

CHEADLE LAKE URBAN RENEWAL PLAN

Prepared for:

City of Lebanon
853 Main Street
Lebanon, Oregon 97355-3200

ADOPTED BY ORDINANCE NO. 2270 BY THE LEBANON CITY COUNCIL
ON AUGUST 30, 2000.

ADOPTED BY RESOLUTION 2000-550 BY THE LINN COUNTY COMMISSION
ON OCTOBER 4, 2000.

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I. INTRODUCTION

A. Statement of Purpose

The Cheadle Lake Urban Renewal Plan is being prepared to further encourage rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the Lebanon City Council and the Linn County Board of Commissioners. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper redevelopment of the area. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance condition, and function of the area.

The Cheadle Lake Urban Renewal Plan presented in this document meets the requirements of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other federal, state and local laws pertaining to urban renewal plans.

B. Definitions

1. **Agency** means the Urban Renewal Agency of the City of Lebanon.
2. **Advisory Committee** means the Lebanon Urban Renewal Advisory Committee.
3. **Blighted Areas** are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. Blight shall have the same meaning in this Plan as defined in ORS 457.010.
4. **Boundary** means the geographic and legal limits which encompass the Cheadle Lake Urban Renewal Area.
5. **City** means the City of Lebanon, Oregon.
6. **City Council** means the Lebanon City Council.
7. **County** means Linn County, Oregon.
8. **Lot** means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Linn County
9. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Cheadle Lake Urban Renewal Area.
10. **ORS** means the Oregon Revised Statutes (State Law and, specifically, Chapter 457, thereof.
11. **Persons** means any individual, family, business, firm association, or corporate entity.
12. **Plan** means the Lebanon Urban Renewal Plan consisting of the text and accompanying exhibits

13. **Project** means any work or undertaking carried out under ORS 457.170 in an urban renewal area.
14. **Projects or Activities** means the development or improvement projects described in Section III herein.
15. **Property Owner** means any individual who owns property within the Cheadle Lake Urban Renewal Area.
16. **Renewal Area** means the Cheadle Lake Urban Renewal Area.
17. **State** means the State of Oregon.
18. **Text** means the Cheadle Lake Urban Renewal Plan and Report Text for the Cheadle Lake Urban Renewal Area.
19. **Appropriate base materials** may include, but not be limited to, brick, pre- cast concrete pavers, textured concrete, etc.

C. Goals and Objectives of the Urban Renewal Plan

The primary goal of the Cheadle Lake Urban Renewal Plan is to improve the function, condition, and appearance of the Cheadle Lake Urban Renewal Area and to eliminate existing blight and blighting influences in order to strengthen the Lebanon economy. The following goals and objectives more specifically identify the purposes of the Cheadle Lake Urban Renewal Plan but shall not preclude the ability of the Urban Renewal Agency to consider or develop other appropriate project improvements within the Cheadle Lake Urban Renewal Area.

1. Overall Objective for the Urban Renewal Area

The Urban Renewal Plan should provide for a more attractive shopping, working, recreating and living environment. The improved access and egress to this area will assure that the commercial area is able to develop in a manner that provides for a variety of shopping opportunities, improved circulation within the residential areas and the two new proposed parks. The adequate provision of utilities to the entire district will assure that the quality of ground water is preserved, sanitary waste is properly treated and storm water is managed in a manner that enhances downstream water quality.

2. Goals for the Urban Renewal Area

To accomplish this overall objective, the Cheadle Lake Urban Renewal Plan establishes the following goals:

1. Improve access/egress to the commercial and residential areas south of Airport Road (extended east).
2. Reduce traffic congestion on Highway 20 by developing a new frontage road east of the highway.
3. Extend and improve the streets and provide water, sanitary and storm sewer services to the residential areas between Airport Road and Gilbert Street.

5. Support the development of the Cheadle Lake Area as a regional recreation area by extending utilities and improving access and egress.

D. Plan Administration

The Cheadle Lake Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in Figure 1 and further described in Section II. The Plan has been prepared by the Lebanon Urban Renewal Advisory Committee for the Lebanon City Council. The Urban Renewal Agency of Lebanon shall administer the Plan in accordance with ORS 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

E. Effective Period of the Plan

The Plan will be completed in eighteen years and no extension of the effective period of the plan shall be permitted without the concurrence of Linn County. If the projects in this Plan are completed earlier, and all indebtedness is paid, the renewal district shall be terminated.

II. GENERAL DESCRIPTION OF LAND USE PLAN

A. Boundary

The Cheadle Lake Urban Renewal Area includes land with the City of Lebanon and land outside of Lebanon city limits in the jurisdiction of Linn County (see Figure 1). A legal description of the Renewal Area is included in Appendix 2.

The Renewal Area encompasses a total of 230.1 acres (including existing public street rights of way) or 213.1 acres (parcel areas only - not including existing public street rights of way) and includes 232 tax lots. A total of 161.1 acres (including existing public street rights of way) or 156.5 acres (parcel areas only - not including existing public street rights of way) of the Renewal Area is within Lebanon city limits (based on the May 2000 annexation).

In general, the northern section of the Renewal Area is located to the east of Highway 20 (Santiam Highway/Main Street), south of the Lebanon-Santiam Canal, and west of the Burlington Northern railroad tracks. The southern section of the Renewal Area is located to the south and east of Cheadle Lake and the Lebanon-Santiam Canal, north and east of Santiam Highway, and west of the residential properties located off of Weirich Drive.

B. Land Use Plan, Zoning, and Development Standards

The Land Use Plan for the Renewal Area is based on the City of Lebanon Comprehensive Plan Map and Zoning Map, and on the Linn County and Zoning Map (see Figure 2). The proposed land uses within the Cheadle Lake Urban Renewal Area are consistent with the City's and County's Plan/Zoning Maps. The following table compares the acreage currently planned for each land use within the Renewal Area.

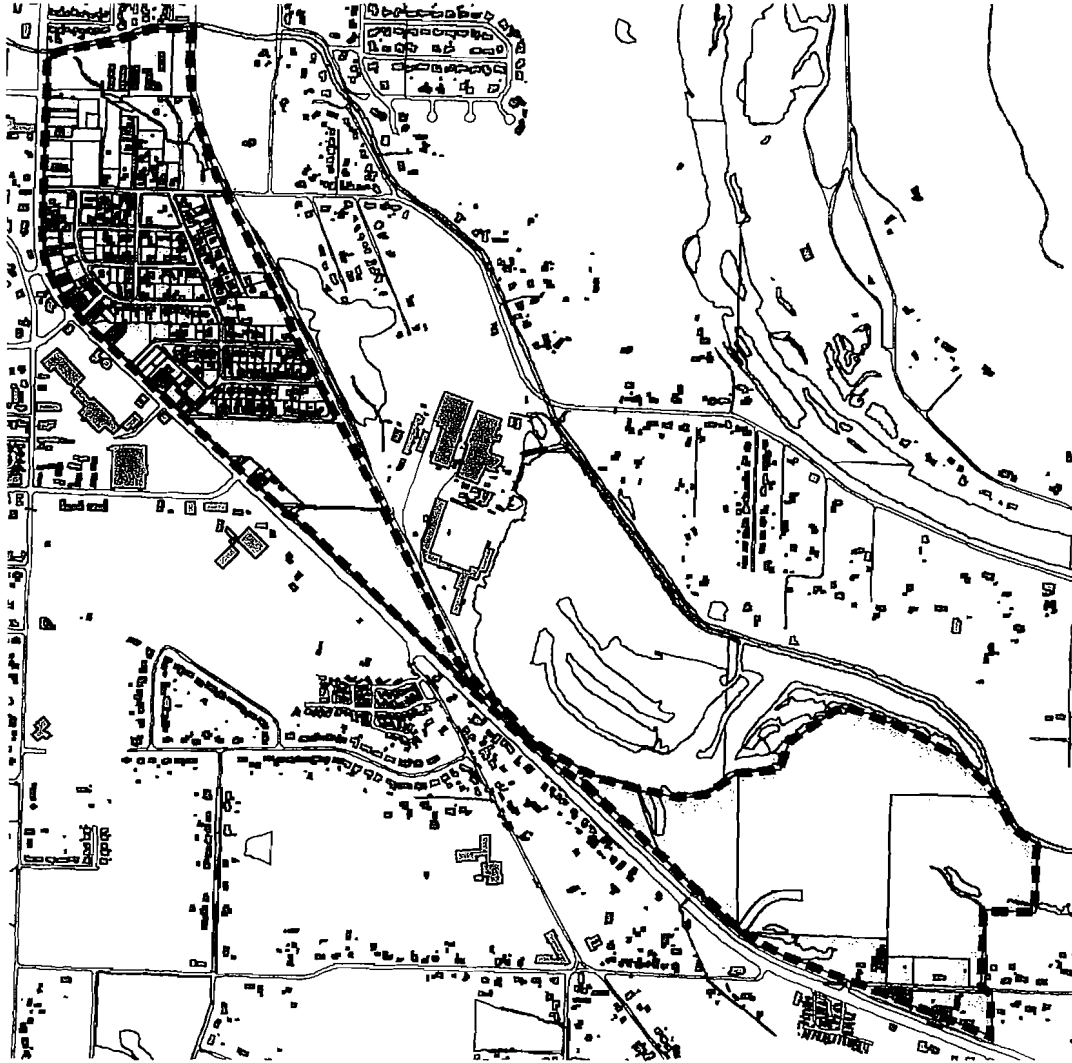
**Table 2-1
Planned Land Uses**

Existing Zoning	Area (acres)
City of Lebanon	
Mixed Use (MU)	131.94
Highway Commercial (CH)	25.20
General Industrial (MG)	3.02
Limited Industrial (ML)	0.97
Subtotal	161.14
Linn County	
Urban Growth Area – Urban Growth Management (UGA-UGM-10)	61.86
Urban Growth Area – Heavy Industrial (UGA-HI)	6.66
Urban Growth Area – Rural Commercial (UGB-RCM)	0.50
Subtotal	69.02
Total	230.16

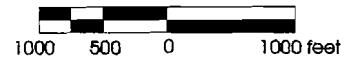
The use and development of the land within the Cheadle Lake Urban Renewal Area shall be governed by the City of Lebanon Comprehensive Plan and Zoning Ordinance and the Linn County Comprehensive Plan and Zoning Ordinance. It is the intent of the City of Lebanon to annex the land within the Renewal Area currently located outside of city limits, prior to extending city services.

City of Lebanon Eastside Urban Renewal Area

Figure 1 Renewal Area Boundary



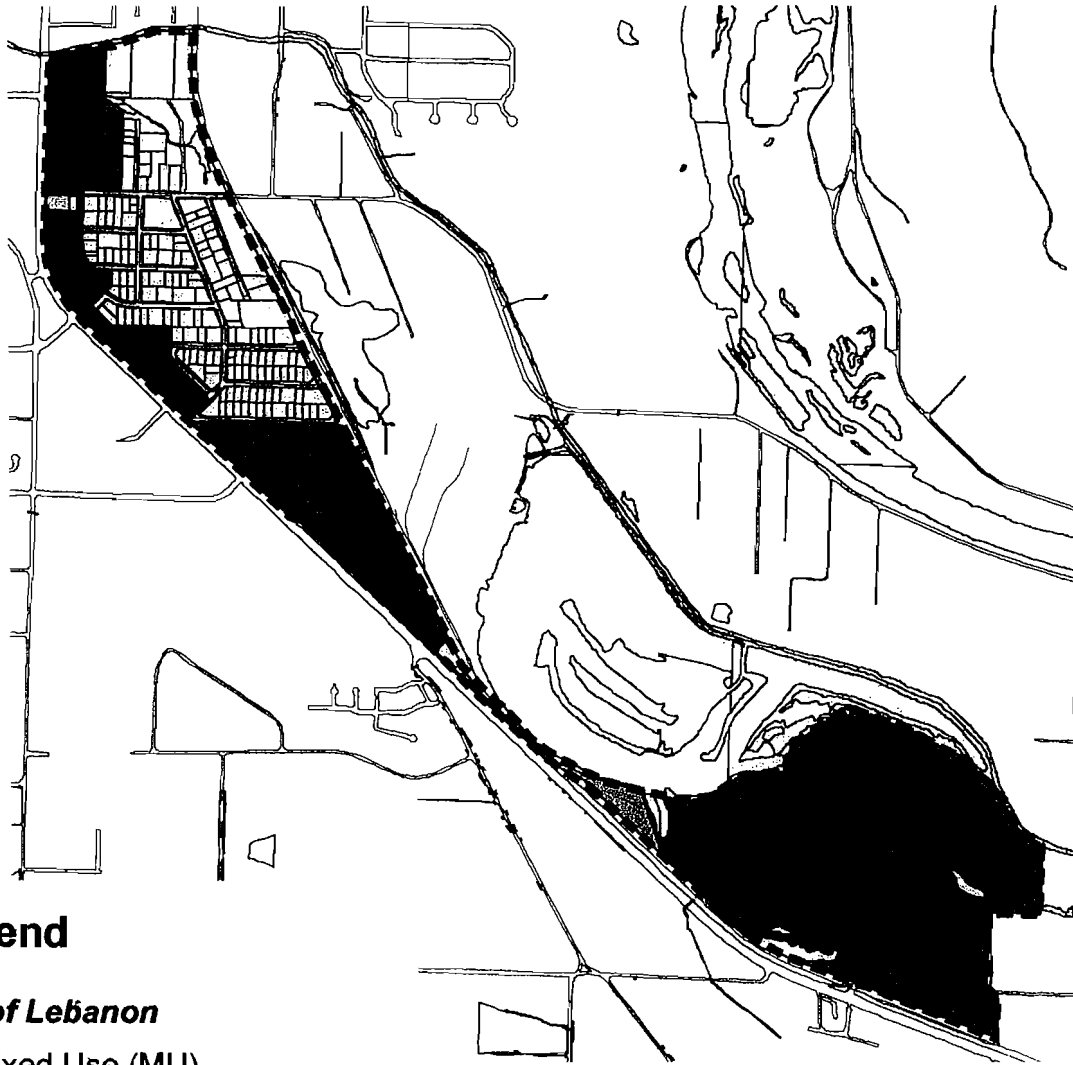
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City of Lebanon Eastside Urban Renewal Area

Figure 2 Zoning Districts



Legend

City of Lebanon

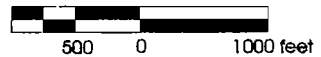
- Mixed Use (MU)
- Highway Commercial (CH)
- ▨ General Industrial (MG)
- Limited Industrial (ML)

Linn County

- UGA - Urban Growth Management (UGA-UGM-10)
- UGA - Heavy Industrial (UGA-HI)
- ▨ UGA - Rural Commercial (UGB-RCM)



1000
Scale: 1" = 1500' (1:18,000)



The Benkendorf Associates Corp.

The following text includes the purpose of the zoning districts as well as the uses permitted by the specific zoning district definitions. A majority of the Cheadle Lake Urban Renewal Area is located within of City limits, and all of it is located within the City of Lebanon Urban Growth Boundary (UGB). The City of Lebanon has designated the land uses for the entire area within its UGB in its Comprehensive Plan. However, the City of Lebanon has only provided zoning designations for the areas inside of its city limits. Linn County has zoned the areas outside of the city limits.

The City of Lebanon Comprehensive Plan designations for the area within city limits are generally “Commercial” for the areas zoned as Highway Commercial Zone, “Special Development District” for the areas zoned Mixed Use Zone, and “Industrial” for the areas zoned as Limited Industrial Zone and General Industrial Zone.

The portion of the Renewal Area located outside of the city limits is designated Mixed Density Residential for single-family, duplex, and multi-family uses in the City of Lebanon Comprehensive Plan, except for the portion of this area located north of Russell Drive which is designated Special Development District.

1. City of Lebanon Zoning Code

The City of Lebanon Zoning Code provides general descriptions of zoning designations within the Renewal Area as follows:

Mixed Use Zone (MU)

This zone is intended to provide areas with the potential for several types of combinations of different land uses (residential, commercial, and industrial). It is also intended to achieve an environment in which different land uses can co-exist by providing building groupings for privacy, usable and attractive open spaces, safe circulation and the general well-being of the inhabitants.

There are no uses permitted outright in the district. The following are conditional uses permitted subject to review procedures established in the Land Development Code:

- (a) Single-family and two family dwellings.
- (b) Accessory buildings and uses which are in keeping with the residential character of the zone in accordance with Article 4.030.
- (c) Triplex.
- (d) Church.
- (e) Governmental structure of land use including but not limited to a public park, playground, recreation building, fire station, library or museum.
- (f) Public or private school or college, including business or trade school.
- (g) Multiple-family dwellings (four-plex or larger).
- (h) Boarding, lodging or rooming house.

- (i) Hospital or nursing home.
- (j) Medical or dental clinic
- (k) Retail trade establishment such as food store, drug store, hardware store, furniture store, clothing store or department stores and similar retail stores catering to foot traffic.
- (l) Business, governmental or professional office and financial institutions.
- (m) Service commercial and commercial amusement establishment such as hotel, motel, motor hotel, tourist court, restaurant, tavern, club, lodge, fraternal organization, theater and drive-in restaurants.
- (n) Personal and business service such as barber shop, tailoring shop and printing shop.
- (o) Public parking areas. Parking lots, provided that a 5 foot (1.5 m.) landscape strip is placed along front property lines.
- (p) Agricultural uses subject to the conditions and limitations provided herein.
 - (1) No retail or wholesale business sales office shall be maintained on the premises.
 - (2) Orchards, tree farms, tree crops, flower gardening, berry and bush crops, truck gardening, nurseries for raising and sales confined to plant materials and other similar enterprises carried on in the general field of horticulture.
- (q) Mobile home park.
- (r) Mobile home sales.
- (s) Automobile, boat, trailer or truck rental sales, automobile and truck repair facilities, automobile truck or vehicles service station.
- (t) Laundry or dry cleaning establishment including auto laundry, self service laundry, laundry or dry cleaning distribution station.
- (u) Funeral home.
- (v) Monument sales.
- (w) Dairy products processing plant and retail sales.
- (x) Farming or logging materials, implements or machinery sales and service.
- (y) Retail building materials, lumber supply and hardware sales and storage.
- (z) Second-hand goods store.
- (aa) Auction house.

- (ab)Animal hospital with enclosed boarding areas for convalescent use.
- (ac)Feed and seed warehouses and retail outlets.
- (ad)Freight depots and truck terminals.
- (ae)General warehouses.
- (af) Research laboratories.
- (ag)Storage building for household goods.

Highway Commercial Zone (CH)

This zone is intended to provide areas suitable for a wide range of auto-oriented commercial and business uses. In order to limit highway accesses and to avoid continuance of “strip commercial” development, this zone calls for businesses to develop in clusters adjacent to major thoroughfares.

There are no uses permitted outright in the district. The following uses are permitted in accordance with administrative review procedures:

- (a) Auction house.
- (b) Automobile, boat, trailer, or truck rental and sales.
- (c) Automobile repair garage.
- (d) Automobile, truck or vehicles service station.
- (e) Business or trade school.
- (f) Dairy products processing plant with retail sales.
- (g) Farming or logging materials, implements or machinery sales and service.
- (h) Laundry or dry cleaning distribution station.
- (i) Mobile home sales.
- (j) Monument sales.
- (k) Retail building materials, lumber supply and hardware sales.
- (l) Second hand goods store.
- (m) Professional offices.
- (n) Drive-in restaurant.

- (o) Grocery and retail sales of convenience items.
- (p) Hotels, motels, motor hotels and tourist courts.
- (q) Animal hospital with enclosed boarding areas for convalescent use.
- (r) Funeral homes.
- (s) Permanent site built “mini” storage warehouses.
- (t) All uses listed in the CB zone under “uses permitted” in accordance with site review procedures.

A number of “uses permitted in accordance with site review procedures” and conditional uses are also permitted subject to review procedures established in the Land Development Code.

General Industrial Zone (MG)

Most of the industrial land in the Lebanon area is utilized by heavy industries. The existing industrial sites are all devoted to lumber and wood products manufacturing, and are located on the City’s eastern boundary adjacent to rail and highway access and needed water resources.

There are no uses permitted outright in the district. The following uses are permitted in accordance with administrative review procedures:

- (a) Uses involving limited manufacturing, compounding, processing, packaging, treatment or storage which complies with the limitations provided herein.
- (b) General warehouses.
- (c) Research laboratories.
- (d) Storage buildings, including “mini” storage.
- (e) Wholesale business salesrooms distributor outlet.
- (f) Painting, plumbing, heating, electrical, metal or wood working shops, storage or repairs.
- (g) Offices.
- (h) Radio and television transmitter.
- (i) Service stations and truck repair facilities.
- (j) Dwelling and caretaker or watchman employed on the premises and trailers for temporary offices (6 months).
- (k) Feed and seed warehouses and retail outlets.

- (l) Implement and equipment sales, service and storage.
- (m) Lumber and building materials sales and storage.
- (n) Restaurants, not to include “drive-in” or “fast foods restaurants”.
- (o) Freight depots and truck terminals.
- (p) Kennels and animal hospitals with unenclosed run.

A number of “uses permitted in accordance with site review procedures” and conditional uses are also permitted subject to review procedures established in the Land Development Code.

Limited Industrial Zone (ML)

Existing light industrial areas are devoted to light manufacturing, warehousing or related activities with limited external effect on adjacent land uses.

There are no uses permitted outright in the district. The following uses are permitted in accordance with administrative review procedures:

- (a) Use involving limited manufacturing, compounding, processing, packaging, treatment or storage which complies with the limitations provided herein.
- (b) General warehouses.
- (c) Research laboratories.
- (d) Storage buildings, including “mini” storage.
- (e) Wholesale business salesrooms distributor outlet.
- (f) Painting, plumbing, heating, electrical, metal or wood working shops, storage or repairs.
- (g) Offices
- (h) Radio and television transmitter.
- (i) Service stations and truck repair facilities.
- (j) Dwelling for caretaker or watchman employed on the premises and trailers for temporary offices (6 months).

A number of “uses permitted in accordance with site review procedures” and conditional uses are also permitted subject to review procedures established in the Land Development Code.

3. Linn County Land Development Code

The Linn County Land Development Code (Zoning Code) provides general descriptions of the zoning designations within the Renewal Area as follows:

Urban Growth Area – Urban Growth Management Zone (UGA-UGM-10)

The intention of the zoning district is to protect the UGA land for future urban density development. UGA–UGM zoning allows limited low-density and moderate-scale uses until more intensive urban-scale land use activity occurs in conjunction with city annexation or delayed annexation.

The following uses are permitted outright in the district:

- (1) Limited farm use.
- (2) The managing and harvesting of forest resources but excluding primary timber processing.
- (3) An existing site-built dwelling lawfully established on an authorized unit of land may be altered, expanded, or replaced with
 - (a) another site-built, or
 - (b) a manufactured home subject to LCC 934.790.
- (4) An existing manufactured dwelling lawfully established on an authorized unit of land may be altered, expanded, or replaced with a manufactured home subject to LCC 934.790.
- (5) Sales stand not to exceed 300 square feet in sales area for agricultural products cultivated or raised on the premises.
- (6) Accessory structures and uses, except for manufactured dwellings used as storage buildings.
- (7) Family day care provider.

A number of conditional uses are also permitted subject to review procedures established in the Land Development Code.

Urban Growth Area – Heavy Industrial Zone (UGA-HI)

The purpose of the Urban Growth Area–Heavy Industrial (UGA–HI) zoning district is to provide areas appropriate for heavy industrial development which does not require full urban services. The designation allows manufacturing and related businesses which have the potential for conflicts with surrounding land uses.

The following uses are permitted outright in the district:

- (1) Limited farm use.
- (2) The managing and harvesting of forest resources but excluding primary timber processing.

(3) An existing site-built dwelling lawfully established on an authorized unit of land may be altered, expanded, or replaced with

(a) another site-built, or

(b) a manufactured home subject to LCC 934.790.

(4) An existing manufactured dwelling lawfully established on an authorized unit of land may be altered, expanded, or replaced with a manufactured home subject to LCC 934.790.

(5) Sales stand not to exceed 300 square feet in sales area for agricultural products cultivated or raised on the premises.

(6) Accessory structures and uses.

A number of conditional uses are also permitted subject to review procedures established in the Land Development Code.

Urban Growth Area – Rural Commercial Zone (UGB-RCM)

The Urban Growth Area–Rural Commercial (UGA–RCM) zoning district is designed to protect areas adjacent to urban centers from the type and intensity of land division or development that would impede future urbanization of the area. Until annexation, the uses, minimum property size and development of land within an UGA–RCM zoning district shall be consistent with the Comprehensive Plan designation of the affected city.

The following uses are permitted outright in the district:

(1) Retail uses listed below located within a building or buildings with a total size not to exceed 3,750 square feet.

(a) Antique store.

(b) General store.

(c) Barber or beauty shop.

(d) Restaurant.

(e) Bar, tavern.

(f) Arts and crafts sales and production.

(g) Grocery store.

(h) Garden center, nursery (greenhouses not included in building size standard).

(2) Automotive and truck services listed below located within a building or buildings with a total size not to exceed 3,750 square feet.

- (a) Service station.
- (b) Repair, including the sale of parts as a secondary use.
- (3) Professional and business offices located in a building or buildings with a total size not to exceed 2,500 square feet.
- (4) One caretaker residence for a use allowed in this section, subject to LCC 932.800 to 932.815.
- (5) Alteration, expansion or replacement of a dwelling lawfully established on an authorized unit of land prior to the establishment of the RCM zoning district.
- (6) Limited farm use.
- (7) Cultivation, management, protection and harvest of forest crops, but excluding timber-processing operations or maintenance and repair facilities for timber vehicles or equipment.
- (8) Residential home in an existing dwelling.
- (9) Expansion of a church, public or private school or community center owned or operated by a governmental agency or private, nonprofit, community organization which has been lawfully established on a authorized unit of land, provided such expansion does not exceed 50% of the gross floor area of the structure of 5,000 square feet, whichever is greater.
- (10) Commercial activities in conjunction with farm use.
- (11) Transportation improvements.

A number of conditional uses are also permitted subject to review procedures established in the Land Development Code.

III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

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

A. General Development

The general approach of the Renewal Plan is to conform with the Comprehensive Plans of the City of Lebanon and Linn County and the Zoning Districts based on these Comprehensive Plans (see Figure 2).

The Renewal Agency has prepared a Cheadle Lake Urban Renewal Plan for the area that will provide the physical improvements necessary to stimulate redevelopment and revitalization of the Renewal Area. The Cheadle Lake Urban Renewal Plan Map (see Figure 3) illustrates the planned improvements to the Renewal Area. Planned streets, sidewalks, lighting, street trees, intersection improvements and other amenities follow the planned street system. With the proposed infrastructure improvements, the Renewal Agency will assure that this part of the City is prepared for new development and the rehabilitation of existing properties.

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

The Renewal Agency reserves the right to expend URD revenues to implement or complete work projects outside the district boundaries as may be necessary to complete projects within the district boundaries.

B. Types of Projects

To encourage rehabilitation and redevelopment of commercial and industrial land and aid in the retention of existing business and industry, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

C. Renewal Projects

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. The projects relate to the Urban Renewal Plan for the identified area (see Figure 3). The Urban Renewal Plan depicts the street/pedestrian improvements, intersection improvements, entrance improvements, parking facilities and other elements of the program that will be phased in over the course of the 20-year planning period. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the residential area.

1. Entrance Improvements

- Constructing site improvements for a formal entrance to the city along Highway 20.

2. Street Improvements

- Constructing a new Frontage Road east of Highway 20 from Airport Road to Cascade Drive, and abandoning certain street rights of way adjacent to the Frontage Road, including sections along Willow Lane, Park Way, Truman Street, Gilbert Street, and Market Street.
- Constructing a new signal for the Frontage Road at Cascade Drive.
- Constructing an extension of Market Street easterly from Hwy 20 to the "frontage road" and to points east as needed.
- Constructing a realignment of Weirich Drive.
- Local Street Improvements in the existing residential area.
- Additional street improvements or extensions may be constructed as needed to meet the goals of this plan.

3. Pedestrian/Bicycle Improvements

- Constructing and/or reconstructing curbs, gutters, and sidewalks; and installing pedestrian and bicycle amenities along streets, including appropriate landscaping and street furniture to establish a safe and pleasant pedestrian environment.

4. Sanitary Sewer Service

- Extending a 12-inch line from Russell Drive parallel to the new Frontage Road and South to Dewey Street.
- Installing new 8-inch lines throughout the existing residential area.
- Extending an 18-inch line from the Weirich Drive realignment north to Cascade Drive parallel to Highway 20.
- Off-site sanitary sewer improvements.
- Installing additional lines as may be needed.

5. Water Service

- Extending a 12-inch line south for the entire length of the new Frontage Road.
- Installing a new 16-inch line along Russell Drive, Porter Street, and Truman Street to Highway 20; and along Highway 20 south from Market Street to the Weirich Drive realignment.
- Installing new 8-inch lateral lines throughout the existing residential area.
- Installing a new 12-inch line along the Weirich Drive realignment.
- Installing additional lines as may be needed.

6. Storm Sewer

- Extending a 27- and 24-inch line south for the entire length of the new Frontage Road.
- Installing a 24-inch line west to the new Frontage Road along Russell Drive.
- Installing 12-inch lateral lines throughout the existing residential area.
- Installing additional storm drains as may be needed.

7. Parks

- Development of a 5-acre neighborhood park at the "Site N-6" area in the *City of Lebanon Comprehensive Parks Master Plan* in the north portion of the Renewal Area, north of Russell Drive.

8. Utilities

- Improvement of utilities incidental to Urban Renewal Projects, including, but not limited to, electrical power to lights, new utility vaults at intersections, and undergrounding of utility lines.
- The new district's proportionate share (based on use and need) for expansion of the water treatment plant, wastewater treatment plant, storm drainage water treatment, and additional water reservoirs.

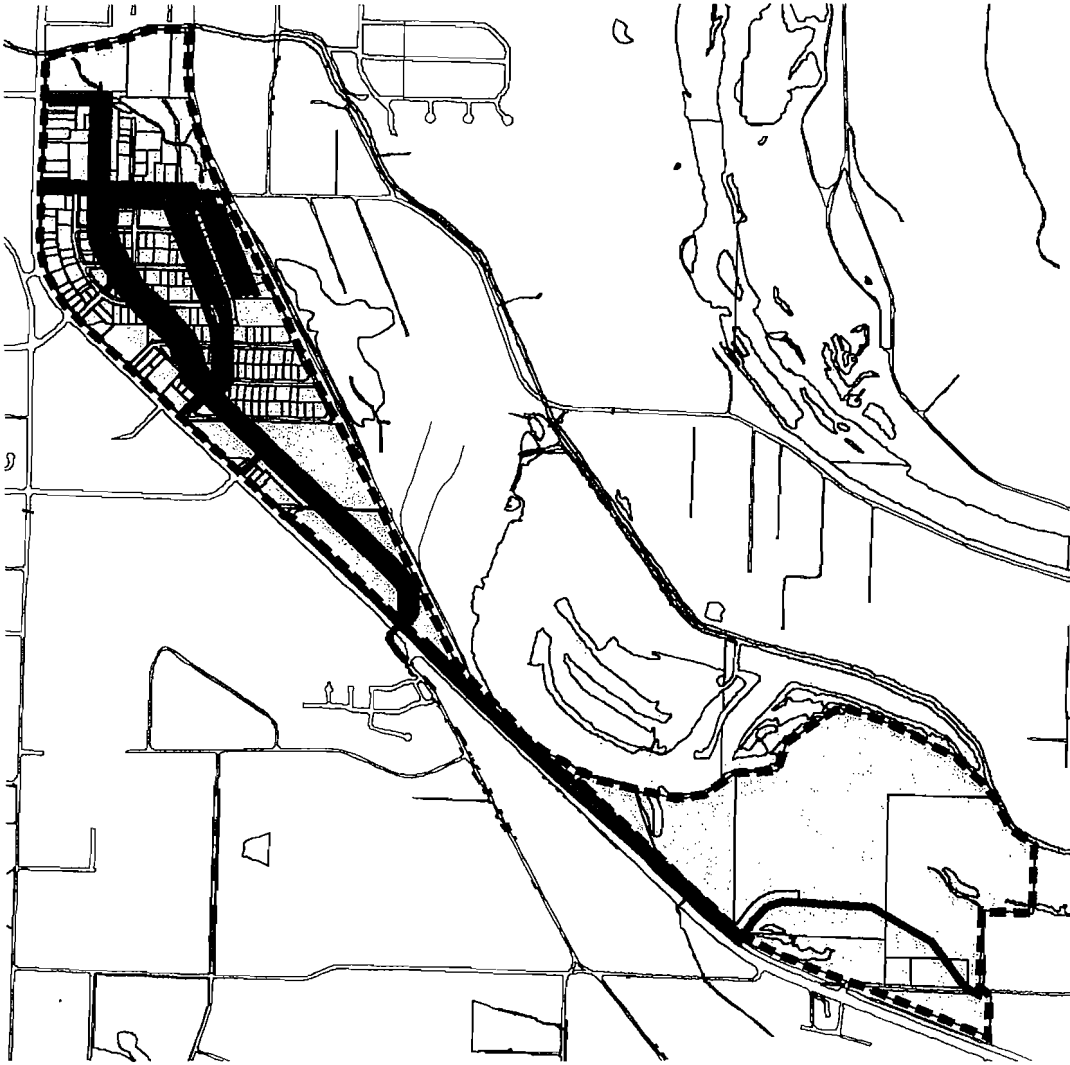
9. Property Acquisition

- Acquisition and assembly of key properties for redevelopment.

Projects are listed in detail by phase in the Urban Renewal Report.

City of Lebanon Eastside Urban Renewal Area

Figure 3 Urban Renewal Plan Projects - All Phases



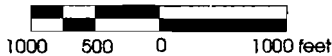
Legend

- Road
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line

Note: drawing is conceptual only
and is not meant to imply exact locations



Scale: 1" = 1500' (1:18,000)



The Benkendorf Associates Corp.

D. Acquisition and Disposition of Real Property

1. Acquisition

As outlined in the above Phasing Plan, the intention of the Urban Renewal Agency is to acquire key parcels of land in the Renewal Area.

- A. Land Acquisition for Public Improvements and Facilities – The agency may acquire real property for public improvements and facilities authorized in the Plan by any legal means, including eminent domain, without amendment of the Plan.
- B. Land Acquisition by willing conveyance and Private Redevelopment – The agency may acquire real property by willing conveyance or by any other means including eminent domain, for redevelopment by private parties only after adoption of a Minor Amendment of the Plan identifying the property. Such amendment shall include the anticipated disposition of the property, whether by retention or resale together with an estimated time schedule for such acquisition and disposition.

2. Disposition

The Agency may make land in the redevelopment area available to private developers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed for the purposes specified in the Cheadle Lake Urban Renewal Plan, and in accordance with applicable City and/or County zoning and code requirements. Real property may be conveyed by the Agency to the City or other public bodies without charge.

The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of the property for speculative purposes, and to ensure that development is carried out pursuant to this Cheadle Lake Urban Renewal Plan.

IV. GENERAL PLANNING ANALYSIS

The Cheadle Lake Urban Renewal Plan conforms with the provisions and policies of the City of Lebanon Comprehensive Plan and the Linn County Comprehensive Plan. The Urban Renewal Plan related to specific goals and policies of the Comprehensive Plans as addressed below.

A. City of Lebanon Comprehensive Plan

The applicable goals and policies are:

a. Chapter Five - Land Use Policies and Recommendations

5.2 Residential Land Use

5.2.1 The City shall encourage compact residential development to provide more efficient land utilization and to reduce the cost of housing, public facilities and services.

5.2.2 Overall residential densities in Lebanon should be as high as possible, but at the same time a variety of lot sizes, housing types, and street patterns should be encouraged.

5.2.3 Residential districts shall be protected from heavy through traffic, conflicting land uses, or other encroachments that would impair a safe, quiet living environment.

5.2.4 The City shall allow single-family residential development throughout the entire residential area. However, single-family development shall be particularly encouraged on local streets away from through traffic conflicts.

5.2.5 The City shall maintain a mixed-density residential zone to allow locational flexibility and an intermix of housing types and densities within locational criteria that would direct traffic from higher density developments onto highways, arterials, or collector streets.

5.2.6 Medium-density multiple-family developments and mobile home parks or subdivisions that do not exceed the densities specified in the Zoning Ordinance shall be allowed within the city's Mixed-Density Residential Zone.

5.2.7 High-density multiple-family developments that do not exceed the densities specified in the Zoning Ordinance shall be allowed in accordance with the standards and procedures within the city's Mixed-Density Residential Zone.

5.2.14 In urbanizing areas designated for delayed annexation, the same standards established by the City Zoning Ordinance shall apply to development proposals.

5.2.16 Community shopping centers shall be allowed within Low, High, and Mixed- Density Residential Zones in order to allow for commercial activity closer to the source of customers and to allow convenient pedestrian access to retail services.

5.2.17 The City should allow limited retail services in residential zones in order to provide ease of access to basic daily household needs, to eliminate unnecessary automobile trips, and to provide convenient centers for neighborhood social interaction.

5.3 Commercial Land Use

5.3.4 Future commercial centers should be allowed within the Mixed-Density Residential District based upon an approved development plan in conformance with the Planned Development standards and procedures of the Zoning Ordinance, provided access is from a designated highway or arterial and urban services are available.

5.3.5 Neighborhood Convenience Centers that serve the shopping needs of a neighborhood should be allowed within the Mixed-Density Residential Zone in accordance with the standards and procedures of the Zoning Ordinance provided urban services are available. Preferred locations shall be corner sites adjacent to an arterial or collector street. The development of such sites will be evaluated as a conditionally permitted use following the development procedures of the Mixed-Density Residential Zone.

5.3.6 Limited industrial uses are permissible activities in commercial zones, including wholesaling, warehousing, material supply, limited fabrication and assembly, provided such activities are conducted primarily within an enclosed building and are conditionally approved. Some limited industrial uses and high-density housing should be allowed as secondary uses in commercial districts.

5.3.9 The City shall support new business that build on existing community shopping centers, main street commercial district, or are located in mixed-use districts.

5.4 Industrial Land Use

5.4.1 Suitable space for industrial development and expansion shall be preserved and protected from encroachment by incompatible land uses, to protect the City's economic growth potential.

5.4.2 Industries shall be encouraged that are compatible with Lebanon's livability and will not disrupt residential areas due to excessive traffic, noise, pollution, or other impacts that would impair the livability of the community.

5.5 Mixed-Use Land Use

5.5.1 A mix of commercial and residential uses shall be encouraged both within individual buildings, lots, and neighborhoods, in order promote a compact, pedestrian friendly environment. Industrial uses should be allowed to mix with residential and commercial uses where there is no potential for nuisance or threat to the public health, safety, and welfare.

5.5.4 The City shall allow "live-work" units in Mixed-Use Zones as well as any zone where commercial or limited commercial uses are allowed. Home occupations should be allowed in order to support this policy.

5.5.5 The City should allow multi-family housing in commercial zones in order to bring life to business districts, to provide housing near job centers, to provide activity in areas that would otherwise be vacant during off-hours, and to provide ease of access to services for the elderly and other residents who are unable to drive.

5.6 Open Space And Scenic Resources

5.6.1 A total system of open space including agricultural lands, woodlands, parks, recreation areas, and scenic resources shall be maintained within and around the Lebanon Urban Growth Boundary.

5.6.2 Open Space lands shall be integrated with urban growth to enhance the urban environment.

5.6.4 The City shall encourage preservation of natural features and vegetation to the maximum extent possible as open space through the zoning and subdivision review and approval procedures.

5.6.5 Wooded areas should be preserved to the maximum extent possible. Highest priority should be given to open space or park use with secondary priority given to schools or other public uses which would preserve the natural features.

b. Chapter Six - Housing Policies and Recommendations

6.0 General Policies And Recommendations

6.0.1 The City recognizes the need for an adequate supply of sound, decent, and attractive housing that includes a variety of type and design that is responsive to community needs.

6.0.2 The City supports the need for all citizens of the community to participate in an open housing market and to have the opportunity to live in sound housing, adequate to their needs, at a reasonable cost relative to their income.

6.1 Housing Types, Trends, and Characteristics

6.1.1 The City shall maintain a mix of housing types and densities within the locational criteria of the Zoning Ordinance.

6.1.6 More emphasis should be placed upon condominium and other innovative forms of ownership to better utilize the land use costs and improvements.

6.2 Housing Conditions

6.2.1 The City shall encourage rehabilitation of deteriorating housing that is basically sound through enforcement of its codes and ordinances as a means of maintaining the community's housing stock.

6.5 Public Facilities

6.5.1 The City should annex built-up residential areas adjacent to the City that are in need of public facilities, services, and utilities to prevent potential health and safety hazards to residents.

B. Linn County Comprehensive Plan

The applicable goals and policies are:

905.520 Policies for commercial lands

(B)(7) Access points for commercial development shall be minimized to reduce conflicts with through traffic. The county Roadmaster and if a state highway is involved, the state highway division, will be asked to review and approve access points for proposed commercial development.

905.610 Policies and Policy Implementation for Urbanization

(B) The cities and county have agreed to a formal process for review and action on development proposals and public improvement projects within the urban growth area. The cities will make recommendations to the county on land use decision in the UGB involving: conditional use permits; planned unit developments; land divisions; capital improvement programs; public improvements; and recommendations for designation of health hazard areas. On matters to be decided by the city involving the UGB such as annexations, capital improvement programs, transportation facility improvements or public facilities (water supply, sewer, and drainage system), recommendations will be provided by the county. In order to provide for an orderly and efficient urbanization process, the cities will not provide sewage service outside of their city boundaries unless a public health hazard exists.

V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Renewal Plan provides the opportunity for property in the district to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Renewal Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses and other payments as deemed necessary.

All relocation activities will be undertaken and payments made in accordance with the requirements specified in the Oregon Revised Statutes Chapter 281.

VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS

A. General Description of Financing Methods

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

- tax increment revenues, described in more detail below;
- advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- loans, grants, dedications or other contributions from private developers and property owners; and
- any other source, public or private.

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

B. Self Liquidation of Costs of Projects

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS 457.420 through ORS 457.450. 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.

The Agency will use such revenues for the repayment of indebtedness issued to finance urban renewal projects. The maximum amount of indebtedness that may be issued or incurred under the Plan is \$18,252,144. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Lebanon in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. Completion of Projects

The Agency will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2022. The Agency therefore anticipates terminating the imposition of urban renewal taxes in FY 2021/2022.

VII. RENEWAL PLAN AMENDMENTS

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document, “**substantial amendment**” means:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the Cheadle Lake Urban Renewal Area.
- Extending the date after which no indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the urban renewal plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the urban renewal plan.
- Revisions in the Renewal Area boundaries.
- Additions of projects other than those specifically listed that exceed an estimated \$200,000 in project cost.
- Extending the term of the Plan for this district.

Minor amendments to the Plan shall be approved by Resolution of the Renewal Agency.

All amendments or changes in this Plan which are not Substantial Amendments as specified above shall be considered Minor Amendments

Presentation of any amendment to the Agency or Council shall be accompanied by the recommendations of staff and/or the Lebanon Urban Renewal Advisory Committee.

Any amendments to planned uses which result from amendment of the underlying Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan, in that the City’s and County’s process for Code Text and Plan Map amendments requires analysis and public involvement.

APPENDICES

Appendix 1 – ORS Requirements

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

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

Appendix 2 – Legal Description

Appendix 2 - Cheadle Lake Urban Renewal Plan

Legal Description

Beginning at the intersection of the centerline of U.S. Highway 20 right-of-way and the centerline of the Lebanon-Santiam Canal, said point being North 0°08' 53" East 595.82 feet and North 89°51' West 40 feet from the initial point of Messal's Subdivision, City of Lebanon, Linn County, Oregon; Thence along the centerline of U.S. Highway 20 right-of-way South 0°09' West 1,249.59 feet; Thence Southeasterly 1,041.03 feet along a tangent curve to the left having a radius of 1,246.54 feet through a central angle of 47°51', long chord of which bears South 23°46'30" East 1011.04 feet, to a point on said right-of way centerline; Thence along said centerline South 47°42' East 2,651.72 feet; Thence southeasterly 303.33 feet along a tangent curve to the left having a radius of 11,505.89 feet through a central angle of 1° 31' long chord of which bears South 48° 27' 19" East 303.37 feet; Thence southeasterly 303.33 feet along a tangent curve to the right having a radius of 11,505.89 feet through a central angle of 1° 31' long chord of which bears South 48° 27' 19" East 303.37 feet to a point on said right-of-way centerline; Thence along said centerline South 47° 42' East 924.24 feet; Thence, South 51°37'39" East to a point on the Oregon Electric Railway Company right-of-way centerline; Thence South 47°42' East along said right-of-way centerline 1259.6 feet; Thence, Southeasterly 922.59 feet along a tangent curve to the left having a radius of 2315.07 feet through a central angle of 22°50', long chord of which bears south 59°07' East 916.50 feet, to a point on said right-of-way centerline; Thence, along said right-of-way centerline South 70°32' East 1563.3 feet; Thence North 0°02' West 58.07 feet, more or less to the southeast corner of Tract XVIII per Vol. 83 Page 758, Linn County Records;

Thence North 356.43 feet along the East side of Tracts XVII and XVIII per Vol. 83 Page 758, Linn County Records; Thence North 89°04' West 83.57 feet to the initial point of C. S. 22567, Linn County Records; Thence North 0° 10' East 622.00 feet per C. S. 22567, Linn County Records; Thence South 89° 04' East 400 feet per said C. S. 22567; Thence North 0°10' East 899.35 feet to the Northeast corner of parcel 1 of the Albert L. French and Dorothy M. French Partition Plat No. 1999-41, Linn County Records; Thence North 89°47' 30" West 352.78 feet more or less to the intersection of the North side of parcel 1 of said Partition Plat No. 1999-41 and the eastern most side of that tract of land described in Vol. 920 Page 958, Linn County Records; Thence North 29°08' 22" West along the east side of that tract of land described in Vol. 920 Page 958, Linn County Records 117.32 feet; Thence South 89°58'56" West 20.3 feet along the North side of said tract; Thence North 46°27' 06" West 297 feet along the North side of said tract per C. S. 18783, Linn County Records; Thence along the North side of said tract North 63° 34' 06" West 792.79 feet ; Thence along the North side of said tract North 77° 51' 40" West 205.86 feet; Thence continuing along North side of said tract South 53°24' 19" West 541.20 feet; Thence along said North side South 13° 34' 08" West 224.08 feet; Thence along said North side South 84° 54' 08" West 332.75 feet; Thence South 53° 26' 56" West 290.99 feet per C. S. 18783 Linn County Records; Thence South 78° 17' 05" West 214.75 feet per said C. S. 18783; Thence

North 77° 29' 19" West 342.67 feet per said C. S. 18783; Thence North 76° 41' 30" West 398.90 feet per said C. S. 18783; Thence South 59° 49' West 65.28 feet to the East right-of-way line of Oregon Electric Railway Company; Thence 170.45 feet along a non tangent curve to the left, long chord of which bears North 50°06' 58" West 170.45 feet through a central angle of 1° 41' 23" having a radius of 5,779.58 feet per said C. S. 18783; Thence South 39° 02' West 50 feet more or less to the center line of the Oregon Electric Railway Company right-of-way centerline; Thence North 50° 58' West 243.90 feet along said right-of-way centerline; Thence northwesterly 964.37 feet along a tangent curve to the right having a radius of 2,401.79 feet through a central angle of 23° 00', long chord of which bears North 39°27'50" West 957.91 feet, to a point on said right-of-way centerline; Thence along said right-of-way centerline North 27° 58' West 4,165.00 feet; Thence northwesterly 1,122.11 feet along a tangent curve to the right having a radius of 2,315.45 feet through a central angle of 27° 45', long chord of which bears North 14°05' West 1111.16 feet, to a point on said right-of-way centerline; Thence South 89° 49' 25" West 50 feet to a 5/8" iron rod per C. S. 21828 Linn County Records; Thence North 0° 10' 35" West 99.52 feet per said C. S. 21828; Thence North 0° 10' 35" West 22.56 feet to the centerline of the Lebanon-Santiam Canal per said C. S. 21828; Thence along said Canal centerline South 83° 22' 46" West 100.55 feet per said C. S. 21828; Thence along said Canal Centerline North 88° 16' 55" West 139.01 feet per said C. S. 21828; Thence along said Canal centerline South 72° 51' 50" West 232.90 feet per said C. S. 21828; Thence along said Canal centerline South 67° 46' 07" West 26.41 feet per said C. S. 21828; Thence along said Canal centerline South 69° 03' 28" West 49.21 feet per said C. S. 21828; Thence along said Canal centerline South 70° 46' 38" West 49.09 feet per said C. S. 21828; Thence along said Canal centerline South 78° 02' 15" West 35.71 feet per said C. S. 21828; Thence along said Canal centerline South 77° 07' 06" West 137.62 feet per said C. S. 21828; Thence along said Canal centerline South 85° 08' 31" West 33.56 feet per said C. S. 21828; Thence along said Canal centerline South 79° 29' 58" West 40.66 feet per said C. S. 21828; Thence along said Canal centerline South 74° 35' 08" West 71.49 feet per said C. S. 21828; Thence along said Canal centerline South 76° 15' 24" West 114.48 feet per said C. S. 21828; Thence along said Canal centerline South 73° 02' 13" West 102.25 feet to the East right-of-way line of U. S. Highway 20 per said C. S. 21828; Thence North 89° 51' West 40.00 feet to the Point of Beginning.

Containing 251.8 Acres More or Less.

Excepting that portion lying within the U.S. Highway 20 right-of-way, also excepting that portion lying within the Oregon Electric Railway Company right-of-way, also excepting that portion Northeast of the Lebanon-Santiam Canal per C. S. 7838 Linn County Records and lying within said Canal.

Containing 21.7 Acres more or less.

Appendix 3 – Resolution Advisory Committee

A RESOLUTION ESTABLISHING A CITIZEN) RESOLUTION NO. _____
ADVISORY COMMITTEE FOR THE CHEADLE)
LAKE URBAN RENEWAL DISTRICT (URD)) FOR 2000

WHEREAS, the City of Lebanon desires regular, accurate and complete communications with the residents and property owners of the Cheadle Lake URD, and

WHEREAS, the City of Lebanon desires the input of area residents concerning the placement and timing of needed infrastructure, and

WHEREAS, the needs of the Cheadle Lake URD can be more effectively met with the thoughts, recommendations and guidance of area residents and property owners.

BE IT THEREFORE RESOLVED the City of Lebanon will establish a Citizen Advisory Committee for the Cheadle Lake Urban Renewal District consisting of at least five (5) area residents and two (2) elected officials to be appointed by the Mayor.

Passed by a vote of 5 for and 0 against this 30th day of August, 2000.

J. Scott Simpson, Mayor
Ron Miller, Jr.

ATTEST:

John E. Hitt, City Recorder