

A RESOLUTION AUTHORIZING THE MAYOR  
AND RECORDER TO APPLY TO LINN COUNTY,  
OREGON, FOR THE EXPANSION OF A PORTION  
OF THE LEBANON PRELIMINARY URBAN GROWTH  
BOUNDARY.

) RESOLUTION NO. 7  
) for 1979


WHEREAS, the Planning Commission and Common Council of the City of Lebanon have held public hearings on July 20, 1978, October 5, 1978, and February 28, 1979:

BE IT RESOLVED BY THE PLANNING COMMISSION AND COMMON COUNCIL OF THE CITY OF LEBANON AS FOLLOWS:

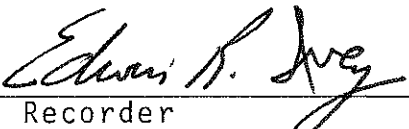
Section 1. That the Mayor and Administrator of the City of Lebanon are hereby authorized and directed to apply to Linn County for the expansion of the Lebanon Preliminary Urban Growth Boundary. The expansion includes the following properties located in Linn County, Oregon:

Tax Lot 1800, Map 12-2W-3B, Tax Lot 1900,  
Map 12-2W-3B, and Tax Lot 100, Map 12-2W-4.

Passed by the Council by a vote of 5 for and 0 against and approved by the Mayor this 28th day of February, 1979.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Recorder

PROPOSED PRELIMINARY URBAN GROWTH BOUNDARY AMENDMENT  
March, 1979

The City of Lebanon, Linn County, Oregon, is requesting that the Lebanon Preliminary Urban Growth Boundary established by mutual agreement between Linn County and the City of Lebanon be amended to include Tax Lot 1800, Map 12-2W-3B, Tax Lot 1900, Map 12-2W-3B, and Tax Lot 100, Map 12-2W-4.

The following findings of fact form the basis for justifying this request for inclusion of the property into the Lebanon Preliminary Urban Growth Boundary at this time:

Findings of Fact:

1. The parcels in question represent 206 acres of continuous lands and, thus, forms the single largest parcel of land in the Lebanon area available for industrial uses.
2. The land in question is contiguous to the existing preliminary urban growth boundary and, thus, inclusion of this property would be physically possible.
3. Tektronix has made an offer on the property in question with plans for utilization as an industrial site.
4. The City of Lebanon has had no new major industry locate in the City since Commodore Corporation located next to Hansard Avenue approximately a decade ago.
5. Industrialization of this site would help diversify not only the economy of Lebanon, but the economy of Linn County and other surrounding communities as well.
6. Industrialization of this property would be consistent with Goal 9 "Economy of the State" of the Oregon Land Conservation and Development Commission's Statewide Planning Goals and Guidelines, which states: "To diversify and improve the economy of the state."
7. The Lebanon Comprehensive Plan states: The City should encourage a diversified economic base for the community which broadens and improves long-term employment opportunities and is compatible with the protection and improvement of the environmental resources of the community.

8. The Lebanon Comprehensive Plan further states: Suitable space for industrial development and expansion should be preserved and protected from encroachment by incompatible land uses. Sites should be large, level areas of sufficient size to provide ample space for expansion, parking, and landscaping buffers.
9. The site is in close proximity to urban services (water and sewage lines) and an extension of said facilities is physically possible.
10. The land in question does utilize class IV and less soils, but because this site is located in close proximity to urban services (water, sewer, highway, and railroad) it has been determined through citizens input and economic need of the community and region that the land can best serve the County if it were available for industrial uses. Also, there are no areas within the Preliminary Urban Growth Boundary which do not have class IV soils or better.
11. This request is also consistent with the Linn County Comprehensive Plan, dated March, 1972, which states under "Goals and Policies For Industrial Development":
  - A. New industrial development should be encouraged to provide employment and to expand the tax base.
  - B. Encourage stable industries which will contribute to a balanced economic base within the County.
  - C. Encourage the location of environmentally compatible industries within Linn County.
  - D. Encourage the location of all industrial development in or adjacent to existing industrial parks or urban areas where necessary urban services are available...
12. The Oregon District 4 Council of Governments Overall Economic Development Program also states as its goals for Linn County the following:
  - A. Designate or zone sufficient amounts of appropriate land for industrial uses.
  - B. Make efforts to diversify the County's industrial base.

13. Industrial use of the land in question is more compatible with the surrounding agricultural land than residential land use would be.
14. Industrial development of the site will provide employment opportunities for the citizens of the City and County. The mid December, 1978 unemployment rate was 8.2% (seasonally adjusted) for Linn County as compared to 6.6% (seasonally adjusted) for the State of Oregon.
15. The proposed amendment to the boundary for industrial purposes is adjacent to existing industrial lands and lands either zoned or designated industrial.
16. Statewide Planning Goal 14 "Urbanization" establishes seven (7) factors which shall be considered in making boundary changes. The proposed change is in conformance with numbers 2 through 7 and does not relate to number 1.

The proposed change is in the Preliminary Urban Growth Boundary and is for an area which is within Lebanon's proposed final Urban Growth Boundary. It would, thus, seem that an amendment is appropriate, at this time, and based on the findings it can be concluded that the requested Lebanon Preliminary Urban Growth Boundary expansion is:

1. Consistent with the adopted Lebanon, Oregon Comprehensive Plan.
2. Consistent with the Statewide Planning Goals, especially Goal 9 "Economy of the State".
3. Consistent with the Linn County, Oregon Comprehensive Plan, 1972.
4. Consistent with industrial goals as stated by Oregon District 4 Council of Governments.
5. Needed at this time to facilitate an existing Oregon industry and is not just a speculative adventure.