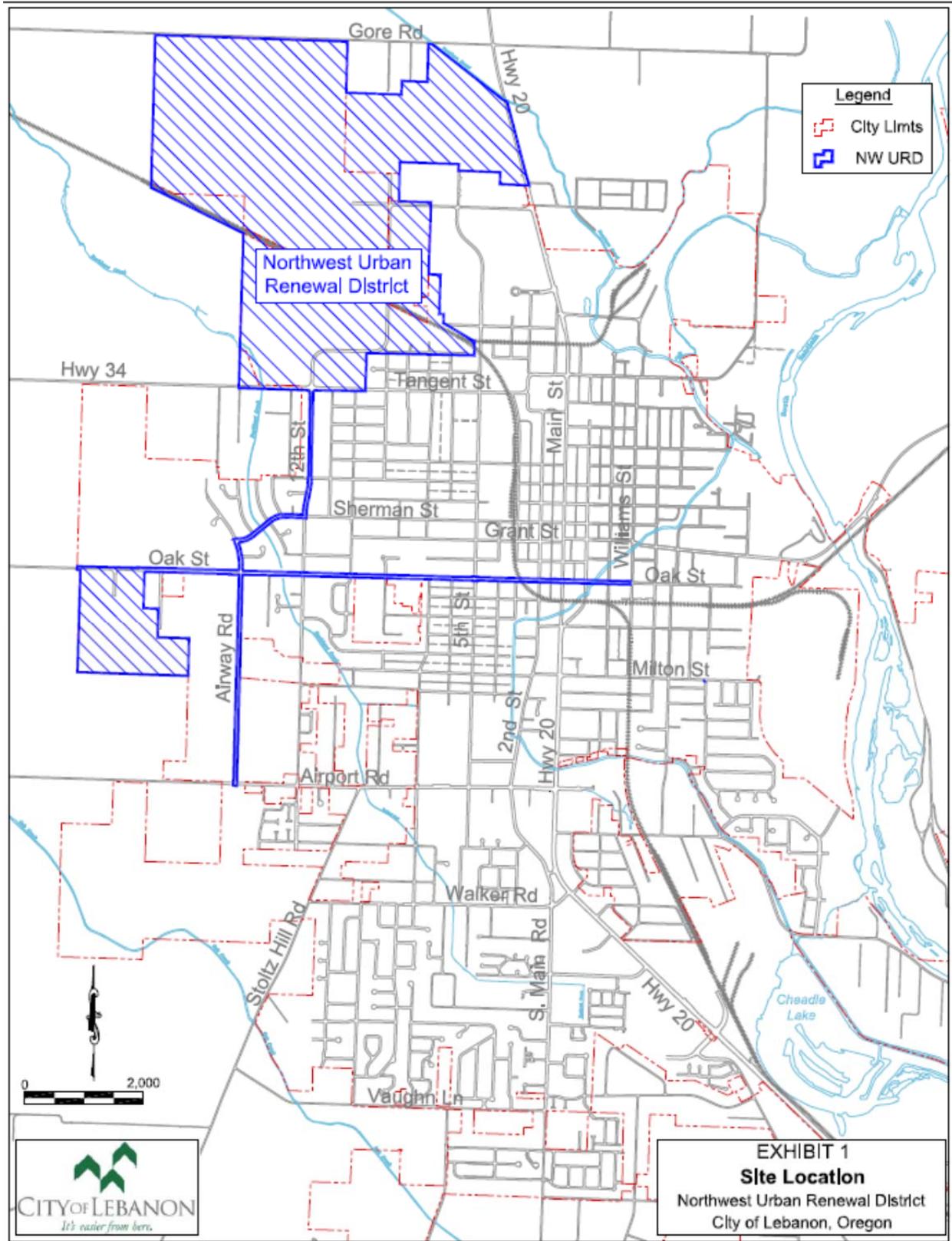
Exhibit 3 Renewal Boundary

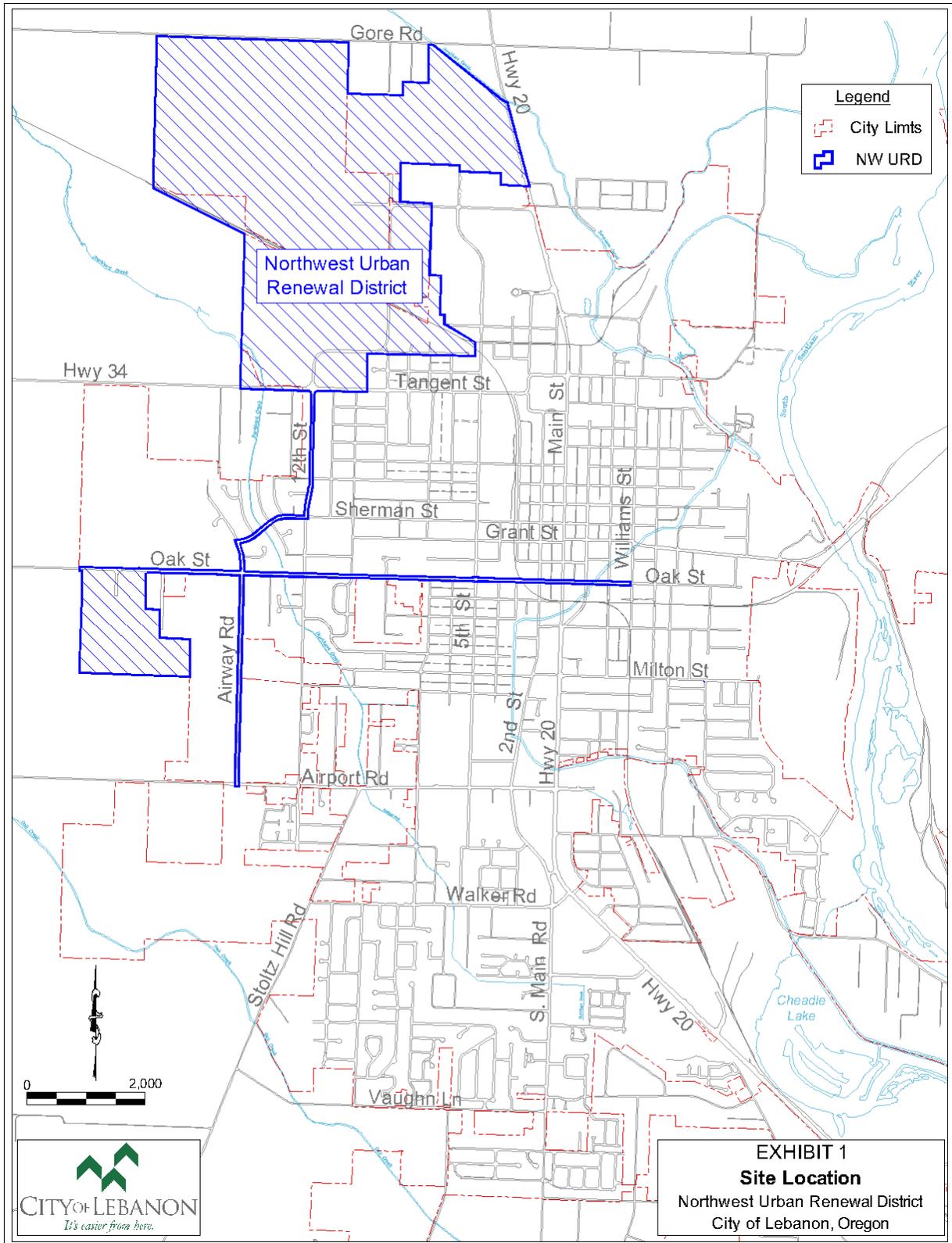
Exhibit 4 Land Use Plan

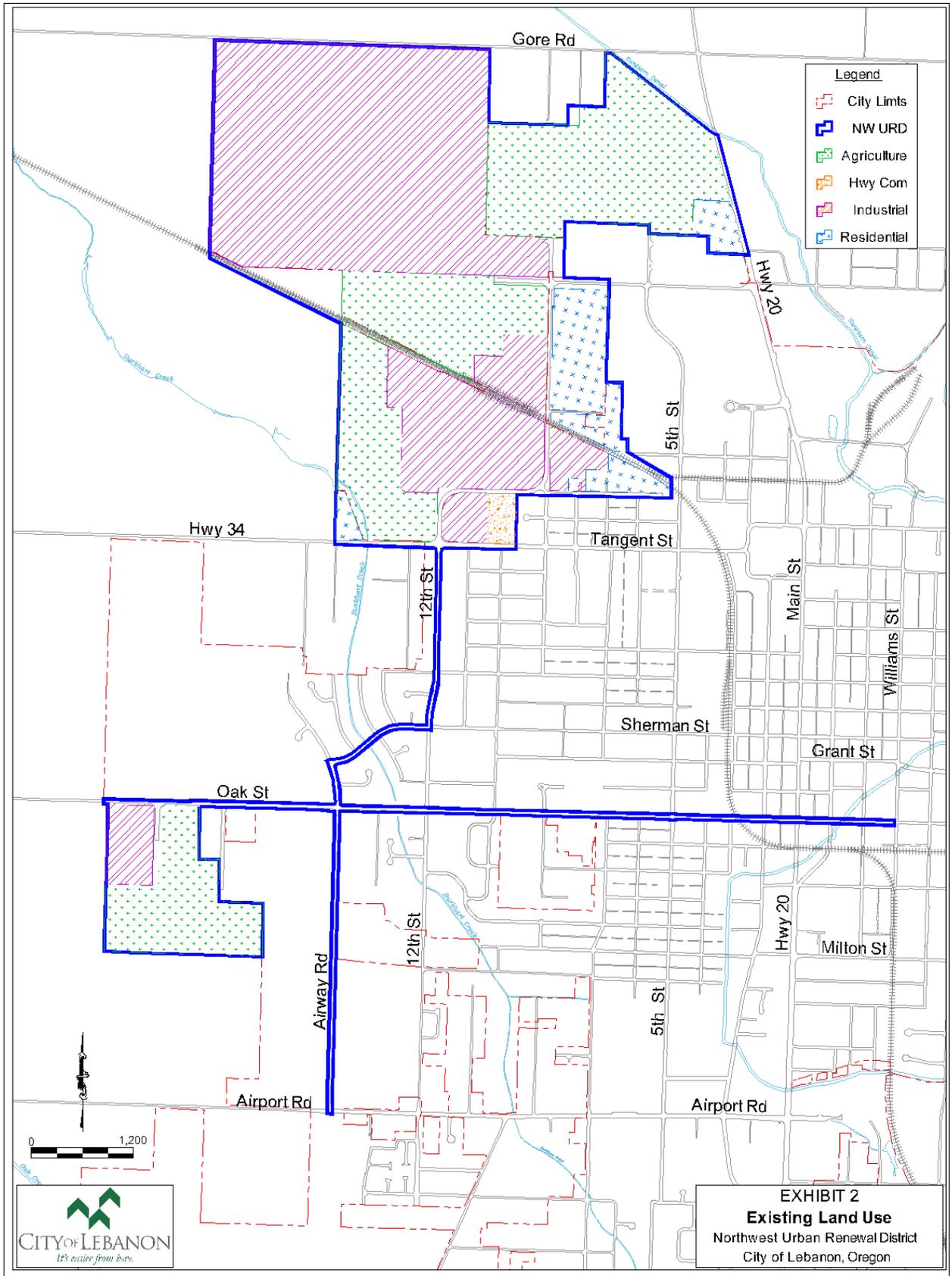
Exhibit 5 Transportation Systems Plan

Exhibit 6 Development Plan Priority Areas²

² As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.







The following Plan Objectives set forth the reasons for the Renewal Plan.

B. Objectives of the Plan

The following objectives have been established for the Northwest Lebanon Renewal Area. The primary goal of the renewal program is to provide new job opportunities and retain existing jobs by creating conditions which will encourage new private development and investment.

1. Industrial
 - a) Encourage new and expanded industrial development through provision of infrastructure and transportation improvements, and through providing strategic site improvements and assistance in support of private development as part of local job creation and community enhancement efforts⁷.
 - b) Provide utility and street improvements in the Renewal Area⁸ to encourage expansion of existing businesses and to allow additional industrial growth to the north of the railroad tracks.
 - c) Improve access into industrially designated areas by encouraging development of a new connection between U.S. Highway 20 and State Highway 34.
2. Mixed Use
 - a) Encourage the development of commercial, office, and residential use by providing needed infrastructure and transportation improvements.
 - b) Take advantage of the location adjacent to U.S. Highway 20.
3. Residential
 - a) Provide infrastructure and utility improvements to encourage development of residential property within the district
 - b) Encourage Planned Developments within the district that include commercial retail and service uses.

⁷ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

⁸ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

4. Traffic and Circulation

- a) Improve Hansard Avenue to industrial standards and provide an adequate turn refuge and tapers on State Highway 34.
- b) Provide a new arterial bypass connection between U.S. Highway 20 and State Highway 34.
- c) Provide a network of collector streets that serve industrial, mixed use, and residential areas within the district.
- d) Provide local streets that serve development parcels.

5. Services

- a) Provide water and sewer service to allow urban levels of development consistent with the Comprehensive Plan.
- b) Provide adequate fire protection to the area.
- c) Provide water storage, water treatment and sewer treatment facilities consistent with the needs of the renewal area.
- d) Provide storm sewers and storm drainage facilities to the area.

6. Employment

- a) Work with Linn Benton Community College to provide an advanced automotive technology center in the Area.⁹

C. Plan Administration

The Northwest Lebanon Urban Renewal Plan consists of the text and exhibits contained in this document and a separate report. The Plan applies to the specific area outlined in Exhibit 3 and further described in Section II. The Plan has been prepared by the Urban Renewal Agency of Lebanon for the Lebanon City Council. The Urban Renewal Agency of Lebanon shall administer the Plan in accordance with Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

D. Definitions

⁹ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

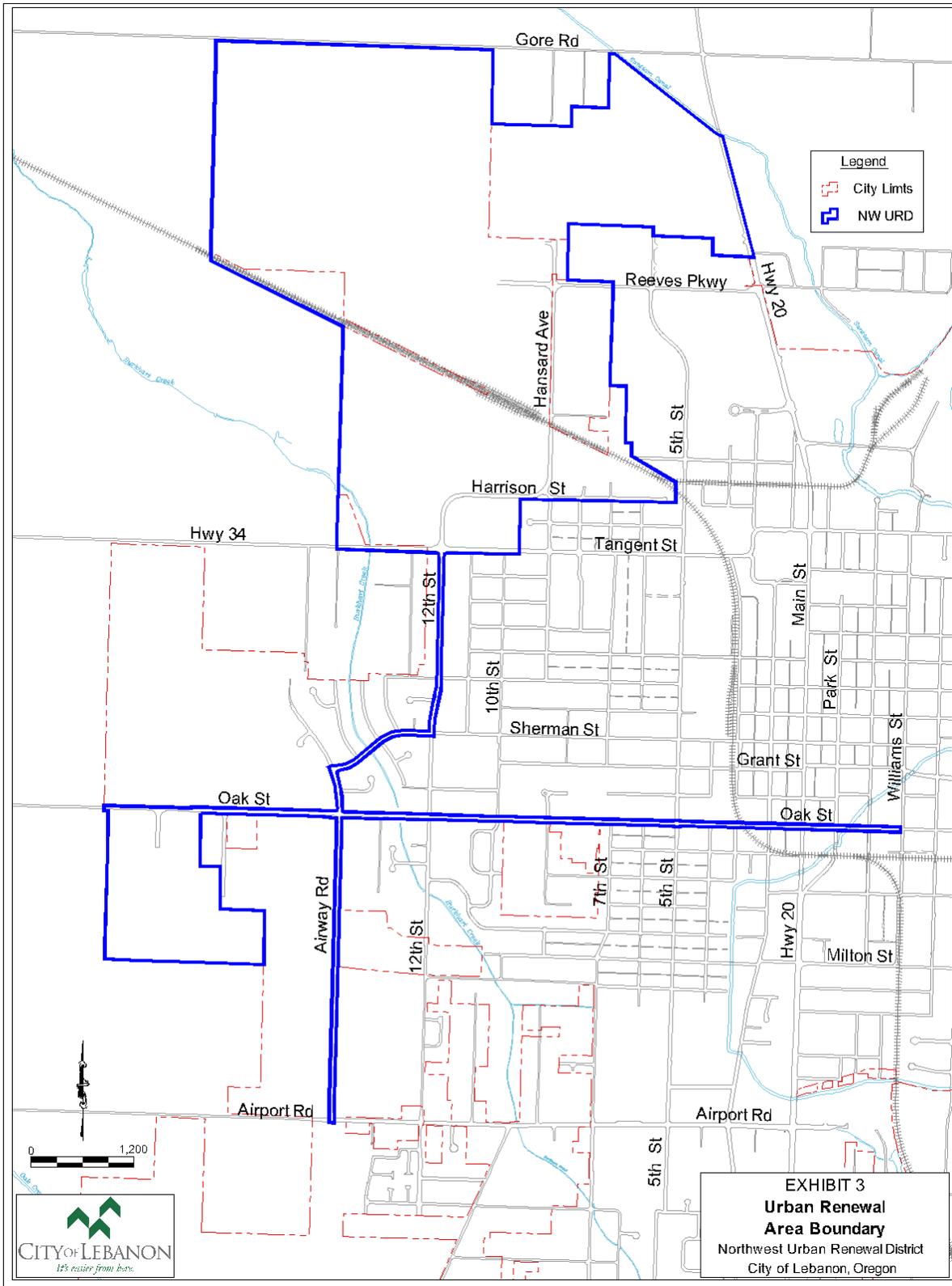
1. Agency means the Urban Renewal Agency of the City of Lebanon, Oregon.
2. Advisory Committee means the Northwest Lebanon Urban Renewal Advisory Committee.
3. Blight shall have the same meaning in this Plan as defined in ORS 457.010.
4. Boundary means the geographic and legal limits which encompasses the Urban Renewal Area.
5. City means the City of Lebanon, Oregon.
6. City Council means the Lebanon City Council.
7. Comprehensive Plan means the Lebanon Comprehensive Plan.
8. County means the County of Linn, State of Oregon.
9. Displaced person means any person of publicly owned facilities which is required to relocate as a result of action by the Urban Renewal Agency, or any person who receives written notice from the Urban Renewal Agency to vacate a property for public use or purpose. The methods to be used for the temporary or permanent relocation of such persons living in the Northwest Lebanon Urban Renewal Area shall be in accordance with State Law as specifically set forth in ORS 281.045 to 281.105.
10. Lot means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Linn County.
11. Development Plan means drawings, development standards and/or policies designed to guide planned development in the Urban Renewal Area.
12. ORS means the Oregon Revised Statutes (State law) and, specifically, Chapter 457, thereof.
13. Persons means any individual, family, business, firm association, or corporate entity.
14. Plan means the Northwest Lebanon Urban Renewal Plan consisting of the text and accompanying exhibits.
15. Planning Commission means the Planning Commission of the City of Lebanon, Oregon.
16. Project means any work or undertaking carried out under ORS 457.170 in an urban renewal area.
17. Projects or Activities means the development or improvement projects described in Section III herein.
18. Property Owner means any individual who owns property within the Northwest Lebanon Urban Renewal Area.

19. Renewal Area means the Northwest Lebanon Urban Renewal Area.
20. State means the State of Oregon.
21. Text means the Urban Renewal Plan Text for the Northwest Lebanon Urban Renewal Area.
22. Substantial amendment means increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

E. Effective Period of the Plan

The intent of the City is to complete the projects in thirty years¹⁰. If the projects in this Plan are completed earlier, and all indebtedness is paid, the redevelopment district shall be terminated.

¹⁰ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012



¹¹ As amended by Ordinance Bill No. 11 for 2008, Ordinance No. 2760. Adopted September 10, 2008.

II. GENERAL DESCRIPTION OF LAND USE PLAN¹²

A. Boundary

The Lebanon Urban Renewal Area includes land within the City of Lebanon and the County of Linn, State of Oregon and within the boundaries illustrated in Exhibit 3. A legal description of the Urban Renewal Area is in the Appendix.

B. Land Use Plan

The Land Use Plan consists of the City of Lebanon 2004 Comprehensive Plan Map and the Linn County Comprehensive Plan Map as they apply to the applicable areas within the Urban Renewal Area and are incorporated herein by reference. The proposed land uses, maximum densities and building requirements for the Urban Renewal Area shall be governed by the City of Lebanon and Linn County Comprehensive Plans.

1. 2004 Lebanon Comprehensive Plan - Map Categories¹³

The applicable plan categories are described in the following text. See Exhibit 4.

- Industrial (C-IND)

The Industrial Designation provides lands suitable for manufacturing and related activities, warehousing and similar activities that will help support the economic base of the community and surrounding area.

- Residential Mixed Density (C-RM)

The Residential Mixed Density Designation primarily provides lands for development of single-family, two-family and multi-family dwellings with provisions for planned developments, as well as lands for multi-family dwellings with close proximity to downtown.

- Mixed Use (C-MU)

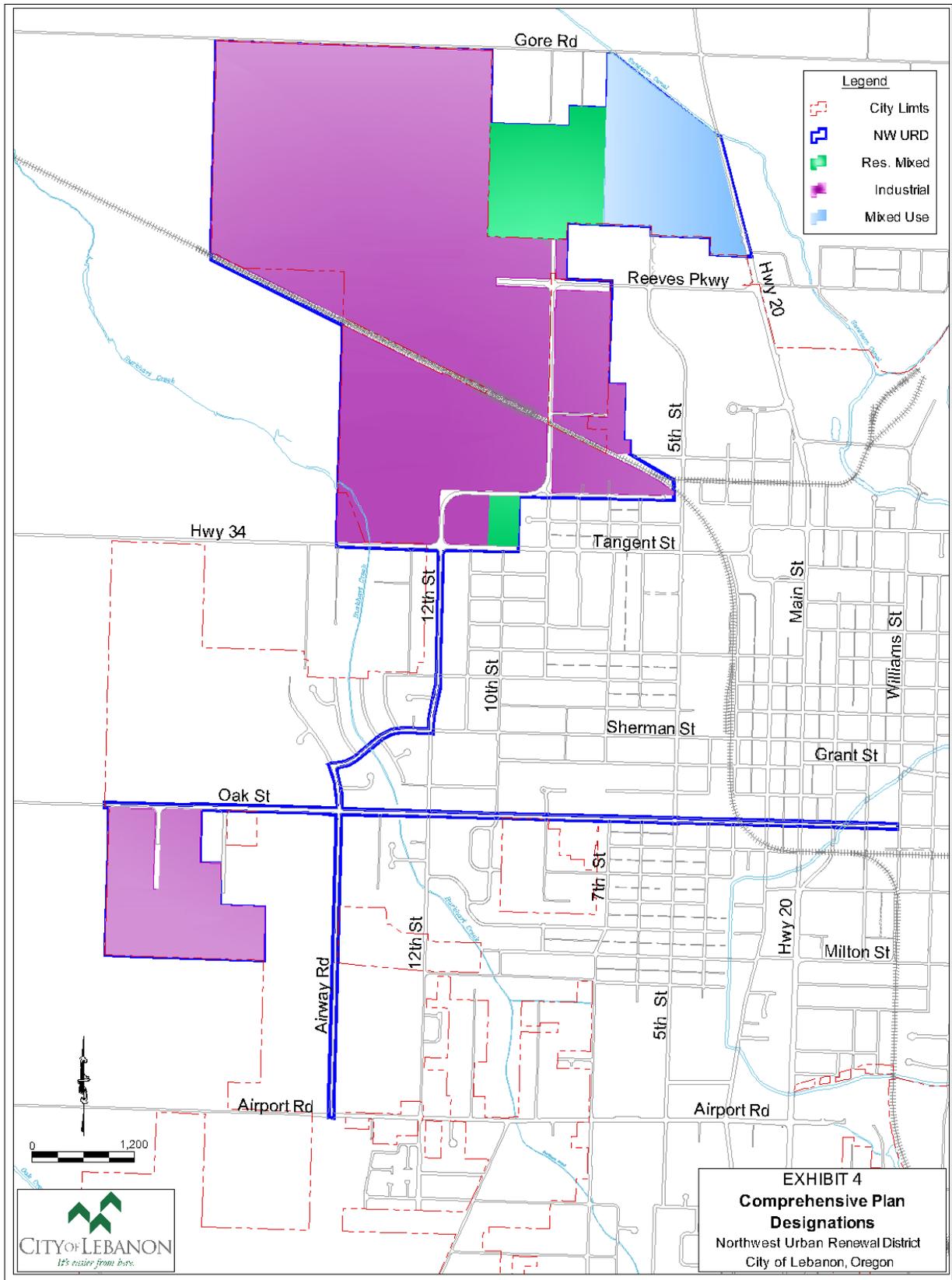
The Mixed Use designation provides lands that possess potential for several types of land use or combinations of different land uses. The intent of this designation is to achieve an environment in which different land uses can co-exist by providing building groupings for privacy, usable and attractive open spaces, and safe circulation, thus promoting the general wellbeing of the residents, businesses, and other occupants. Mixed Development lands are open to all types of development including residential, commercial, and light industrial land uses.

- Commercial (C-CM)

The Commercial designation provides lands for a range of commercial uses, from the commercial downtown core of the community primarily serving the pedestrian shopper, to large compact clusters adjacent to major thoroughfares with easy transportation access, and to small neighborhood shopping clusters that serve the frequent recurring needs of residents.

¹² As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

¹³ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.



2. 2004 Lebanon Comprehensive Plan – Goals and Policies

The 2004 Comprehensive Plan also provides the community goals and policy recommendations for economic development in the City of Lebanon.

a) Population and Economy Goals (Chapter Five of the 2004 Comprehensive Plan)

The City's Economic Goals include the following:

G-1: Providing employment opportunities for its citizens.

G-3: Encouraging a diversified economic base for the community which broadens and improves long-term employment opportunities in all sectors, including, retail, service, and industrial.

G-5: Supporting the establishment of new employment and the expansion of existing employment to strengthen the City's economic base in order to provide adequate employment opportunities and maintain community livability.

G-7: Diversifying the economic base of the community through: (a) expansion of existing industries, (b) recruitment of new clean industries, and (c) expansion of the light manufacturing.

G-9: Ensuring an adequate supply of appropriately zoned land to provide for the full range of economic development opportunities in City, including commercial, professional, and industrial development.

G-12: Developing an industrial siting and permitting process that shortens and streamlines, as well as enhances the certainty of the outcome to industrial development opportunities and plan submittals.

G-13: Participating, to the extent possible, in State or privately sponsored programs to "certify" or otherwise make the City's industrial sites "shovel ready."

G-14: Promoting infill development and redevelopment throughout the City.

G-15: Designating industrial areas where there is good access to transportation facilities and utility facilities are available.

G-16: Supporting an infrastructure improvement program for designated industrial lands in order to have a sufficient supply of "development ready" land.

G-17: Planning for the anticipated employment growth through the year 2025 and all of the land and services needs required by such growth, as well as employment and associated needs generated by any additional major industrial or commercial growth, as indicated in the *2004 Lebanon Urbanization Study* (ECONorthwest).

G-18: Improving community appearance and establishing attractive gateways into the City and visually appealing highway corridors.

b) Population and Economy Goals

The policies in support of the economic development goals are:

The City shall:

- P-3: Require plans for vehicular, pedestrian and bicycle needs, for all commercial and industrial development proposals.
- P-5: Designate enough land in a variety of parcel sizes and locations to meet future employment and commercial needs.
- P-7: Allow land uses that support the availability of a continuum of health care options, including primary care, assisted living, home health care, and nursing home care.
- P-8: Support diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a high level of employment and to promote diversification of the local economy.
- P-9: Preserve and protect lands designated for industrial use from incompatible uses by limiting uses on or near sites zoned for specific industrial to those which are compatible with industrial uses.
- P-10: Establish prescriptive industrial development standards to reduce conflicts with non-industrial uses and provide developers with clear and objective requirements and timelines.
- P-11: Establish an industrial development/construction process that clarifies and objectifies site restraints and opportunities as well as providing certainty to the building permit process.
- P-12: Facilitate cooperation, to the extent possible, with an approved industrial site certification process by means of annexations, infrastructure planning, construction and site development/construction planning and standards.
- P-16: Take into consideration availability of renewable and non-renewable resources, the availability of land, and pollution control requirements when planning for the economic growth of the community.
- P-17: Require that waste and process discharges from future development (when combined with discharges from existing development) not violate, or threaten to violate, state or federal environmental quality statutes.
- P-18: Require that waste and process discharges from future development (when combined with discharges from existing development) not exceed the carrying capacity, degrade, or threaten the availability of air, water, and land resources.
- P-25: Maintain a current information file on the community including an inventory of available industrial sites for potential developers, utilizing the resources of state of Oregon agencies.
- P-26: Plan for at least 3,700 new jobs by the year 2025 and all of the land and services needs required by such growth, as well as employment and associated needs generated by any additional major industrial or commercial growth, as indicated in the 2004 Lebanon Urbanization Study (ECONorthwest).
- P-28: Establish an industrial land use and building permit process that reasonably assures "readiness to build" in 180 days or less.

3. Linn County Comprehensive Plan

The Linn County Comprehensive Plan Map identifies the Urban Renewal Area as being located within the Lebanon Urban Growth Boundary. The City of Lebanon Comprehensive Plan includes the plan map categories for the Renewal Area.

Key policies from the Linn County Comprehensive Plan that apply to the area include the following:

- Public Facilities and Services Policy #2 - Cities are the preferred providers of urban levels of service, especially sewer and water service.
- Commercial Lands Policy #2 - The preferred location for new commercial activities in Linn County shall be within the cities or urban growth boundaries.
- Industrial Lands Policy #1 - The preferred location for new industrial sites in Linn County shall be within the cities or their urban growth boundaries.

Linn County residential policies relate solely to rural residential land use and therefore do not apply within the renewal area

C. Zoning and Development Standards

1. Lebanon Zoning Map, Zoning Regulations, and Development Standards

In response to the local adoption and acknowledgment by the State of Lebanon's new (2004) Comprehensive Plan and Map, the City is currently in the process of updating its Zoning Map, Zoning Regulations, and Development Standards to bring them into compliance with the new (2004) Comprehensive Plan and Map. It is anticipated that this new Development Code will be completed and effective within a year of the URD Renewal District Amendment

In the interim, the City of Lebanon Land Development Ordinance of 1980 contains the land use regulations that - in conjunction with the City's 2004 Comprehensive Plan -- affect new development in the renewal area. The applicable zoning districts are described in the following text.

The City of Lebanon Zoning Map identifies the primary zoning districts which are applicable within the renewal area. The use and development of the land within the Renewal Area shall be in accordance with the zoning regulations of the City of Lebanon Land Development Ordinance. The development standards related to lot dimensions, building height, setbacks, landscaped areas, and parking are established by the Land Development Ordinance and generally vary by zone and use. The following Zoning Districts apply to the Renewal Area:

a. Industrial (Z – IND)

The purpose of the Industrial Zone is to provide lands suitable for manufacturing and related activities, warehousing and similar activities. The intent of this designation is to achieve an environment that provides for land use compatibility while providing a high-quality environment for businesses and employees. The Industrial Zone is intended to guide the orderly development of industrial areas based on the following objectives:

1. Provide for the creation of jobs.
2. Provide for efficient use of land and public services.
3. Provide appropriately zoned land with a range of parcel sizes for industry.
4. Provide transportation options for employees and customers.
5. Locate business services close to major employment centers.
6. Ensure compatibility between industrial uses and nearby commercial and residential areas.
7. Provide appropriate design standards to accommodate a range of industrial users.
8. Provide attractive locations for business to locate.
9. Accommodate mixed-use development where appropriate in the Industrial Zone.¹⁶

b. Highway Commercial (Z-HCM)

Commercial districts are centers of business and civic life. This Chapter describes the three commercial districts that are designed to accommodate the range of commercial land uses in the community. The Central Business Commercial Zone (Z-CCM) is focused on “downtown” area, or the commercial and civic the core of the community (generally that area south of Rose Street, north of Oak Street, primarily east of or adjacent to 4th Street, and primarily west of or adjacent to Park Street). The Highway Commercial Zone (Z-HCM) regulations apply to those commercial areas outside of the central business area, generally located along or in close proximity to arterial streets.

These commercial zones are intended to:

1. To preserve and enhance areas within the commercial core of the community for concentrated retail sales and businesses that will serve the pedestrian shopper.
2. Promote efficient use of land and urban services.
3. Create a mixture of land uses that encourages employment and housing options in close proximity to one another.
4. Provide formal and informal community gathering places and opportunities for social activities.
5. Provide connections and appropriate transitions between residential areas and commercial areas;
6. Encourage and nurture pedestrian oriented shopping and activity in the Downtown (Central Business Commercial Zone), and accommodate automobile dependent uses, as well as pedestrian oriented uses, with appropriate standards in the Highway Commercial Zone.
7. Provide for visitor accommodations and tourist amenities.
8. Encourage full utilization of Downtown infrastructure (including parking) and other amenities.¹⁷

¹⁶ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

¹⁷ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

c. Mixed Use

The purpose of the Mixed-Use Zone is to provide lands that possess potential for several types of land use or combinations of different land uses. The intent of this designation is to achieve an environment in which different land uses can co-exist by providing building groupings for privacy, usable and attractive open spaces, and safe circulation, thus promoting the general well being of the residents, businesses, and other occupants.

Effective mixed-use zones not only allow the co-location of various types of uses, but they also promote compatible architectural design and connectivity of buildings to streets and paths. Residential mixed-use encourages planners and developers to look beyond the traditional subdivision design and think about new and efficient utilization of land. Such innovative designs can provide residents access to commercial services as well as amenities such as parks, trails, and open spaces, and hence promote community-friendly development that is highly compatible with surrounding uses and promotes a sense of community.

Mixed Use lands are open to all types of development including residential, commercial, and light (Class I and II Impacts) industrial land uses.

The Mixed-Use Zone is intended to:

1. Promote efficient use of land and urban services.
2. Create a mixture of land uses that encourages employment and housing options in close proximity to one another.
3. Encourage pedestrian-oriented development in all mixed-use areas.
4. Provide connections to and appropriate transitions between residential areas and commercial areas.
5. Promote independence of movement, especially for the young and the elderly who can conveniently walk, cycle, or ride transit.¹⁸

¹⁸ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

2. Linn County Zoning Map and Zoning Ordinance

All land within the renewal area is within the Urban Growth Boundary. Land under County jurisdiction is zoned to prevent extensive development unless the land is annexed to the City of Lebanon. The applicable zoning districts are described in the following text.

a) Exclusive Farm Use - EFU

The EFU zone is intended to preserve land for agricultural use and to allow farm property tax deferrals consistent with ORS 308. Permitted and conditional uses include farms, residential or commercial uses in conjunction with farm use, and non-farm dwellings when specific criteria are satisfied.

b) Urban Growth Management - UGM

The UGM zone is intended to protect and retain land within the Urban Growth Boundary for future urban densities. The zone permits limited interim farm and residential uses until the lands are annexed and intensive urban scale land use activities develop.

III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

The following projects and activities will be undertaken by the Renewal Agency to achieve the objectives of the Plan. The actions of the Renewal Agency to achieve the objectives will be undertaken in accordance with applicable Federal, State, County, and City laws and policies. The projects and activities are set forth as follows.

A. General Development

The general approach of the Renewal Plan is to conform with the Comprehensive Plan of the City of Lebanon. See Exhibit 4. The Comprehensive Plan encourages industrial development in the western portion of the Renewal Area and commercial and residential development in the eastern portion of the area.

The Renewal Agency has prepared a Development Plan for the area that depicts the proposed Bypass and collector street system that will serve the area. See Exhibit 5. The Development Plan illustrates the proposed methods of access into the Renewal Area. Planned major drainage, water and sanitary sewer systems generally follow the proposed street system. With the proposed infrastructural improvements, the Renewal Agency will open new industrial, commercial, and residential land for development.

The Renewal Agency may accomplish the renewal projects identified in the Plan by undertaking any land use, design, engineering, or architectural plans and studies that are necessary for contract purposes. The Renewal Agency will acquire all of the necessary permits to complete the projects. The cost estimates in the Urban Renewal Report include design and engineering fees as a part of total project costs. The final scope of any infrastructure project will be determined in final design and engineering plans.¹⁹

The Renewal Agency may accomplish the renewal projects by participating in project development by providing financing to others to complete the projects, reimbursing project costs incurred by others, assuming indebtedness incurred by others to complete the projects, or by pledging Renewal Agency funds or providing loan guarantees in support of the renewal projects.²⁰

¹⁹ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

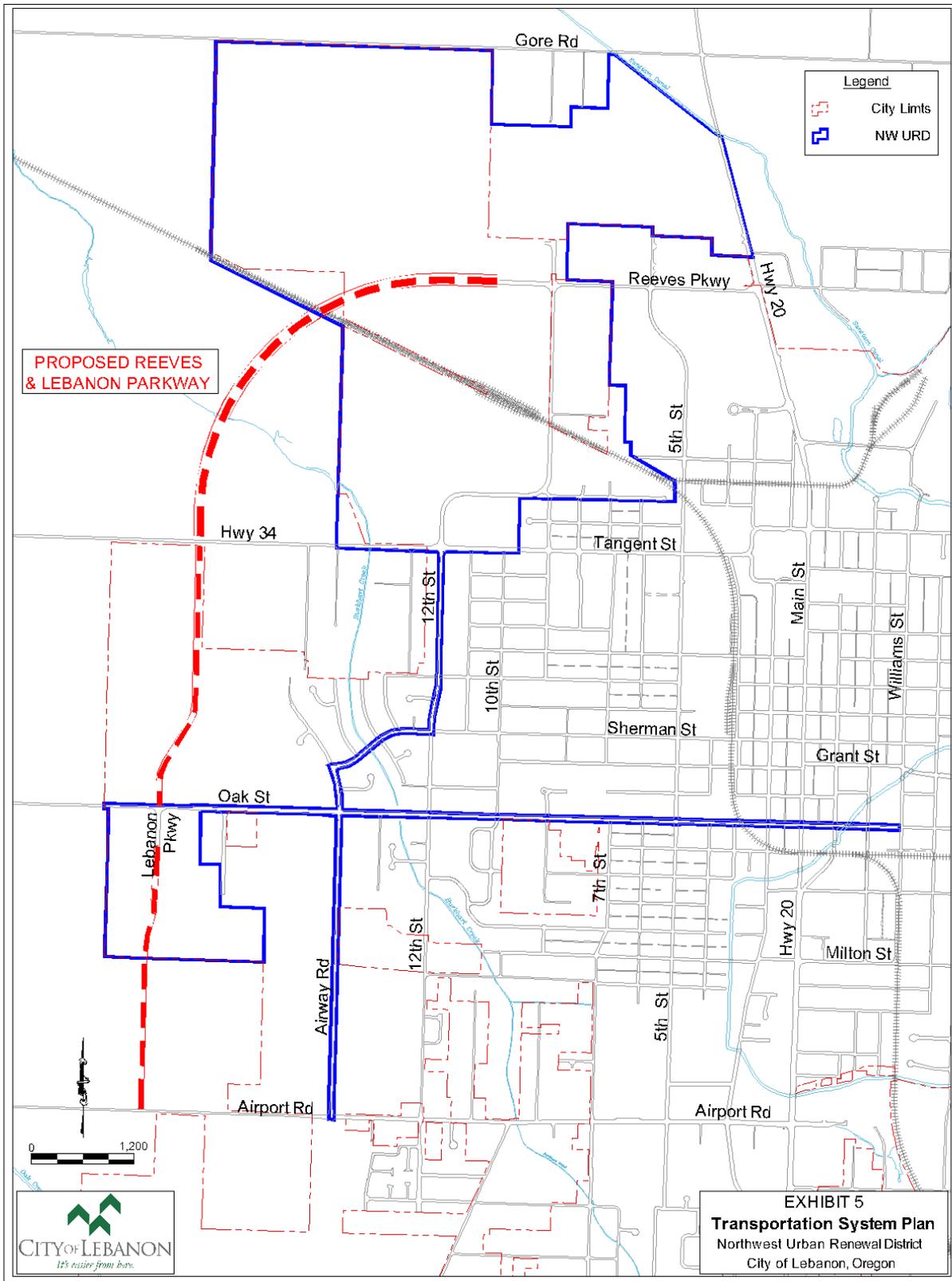
²⁰ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

B. Types of Projects

To encourage new development in the Renewal Area and to retain existing businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, storm drainage, sanitary sewers, water systems, lighting, traffic signalization, landscaping, pedestrian amenities, and open space or park development. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make necessary modifications and adjustments to implement the objectives of the plan.

In addition, to encourage new development in the Renewal Area and to retain existing businesses, the Renewal Agency may:

1. Acquire land for, and complete wetlands mitigation activities required for public or private development or redevelopment, and
2. Make site improvements in support of public or private development or redevelopment.



C. Renewal Projects²²

The anticipated projects to implement the objectives of the Plan are described in the following section. The projects have been organized and grouped into priority groups to provide an outline for the development of the Area. See Exhibit 6.

1. Priority 1 Infrastructure Projects

Priority I infrastructure projects include the improvement of streets and utilities as shown in Exhibit 6-A. Only Priority I infrastructure projects are included in this Plan:

- a) Reconstruct Hansard Avenue, Harrison Street, Reeves Parkway and 12th Street to industrial standards, with such improvements as are required in the final design and engineering plans;
- b) Provide storm drainage system, sanitary service system, and water service as shown in Exhibit 6-A, with such improvements as are required in the final design and engineering plans.
- c) Provide signalization at 12th Street and Highway 34;
- d) Provide signalization at Reeves Parkway and Highway 20.

2. Wetlands Mitigation

Wetlands mitigation activity in support of public or private development in the Project Area is a project under the plan.

3. Site Improvements

The Renewal Agency may undertake physical improvements on private sites to advance the Plan objectives, including, but not limited to, excavation, disposal of excavated materials, site preparation and fill.

4. Fee Payment or Reimbursement

The Renewal Agency may pay, or reimburse third parties for paying, regulatory fees relating to private development advance the Plan objectives, including but not limited to SDC's, fees for land use review, building plan reviews, and building inspection.

²¹ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

²² As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

5. Water Facility Improvement ²³

Water Treatment Plant Design - The construction of a new water treatment plant is necessary for the full development and redevelopment of the Area. Existing and future development within the Area will use a portion of the facility improvements and therefore should pay for a portion of their development.²⁴

6. Assistance to Linn Benton Community College that will aid Linn Benton Community College in the redevelopment of an existing industrial facility as an advanced automotive technology center providing jobs and technical training in support of the transportation industry.

The business incubator serves the urban renewal area because it provides opportunities for education in automotive technology that will support existing businesses and potentially catalyze the development of new businesses in the Area, which, in turn, provides employment opportunities for the citizens of Lebanon. The automotive technology center benefits the Area by increasing the number of people circulating in the Area, supporting other businesses in the Area through the purchase of goods and services.²⁵

7. Sanitary Sewer Improvements

West Side Interceptor 12th to Oak - This project will construct a large diameter interceptor sewer that will provide excess capacity for existing and future development. This excess capacity will provide opportunity for industrial growth within the area that might have significant sewage flow contributions.²⁶

8. Street Improvements

12th Street- Highway 34 – Sherman Street - This project will construct a new street with curbs, gutter, sidewalks and an underground storm drain collection system on the rock surface segment. The existing paved segment will have the asphalt replaced by grind/inlay process.

Oak Street Road Project – Williams Street to Airway Road - The project will include new approaches at the existing bridge, roadway base repair, minor waterline installation, and a new paved roadway surface using the grind/inlay process. The project will also include evaluation of pedestrian/vehicle safety amenities that could be incorporated into the overall design. This may include a pedestrian pathway from the west end of the URD boundary on Oak east to Airway Road, a pedestrian refuge island at the school crossing at 12th Street, additional street lighting in the section between 2nd Street and Grove Street that would be compatible in concept to the lighting in the downtown section of Main Street north of Oak Street, enhancements to the pedestrian crossings at the intersection of Oak Street and Park Street, and pedestrian pathway improvements east of Park Street to Grove Street along the southern boundary of Ralston Park.

Sherman Street – 12th Street to Airway Road

The project will include a complete reconstruction of approximately one block (Burkhart Creek Crossing) and removal/replacement of all existing asphalt. The project will also include installation of

²³ The numbering here is different from the numbering in the 4th Amendment. It was a Scribner's error. This numbering is correct.

²⁴ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

²⁵ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

²⁶ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

sidewalk access ramps at intersections that don't currently have them. The project will be coordinated with the replacement of water and sewer lines within the same right of way alignment.²⁷

9. Storm Drain Improvements

Airway Road - Oak Street– Airport - This project will construct an underground storm drain network. The project will be coordinated with the street widening and repaving project.

12th Street – Highway 34 – Vine Street - This project will install a piped drainage system and catch basins effectively draining the new roadway and surrounding properties.²⁸

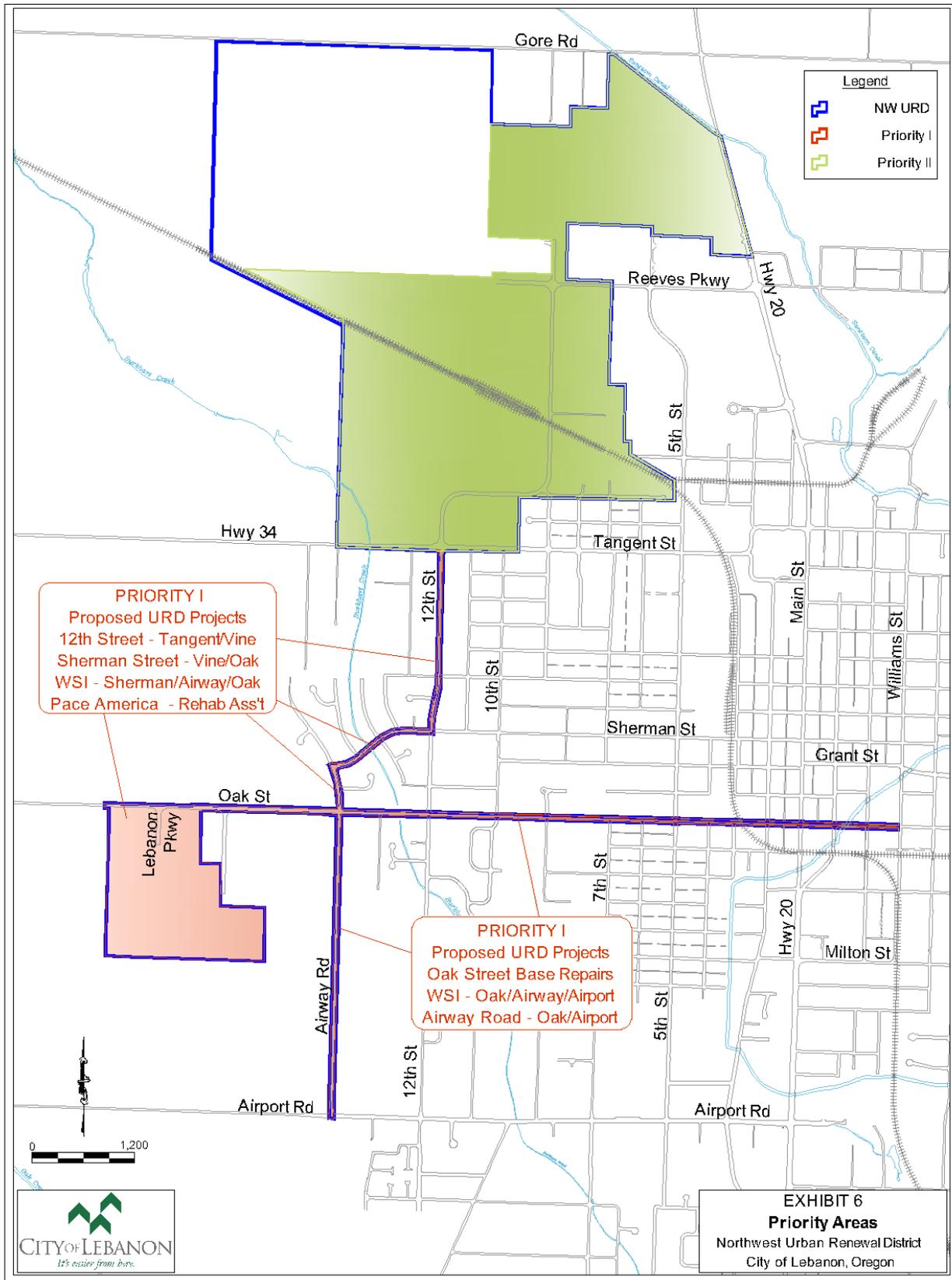
10. Water Line Improvements

Sherman St: 12th to Airway Waterline Replacement - This project will replace the existing asbestos cement waterline with a same size ductile iron transmission main. The project will be coordinated with the sewer and street project in the same right of way alignment.²⁹

²⁷ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

²⁸ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

²⁹ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.



PRIORITY I
 Proposed URD Projects
 12th Street - Tangent/Vine
 Sherman Street - Vine/Oak
 WSI - Sherman/Airway/Oak
 Pace America - Rehab Ass't

PRIORITY I
 Proposed URD Projects
 Oak Street Base Repairs
 WSI - Oak/Airway/Airport
 Airway Road - Oak/Airport



EXHIBIT 6
Priority Areas
 Northwest Urban Renewal District
 City of Lebanon, Oregon

D. Acquisition and Disposition of Real Property³²

The Renewal Agency has identified the parcels shown on Exhibit 7 – Acquisition Parcels for acquisition pursuant to the Renewal Plan (“Acquisition Parcels”). The Renewal Agency will acquire the Acquisition Parcels by donation or by voluntary sale, and does not intend to use its power of eminent domain for such acquisitions. If the Renewal Agency determines it will acquire additional parcels in the future, the Renewal Agency shall initiate a plan amendment to identify the parcels to be acquired.”

The Agency will dispose of the Acquisition Parcels by conveyance to the City after the period of stabilization of the wetland improvements as approved by the Army Corps of Engineers, but no later than ten years after the Renewal Agency acquisition of the later of the Acquisition Parcels to be acquired.

E. Projects Outside the Renewal Area³³

1. Wetlands Mitigation

Wetland mitigation activities allowed by this Renewal Plan will be conducted on parcels, including a portion of the Acquisition Parcels, that are located outside the Renewal Area. The Renewal Agency may undertake projects located outside the Renewal Area only if the activities outside the Renewal Area are necessary to complete project(s) inside the Renewal Area. A substantial purpose of the Renewal Plan is to encourage the development of industrial land within the Renewal Area to provide jobs and enhance the City's tax base.

Acquisition of the whole of the parcels required for wetland mitigation is necessary because in order to complete the development of a major portion of the industrial land in the Renewal Area, certain designated wetlands within the Renewal Area must be filled. Pursuant to State and federal regulation, the development must mitigate the loss of designated wetlands by providing alternative lands for wetland activities, and plant and manage those alternative sites as wetlands to replace the lost resource. After full review of all properties reasonably available to mitigate the developed wetlands, the Renewal Agency has found that the only parcels available for mitigation that will satisfy State and federal standards are outside the Renewal Area. If these available parcels are not acquired and developed and managed as wetlands, the industrial development of a significant portion of the industrial land in the Renewal Area will be impossible.

The public acquisition of these parcels is necessary to allow the use of State funds for mitigation activities. Without the State funds, wetland mitigation to induce the private development of a significant portion of the industrial lands in the Renewal Area is not economically feasible. In that case, the private development will not proceed, thus frustrating a major objective of the Renewal Plan: to provide jobs and increase the tax base.

The Renewal Agency and Linn County have entered into an Intergovernmental Agreement, to confirm the Renewal Agency's authority to conduct the wetland mitigation outside the City's urban growth boundary ("UGB").

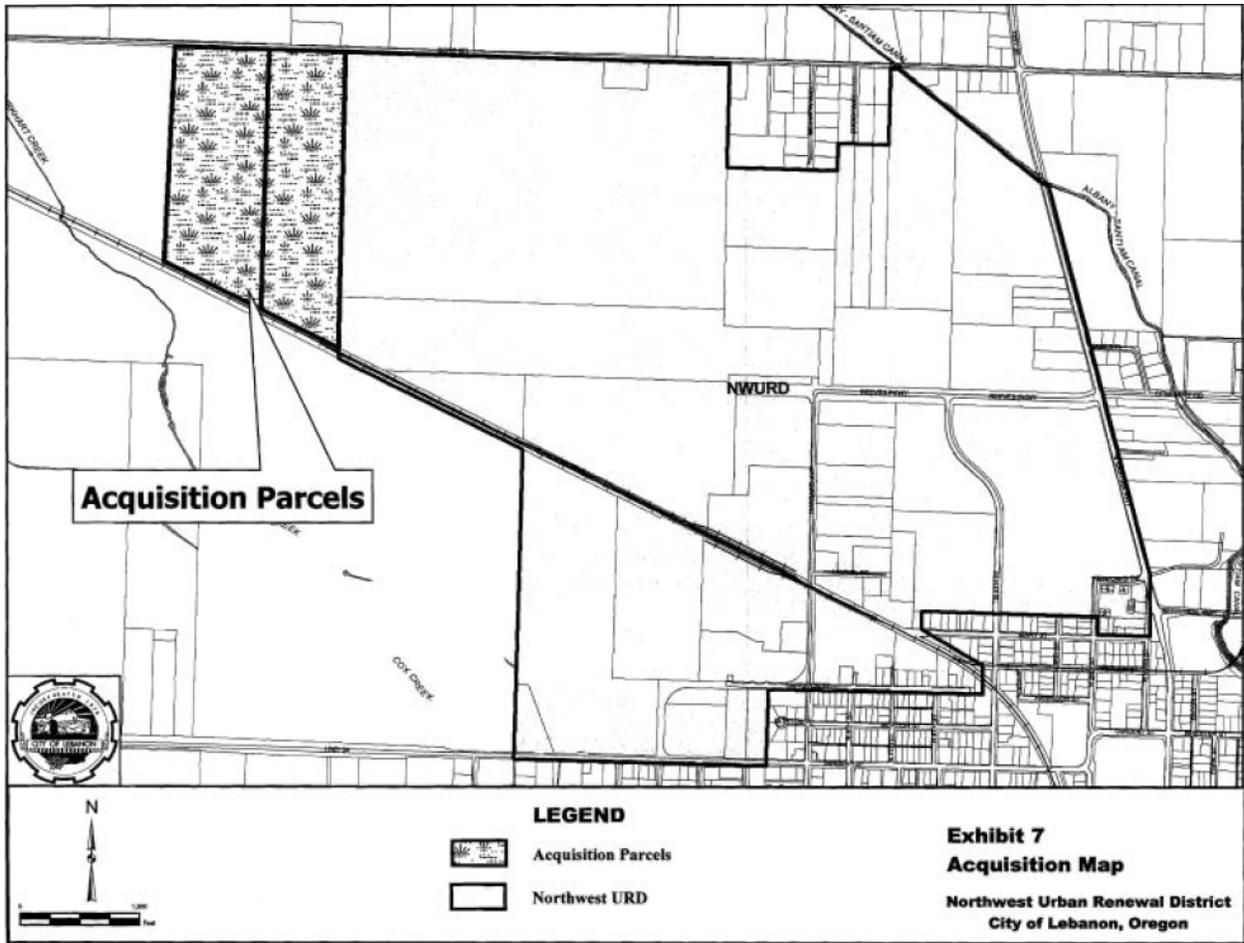
2. Water Tank

The 4 million gallon water tank is necessary to the development and redevelopment of the Area, specifically on the current vacant lands in the Area may be restricted without this improvement. Existing and future development within the Area will use a portion of the facility improvements and therefore should pay for a portion of their development.³⁴

³² As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

³³ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

³⁴ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.



IV. GENERAL PLANNING ANALYSIS³⁶

The City of Lebanon Urban Renewal Plan conforms to the local objectives of the City and County Comprehensive Plans. The specific goals and policies of the Comprehensive Plans that relate to the Urban Renewal Plan are addressed below.

A. 2004 Lebanon Comprehensive Plan

Applicable goals and policies for development within the Urban Renewal District:³⁷

1. Population and Economy

The Urban Renewal Area will encourage further development of the City's business and employment base by targeting public funds for improvement projects which will make the City's industrial land base more attractive to potential land developers.

The Urban Renewal Area and renewal projects will help the City to attract a broader range of industrial employers than are presently located in Lebanon. As a result, the economic base for the community will be more stable. Creation of the Renewal Area will not promote industrial development in the community at the expense of the City's environmental resources. The City will retain its authority to mitigate all potential environmental impacts caused by development through the normal application of its applicable ordinances and regulations.

The Urban Renewal District will enable the City's northwest industrial area to be fully served with public improvements that will make the City's northwest industrial area more attractive and readily available to potential industrial land users.

The Urban Renewal District will enable the City to solve problems facing existing industrial land users in the northwest portion of the City, most notably, the constrained vehicular access at Highway 34 and Hansard Street. The results would be enhanced vehicular mobility and street access at this critical juncture in the local and regional transportation grids.

Accordingly, all proposed development activity noted above is in accordance with the Population and Economy Goals and Policies enumerated earlier in this document.

The projects in the 4th Amendment will help to encourage a diversity of industries and job opportunities for the citizens of Lebanon. The infrastructure projects will help create an environment that is more appealing as a site for potential employers and developers. The Lowe's Payment in particular has a direct impact on job creation by making good on an incentive to a large employer. With these new projects, the Urban Renewal Plan will continue to meet the Population and Economy Goals and Policies of the 2004 City of Lebanon Comprehensive Plan.³⁸

³⁶ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

³⁷ Note, the above noted 2004 Comprehensive Plan Goals and Policies are in addition to the Economic Population Goals and policies cited earlier in this URD document.

³⁸ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

2. The Natural Environment

All development within the Urban Renewal Area will be on slopes of less than 10-percent. No landslides or other problems associated with development on steep slopes will occur. Buildings and streets within the Renewal Area will be located outside of the 100-year flood-plain and floodway of the South Santiam River. The Urban Renewal Area is not located in an area in which development would pose a geologic hazard. No special engineering reports will be necessary. The area does not include an identified aggregate resource site.

The Urban Renewal Area is completely within the City's Urban Growth Boundary (UGB). Because the Renewal Area is within the UGB, agricultural resources will not be impacted by development. As mentioned above, no natural development limitations exist within the Area.

Two wetland areas have been identified within the district. An approximately seven acre wetland area is centrally located on Tax Lot 1900 of Map 12-2W-4. An approximately 20 acre wetland occupies the southwestern corner of Tax Lot 1900 and all of Tax Lot 401 of Map 12-2W-4. The proposed Bypass crosses the 20 acre wetland area. No other water bodies have been identified within the Urban Renewal Area. At the time that actual development proposals are submitted for permit review, all applicable local, state, and federal water quality standards will be enforced. Development affecting the wetland areas will be subject to review by the Army Corps of Engineers and the Division of State Lands. State and federal regulations assure protection of wetland resources and mitigation if the resources are disturbed.

As noted above, development affecting the wetland areas within the district will require compliance with Army Corps of Engineer and Division of State Lands requirements. Any disruption of riparian vegetation will include mitigation and the restoration of the vegetation to the maximum extent possible consistent with City policy. No significant natural upland vegetation exists within the Renewal Area. All future development within the Renewal Area shall maintain landscaped areas as required by the City Land Development Ordinance.

All future development within the Urban Renewal Area will conform with all applicable State and Federal Clean Air Standards. With urban levels of development, no field burning will occur within the Area.

All future development proposals within the Urban Renewal Area, including the location and construction of public roads shall comply with DEQ noise control regulations. Noise emissions from future developments within the industrial portion of the Area shall be evaluated for their compliance with DEQ standards during the City's Plan Review process. Any necessary mitigation factors for a particular proposed land use will be developed as a part of the Design Review process.

Accordingly, all proposed development activity noted above is in accordance with the Natural Environment Goals and Policies of the 2004 City of Lebanon Comprehensive Plan (Chapter Two), as enumerated below:

The City's Natural Resource Goals include the following:

- G-10: Protecting sensitive environmental features such as steep slopes, wetlands, and riparian lands.

G-16: Working with Linn County and appropriate state agencies to establish best management practices that minimize the introduction of pollutants into ground and surface water.

G-17: Developing and implementing improved storm water management requirements to enhance water quality.

Natural Resource Policies

The City shall:

P-12: Require, where practical, the use of open, naturally vegetated drainage ways to reduce storm water runoff and improve water quality.

3. Preservation of Historic Resources

No known historic structures or sites are known to be located within the Area. Formation of the Area will not preclude the City from protecting any historically significant sites within the Area, if such a determination is made in the future.

Accordingly, all proposed development activity noted above is in accordance with the Preservation of Historic Resources Goals and Policies of the 2004 City of Lebanon Comprehensive Plan (Chapter Seven).

4. Urbanization

The City and Linn County have adopted a joint agreement for the management of land within the City's Urban Growth Boundary. The Urban Renewal Plan is in support of land uses determined to be appropriate by both jurisdictions. The formation of the Area is consistent with the intent of the management program.

The Urban Renewal Area is located in the "Northwest Areal" of the City, which is designated in the Comprehensive Plan as a high priority area for urban growth.

The Urban Renewal Area will not adversely affect the City's ability to annex land within the Urban Growth Boundary as it develops and requires City services.

The Urban Renewal Area is located within the Urban Growth Boundary. No changes to the Urban Growth Boundary will result from development within the Area.

The Urban Renewal Area will help to ensure that adequate public facilities will exist within the Area to handle the demands of present and future industrial and residential land users. The Urban Renewal Plan provides a long range detailed capital improvements program for the Area, which will prioritize needed projects and provide cost estimates for each.

All development proposals, both public and private, will be required to continue to meet the environmental quality standards established by the State and the City of Lebanon.

Accordingly, all proposed development activity noted above is in accordance with the Urbanization Goals and Policies of the 2004 City of Lebanon Comprehensive Plan (Chapter Three), as enumerated below:

Overall Urbanization Goals

The overall Urbanization Goals of the City include:

- G-1: Providing for an orderly and efficient transition from rural to urban land use.
- G-2: Promoting and implementing development policies that encourage the orderly and efficient development within the community.

The Urban Renewal Plan continues to provide capital improvements to the Area. By providing for more improvements to the local water, sanitary sewer, street, and storm drain systems, the Plan continues to meet the Urbanization Goals and Policies of the 2004 City of Lebanon Comprehensive Plan.³⁹

Urbanization Policies

Public Facilities Capability Policies

The City shall:

- P-3: Support a flexible phased program for the orderly extension of water, wastewater, storm drainage and transportation services in response to land development proposals.
- P-4: 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).
- P-10: 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.
- P-11: 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.
- P-12: 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.

5. Energy Conservation and Efficiency

The Urban Renewal Area will allow for more efficient traffic circulation in the Area. Sidewalks will also provide improved pedestrian access. Both features will improve energy efficiency within the Area.

³⁹ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

Accordingly, all proposed development activity noted above is in accordance with the Energy Goals and Policies of the 2004 City of Lebanon Comprehensive Plan (Chapter Three), as enumerated below:

Energy Goal - The overall Energy Goal of the city of Lebanon is –

G-1: Supporting and encouraging the realization in the community of the objectives of Statewide Planning Goal 13.

Energy Policies

The City shall:

P-2: Support the provision and development of alternative modes of transportation to .the automobile, including the development of mass transit and the provision of walkways and bikeways to reduce transportation costs.

The 4th Amendment details new street projects that will continue to improve energy efficiency within the Area. These projects include sidewalks or pedestrian pathways, and these will improve pedestrian access and encourage alternative forms of transportation. With these new projects, the Urban Renewal Plan will continue to meet the Energy Conservation and Efficiency Goals and Policies of the 2004 City of Lebanon Comprehensive Plan.⁴⁰

6. Land Use

The Urban Renewal Area will provide the opportunity for a mix of densities and housing types consistent with the Comprehensive Plan. The locational policies for different types of residential land uses within the Mixed Residential zone will not be altered by the Urban Renewal Area.

Improved traffic circulation, which is a major goal of the Urban Renewal Area, will make it more feasible to locate future commercial centers within the Special Development District. In addition, improved access into the Mixed Density Residential District will allow development of commercial centers in conjunction with Planned Developments as set forth in Commercial Land Use Policy #8 of the Comprehensive Plan.

The Urban Renewal Area will aid the City in developing a sufficient supply of suitable industrial land to attract industry. The Comprehensive Plan contains numerous policies to define design standards, use limitations, and maintain environmental quality. The Urban Renewal Area will support these policies by providing a secure source of funds to make needed public infrastructure improvements to industrial lands within the Area.

The Urban Renewal Area contains no identified Open Space or Scenic Resources, but does contain land designated for Public Use.

Accordingly, all proposed development activity noted above is in accordance with the Land Use Goals and Policies of the 2004 City of Lebanon Comprehensive Plan (Chapter Four), as enumerated below:

⁴⁰ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

Land Use Goals -- The City's Land Use Goals include:

G-2: Promoting the orderly development and conservation of lands for urban uses, such as homes, businesses, industries, and streets, as well as parks, open space, and wetlands.

General Policies for Land Use

The City shall:

P-8: Reserve the right to impose off-site public improvement requirements necessitated by serving a proposed development. Each development shall provide for all onsite needs. In areas with identified deficient conditions that represent a constraint in a public facility and thereby limiting the provision or delivery of those public services, the City may require the rectification of this facility constraint. Such mitigation measures may include the construction, reconstruction, and/ or over-sizing of public improvements.

P-11: Continue to cooperate with federal, state, regional, and county agencies, special districts, utility companies, and adjoining cities in planning delivery of services, including transportation, solid waste, air quality control, sewer, water, storm water, education, energy, and emergency services.

Policies for Commercial Uses

The City shall:

P-32: Require that upon development of property in a commercial or industrial zone that abuts a residential zone, the developer must provide an effective buffer to be used to minimize or mitigate the negative impacts to the abutting residential property.

Policies for Industrial Uses

The City shall:

P-34: Designate industrial areas with adequate infrastructure improvements to serve new industrial development and actively encourage industry to locate in these designated areas.

P-35: Encourage industries that are compatible with City's livability and that minimally disrupt residential adjacent areas due to excessive traffic, noise, pollution, or other impacts that would impair the livability of the community.

P-36: Require that all industrial development strictly comply with the environmental quality standards of the State of Oregon, including all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having regulatory jurisdiction.

P-37: Maintain a supply of diverse, serviceable industrial lands that provide choices in the marketplace to attract desirable industries, particularly light manufacturing and nonpolluting industries, in support of the City's economic development program.

Policies for Public Use and Open Areas

The City shall:

P-45: Support and encourage the management of the City's waterways and drainage courses as community greenways preserving and enhancing (policy decision) their vegetation and drainage function while creating a system of natural corridors throughout the community.

7. Transportation

The Urban Renewal Area will improve the transportation system in an area that lacks adequate facilities. The traffic improvements will provide a more balanced transportation network for the area, and will enhance overall growth in the urban area.

All traffic improvements initiated within the Urban Renewal Area will meet all applicable street standards. The proposed traffic improvements will improve traffic circulation within the Renewal Area, and also improve the City's overall transportation network.

The railroad right-of-way bisects the industrial portion of the Urban Renewal Area. All transportation improvements initiated within the Area will be coordinated with the needs of the railroad.

Accordingly, all proposed development activity noted above is in accordance with the Transportation Goals and Polices of the 2004 City of Lebanon Comprehensive Plan (Chapter Eight), as enumerated below:

Overall Goals

The City's Transportation Related Goals include the following:

G-4: Promoting efficient access to land development and maintaining operational levels of traffic flow in terms of safety, capacity, functional classification, and performance standards.

G-5: Complying with all applicable Statewide Planning Goal 12 requirements for transportation.

Transportation System Planning Policies

The City shall:

G-12: The transportation system shall be managed to reduce existing traffic congestion and facilitate the safe, efficient movement of people and commodities within the community.

Auto Traffic and Circulation Policies

The City shall:

G-26: Future streets and highways shall contribute to the creation of an efficient circulation network and provide for convenient movement of traffic and access to all parts of the community.

Pedestrian Policies

The City shall:

G-59: The City shall continue to provide and improve sidewalks and pedestrian ways as part of its continuing street improvement program.

G-61: The bike and pedestrian element of the Transportation System Plan shall contain a priority list of future bike and pedestrian ways.

G-62: The Planning Commission shall include consideration of bicycle and pedestrian needs as part of the public hearing process.

The 4th Amendment represents a continuation of the original Urban Renewal Plan's intention to improve and renew the transportation network within the Area. There are new street projects that accommodate a variety of transportation types and will generally make travel through the Area safer and more efficient. With these new projects, the Urban Renewal Plan will continue to meet the Transportation Goals and Policies of the 2004 City of Lebanon Comprehensive Plan.⁴¹

⁴¹ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

Transit Policies

The City shall:

G-64: Park-and-ride lots on the periphery of the City shall be investigated by the City as an alternative solution to parking and congestion problems.

G-65a: The City shall continue to support any available inter-city or intra-city bus service as necessary and needed transportation alternatives, especially for elderly and handicapped citizens.

Rail Policies

The City shall:

G-65b: Passenger and freight rail service shall be included as part of the multi-modal potential options available to the community during future transportation planning.

G-66: The City shall continue implementing measures that increase the safety of railroad crossings.

G-67: The City shall work with industry and rail service providers to retain and enhance rail service to this community's industrial areas.

P-68: The City shall work with government, passenger rail service providers, and other agencies to obtain passenger rail service for the City.

P-69: The City shall recognize the importance of the railroad to the economy of the area when considering any proposal that could have an adverse or disruptive impact on the railroad.

P-60: In considering potential development of industrial sites, the City shall consider the unique opportunities offered by sites with railroad access.

Truck/Freight Route Policies

The City shall:

P-81: The City shall continue exploring ways, for example the Reeves Parkway, to provide a better truck route alternative to the existing Wheeler/Williams/Milton Streets route.

8. Public Facilities and Services

The Urban Renewal Plan will provide a means of funding needed infrastructural improvements within the Area. The renewal projects will provide a framework for efficient industrial, commercial, and residential growth within the Area which will result in a positive impact on the community as a whole. Growth within the Area will not overburden City-wide public services and facilities because the City will maintain control over all aspects of the land development process.

A project in the Plan will assist in the funding of a 4 million gallon water tank which will provide capacity required for the Area. A project in the Plan will assist in the funding of the design work for a water treatment plant which will provide capacity for the Area.⁴²

A project in the Plan will assist in the funding of the Westside Interceptor which will provide required capacity for the Area.⁴³

Any needed expansions to the City water system within the Area will also comply with City-wide improvement standards and will not decrease water capacities in other parts of the City.

A major goal of the Urban Renewal Area is to provide sewer facilities to the industrial properties within the Renewal Area. Service will only be provided to properties that annex to the City.

The Urban Renewal Area will support the City's policy to discourage the use of onsite septic tanks within the Urban Growth Boundary.

Needed storm drainage improvements within the Urban Renewal Area will be included in the public facilities improvement projects for the Area. New private development within the Renewal Area must continue to submit storm drainage plans for review and approval by the City.

The Urban Renewal Area, and the projects that will be generated within it, will be compatible with the City's solid waste management policies.

All development within the Urban Renewal Area will continue to comply with the Lebanon Fire district's fire protection standards, as required by the City's and the Fire District's Comprehensive Plans. The Renewal Area will also not interfere with the City's efforts to develop new fire substations as they are needed.

The Plan policies related to energy and communication systems will continue to be implemented by the City within the Urban Renewal Area.

The purpose of the Urban Renewal Area is to improve public service within the Area. The Renewal Area does not prevent the construction of new public buildings within the area.

Accordingly, all proposed development activity noted above is in accordance with the Public Facilities and Services Goals and Polices of the 2004 City of Lebanon Comprehensive Plan (Chapter Nine), as enumerated below:

General Goals

The City's Public Facilities and Services Goals include:

⁴² As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012. The numbering here is not the same as in the Amendment. It was a Scribner's error. This numbering is correct.

⁴³ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

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-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.

Policies

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-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-13: Evaluate growth trends to assist in the planning for future public facilities expansions.

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.

Water System Policies

The City shall:

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.

Wastewater Facilities Policies -- City Wastewater Service and System

The City shall:

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-55: Maintain and expand the City's wastewater system to anticipate and respond to growth as outlined in the City's Wastewater Master Plan.

Storm Drainage Policies

The City shall:

P-59: Require that, as part of the City's project review process, private development plans address surface drainage issues.

The majority of the projects in the 4th Amendment will improve the Area's public facilities. New projects will build or improve water facilities, sanitary sewer lines, streets, and storm drains. By continuing to improve public facilities within the Area, the Urban Renewal Plan will continue to meet the Public Facilities Goals and Policies of the 2004 City of Lebanon Comprehensive Plan.⁴⁴

Fire Protection and Emergency Medical Service Policies

The City shall:

P-71: Require applicants of development projects (land use) to comply with all Fire District regulations and practices.

Samaritan Lebanon Community Hospital Policies

The City shall:

P-72: Support and encourage the continued improvement of the Lebanon Community Hospital.

Energy and Communications Systems Policies

The City shall:

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.

B. Linn County Comprehensive Plan

The Urban Renewal Plan is consistent with the Goals and Policies of the Linn County Comprehensive Plan because the Renewal Area is located within the Lebanon Urban Growth Boundary. New urban development that occurs within the Renewal Area will be annexed to the City and will develop at City standards. Urban level uses are not permitted under current County zoning regulations.

The Urban Renewal Plan is consistent with the following specific policies:

⁴⁴ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

1. Public Facilities and Services Policy #2

The City of Lebanon will provide all urban levels of service to the area including water and sewer service.

2. Commercial Lands Policy #2

New urban level commercial development shall occur only after annexation to the City and the provision of City services to the site.

3. Industrial Lands Policy # 1

New industrial development shall occur only after annexation to the City and the Provision of City services to the site.

V. PROPERTY ACQUISITION AND RELOCATION PLAN⁴⁵

The establishment of the Renewal Plan provides the opportunity for property to be acquired and developed. The Renewal Agency has designated the Acquisition Parcels in Exhibit 7 for acquisition. In the future, if additional properties are identified for acquisition by the Renewal Agency, Exhibit 7 will be amended to specifically indicate which properties will be acquired.

The acquisition of the Acquisition Parcels does not result in the displacement of residents or businesses. If future acquisitions result in the displacement of residents or businesses, the Renewal Agency will provide assistance in finding replacement facilities for such persons or businesses. Prior to displacement, the Renewal Agency will establish regulations and administrative rules relating to relocation assistance and payments to persons displaced as a result of the acquisition pursuant to this Plan. The regulations will comply with all applicable State or federal law. The renewal Agency will prepare and maintain information in its office relating to the relocation program and procedures, including availability of suitable housing, eligibility for and amounts of relocation payments, services available, and other relevant matters.

⁴⁵ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

VI. METHODS OF FINANCING REDEVELOPMENT PROJECTS

A. General Description of Financing Methods

The Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Renewal Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Agency, the City Council of the City of Lebanon may, as necessary to achieve plan objectives, issue revenue bonds, certificates, notes, improvement warrants, form local improvement or special assessment districts and seek general obligation bonds to assist in completing projects earlier or financing the Plan. For Phase II projects, the agency will consider L.I.D.'s, assessments, and other funding mechanisms that may include participation of the land owners, or the instruments described above. General obligation bonds will be considered last as a funding method.

The funds obtained by the Agency shall be used to pay or repay any cost, expense, advances, or any other indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS 457.

B. Tax Increment Financing⁴⁶

The Renewal Plan will be financed, in whole or in part, by tax increment revenues allocated to the Renewal Agency as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.440. The Renewal Agency may also collect an urban renewal special levy pursuant to ORS 457.435(2)(a). Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Commission based upon the distribution schedule established under ORS 311.390.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City in connection with preplanning of this Plan may be repaid by tax increment revenues from the Renewal Area when and if such funds are available as provided by ORS 457.

D. Completion of Projects

Upon completion of the projects identified in this Plan or subsequent amendments to this Plan, and the satisfaction of all outstanding indebtedness, the division of taxes under ORS 457.420 - 457.450 shall cease as provided by ORS 457.450.

⁴⁶ As amended by Ordinance Bill No. 23 for 2006, Ordinance No. 2714. Adopted June 28, 2006.

E. Maximum Amount of Indebtedness

The maximum amount of indebtedness to be issued or incurred under this plan beyond December 6, 1996 shall not exceed \$32,228,592.⁴⁷

⁴⁷ As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

VII. REDEVELOPMENT PLAN AMENDMENTS

A. Substantial Amendments are solely amendments:

- Adding land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Lebanon, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments in scope. They require approval by the Agency by resolution.

C. Amendments to the Lebanon Comprehensive Plan and/or Lebanon Development Code

Amendments to the Lebanon Comprehensive Plan and/or Lebanon Community Development Code that affect the Urban Renewal Plan and/or the Urban Renewal Area shall be incorporated automatically within the Urban Renewal Plan without any separate action required by the Agency or the City Council.⁴⁹

⁴⁹ This entire section was revised. As amended by Ordinance Bill No. 2012-7, Ordinance No. 2834. Adopted July 11, 2012.

VIII. APPENDIX

- A. Legal Description (to be provided by the City)
- B. ORS Requirements

APPENDIX A

Legal Description

DESCRIPTION OF NORTHWEST LEBANON URBAN RENEWAL DISTRICT

Beginning at the northwest corner of the William B. Gore DLC No. 38, which said point lies within the right of way of County Road No. 701 in Linn County, Oregon, and running thence North 89°56'56" East 3,238.53 feet along the north line of the west projection of said DLC; thence South 0°37'08" East 894.94 feet; thence North 89° 56'56" East 931.38 feet; thence North 0°37'08" West 224.4 feet; thence North 89°56'56" East 429 feet, thence North 0°37'08" West 690 feet returning to said north DLC line; thence North 89°56'56" East to the centerline of the Lebanon-Albany Canal, thence south easterly along said centerline to the centerline of the U.S. Highway 20; thence southerly, along the centerline of said Highway 20, to the intersection of said Highway centerline with the northerly projection of the centerline of North Main Street; thence South 0°08' West along the centerline of North Main Street to the easterly projection of the centerline of Mary Street, which said point lies South 89°57' East 420 feet and North 0°08' East 30 feet from the northwest corner of Block 2, Wassom's Addition, to Lebanon, Linn County, Oregon; thence North 89° 57' West 289 feet; thence North 0°08" East 180 feet; thence North 89°59'56" West 1,691.82 feet; thence South 92.7 feet, more or less, to the north line of the Southern Pacific Railroad right of way; thence southeasterly, along said right of way, to a point North 0°08' East of the northeast corner of the Boslar Addition to Lebanon; thence southerly to the northeast corner of said Boslar Addition; thence West along the north lines of the Boslar Addition and Mountain View Addition to the northwest corner of the Mountain View Addition; thence continuing West 349.72 feet to a point of the northwest corner of the Hansard Manor Addition to Lebanon; thence South 581.56 feet to the north line of Tangent Street; thence westerly, along the north line of said Tangent Street, 2,131.76 feet to the southwesterly corner of the Morgan Kees DLC No. 43. Thence northerly 2,672.8 feet to the north line of the Southern Pacific Railroad right of way; thence North 65°41'11" West long said northerly right of way line 1,731.6 feet to the west line of the William B. Gore DLC No. 38; thence northerly, along said west DLC line, 2,542.52 feet to the point of beginning.

Rev. 9-8-1989

DESCRIPTION OF AMENDMENT TO
NORTHWEST LEBANON URBAN RENEWAL DISTRICT

An area of land in the northwestern, western, and central portion of the City of Lebanon, Linn County, Oregon, lying in the Sections 9, 10, 11, and 16, Township 12 South, Range 2 West of the Willamette Meridian, more particularly described as follows:

Commencing at a point which is the southwesterly corner of Morgan Kees DLC No. 43; thence easterly 1,194.48 feet along the north right of way line of Tangent Street, (Oregon Highway 34) to the POINT OF BEGINNING on the northerly projection of the westerly right of way line of 12th Street (per County Survey 21373); thence south along said 12th Street right of way projection to the southeast corner of TL 2601, T12S R2W Sec 10BC; thence east 10 feet to the northeast corner of TL 2700, T12S R2W Sec 10BC; thence South 1,319.72 feet along the westerly right of way line of 12th Street to the northwest corner of the intersection of 12th Street and Vine Street right of way; thence West 4.99 feet along the north right of way of said Vine Street; thence south along the projection of 12th Street right of way per Pletzer's Green Subdivision Plat (County Survey 12473) to the northeast corner of TL 902 T12S R2W Sec 10CB; thence southerly along the western right of way line of 12th Street per the aforementioned Pletzer's Green to the northeast corner of 12th Street and Sherman Street right of way intersection; thence westerly, more or less, along north Sherman Street right of way line (County Survey 12473 and County Survey 13688) to the westerly Airway Road right of way line (County Survey 13688 and County Survey 16448) as per Supplemental Plat of First Addition to Pletzer's Green; thence southerly along the western Airway Road right of line to the intersection of the northerly right of way line of Oak Street; thence West 1,708.49 feet along said north right of way line; thence South 9.69 feet to the southeast corner of TL 800 T12S R2W Sec 9 (County Survey 4230); thence West 1,018.63 feet along north Oak Street right of way line the southwest corner of aforementioned property; thence South 60 feet, more or less, to the south Oak Street right of way line; thence East 54.55 feet to the northwestern corner of TL 302 T12S R2W Sec 16 (County Survey 24368); thence South 0°11'45" East 1,733.27 feet to the southwest corner; thence South 89°49'44" East 1,862.44 feet along the south line of John W. Bell DLC No. 51; thence North 00°13'03" West 632.97 feet; thence South 89°49'30" West 530.41 feet; thence North 00°12'30" West 496.50 feet; thence South 89°45'31" West 250.00 feet; thence North 00°12'30" West 616.26 feet to the southerly Oak Street right of way line; thence East 1,431.62 to the northeast corner of TL 100 T12S R2W Sec 16; thence South 10 feet to the northwest corner of Lot 3 Block 2 of the Airway Subdivision; thence East 158.00 feet to the northeast corner of Lot 1, Block 2 of the Airway Subdivision and the westerly Airway Road right of way line; thence South 3,560.10 feet along said westerly right of way line to the projected intersection with the southerly Airport Road right of way line; thence East 60 feet, more or less, along the southerly Airport Road right of way; thence North 3,560.37 feet along the easterly Airway Road right of way to the intersection of the southerly Oak Street right of way line; thence East 480.75 feet to the easterly Gilbert Drive right of way line; thence North 10 feet to the southerly Oak Street right of way line; thence East 6,042.92 feet along said right of way line to the intersection of the westerly Williams Street right of way line; thence North 60 feet, more or less, to the northerly Oak Street right of

way line; thence West 6,523.67 feet to the intersection of the easterly Airway Road right of way line; thence north along said Airway Road right of way line to the intersection of the southerly Sherman Street right of way line; thence easterly, more or less, along the Sherman Street right of way line to the southeastern intersection of the Sherman Street and 12th Street right of way line; thence north, more or less, along said 12th Street right of way to the intersection of the northerly Vine Street right of way line; thence West 5 feet, more or less, to the northeastern corner of the Vine Street and 12th Street intersection; thence North 1,514.38 feet to the projected northerly right of way intersection of Tangent Street (Oregon Highway 34); thence West 60 feet, more or less, to the POINT OF BEGINNING, containing 80.7 acres more or less.

Created 4/20/2012

APPENDIX B

ORS Requirements

The following matrix describes where in the Urban Renewal Plan the requirements of ORS 457.085 are satisfied.

ORS Requirement	Applicable Urban Renewal Plan Sections
457.085 (2)(a)	III
457.085 (2)(b)	I, III, VI
457.085 (2)(c)	I, VIII
457.085 (2)(d)	IV
457.085 (2)(e)	II
457.085 (2)(f)	V
457.085 (2)(g)	V
457.085 (2)(h)	VII