

A BILL FOR AN ORDINANCE MAKING CERTAIN )  
DETERMINATIONS AND FINDINGS RELATING )  
TO AND APPROVING THE LEBANON )  
DOWNTOWN URBAN RENEWAL PLAN AND )  
DIRECTING THAT NOTICE OF APPROVAL BE )  
PUBLISHED )

ORDINANCE BILL NO. 2018-14

ORDINANCE NO. 2921

**WHEREAS**, the Lebanon Urban Renewal Agency (“Agency”), as the duly authorized and acting urban renewal agency of the City of Lebanon, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

**WHEREAS**, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Lebanon Downtown Urban Renewal Plan attached hereto as Exhibit A (the “Plan”). The Plan authorizes certain urban renewal activities within the Lebanon Downtown Urban Renewal Area (the “Area”); and

**WHEREAS**, the Agency has caused the preparation of a certain Urban Renewal Report dated November 14, 2018 attached hereto as Exhibit B (the “Report”) to accompany the Plan as required under ORS 457.085(3); and

**WHEREAS**, the Agency forwarded the Plan and Report to the Lebanon Planning Commission (the “Commission”) for review and recommendation. The Commission considered the Plan and Report on October 17, 2018 and adopted a finding that the Plan conformed with the Lebanon Comprehensive Plan; and

**WHEREAS**, the Plan and the Report were forwarded on October 4, 2018 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

**WHEREAS**, on November 6, 2018 the City met with representatives of Linn County to review the Plan, including proposed maximum indebtedness for the Plan; and

**WHEREAS**, the City Council has not received any written recommendation from the governing bodies of the affected taxing districts; and

**After Recording Return to:**  
City Clerk’s Office  
City of Lebanon  
925 S. Main Street  
Lebanon, OR 97355

RECEIVED

DEC 21 2018

LINN COUNTY, OREGON	2018-21891
ORD-ORD	
Cat=1 Str=44 COUNTER	12/18/2018 12:05:38 PM
\$330.00 \$11.00 \$60.00 \$19.00 \$10.00	\$430.00
	
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I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	
	

**WHEREAS**, on October 24, the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to property owners within City's incorporated limits through the City water bills; and

**WHEREAS**, on November 14, 2018 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Lebanon Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

**WHEREAS**, The City Council found that the Plan conforms with all applicable legal requirements; and

**WHEREAS**, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

**NOW, THEREFORE, THE LEBANON CITY COUNCIL HEREBY ORDAINS THAT:**

**Section 1.** The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Lebanon Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the Lebanon Downtown Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;
4. The Plan conforms to the Lebanon Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in Section XI of the Plan and in the Lebanon Planning Commission Recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. No acquisition of property is anticipated as a result of the Plan. If property is acquired for right of way improvements, it will be added to the Plan as property to be acquired;
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived

from a division of taxes pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Sections III, IV, V, VI of the Report;

8. The City shall assume and complete any activities prescribed it by the Plan; and,
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

**Section 2.** Lebanon Downtown Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Lebanon Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

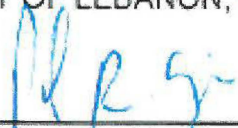
**Section 3.** The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

**Section 4.** The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Linn County, Oregon.

**Section 5.** The City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the Albany Democrat-Herald no later than four days following adoption of this Ordinance.

Passed by the Lebanon City Council and executed by the Mayor on this 14<sup>th</sup> day of November, 2018 by a vote of 4 yeas and 0 nays.

CITY OF LEBANON, OREGON

  
\_\_\_\_\_  
Paul R. Aziz, Mayor   
Bob Elliott, Council President

ATTESTED BY:

  
\_\_\_\_\_  
Linda Kaser, City Clerk

Attachments:

- Exhibit A – Lebanon Downtown Urban Renewal Plan
- Exhibit B – Report on the Lebanon Downtown Urban Renewal Plan
- Exhibit C – Lebanon Planning Commission Order of Recommendation

# Lebanon Downtown Urban Renewal Plan

Adopted by the City of Lebanon

November 14, 2018

Ordinance No. 2018-14 Number 2921

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.



## LIST OF PARTICIPANTS

### **Mayor**

Paul Aziz

### **City Council**

Robert Furlow           Ward 1

Wayne Rieskamp       Ward 1

Floyed Fisher           Ward 2

Rebecca Grizzle       Ward 2

Jason Bolen             Ward 3

Bob Elliott             Ward 3

### **Planning Commission**

Don Robertson         Chair

Jeremy Salvage         Vice Chair

John Brown

Brian Daniels

David McClain

Todd Prenoveau

Samuel Brackeen       (alternate)

Joshua Galka           (alternate)

### **City Manager**

Gary B. Marks

### **Community Development Director**

Walt Wendolowski

### **IT/GIS Systems Coordinator**

Casey McMillin

### **Administrative Assistant to the City Manager/Communications Coordinator**

Leigh Matthews Bock

### **Consulting Team**

#### **Elaine Howard Consulting, LLC**

Elaine Howard

Scott Vanden Bos

#### **Tiberius Solutions, LLC**

Nick Popenuk

Ali Danko

Rob Wyman

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## **I. DEFINITIONS**

“Agency” means the Lebanon Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Lebanon Downtown Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Linn County Board of Commissioners.

“City” means the City of Lebanon, Oregon.

“City Council” or “Council” means the Lebanon City Council.

“Comprehensive Plan” means the City of Lebanon comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Linn County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Lebanon Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).



## II. INTRODUCTION

The Lebanon Downtown Urban Renewal Plan (Plan) was developed for the Lebanon City Council (City Council). The Plan also includes input from the community received at a meeting with the Downtown Association and public meetings and hearings before the Planning Commission, City Council, and Linn County Board of Commissioners. Pursuant to the Lebanon City Charter, this Plan will go into effect when it has been adopted by City Council.

### A. Plan Overview

The Plan Area, shown in Figure 1, consists of approximately 51.3 total acres: 36.94 acres of land in tax lots and 14.36 acres of public rights-of-way. It represents the downtown core area. It is anticipated that the Plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is \$3,600,000 (three million six hundred thousand dollars).

City officials met with downtown stakeholders on September 6, 2018 where the Downtown Urban Renewal Area boundary was discussed and projects to identify in the urban renewal plan were reviewed. There was strong support for the development of an urban renewal area to support the downtown.

The City of Lebanon adopted the *Lebanon 2040 Vision and Community Strategic Action Plan* in 2016. This plan was developed with over two years of extensive public input. The Vision is supported by seven Focus Areas with strategies for each area. The Vision represents “*citizens’ overarching description of the community they aspire by 2040.*” The Downtown was one of the focus areas establishing that the downtown is the “*Heart of the Community: Downtown is the recognized center of Lebanon where people gather to celebrate and connect.*” Other focus areas support the concentration of efforts to support the downtown community, including the Healthy Community and Arts and Culture focus areas. The strategies in the “Downtown” focus area call for the creation of an urban renewal plan to provide a funding source for the improvements listed in the *Lebanon 2040 Vision and Community Strategic Action Plan*.

Goals and objectives for this Plan are intended to guide TIF investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend funds generated by TIF. The Plan is to be administered by the city’s Urban Renewal Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date. The preparation of the Lebanon Downtown Urban Renewal Plan follows the success of other urban renewal plans in Lebanon. The downtown stakeholders have requested the ability to fund improvements to the downtown to enhance it as the gathering spot for Lebanon residents, providing them with the ability to meet their retail needs within the city.

## **B. Urban Renewal Overview**

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established— are used to pay for the projects directly, or, repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The Lebanon Downtown Urban Renewal Area meets the definition of blight due to its infrastructure deficiencies and underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

1. A description of the physical, social, and economic conditions in the area;
2. Expected impact of the Plan, including fiscal impact in light of increased services;
3. Reasons for selection of the Plan Area;
4. The relationship between each project to be undertaken and the existing conditions;
5. The estimated total cost of each project and the source of funds to pay such costs;
6. The estimated completion date of each project;
7. The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
8. A financial analysis of the Plan;
9. A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
10. A relocation report.

### **III. MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$3,600,000 (Three Million Six Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

#### **IV. PLAN GOALS AND OBJECTIVES**

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

##### **Goal 1: ECONOMY**

Assist in providing improvements that will enhance the Area and thereby encourage continued health of existing businesses and encourage new businesses to locate in the Area.

Objectives:

1. Add streetscape and wayfinding to the Area.
2. Improve streets in the Area.
3. Improve Ralston Park.

##### **Goal 2: DOWNTOWN IMPROVEMENTS**

Assist in improving the streetscape in the downtown to encourage patronage of the downtown businesses and support for improvements that will reinforce the downtown as the heart of community.

Objectives:

1. Provide street furniture.
2. Provide bike racks.
3. Provide wayfinding signage.
4. Construct Americans with Disabilities (ADA) ramps.
5. Use a design consultant to facilitate an overall design aesthetic for these improvements.

##### **Goal 3: PARKS IMPROVEMENTS**

Provide parks improvements to enhance the downtown community.

Objectives:

1. Construct improvements in Ralston Park.

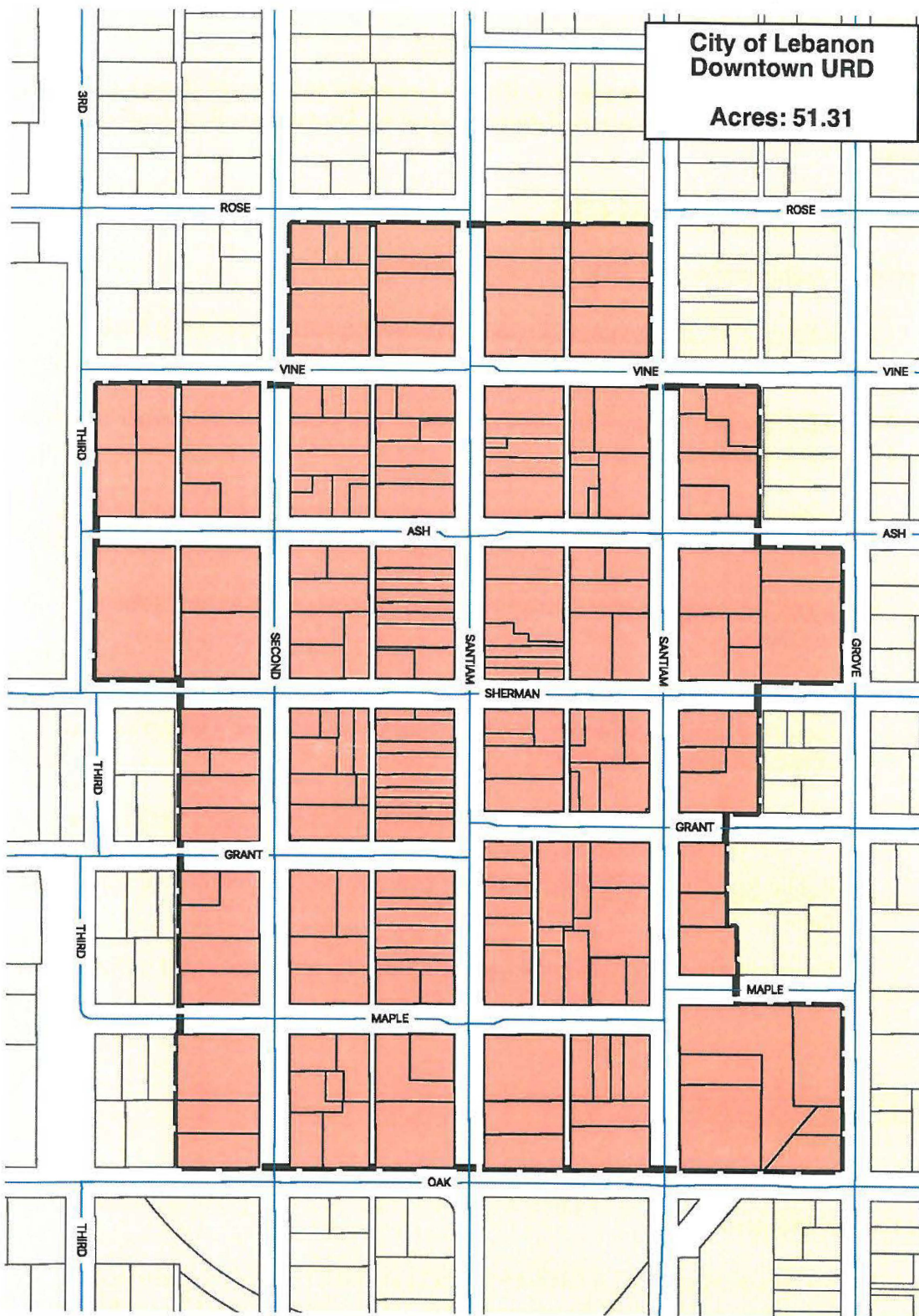
##### **Goal 4: TRANSPORTATION IMPROVEMENTS**

Improve the transportation network in the Area to enhance ease of mobility in the Area..

Objectives:

1. Reconstruct streets in the Area.

Figure 1 – Lebanon Downtown Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

## V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the Area fall into the following categories:

**Streetscape, Ralston Park Improvements, Design Consultation, Street Reconstruction, Administration, Building Restoration, Public Restroom, Downtown Residential Development**

## VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

- a) Ralston Park Improvements - Develop and implement a Ralston Park Improvement Plan.
- b) ADA Corner Ramps – Increase accessibility by constructing corner ramps to ADA standards.
- c) Streetscape - Install streetscape improvements including but not limited to furniture, bike racks, wayfinding signage, and other visual improvements.
- d) Street Reconstruction - Reconstruction of streets in the Area to urban standards.
- e) Design Consultation - Design consultation for projects authorized in the Plan including design standards for the downtown to promote a consistent and attractive design in the Area.
- f) Building Restoration - Assist in funding building restorations in the Area.
- g) Public Restroom - Construct a public restroom in the commercial core of the Area.
- h) Downtown Residential Development - Develop and implement a Downtown Residential Incentive Plan.

## VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

### 1. **Substantial Amendments**

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 Agency, 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.

Substantial Amendments are amendments that:<sup>1</sup>

1. Add 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
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

**C. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

**D. Amendments to the Lebanon Comprehensive Plan and/or Lebanon Zoning Code.**

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

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<sup>1</sup> Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

## **VIII. PROPERTY ACQUISITION AND DISPOSITION**

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

- **Property acquisition for public improvements**

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

### **E. Property acquisition from willing sellers**

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

### **F. Land disposition**

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.



## **IX. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified.

## **X. TAX INCREMENT FINANCING OF PLAN**

Tax increment financing consists of using annual tax increment revenues to pay for the projects directly, or, make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

### **a) General description of the proposed financing methods**

The Plan will be financed using a combination of revenue sources. These include:

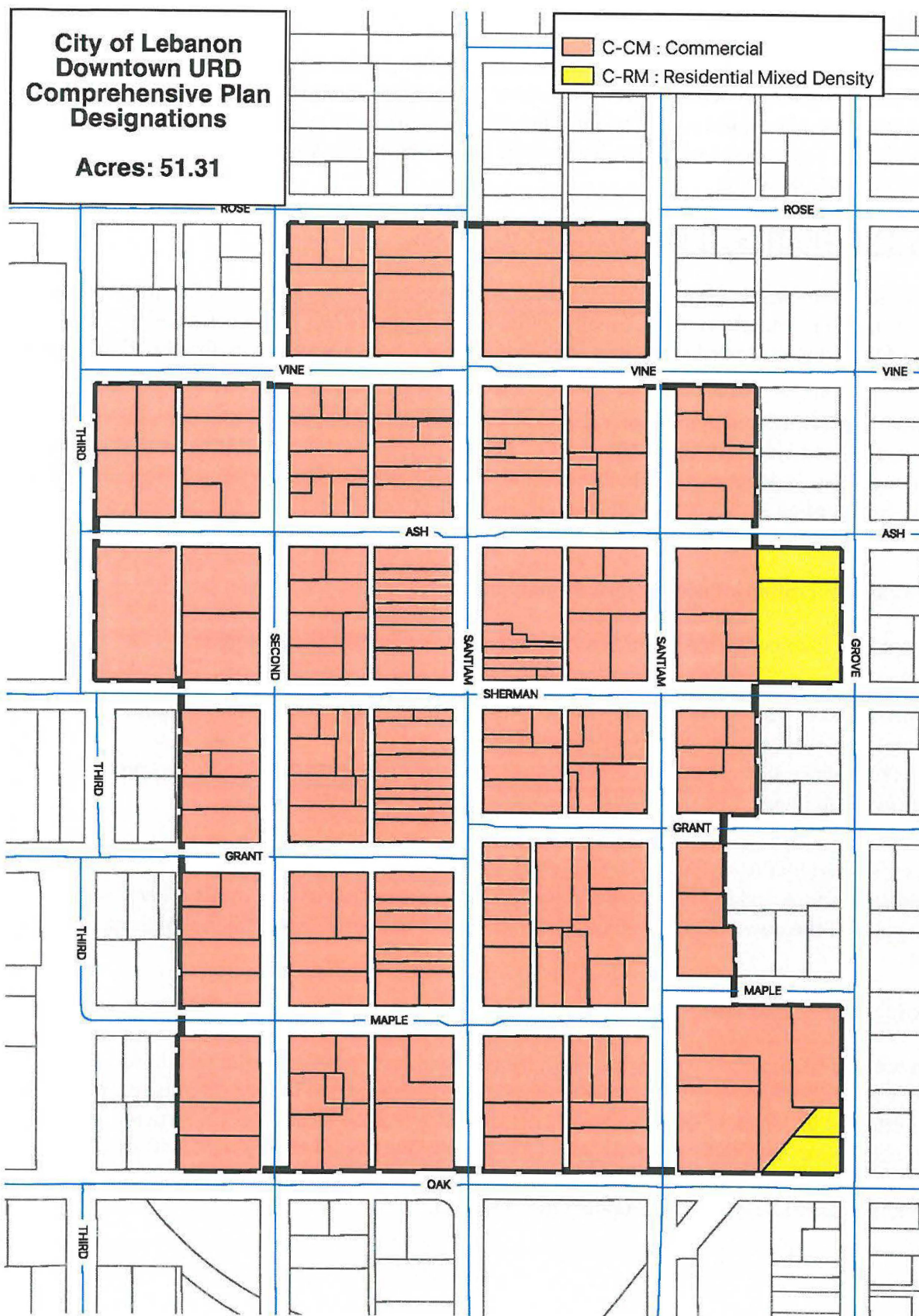
- a) Tax increment revenues;
- b) Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- c) Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- d) Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

### **G. Tax increment financing**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the 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. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

Figure 2 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

## **XI. RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the *Lebanon Comprehensive Plan*, *Development Code*, and *Lebanon 2040 Vision*. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. This analysis covers the most relevant sections but may not cover every section of the Comprehensive Plan that relates to the Plan. As these documents are updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a substantial amendment is completed in the future, this section of the Plan should be updated at that point.

**The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.**

*Lebanon Comprehensive Plan* designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the *Development Code*.

- **Lebanon Comprehensive Plan**

**The numbering of the policies within this section reflects the numbering that occurs in the original document.**

*The applicable goals and policies are:*

### ***Chapter 3 – Urbanization Goals and Policies***

*The overall Urbanization Goals of the City include:*

*G-2: Promoting and implementing development policies that encourage the orderly and efficient development within the community.*

*The City Shall:*

*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.*

Finding:

The Plan conforms with the Urbanization goals because the development of an urban renewal plan for the Area will provide funding for community enhancement projects.

#### **Chapter 4 – Land use Goals and Policies**

*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.*

Finding:

The Plan conforms to the Land Use Goals as providing funding to assist with promoting downtown development helps support orderly development and conservation of lands for urban uses.

#### **Chapter 5 – Economy Goals and Policies**

*The City's Economic Goals include the following:*

*G-1 Providing employment opportunities for its citizens.*

*G-2: Providing a viable tax base for the community in order to pay for essential community services.*

*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-4: Providing the opportunity for a full range of commercial, cultural, recreational, educational, health services, and other professional services to meet the needs of the City's residents and visitors.*

*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-6: Seeking balanced, concurrent growth in the commercial, industrial and residential sectors that are within the carrying capacity of community resources.*

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

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

Finding:

The Plan conforms to the Economy Goals as providing a funding source to pursue projects within the downtown will help provide infill development, support the economic health of the downtown and support existing and new businesses. The health of these businesses will enable the Area to provide employment opportunities for Lebanon citizens. Projects within the Plan will improve the community appearance in the Area.

#### **Chapter 7 – Community Friendly Development Goals and Policies**

*The City's Community Friendly Development Goals include:*

*G-1: Encouraging development patterns that make efficient use of land and energy resources, provide a variety of housing choices, and create multiple transportation options.*

*G-2: Supporting infill development and other development options on large or underutilized residential or commercial lots guided by clear and objective neighborhood compatibility standards.*

*G-3: Encouraging policies and ordinances that lead to well-designed, aesthetically pleasing neighborhoods that foster a sense of community and personal interaction.*

*G-5: Developing streets whose purpose is not solely to move automobiles safely and efficiently, but also to create pedestrian and bicycle friendly environment.*

*G-6: Developing sidewalks, crosswalks, and multi-use paths that not only meet ADA standards, but also enhance a pedestrian and bicycle friendly environment throughout the community*

*G-8: Promoting denser development in select locations in order to realize potential savings on infrastructure provision and maintenance.*

*G-10: Allowing appropriately scale neighborhood commercial centers, subject to provisions of the Zoning Ordinance, and residential zones in order to: (1) provide ease of access to basic daily household needs, to eliminate unnecessary automobile trips, and to provide convenience centers for neighborhood social interaction; and, (2) within the Mixed Density Residential Zones in order to allow for commercial activity closer to the source of the customers and to allow the pedestrian access to retail services.*

*G-12: Encouraging retail commercial and residential development and restoration activities within the downtown central business commercial district in order to create a more vital neighborhood atmosphere and to enhance the historic and economic value of the downtown area.*

**Finding:**

The Plan conforms to the Community Friendly Goals as providing a funding source to pursue projects within the downtown will help provide infill development, support the economic health of the downtown and support existing and new businesses. The health of these businesses will enable the Area to provide employment opportunities for Lebanon citizens. Projects within the Plan will improve the community appearance in the Area.

**Chapter 8 – Transportation Goals and Policies**

*The City's Transportation Related Goals include the following:*

*G-1: Developing and maintaining a well-planned, comprehensive transportation system that balances the needs of future land development with the system that serves all users.*

*G-3: Promoting connectivity and efficient multi-modal access within and between developments and neighborhoods.*

**Finding:**

The Plan conforms to the Transportation Goals as there are projects identified in the Plan that will help develop a comprehensive transportation system in the Area and promote connectivity and efficient multi-modal access in the Area.

**Chapter 9 – Public Facilities Goals and Policies**

*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.*

Finding:

The Plan conforms to the Public Facilities Goals as there are projects identified in the Plan that will help develop a comprehensive transportation system in the Area for both existing and planned land uses.

## H. Development Code

The land uses in the Area will conform to the zoning designations in the *City of Lebanon Municipal Code*, including maximum densities and building requirements, and are incorporated by reference herein. Central Business District and Residential High Density zoning districts are present in the Area.

The land uses in the Area will conform to the zoning designations in the City of Lebanon Development Code, including maximum densities and building requirements, and the requirements in the Land Development Code are incorporated by reference herein.

The development is expected to conform to the zoning requirements. As the Development Code is updated, this document will be updated by reference. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

### 1. A. Central Business and Highway Commercial Zones

#### *Purpose*

*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).*

*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.*

## 2. Residential High Density

### *Purpose*

*The Residential Zones are intended to promote the livability, stability and improvement of the City's neighborhoods.*

*The Residential High Density Zone (Z-RH) is intended to primarily provide areas suitable and desirable for multi-family dwellings at higher densities, with provisions for associated public service uses, in close proximity to the downtown area of the City.*

*This chapter provides standards for land use and development in each of the three (residential) Zones, based on the following principles:*

- 1. Promote the orderly expansion and improvement of neighborhoods.*
- 2. Make efficient use of land and public services and implement the Comprehensive Plan.*
- 3. Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing.*
- 4. Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility.*
- 5. Provide for compatible building and site design at an appropriate neighborhood scale.*
- 6. Provide standards that are in character with the landforms and architecture existing in the community.*
- 7. Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services.*
- 8. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling.*
- 9. Provide direct and convenient access to schools, parks and neighborhood services.*

## I. Lebanon 2040 Vision Plan

*The Lebanon 2040 Vision (Vision) and the Lebanon Community Strategic Action Plan (Strategic Action Plan) constitute the community's aspirations for what Lebanon should look and feel like by the year 2040, and a plan for how to get there. The Vision and the Strategic Action Plan were developed over nearly two years with extensive public input to ensure the community's values and priorities provided the foundation for the future physical, economic, and social attributes that will define the community. The Vision and the Strategic Action Plan serve as two constituent parts of a comprehensive process of public engagement. First, the Vision represents the citizens' overarching description of the community they aspire to attain by 2040. The first element of the Vision, the Vision Statement, expresses this aspiration succinctly: The Vision is supported by seven focus areas that expand the Vision Statement concept, elaborating on the specific elements that comprise the community's ambitions for the future. Each focus area provides a brief narrative description of a topic (e.g., education, jobs, arts, etc.) that supports and delineates the intent of the Vision Statement. Second, the Strategic Action Plan charts a course for implementing the Vision over the next five years. It identifies 17 strategies that provide direction for accomplishing the Vision and offers guidance for community leaders helping to achieve its realization. Each strategy includes one or more actions to help move it forward. Each action provides a tangible project, program, or activity to implement the strategy it supports. The Strategic Action Plan was developed as a direct outgrowth of the Vision, allowing each part of the plan to be traced back to the Vision Statement, ensuring fidelity and maintaining the integrity of the Vision as originally conceived.*

*Vision Statement: Lebanon is a friendly and thriving community.*

*Focus Areas:*

### *DOWNTOWN*

*Heart of the Community: Downtown is the recognized center of Lebanon where people gather to celebrate and connect.*

*Historic Preservation: Lebanon preserves its rich past through renovation and preservation of its historic downtown buildings.*

*Strategy 4 – Revitalize downtown through consistent and attractive design and upkeep.*

*Action Item 4.1 Develop a Downtown Public Streetscape and Utility Infrastructure Plan.*

*Action Item 4.2 Develop downtown design and standards consistent and protective of Lebanon's historic architectural themes.*

*Action Item 4.3 Implement a Downtown Accessibility Improvement Plan.*

*Action Item 4.4 Create a Downtown/Commercial Strip (Highway 20) Urban Renewal District and/or Local Improvement District.*

*Action Item 4.5 Maintain the historic nature of downtown through preservation, education, awareness, and policies such as a Downtown Building Restoration Program to incentivize structural and decorative building improvements in context with Lebanon's historic style.*

*Strategy 5 – Foster an environment that supports existing businesses and attracts new complementary enterprises.*

*Action Item 5.4 Develop and implement a Downtown Residential Incentive Plan.*

*Action Item 5.5 Develop and implement a Ralston Park Improvement Plan.*



*Strategy 16 – Promote information sharing and civic engagement through a combination of traditional and new information access points.*

*Action Item 16.3 Create a community information kiosk.*

#### *HEALTHY COMMUNITY*

*Lifestyles: Healthy choices and recreation opportunities in Lebanon enable healthy and active citizens.*

*Healthcare: Comprehensive health and wellness services support community vitality.*

#### *ARTS & CULTURE*

*Events: Lebanon supports a diversity of events that connect residents to each other and welcomes people to the community.*

*Arts: Lebanon nurtures creativity across all forms of art.*

#### *Finding:*

The Plan conforms to the *Lebanon 2040 Vision and Community Strategic Action Plan* as there are projects in the Plan that implement action items in the *Lebanon 2040 Vision and Community Strategic Action Plan* including fostering an environment to support existing businesses and attracting complementary businesses, streetscape including furniture, bike racks, wayfinding, ADA ramps, park improvements, design assistance, transportation network improvements, building restoration, public restrooms and creation of downtown housing.

## **XII. APPENDIX A: LEGAL DESCRIPTION**

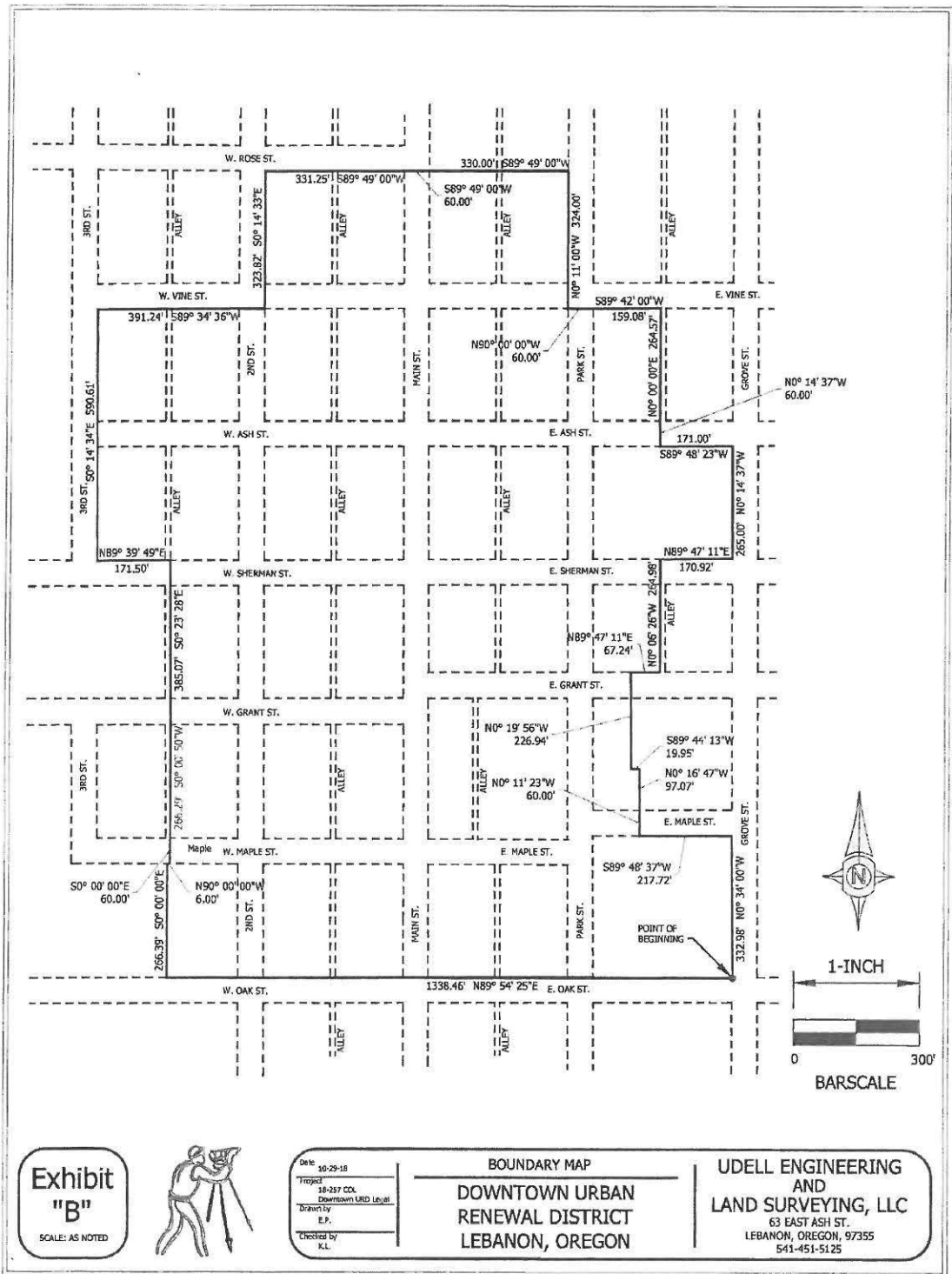
An area of land within the City of Lebanon located in Sections 10 and 11 of Township 12 South, Range 2 West of the Willamette Meridian more particularly described as follows:

Beginning at a point of intersection of the north right of way line of East Oak Street and the west right of way line of Grove Street, said point being West 60 feet from the southwest corner of Lot 6, Block 5 of the J.M. Ralston, Third Addition to Lebanon Oregon; Thence, along said west right of way line of Grove Street North 0°34'00" West 332.98 feet to the south right of way line of East Maple Street; Thence, following said south right of way line of East Maple Street South 89°48'37" West 217.72 feet; Thence, North 0°11'23" West 60.00 feet to the southeast corner of that land described in Deed Reference Number 2006-21928 of Linn County Deed Records; Thence, following the east property boundary of said land described in Deed Reference Number 2006-21928 of Linn County Deed Records North 0°16'47" West 97.07 feet to the northeast corner of said property; Thence, following the north property boundary of said land described in Deed Reference Number 2006-21928 of Linn County Deed Records South 89°44'13" West 19.95 feet to the southeast corner of that land described in Deed Reference Number MF1756-0229 of Linn County Deed Records; Thence, following the east property boundary of said land described in Deed Reference Number MF1756-0229 of Linn County Deed Records North 0°19'56" West 226.94 feet to the north right of way line of East Grant Street; Thence, North 89°47'11" East 67.24 feet to the southeast corner of Lot 6 Block 21 of the Plan of J.M. Ralston's Addition to Lebanon Oregon; Thence, following the west right of way line of the alley in said Block 21 of the Plan of J.M. Ralston's Addition to Lebanon Oregon North 0°06'26" West 264.98 feet to the north right of way line of East Sherman Street; Thence, following said north right of way line of East Sherman Street North 89° 47' 11" East 170.92 feet to the west right of way line of Grove Street; Thence, following said west right of way line of Grove Street North 0°14'37" West 265.00 feet to the south right of way line of East Ash Street; Thence, following said south right of way line of East Ash Street South 89°48'23" West 171.00 feet to the northeast corner of Lot 5 Block 22 of the Plan of J.M. Ralston's Addition to Lebanon Oregon; Thence, North 0°14'37" West 60 feet to the west right of way line of the alley in Block 23 of the Plan of J.M. Ralston's Addition to Lebanon Oregon; Thence, following the west right of way line of the alley in Block 23 of the Plan of J.M. Ralston's Addition to Lebanon Oregon and continuing along the west right of way line of the alley in Block 3 of the Plan of Cowan Addition to Lebanon North 264.57 feet to the south right of way line of East Vine Street; Thence, following said south right of way line of East Vine Street South 89°42'00" West 159.08 feet to the east right of way line of Park Street; Thence, West 60 feet to a point of intersection of the south right of way line of East Vine Street and the west right of way line of Park Street; Thence, following the west right of way line of Park Street North 0°11'00" West 324.00 feet to the southeast corner of that land described in Deed Reference Number 2018-10474 of Linn County Deed Records; Thence, along the south boundary of said land described in Deed Reference Number 2018-10474 of Linn County Deed Records and continuing along the south boundary of that land described in Deed Reference Number MF0728-029 of Linn County Deed Records South 89°49'00" West 330.00 feet to the east right of way line of Main Street; Thence, South 89° 49'00" West 60.00 feet to a point of intersection of the south right of way line of West Rose Street and the west right of way line of Main Street; Thence, along said south right of way line of West Rose Street South 89°49'00" West 331.25 feet to a point of intersection of the south right of way line of West Rose Street and the east right of way line of 2nd Street; Thence, along the east right of way line of 2<sup>nd</sup> Street South 0°14'33" East 323.82 feet to a point of intersection of the south right of way line of West Vine Street and the east right of way line of 2nd Street; Thence, along the south right of way line of West Vine Street South 89°34'36" West 391.24 feet to a point of intersection of the south right of way line of West Vine Street and the east right of way line of 3rd Street; Thence, along said east right of way line of 3<sup>rd</sup> Street South 0°14'34" East 590.61 feet more or less to a point of intersection of the north right of way line of West Sherman Street and the east right of way line of 3rd Street; Thence, along said north right of way line of West Sherman Street North 89°39'49" East 171.50 feet to a point of intersection of the north right of way line of West Sherman Street and the east right of way line of the alley which is the southwest corner of that land described in Deed Reference Number MF1195-0606 Linn County Deed Records; Thence, South 0°23'28" East to and continuing along the east right of way line of the alley in Block 8 of the Plan of Lebanon 385.07 feet to a point of intersection of the south right of way line of West Grant Street and the east right of way line of the alley in Block 9 of the Plan of Lebanon; Thence, continuing along said east right of way line of the alley in Block 9 of the Plan of Lebanon South 0°00'50" West 266.29 feet to the north right of way line of West Maple Street; Thence, South 60.00 feet to the south right of way line of West Maple Street; Thence, West along said south right of way line of West Maple Street 6.00 feet to the northwest corner of that land described in Deed Reference Number 2018-6878 of Linn County Deed Records; Thence, South along the west boundary line of said land described in Deed Reference Number 2018-6878 of Linn County Deed Records and continuing along the west boundary line of that land described in Deed Reference Number MF0644-478 of Linn County Deed Records 266.39 feet to the north right of way line of West Oak Street; thence, North 89°54'25" East along said north right of way line of West Oak Street and continuing along the north right of way line of East Oak Street 1338.46 feet more or less back to the point of beginning, containing 51.31 acres.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Eddie J. Patton*  
**OREGON  
JULY 11, 2000  
EDDIE J. PATTON  
46905**

RENEWAL DATE: 12/31/18



**Exhibit**  
**"B"**  
SCALE: AS NOTED



Date: 10-29-18  
Project: 18-287 CDL, Downtown LAND Legal  
Drawn by: E.P.  
Checked by: K.L.

**BOUNDARY MAP**  
**DOWNTOWN URBAN RENEWAL DISTRICT**  
**LEBANON, OREGON**

**UELLE ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125