



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

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First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

August 22, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Lebanon Plan Amendment
DLCD File Number 002-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: September 6, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Marguerite Nabeta, DLCD Regional Representative
Douglas S. Parker, City of Lebanon

<paa> ya/



FORM 2 Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF
AUG 17 2006
**LAND CONSERVATION
AND DEVELOPMENT**
For DLCD Use Only

Jurisdiction: City of Lebanon Local file number: CPMA-06-02
Date of Adoption: 8/9/2006 Date Mailed: 8/15/2006
Date original Notice of Proposed Amendment was mailed to DLCD: 5/8/2006

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The subject property is a 1.27 acre parcel inside the City's UGB contiguous with the current City Limits. Land to the west/south is designated industrial, and Mixed Use to the east/southeast. The Lowe's Distribution Center is directly to the west/northwest. The proposed change in the Comp Plan Map designation would allow a transitional buffer between industrial development and the Residential and Mixed-Use development north and east.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

NA

Plan Map Changed from: Residential Mixed Density to: Industrial

Zone Map Changed from: _____ to: _____

Location: T12S-R2W-Section 3C, Tax Lot 200 Acres Involved: 1.27 acres

Specify Density: Previous: Residential New: Industrial

Applicable Statewide Planning Goals: 1, 2, 5, 9, 10, 11, 12

Was an Exception Adopted? YES NO

DLCD File No.: 002-06(15219)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

DLCD, ODOT, OECDD, Housing & Human Services

Local Contact: **Douglas S. Parker** Phone: **(541) 258-4252** Extension: _____

Address: **853 Main Street** City: **Lebanon**

Zip Code + 4: **97355-3221** Email Address: **dparker@ci.lebanon.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.



City of Lebanon

Community Development Department Planning Division

August 15, 2006

DEPT OF

AUG 17 2006

Mr. Larry French
Plan Amendment Specialist
Department of Land Conservation & Development
635 Capitol Street NE STE 150
Salem, OR 97301-2540

LAND CONSERVATION
AND DEVELOPMENT

Re: Notice of Adoption (Form 2) – Amending the City of Lebanon's Comprehensive Plan Map Designation on an 1.27 acre parcel (T12S-R2W-Section 3C, Tax Lot 200) from Residential Mixed Density (C-RM) to Industrial (C-IND)

Dear Mr. French:

Please find enclosed the City of Lebanon's Notice of Adoption (Form 2) changing the Comprehensive Plan Designation on the above noted property and a packet of supporting documentation.

Brief Overview: The subject property is a 1.27 acre parcel inside the City's UGB and contiguous with the current City Limits, on the corner of Hansard Avenue and Reeves Parkway. It is "sandwiched" between large aggregates of land designated Industrial to the west, northwest and south, and Mixed Use to the east and southeast. The Lowe's Regional Distribution Center is directly to the west/northwest. The change in the Comprehensive Plan Map designation on the subject property allows development that provides an appropriate transitional buffer between industrial development and the Residential and Mixed-Use development north and east respectively. City staff had concluded that this "sliver" of residential property between very large blocks of industrial and Mixed-Use lands would be much more appropriately designated as Industrial.

Specifically this packet contains an original and two copies each of the following (Maps are on 8.5" x 11" paper):

1. Notice of Adoption -- Form 2 (on green paper);
2. City of Lebanon Comprehensive Plan Map showing the amended area;
3. City-adopted Ordinance Amending the Comprehensive Plan Map, dated August 9, 2006.

Sincerely,


Douglas S. Parker
Community Development Manager

cc: Marguerite Nabeta, DLCD Field Rep
Blossom Management, Applicant

853 Main Street
Lebanon, OR 97355

website
www.ci.lebanon.or.us

Phone: 541-258-4906
Fax: 541-258-4955

A BILL FOR AN ORDINANCE AMENDING)
THE MAP OF THE COMPREHENSIVE PLAN) ORDINANCE BILL NO. 26
FOR THE CITY OF LEBANON) for 2006
) ORDINANCE NO. 2717

WHEREAS, the Planning Commission for the City of Lebanon conducted a hearing and made findings recommending an amendment to the Comprehensive Plan Map for the City of Lebanon on June 27, 2006; and

WHEREAS, the City Council, pursuant to the provisions of the Lebanon Municipal Code, after appropriate notice given, has conducted a hearing to take testimony, hear arguments and to consider all of the evidence concerning such proposed map amendment, such hearing being conducted on August 9, 2006; and

WHEREAS, the City Council has considered all relevant evidence and deliberated.

NOW, THEREFORE, the City of Lebanon ordains as follows:

Section 1. In addition to the findings referred to above, the City Council does hereby adopt and find those matters contained in Exhibit "B" which is incorporated herein by this reference as if fully set forth at this point.

Section 2. Based upon the findings adopted herein, the Lebanon Comprehensive Plan Map is hereby amended as specified in Exhibit "A", which is incorporated herein by this reference as if fully set forth at this point.

Section 3. Said Exhibit "A" shall be attached to and become a part of the Lebanon Comprehensive Plan, and shall be incorporated into the Plan during its next review.

Section 4. Exhibit "A" shall be forwarded to Linn County, Oregon, to the Oregon Land Conservation and Development Commission and any other entities as required by law for their review.

Passed by the Lebanon City Council by a vote of 5 for and 0
against and approved by the Mayor this 9th day of August, 2006.

ATTEST:

Linda Kaser
Linda Kaser, City Clerk / Co-City Recorder

Kenneth I. Toombs
Kenneth I. Toombs, Mayor
I certify that I have compared the foregoing copy with the original of record in our office and this is a true and exact copy.
Linda Kaser
City Recorder for the City of Lebanon

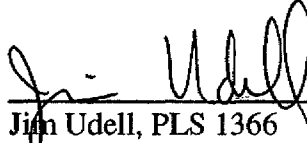
**Blossom Management
Annexation Legal Description**

A portion of land located in the Southwest 1/4 of Section 3, Township 12 South, Range 2 West of the Willamette Meridian, Linn County, Oregon more particularly described as;

Beginning at a point on the North right-of-way of Reeves Parkway, said point marking the Southeast corner of the land described in Linn County deed reference Microfilm Volume 1148, Page 112, said point also being North 89°48'37" East 1572.41 feet, and North 89°52'18" East 2600.15 feet from the Southwest corner of the William Gore DLC No. 38; thence South 89°52'18" West, along said right-of-way, 118.27 feet to a 5/8" iron rod; thence, leaving said right-of-way, North 00°39'13" West 468.82 feet to a 5/8" iron rod; thence North 89°51'21" East 118.27 feet to a 3/4" iron pipe; South 00°39'13" East 468.86 feet to the point of beginning.

Bearings and distances are based on Linn County Survey No. 23225.

I, Jim Udell, being a Registered Land Surveyor in the State of Oregon, certify this legal description closes per recognized tolerances in the surveying profession and per ORS.



Jim Udell, PLS 1366

EXHIBIT A
Page 1 **of** 2

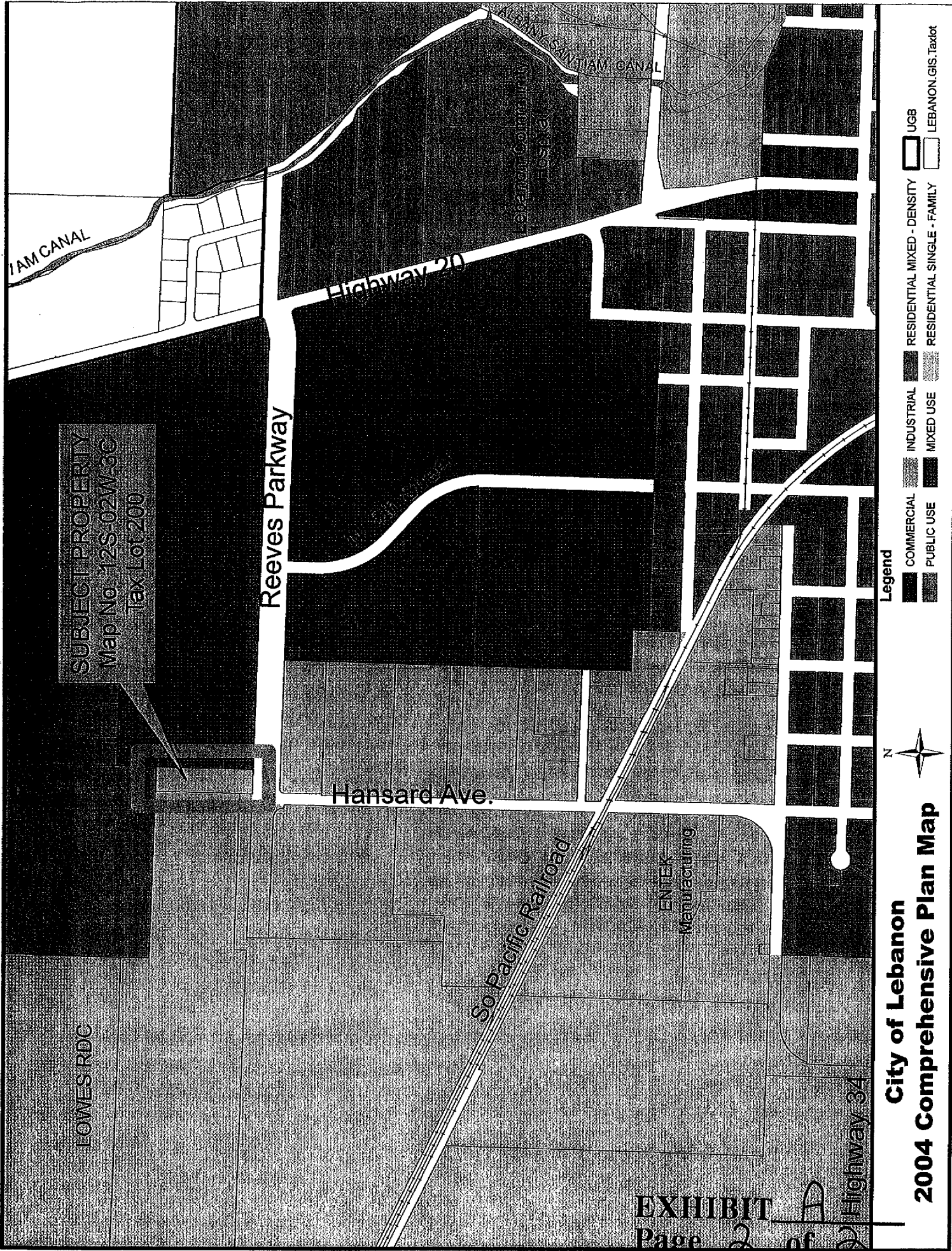


EXHIBIT "B"

FINDINGS FOR
BLOSSOM MANAGEMENT COMPREHENSIVE PLAN MAP AMENDMENT
CPMA-06-02

PROPOSED FINDINGS -- that address Basic Relevant Criteria

Criteria Set 1

LCP Chapter 10: Plan Implementation, Coordination, and Amendment

LCP 10.6.0 Comprehensive Plan and Map Amendment Policies

Policy 1. The City Council may amend the Comprehensive Plan and/or Map after referral to the Planning Commission public hearing, for action, review, revisions, and recommendations.

Policy 2. Changes to the Plan and/or Map shall be made by ordinance after public hearings as prescribed by state law and local ordinances.

Policy 3. Changes in the Plan and/or Map shall be incorporated directly into the document at the appropriate place. A list of all amendments with date of passage shall then become part of the document until the next comprehensive update of the entire Comprehensive Plan.

Finding # 1

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The applications for Comprehensive Plan Map and Zoning Map Amendments will be reviewed by the Planning Commission and City Council at public hearings. If approved, the changes will be made by ordinance adopted by the City Council. The adopted changes will be incorporated into the Comprehensive Plan Map. Planning Commission and Council review of the applications, Council approval and adoption by ordinance, and incorporation of any approved changes into the Comprehensive Plan Map complies with the requirements of LCP 10.6.0 Policies 1, 2 and 3.

Criteria Set 2

LCP Chapter 10, Policy 4: An amendment to the Comprehensive Plan and/or Map may be considered when one or more of the following conditions exist:

- a. Updated data demonstrates significantly different trends than previous data;**
- b. New data reflects new or previously undisclosed public needs;**
- c. New community attitudes represent a significant departure from previous attitudes as reflected by the Planning Commission or City Council;**
- d. Statutory changes significantly affect the applicability or appropriateness of existing plan policies.**

Finding # 2

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: Changing the use to industrial zoning at this time coincides well with current industrial development taking place in the immediate vicinity. Also, extension of roads and other infrastructure to the Lowe's site will provide services to this site that will make it ready for immediate development. The improvements needed by Lowe's will remove many of the roadblocks that would otherwise delay development of the proposed storage facility. The C-IND designation allows for an appropriate use on the subject property and will increase the likelihood that the subject property will be developed consistent with the neighboring sites. In addition, review by the City will insure that future

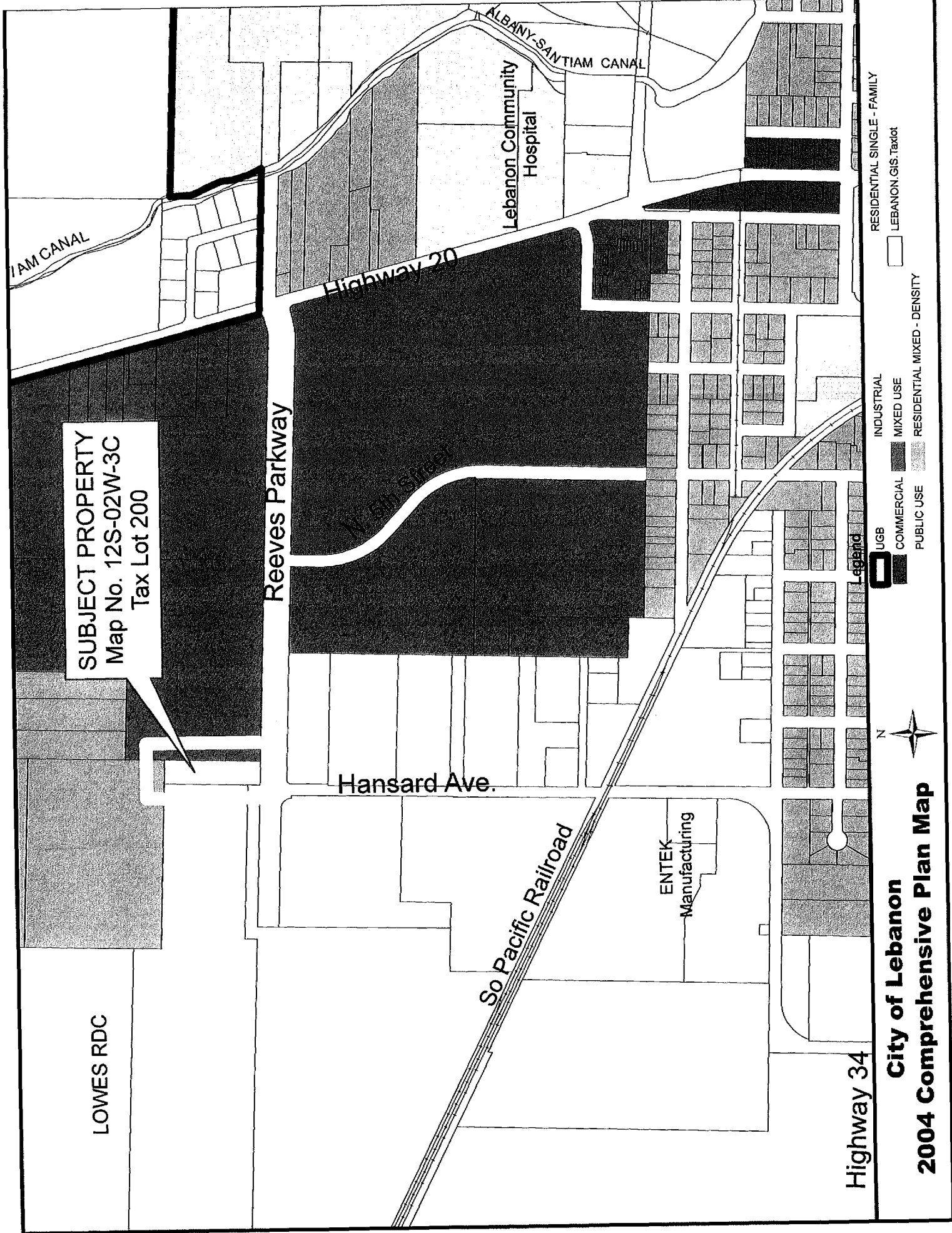


EXHIBIT "B"

development on the subject property is designed to be compatible with surrounding land uses and create a safe quiet environment. Residential development on the subject property would have been appropriate on the subject property prior to the arrival of Lowe's plans for their Distribution Center that will be 1,358,103 square feet directly west of the subject property. Additionally, the assurance that the nature of the area will continue to be industrial is established with a possible expansion of Lowe's Center to a 2,155,764 square foot building in the future. Because of such an impactful industrial use nearby, a self-storage facility will serve well as a transitional buffer to the other neighbors. Re-designating the subject property to C-IND will increase the likelihood that the subject property will develop in a manner that is consistent with other industrial uses. This will provide more alternatives for a development that can serve as a transitional buffer between the Lowe's Center and the other surrounding developments in the area. The opening of Lowes Distribution Center and the relatively rapid growth in population combine to create new conditions and information and significantly different trends in the area that justify consideration of a Comprehensive Plan Map Amendment for the property.

Criteria Set 3

LCP Chapter 10, Policy 5: Residents, property owners, their authorized agents, the Planning Commission, the City Council, or City staff may initiate a Comprehensive Plan amendment. In order to obtain a Comprehensive Plan and/or Map amendment, the applicants shall have the burden of proof that all of the following conditions exist:

- a. There is a need for the proposed change;**
- b. The identified need can best be served by granting the change requested;**
- c. The proposed change complies with the Statewide Planning Goals; and,**
- d. The proposed change is consistent with all other provisions of the City's Comprehensive Plan.**

LCP Chapter 10, Policy 5(a): There is a need for the proposed change.

Finding # 3

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: In 2003, the City completed an inventory of the amount of land needed and available within the urban growth boundary through the year 2025. The inventory was adopted into the City's Comprehensive Plan. The City projects a need for 356 acres of RM land for the 2003 to 2025 planning period. There were 1,479 gross buildable acres of RM land available in 2003. The City has an estimated surplus of about 1,123 acres of RM land for the next 20-years, more than four times the projected need, therefore, designating the site to Industrial zoning will not significantly affect the supply of residential /mixed use land. There is a large projected surplus of both RM and MU designated land within the UGB for the next 20 years. Redesignating the subject property to C-IND will not significantly impact the amount of available residential land.

Criteria Set 4

LCP Chapter 10, Policy 5(b): The identified need can best be served by granting the change requested.

Finding # 4

The proposed amendment complies with the above noted criteria given the following information from the applicant:

EXHIBIT "B"

Applicant's Response: Designating the property C-IND will create a suitable use for twenty (20) 1000 sf self-storage units. This type of development will provide storage that is typically in demand when there is a recent surge in mixed-housing development. Additionally, C-IND use is more appropriate for this property than residential given the impact of the surrounding neighborhood. The subject property is an appropriate size and is located in an area that will better serve the needs of the surrounding community and will not adversely impact the surrounding neighborhood. Therefore, the need for redesignating this land to C-IND is appropriate.

Criteria Set 5

LCP Chapter 10, Policy 5(c): The proposed change complies with the Statewide Planning Goals.

Finding # 5

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: Lebanon Comprehensive Plan and Zoning Ordinance are acknowledged as in compliance with the Statewide Planning Goals. Implementation of the applicable Plan policies and Code provisions assures consideration of applicable statewide planning goals as required by LCP 10.6.0 Policy 5(c). Compliance with the Comprehensive Plan and Development Code will be demonstrated in the process undertaken in the [REDACTED] applications. The following Statewide Planning Goals are relevant to the review of this application.

Goal 1 – Citizen Involvement. This goal calls for the “opportunity for citizens to be involved in all phases of the planning process.” The applications will be reviewed in accordance with the City’s Acknowledged procedures for compliance with Goal 1. These procedures include public notification, the opportunity to provide written and oral testimony before the decision-making authority at or prior to two public hearings and notification of the City’s decision and the procedures for appealing the decision. These procedures will be followed. Therefore, the applications comply with Statewide Planning Goal 1.

Goal 2 – Land Use Planning. Goal 2 mandates the establishment of “a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.” The land use program in place in the City of Lebanon, including the Comprehensive Plan and Zoning Ordinance used to review these applications, is acknowledged to be in compliance with Statewide Planning Goal 2. The review of the applications will comply with the City’s land use program and the City’s findings and decisions will be based on substantial evidence that provide an adequate factual base for the decision. Therefore, the applications comply with Statewide Planning Goal 2.

Goal 5 – Open Spaces, Scenic and Historic Areas and Natural Resources. The property contains no known inventoried or otherwise identified open space, scenic and historic areas or other land that is subject to Statewide Planning Goal 5. Therefore, Statewide Planning Goal 5 does not apply to these applications.

Goal 9 – Economy of the State. “To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of Oregon’s citizens.” Goal 9 requires jurisdictions to seek ways to diversify and improve their economy and the overall economy of the state. Redesignating the property to C-IND use will provide more alternatives for the property. Specifically developed as a self-storage facility, the property will provide storage options for residents in the community that naturally come with economic & residential growth in an area. Therefore, the annexation petition complies with Statewide Planning Goal 9.

Goal 10 – Housing. Goal 10 requires that Cities plan for and accommodate needed housing types. The applications contain substantial evidence which demonstrates the City has a large surplus of residentially designated land. Redesignating the subject property to C-IND will not significantly impact the overall

EXHIBIT "B"

supply of residential land or create a shortage of residential land in any region of the City or for any housing type. Therefore, the applications comply with Statewide Planning Goal 10.

Goal 11 – Public Facilities and Services. Goal 11 requires efficient planning of public services such as sewers, water, law enforcement, and fire protection. The applications contain substantial evidence which demonstrates appropriately sized City services will be available as a result of the development of Lowe's Distribution Center on the adjacent site to the west. Redesignation to C-IND will have no impact on the storm water drainage system. All other public services are currently available to the property and redesignation of the property to C-IND will not have an adverse impact on any of these services. Therefore, the applications comply with Statewide Planning Goal 11.

Goal 12 – Transportation. Goal 12 is "to provide and encourage a safe, convenient and economic transportation system." Redesignation of this site to C-IND will be consistent with the City's Transportation Plan and the State's Transportation Planning Rule. Traffic impacts and parking requirements for a self-storage facility and minimal and therefore, the applications comply with Statewide Planning Goal 12.

Criteria Set 6

LCP Chapter 10, Policy 5(d): The proposed change is consistent with all other provisions of the City's Comprehensive Plan.

Finding # 6

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: Consistency with the provisions of the City's Comprehensive Plan is demonstrated by the following facts, statements and conclusions.

Criteria Set 7

Lebanon Comprehensive Plan - Chapter 1 - Introduction

P-6: The City shall follow relevant policies when amending the Comprehensive Plan or developing other plans or ordinances that affect land use, such as public facility plans, zoning, and development standards.

Finding # 7

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The Lebanon Comprehensive Plan provides policy direction for land uses within the urban growth boundary. The following facts, statements and conclusions demonstrate that the requested Map Amendments are consistent with the goals and policies of the Comprehensive Plan and, when considered as a whole, the Plan's goals and policies are supportive of the map changes.

Criteria Set 8

Lebanon Comprehensive Plan - Chapter 2 - Natural Environment -- Natural Resource Policies

P-10: Protect natural ponds, sloughs, wetlands, rivers, and streams (including intermittent ones) to maintain existing surface water drainage patterns and to maintain the water quality benefits derived from such natural water bodies.

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

EXHIBIT "B"

Finding # 8

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The subject property is generally a level site with no mature vegetation or significant "natural features" on the property. The site has historically been used as a horse pasture and has one double wide, manufactured home on it now. No known threatened, endangered, or sensitive plant or animal species have been identified on this site. Nor have mineral, aggregate, or energy resources been found on the site either. There are no natural ponds, sloughs, rivers, or streams on the property. Changing the designation of the property to C-IND will not affect its regulatory status, nor will it affect natural considerations of the property.

Criteria Set 9

Lebanon Comprehensive Plan - Chapter 3 – Urbanization --Urbanization Policy

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.

Finding # 9

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: Appropriate sized City services will be available as a result of the development of Lowe's Distribution Center and the road extension and services they will be provide to the area and adjacent properties.

Criteria Set 10

LCP Chapter 3, P-30: Manage its Urban Growth Boundary and the lands within so as to make available sufficient land for the various uses to ensure choices in the market place, through implementation of land use regulations and land use policies.

Finding # 10

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: There is a large projected surplus of both RM designated land within the UGB for the next 20 years. Redesignating the subject property to C-IND will not significantly impact the amount of available land in this category.

Criteria Set 11

Lebanon Comprehensive Plan - Chapter 4 – Land Use Goal 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 Land Use Policy P-9: Require that land partitioning and subdivision be planned to facilitate the efficient extension of public facilities and services and accommodate land development at planned urban densities.

Lebanon Comprehensive Plan - Chapter 4 – Land Use -- Land Use Policies -- Policies for Industrial Uses:

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

EXHIBIT "B"

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.
P-38	Preserve, in cooperation with the County, vacant and undeveloped designated industrial lands in the Urban Growth Area (UGA) for future industrial and accessory support uses.
P-39	Require the review criteria for industrial development proposals include adequacy of site size for the proposed use, the practical utilization of the natural features of the site, relationship to the City's transportation and utility systems, relationship to other land uses and adequacy of landscaping proposals for the proposed use.

Finding # 11

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: Goals: The site is ideal for business/industrial uses in an urban setting. It promotes entrepreneurship by allowing smaller work/storage space for business near the Lowes Center.

General Policy: Public services (sewer/water/street) improvements are currently being installed to serve Lowes Center. These infrastructure improvements will accommodate development of the subject site.

Industrial Policies:

- *Under the C-IND designation the subject property will be designed for a proposed self-storage facility. Such a use would create an ideal buffer between heavy traffic and any other possibly conflicting land uses to heavy industrial uses. The C-IND designation increases the likelihood that the property will be developed consistently with the surrounding area. For this reason, the C-IND designation better complies with Land Use Policy than the current C-RM designation.*
- *P-34: With public services available adjacent to the site, small business uses will be encouraged to locate on the site.*
- *P-35: The 1000 sf spaces will allow for industrial uses without disturbing the City's livability. Noise & excessive traffic is minimal considering the size of the project.*
- *P-36: All business uses will be required to strictly comply with Oregon State's standards and regulations, including other regulatory bodies.*
- *P-39: The site size is adequate for approximately 20 units, 20 feet x50 feet (1000 sf each), with overhead doors 12'x14' with mezzanine capabilities. It is along a major new arterial with all city services capable of servicing industrial uses. Landscaping will complement the site uses.*

Criteria Set 12

LCP Chapter 4, Policies for Commercial Uses:

P-26 NOT allow Highway Commercial development with direct access to U.S. Highway 20 (Santiam Highway) south of the intersection of Cascade Drive/Weldwood Drive and U.S. Highway 20 (Santiam Highway).

Finding # 12

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The subject property does not have direct access to Highway 20 so is not an issue.

EXHIBIT "B"

Criteria Set 13

LCP Chapter 4, 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.

Finding # 13

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: With C-IND designation the property will be developed as a self-storage property and will be compatible with the Lowe's Distribution Center. Additionally, there is a strong likelihood that the other surrounding properties will evolve into industrial uses as well because of Lowe's impact on an area. Therefore, this site's development will ideally minimize & mitigate negative impacts to abutting properties.

Criteria Set 14

LCP Chapter 4, Policies for Mixed Use:

P-40: Encourage a mix of commercial and residential uses within individual buildings, lots, and neighborhoods, in order to promote a compact, pedestrian friendly environment. Industrial uses should be allowed to mix with residential and commercial uses where there are limited potentials for nuisance or jeopardy to the public health, safety, and welfare.

Finding # 14

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: An appropriately designed development on the subject property will insure an adequate transition from large industrial use to the other existing neighborhoods that range from mixed use, industrial and residential mixed use. The proposed development will be a buffer between uses and also be designed in such a way to integrate between uses. The proposed C-IND designation is more likely to promote a balanced neighborhood in a neutral environment.

Criteria Set 15

Lebanon Comprehensive Plan - Chapter 5 – Population and Economy -- Economic Goals and Policies

- 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-1: Taking 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.**

EXHIBIT "B"

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).
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.

Finding # 15

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The City has a number of economic goals pertaining to providing and supporting employment opportunities, creating and sustaining a viable tax base and a diversified economic base and seeking balanced growth. The subject property is adjacent to the newly proposed Lowe's Distribution Center and is ideally located to be developed as a condominimized self-storage facility. The C-IND designation allows a better range of industrial use that will compliment the surrounding designations. The property is more likely to develop in a manner that is consistent with other industrial & mixed use designations. **G-8:** The land is ideally located to serve small businesses. The availability of land in this size and configuration is difficult to find. Therefore, with proper planning this project will be developed in a manner consistent with the goal of promoting economic growth in the small business arenas. **G-17:** This will help employment growth by providing small spaces for potentially 20 new businesses. **P-9:** The site is adjacent to the Lowes Center and will only complement, not hinder such industrial uses.

Criteria Set 16, LCP Chapter 5

G-7: 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.
P-5: Designate enough land in a variety of parcel sizes and locations to meet future employment and commercial needs.
P-27: Plan for the projected population of the year 2025.

Finding # 16

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The availability of residential land has been reviewed. There is a significant surplus, based on the growth parameters used in the Comprehensive Plan. The boost in the local economic base brought about by the opening of Lowes will create the demand for more industrial development in the area. The City has designated a surplus of land to meet future housing, employment and commercial needs over the next 20 years. Redesignating the subject property to C-IND will not adversely impact this supply.

EXHIBIT "B"

Criteria Set 17

Lebanon Comprehensive Plan - Chapter 6 – Housing -- Housing Variety, Type, Density, and Location Amenities

- P-30** Ensure that the Comprehensive Plan Map provides opportunities for a variety of housing types, densities and locations within the Urban Growth Boundary area including both the area inside the City limits and the Urban Growth Area.
- P-34** Assure an adequate supply of developable land within the City appropriate for a variety of needed housing types, at different price levels, in order to meet the 20-year population projections, and to provide adequate choices in the housing marketplace for the City's residents.
- P-36** Maintain an adequate availability of residential, buildable lands that provide locational choices for each housing type.
- P-38** Plan for at least the number and type of new housing units by the year 2025 and all of the land and services needs required by such growth, as indicated in the *2004 Lebanon Urbanization Study (ECONorthwest)*.

Finding # 17

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The City has designated a significant surplus of residential land to meet housing needs through 2025. Redesignating the 1.27 acre subject property from residential land to C-IND will not significantly impact the overall surplus of residential land or create a shortage of land in a particular area of the City. Therefore, the loss of C-RM-zoned land will not prevent the City from achieving the housing goals set forth in the Comprehensive Plan.

Criteria Set 18

Lebanon Comprehensive Plan - Chapter 7 – Community Friendly Development and Preservation of Historic Resources

Finding # 18

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: The policies in Chapter 7 do not apply to the proposed change.

Criteria Set 19

Lebanon Comprehensive Plan - Chapter 8 – Transportation

- P-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.
 - P-27** The circulation network shall help encourage compact community development, without disrupting or bisecting neighborhoods or other areas with a natural unity.
- Lebanon Comprehensive Plan Chapter 9 – Public Facilities and Services**
- 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. (Same as Urbanization, Public Facilities Capability Policy P-10)

EXHIBIT "B"

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.

Finding # 19

The proposed amendment complies with the above noted criteria given the following information from the applicant:

Applicant's Response: No specific development proposal has been submitted as part of these applications yet. The Applicant presumes that Lowe's will proceed with extending the roadway off the existing Hansard Avenue and will also install water and sewer as planned. The completion of this section of road will make a better connection north and south and help traffic flow. For this reason, redesignating this site to C-IND will be a better use since traffic resulting from adjacent sites will naturally use this roadway. Additionally, the traffic generated from the proposed self storage warehouse will have minimal impact on the area. The following traffic calculation applies to a typical storage facility as proposed:

Self Storage Warehouse Maximum Trip Generation for 20 units @ 1000 sf each:

Daily Trips (ADT): 50 trips

PM Peak Hour Trips: 5 trips

Also, adequately sized water, sewer and storm drainage facilities will be available to the subject property. The proposed use of the property will not place a large demand on the City's water and sewer systems more so than residential use.