

**A RESOLUTION AMENDING POLICIES ) Resolution Number 26**  
**FIVE (LAND USE POLICIES AND ) for 1997**  
**RECOMMENDATIONS) AND SIX )**  
**(HOUSING POLICIES AND )**  
**RECOMMENDATIONS) OF THE )**  
**LEBANON COMPREHENSIVE PLAN )**  
**POLICIES )**

WHEREAS, the Planning Commission for the City of Lebanon held a public hearing on the 18th day of June, 1997 for the purpose of considering changes to the Lebanon Comprehensive Plan Policies of the Comprehensive Plan; and

WHEREAS, the Planning Commission found that appropriate notice was given for the above mentioned public hearing; and

WHEREAS, the Planning Commission determined that certain changes should be made to the Lebanon Comprehensive Plan Policies concerning Policies Five and Six, Land Use Policies and Recommendations and Housing Policies and Recommendations; and

WHEREAS, the Planning Commission made a recommendation that the Lebanon City Council should consider and make amendments to the Lebanon Comprehensive Plan Policies; and

WHEREAS, the Lebanon City Council has conducted a public hearing on the recommendations made by the Planning Commission on July 9, 1997, and the Council finding that appropriate notice has been made for the public hearing; and

WHEREAS, the Lebanon City Council has considered the recommendation of the Planning Commission and the testimony of witnesses and staff at a public hearing;

NOW, THEREFORE, THE CITY OF LEBANON RESOLVES AS FOLLOWS:

**Section 1. Section 5.0, Land Use policies and Recommendations of the Lebanon Comprehensive Plan Policies is hereby amended to read as follows:**

**5.0 Land Use Policies and Recommendations:**

**Overall Goal**

To provide a land use policy plan which sets forth the suitable kinds, amounts, and intensities of use to which land in various parts of the city should be put.

**General Policies**

Sufficient area shall be maintained for the balanced expansion of all major land uses.

#### Residential Land Use

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.
2. Overall residential densities in Lebanon should be as high as possible, but at the same time a variety in lot sizes, housing types, and street patterns should be encouraged.
3. Residential districts shall be protected from heavy through traffic, conflicting land uses, or other encroachments that would impair a safe quiet living environment.
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. 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.
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.
7. High-density multi-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.
8. Multi-family development shall be allowed in residential areas in the city on large lots incapable of subdivision to city standards. Density shall be limited by the criteria in the Zoning Ordinance.
9. The city should continue to allow manufactures dwellings parks and subdivisions within the mixed-density residential district in accordance with the standards and procedures of the Zoning Ordinance.
10. Manufactured dwelling developments should be monitored and evaluated to assure that development standards are adequate to community needs.
11. Outside the city limits, singe-family dwellings or manufactured dwellings shall

be allowed in rural residential lots with adequate on-site water supply and sewage disposal capability, and in accordance with the City/County Urban Growth Management Agreement.

12. Large agricultural parcels outside the city should be maintained until annexation occurs or a delayed annexation agreement is adopted.
13. In urbanizing areas designated for delayed annexation, the same standards established by the City Zoning Ordinance shall apply to development proposals.
14. Yard requirements for residential lots should be reviewed to assure efficient land utilization.

**Section 2. Section 6.0 of the Lebanon Comprehensive Plan Policies concerning Housing Policies and Recommendations is hereby amended to read as follows:**

**6.0 Housing Policies and Recommendations**

**Overall Goal**

To provide a housing policy plan which seeks to increase opportunities for all citizens to enjoy safe, decent, and sanitary housing, and to assist in creating and maintaining neighborhoods in a manner consistent with the natural environment and the needs of the people.

**General Policies and Recommendations.**

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.
2. The city shall continue to allow manufactured dwelling parks and manufactured dwelling subdivisions within the mixed-density residential zone as a low cost housing alternative.
3. Existing manufactured dwelling projects should be evaluated to determine if development standards are adequate to meet the needs of residents and the surrounding neighborhood.
4. The city shall encourage innovative design and planning concepts to reduce the cost of housing and services through the "Planned Development" zoning regulations that would allow an increase in density if the project demonstrated improved livability.

5. More emphasis should be placed upon condominium and other innovative forms of ownership to better utilize the land use costs and improvements. Even individual ownership in a duplex unit may be feasible.
6. The city should evaluate existing codes and ordinances for provisions which may hinder the preservation and/or development of adequate housing for the community. Amendments that encourage a variety of housing, utilizing innovative site development and construction techniques, should be enacted.

#### Housing Conditions

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.
2. The city should consider adoption of a Housing Code for the community that specifies the minimum standards of fitness for human habitation to assist in eliminating substandard and overcrowded housing.

#### Housing Costs

1. The city supports the need to reduce housing costs.
2. The city encourages programs for property tax relief at all levels as one means of reducing housing costs and supports alternatives to the existing property tax system that would encourage residential rehabilitation within the community.
3. The city supports innovative methods of construction to cut down on building costs.
4. The city should support housing and family assistance programs that would benefit the local community.
5. Housing Assistance Programs for qualified elderly and low income families in need of housing should be in a form which allows individuals a choice of housing type and location.
6. Subsidy programs aimed at increasing home ownership or supporting the rehabilitation efforts of existing homeowners are strongly encouraged.

#### Buildable Lands

1. The city shall maintain an adequate availability of residential, buildable lands that provide locational choices for each housing type as part of the city's development monitoring program and annual plan review.

2. The city should maintain a substantial supply of residentially zoned land within the community to assist in keeping land costs for housing at reasonable levels.
3. The city should increase density standards and revise the yard requirements as recommended in the Residential Land Use Element to provide more efficient and liveable land utilization and to reduce housing and public facilities cost.

#### Public Facilities

1. The city shall cooperate with county, regional, and federal agencies in developing housing and family assistance programs suited to community needs.
2. The city should take the initiative in presenting local needs to higher governmental levels.

#### Housing Committee/Housing Plan

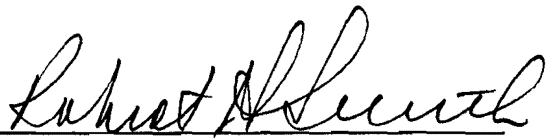
The City of Lebanon should establish a Housing Committee to focus on housing needs and solutions to local housing problems.

The City of Lebanon should prepare, with the assistance of the Housing Committee, a detailed Housing Plan.

**Section 3. In all other respects, the provisions and adopted Comprehensive Plan Policies of the City of Lebanon shall remain in effect.**

**Section 4. The City Recorder shall notify appropriate state agencies of the amendments contained within this resolution.**

Passed by the Lebanon City Council this 9th day of July, 1997 by a vote of 6  
in favor and 0 against.

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder