

A RESOLUTION AMENDING THE )  
BACKGROUND DATA OF THE LEBANON )  
COMPREHENSIVE PLAN. )

RESOLUTION NO. 50  
for 1981

WHEREAS, certain sections of the Comprehensive Plan of the City of Lebanon have been found by the Oregon Land Conservation and Development Commission to be deficient in certain background data; and

WHEREAS, the City of Lebanon has held hearings on that plan;

NOW, THEREFORE, BE IT RESOLVED BY COUNCIL OF THE CITY OF LEBANON, AS FOLLOWS:

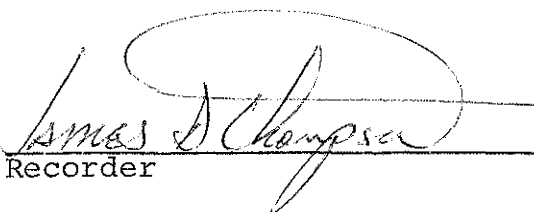
Section 1. That sections of the background data shall be amended by adding and adopting exhibit "A" as attached to this document.

Section 2. A copy of this Resolution be sent to Linn County, Oregon and to the Oregon Land Conservation and Development Commission asking that they also amend the above referenced plan.

Passed by Council by a vote of 5 for and 0 against and approved by the Mayor this 23<sup>rd</sup> day of December, 1981.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Recorder

BUILDABLE LANDS INVENTORY  
SUPPLEMENTAL DISCUSSION

This discussion is intended to explain in further detail the significance of the numbers in the inventory attached. To better understand each zone and the land area in that zone, the various zones will be individually assessed.

RL - Low Density Residential - A single family housing zone, the RL represents the lowest density zone in the community. The two areas of highest concentration are on the east side in the long established neighborhoods and in the southwest in the newest areas. The new areas orient to starter or young family homes and consist of several partially built-out subdivisions including Mountain Shadows Mobile Home Estates which represents nearly a third of the buildable and available inventory.

RM - Mixed Density Residential - In an effort to respond to the need for a greater variety of housing choices, the RM zone allows not only greater density than the RL, but also gives greater flexibility to design. The cluster and townhouse styles are encouraged in this zone. Of the 354 acres available in the zone, 290 of them are part of the Ridgeway Butte Project.

RH - High Density Residential - The traditional apartment zone, the majority of land in this designation occurs along several of the City's major arterials and adjacent to employment or commercial centers.

CB - Central Business Commercial - So called because it represents the downtown, this zone has one of the smallest amounts of vacant land and all in scattered small lots.

CH - Highway Commercial - Following the lineal transportation corridors, the CH zone is a response to the impact of the auto. Two large parcels that have recently been cleared of older buildings in preparation for redevelopment consist of a major portion of the area, listed as buildable and available.

ML - Light Industrial - This zone is intended for industrial, warehousing and light fabricating activities. The recent annexation of the Tektronix site 260 acres which has yet to be developed, accounts for almost all of the vacant land in this category. Vacant land adjacent to the airport accounts for most of the rest.

MG - General Industrial - Primarily heavy industry sites, the several wood product mills represent the developed land and two small lots adjacent to the Crown Zellerbach mill represent the only vacant MG property.

MU - Mixed Use - This zone combines the several zones such as professional office, neighborhood commercial, etc. into one category of similar uses. Also possible are projects which combine several uses in a planned fashion on one site. The vacant lands are concentrated in three large parcels situated on the fringe.

The philosophy behind the Lebanon Zoning Ordinance has been to zone all property without respect to ownership; hence, school land, park land and other publicly owned property carries a land use zone rather than an ownership zone common to many communities. Lebanon is situated on a flat alluvial plain. As a consequence, the only area with any slopes at all is the Ridgeway Butte area. Not only is the terrain flat but no real flood plains exist within the City Limits as mapped by the Corp of Engineers. The only waterways that represent a non buildable area are the Santiam River and the Lebanon-Albany canal.

## BUILDABLE LANDS INVENTORY

| <u>ZONING DESIGNATION</u>      | <u>AREA DEVELOPED</u> <sup>(1)</sup> | <u>BUILDABLE &amp; AVAILABLE</u> <sup>(2)</sup> | <u>TOTALS</u>          |
|--------------------------------|--------------------------------------|---|------------------------|
| RL - Low Density Residential   | 310.77                               | 68.18   | 378.95                 |
| RM - Mixed Density Residential | 410.14                               | 353.91 <sup>(3)</sup>                           | 764.05                 |
| RH - High Density Residential  | 132.01                               | 12.03   | 144.04                 |
| CB - Central Bus. Commercial   | 48.67                                | 1.34  | 50.01                  |
| CH - Highway Commercial        | 91.48                                | 12.89   | 104.37                 |
| ML - Light Industrial          | 146.65                               | 296.73 <sup>(5)</sup>                           | 443.38                 |
| MG - General Industrial        | 52.69                                | .83   | 53.52                  |
| MU - Mixed Use                 | <u>8.13</u>                          | <u>76.74</u>                                    | <u>84.87</u>           |
| TOTAL ACRES                    | 1200.54                              | 822.65  | 2023.19 <sup>(4)</sup> |

(1) These figures are net areas exclusive of any public street or alley rights-of-way. Addition of these rights-of-way would add 25-35% to the total.

(2) In order to be buildable and available, land must have no natural limitation, ie. steep slopes, flood plain, etcetera. In addition, potential for further division of lots was explored to include lots suitable for further development (See Methodology).

(3) Includes 290 acres within Ridgeway Butte.

(4) Excludes approximately 177 acres proximinous to Ridgeway Butte and in steep slope or river or flood plain. All nondevelopable lands both in the City Limts and the Urban Growth Boundary are designated for residential use.

(5) Includes approximately 260 acres of the Tektronix site.

## BUILDABLE LANDS INVENTORY METHODOLOGY

The following methodology was used and the steps of that methodology were followed in making the inventory of buildable (developable) lands.

1. An update was made of 1976 base maps and any changes were noted. Building permits for activity since 1979 were also incorporated into the inventory.
2. Following the field work, zoning designations were overlain on the land use maps.
3. Each lot or parcel was individually examined and the following criteria was applied:
  - a. Lots were considered vacant if no use was being made of the parcel. Open warehousing of materials or parking were not considered qualities of vacancy.
  - b. Lots with vacant buildings were not considered vacant.
  - c. Lots which were developed to the maximum extent allowed by zoning regardless of the amount of open space available were considered developed.
  - d. Lots where greater density could be accommodated but placement of greater density was impractical, or undesirable, were considered fully developed.
  - e. The area of a lot that could be more fully developed based on criteria a-d was calculated and considered available.
4. The total acreage within each zone, exclusive of rights-of-way was calculated for all developed and undeveloped land.

LEBANON URBAN GROWTH BOUNDARY  
SUPPLEMENTAL DISCUSSION  
GOAL 14

This appendix attempts to give supplemental discussion and explain in further detail the reasons why the Lebanon Urban Growth Boundary has been placed in its present locations. This discussion will focus on the boundary location where it deviates from the existing City Limits. Natural features have played a role in the boundary location but because of the generally homogeneous nature of the Lebanon hinterland, other factors of a less natural nature have dominated. The non-natural features that predominate the boundary development criteria are ownership patterns, arterial streets and land area necessary to accommodate anticipated growth patterns to the year 2000. Ability of the community to provide urban services has been used. Because Lebanon is located on lands that have soil classes of I-4, soil types could not be used as criteria.

Discussion of the boundary will proceed in a counterclockwise manner starting at point "A".

The line AB follows Gore Drive, a major arterial road and separates large land holdings to the north from smaller ownerships on the south. It also, in part, follows a portion of the Lebanon City Limits bounding the Tektronix site. At B, the boundary turns south following Highway 20, another major arterial road. At C the boundary follows Cemetery Road, the first street south of the Gore arterial, and runs along the northern boundary of the I.O.O.F. Masonic Cemetery connecting points D-G. Line G-J follows the Tail Race canal and the Crown Zellerbach log pond and the boundary of Crown Zellerbach property, hence keeping all the Crown ownership in the Urban Growth Boundary. It then follows a property line connection with Tennessee Road at point K.

Line segment K to L follows the south property line of a large parcel and then follows the west line of that large parcel to its intersection with the South Santiam River at point M, thus including several small developed parcels and utilizing the river as a natural barrier. Line segment M-N follows the river to point N where it is also the City Limits. Line N-O also follows the City Limits. Line O-P separates several small parcels adjacent to the City Limits from larger individual ownership parcels to the north. At point P, the boundary again follows the City Limits around to point Q.

Line Q-R follows River Road to its intersection with the Albany-Lebanon canal. The boundary then follows this natural barrier paralleling the Champion International mill property to point S. At point S, the boundary turns south to include an urbanized mobile home park before terminating at Weirich Road, Point T. Line segment T-V follows Weirich Road which acts as a barrier and serves to separate small parcels on the interior from larger ownerships on the outside. Line V, W, X also follows property lines and includes several small parcels within the boundary while excluding large agricultural parcels to the south and east.

Starting at point X and traveling east, the Urban Growth Boundary follows a property line that also separates large agricultural parcels from rural residential developments to the north. This pattern continues through points Y, Z, and A'-E' where it intersects with Stoltz Hill Road at point E'. Included within this southern boundary is the site for the expanded Lebanon Union High School.

At point E' the boundary travels north on Stoltz Hill Road to F', which marks the southern boundary of the Linn-Benton Community College site. From F' to G' the line is continuous with the LBCC property and adjacent light industrial lands. At G' the boundary turns north and generally follows the

Supplemental Discussion

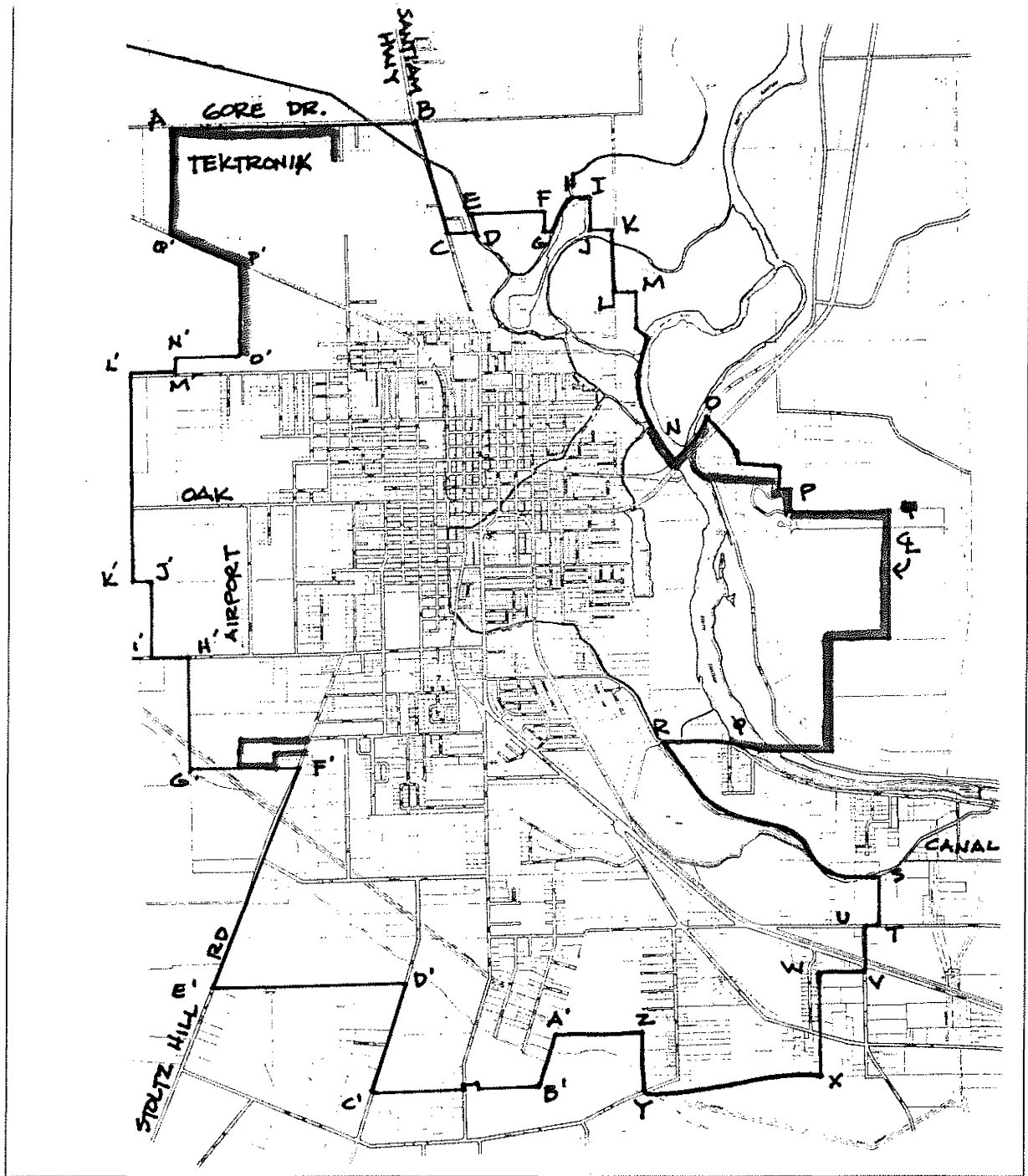
Goal 14

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western edge of lands designated for industrial purposes that can readily be served by sewer and water and represent compatible land uses with the adjacent airport. At point L' the line travels easterly along U. S. Highway 20 to point M' before turning north to include established businesses along Highway 20 and terminating at point O'.

At point O' the boundary again travels north to include the Commodore factory. Starting at P' the line travels along the Southern Pacific Railroad Track line which also marks the southern boundary of the Tektronix plant site. At Q' the boundary continues north parallel to the Tektronix site to terminate at the starting point A.





LEBANON OREGON

— URBAN GROWTH BOUNDARY  
 — CITY LIMITS

