

A BILL FOR AN ORDINANCE AUTHORIZING AND )  
DIRECTING THE MAYOR AND RECORDER TO ENTER) ORDINANCE BILL NO. 38  
INTO A CONTRACT FOR PLANNING SERVICES TO ) for 1976  
FULFILL THE REQUIREMENTS OF THE LCDC )  
PLANNING ASSISTANCE GRANT, AND DECLARING ) ORDINANCE NO. 1619  
AN EMERGENCY. )

THE PEOPLE OF THE CITY OF LEBANON DO ORDAIN AS FOLLOWS:

Section 1. That the Mayor and the Recorder of the City of Lebanon are hereby authorized and directed to enter into a contract with ARCHITECTURAL ASSOCIATES, Donald B. Driscoll, Planning Consultant, for planning services to fulfill the requirements of the LCDC planning assistance grant for the City of Lebanon. A copy of the contract is attached hereto.

Section 2. That inasmuch as this contract for planning services is necessary for the peace, health and safety of the City of Lebanon, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect immediately upon its passage by the Council and approval by the Mayor.

Passed by the Council by a vote of 6 for and 0 against, and approved by the Mayor this 13th day of October, 1976.

M. Scroggie Gonzales  
Mayor

ATTEST:

Edwin R. Cruz  
Recorder

**ARCHITECTURAL ASSOCIATES**



architecture/planning/research  
DONALD B. DRISCOLL  
BANKS UPSHAW  
ARCHITECTS A.I.A.

1843 GARDEN AVENUE  
EUGENE, ORE. 97403  
PHONE (503) 687-2414

AGREEMENT FOR PLANNING SERVICES

THIS AGREEMENT, made and entered into by and between Donald B. Driscoll, Architectural Associates, 1843 Garden Avenue, Eugene, Oregon, hereinafter called the Consultant and the City of Lebanon, Oregon, hereinafter called the City.

WITNESSETH:

WHEREAS, the State of Oregon has authorized the creation of the Land Conservation and Development Commission (LCDC) and empowered LCDC to encourage the development of properly prepared and coordinated comprehensive plans for cities, counties and regional areas; and

WHEREAS, LCDC has awarded a grant of \$22,750 to the City of Lebanon for preparation of a comprehensive plan in conformance with Statewide Goals and Guidelines; and

WHEREAS, LCDC will provide the City of Lebanon with the above-mentioned \$22,750 in accordance with the following schedule; \$13,650 upon approval of the grant agreement; \$6,825 by January 15, 1977; and \$2,275 after receipt and acceptance of the agreed upon completion of information and final accounting of costs by LCDC; and

WHEREAS, the City of Lebanon desires to obtain professional planning assistance services from the Consultant and that the Consultant is willing and capable of providing such services; and

~~WHEREAS, both parties agree that the provision of planning services to the City by the Consultant will serve to assist in fulfilling the goals and guidelines of LCDC and in enhancing a sustained and coordinated comprehensive planning program.~~

NOW THEREFORE: THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. The City shall designate the Consultant to perform the comprehensive planning work for the City of Lebanon described in the Work Program attached hereto.
2. The Consultant shall work under the overall supervision of the Lebanon City Administrator.

3. All work performed by the Consultant in conjunction with the attached work program shall be subject to the review and approval of the City Planning Commission and City Council of the City of Lebanon.
4. The Consultant shall prepare and submit to the City for its review, signature and submission to LCDC such project reports as are required by LCDC.
5. The Consultant shall attend meetings of the Lebanon Planning Commission on a regular basis and of the Lebanon City Council as needed.
6. Both parties shall coordinate all work with the Linn-Benton Planning Coordinator and other affected agencies.
7. The Consultant, the Linn-Benton Planning Coordinator and the Lebanon City Administrator shall meet as necessary to resolve any problems associated with the project.
8. The fees payable by the City to the Consultant for performance of planning services shall be based on the reimbursement of the Consultant's actual expenses for all services and direct expenses not to exceed the LCDC grant amount of \$22,750 for the work program elements described in the attached Work Program.

Reimbursement of consulting services shall be based on the following fee schedule:

Personnel Services	Hourly Rate
Donald B. Driscoll, Planning Consultant	\$19.00
Planning Personnel	\$16.00
Secretarial Personnel	\$ 9.00

Personnel rates include all rent, utilities, office equipment and supplies, general overhead and profit.

#### Direct Expenses

Travel	\$ .11/mile
Reproduction & Project Supplies	Billed at Cost
Long Distance Communication	Billed at Cost
Professional Consulting Services	Billed at Cost

Partial payment shall be made on a monthly basis during the course of the contract for work completed.

9. Amendment  
This agreement may be amended only by joint written agreement of the parties thereto.
10. Termination  
(a) This agreement shall take effect as of the agreement date and shall terminate on July 15, 1977, unless extended by amendment to this agreement.

10. Termination continued

(b) This agreement may be terminated by either party, or performance hereunder suspended by either party, in the event that funds for the continuation of the services herein contemplated become for any reason unavailable or so substantially curtailed as to make continued performance an unreasonable burden on either party. Written notice of such termination or suspension shall be given no less than 30 days in advance thereof.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

APPROVED:

CITY OF LEBANON

*J. M. Scroggin Gonzales*  
Mayor

ARCHITECTURAL ASSOCIATES  
Donald B. Driscoll, Planning Consultant

*D. Driscoll*

LAND CONSERVATION AND DEVELOPMENT COMMISSION

By *s/*

Dated this 22 day of Oct, 1976.

CITY OF LEBANON

WORK PROGRAM FOR THE GRANT PERIOD

A. LCDC Goals to be Addressed:

Background Studies	Goals 3-14
Land Use Planning	Goals 3,5-10,13,14
Community Facilities Plan	Goals 5,8,11,14
Transportation Plan	Goals 12,14
Housing Plan	Goals 10,14
Urbanization	Goals 14

B. Specific Tasks to be Undertaken:

1. Background Studies and analysis.
2. Land Use Plan, inventory and analysis.
3. Community Facilities Plan, inventory and analysis.
4. Transportation Plan, inventory and analysis.
5. Housing Plan, inventory and analysis.
6. Urbanization potentials and limitations, Urban Growth boundary.

C. Results expected of each of the tasks.

1. Background Studies.
  1. Land Use Inventory. Basic information to be prepared in map, statistical and descriptive form. Data will be related to location and extent of existing residential, commercial, industrial, public-institutional, agricultural and vacant land.
2. Environment, Natural Resources and Open Space.
  - a. Inventory of soils and study to determine agricultural, septic tank and foundation suitability.
  - b. Environmental Geology study to determine flood plain, and other geological hazards in the Planning Area.
  - c. Buildable land inventory and identification to determine the amount of buildable lands within the planning area.

d. Natural Resources, Open Space and Related Studies.  
Basic inventory and studies will be conducted pertaining to:

1. Agriculture Land use, soils, ownership, suitability for various farm uses.
2. Fish and wildlife habitat.
3. Water areas and uses, groundwater.
4. Gravel deposits.
5. Historic areas and structures.
6. Scenic views and sites.
7. Potential trail locations.
8. Private open space considerations.
9. Private recreation facilities.
10. Air and water quality.
11. Energy conservation as related to development patterns and controls.

3. Economic Base. Interpretation and analysis of Linn County Economic Base study as it relates to the City of Lebanon and the Lebanon Planning Area.

4. Community Facilities. Inventory and review of the community facilities within the Planning Area and a determination of the future needs for such facilities.

5. Transportation Plan. Inventory and study of current transportation needs and trends within the Planning Area with emphasis on regional mass transit needs and feasibility. Arterial Highway systems and local surface street needs.

6. Housing Plan. Inventory of the housing types, quantities and conditions within the Planning Area and an analysis of the needs for additional housing types.

II. Land Use Plan.

1. Description: Guide to indicate areas suitable and desirable for residential, commercial, industrial, agricultural and other types of land use and which contains policy related to each type of land use. The plan should also pertain to any unique land development and areas needing special consideration such as waterfront, flood plain, landslide areas and gravel deposits.

2. Goal Concerns: The land use element will include the basic considerations related to the following goals:

- Goal 3 - Agriculture
- Goal 5 - Open Space, Scenic and Historic Areas, and natural areas.
- Goal 6 - Air, water, Land Quality
- Goal 7 - Natural Hazards
- Goal 8 - Recreation
- Goal 9 - Economy
- Goal 10 - Housing
- Goal 13 - Energy Conservation
- Goal 14 - Urbanization

### III. Community Facilities Plan.

1. Description. Guide to indicate general locations, policies and development standards for community facilities. This would include park and recreation areas, schools, libraries, local government offices, shop and storage areas, fire and police protection, health facilities, and utilities including water supply, sewage disposal, storm drainage, solid waste, electricity, telephone and natural gas.

2. Goal Concerns: The Community Facilities element will include the basic considerations related to the following goals:

- Goal 5 - Open Space (Public development)
- Goal 8 - Recreation (Public development)
- Goal 11 - Public Facilities
- Goal 14 - Urbanization

3. Sub-Elements of the Community Facilities Element:

- a. Parks, Recreation Areas, Open Space
- b. Schools
- c. Libraries
- d. Local Government Administration Facilities
- e. Public Health Facilities
- f. Police Protection Facilities
- g. Fire Protection Facilities
- h. Shop and storage areas
- i. Public Utilities:
  - (1) Water supply
  - (2) Sewage Disposal
  - (3) Storm Drainage
  - (4) Solid waste
  - (5) Electricity
  - (6) Telephone
  - (7) Natural Gas

#### IV. Transportation Plan.

1. Description: Guide to indicate general locations, policies and development standards for the travel ways and terminals which make up the transportation network. This would include streets, rail, airport, bikepaths, sidewalks and similar facilities.
2. Goal Concerns: The Transportation Element will include the basic considerations related to the following goals:

Goal 12 - Transportation  
Goal 14 - Urbanization

3. Sub-Elements of the Transportation Element:

- a. Highways, Streets, Roads
- b. Pedestrian and Bike Ways
- c. Rail Facilities
- d. Parking and Loading

#### V. Housing Plan.

1. Description: Guide for policy development related to improving housing conditions and meeting housing needs of all community residents.
2. Goal Concerns: The housing element will include the basic considerations related to the following goals:

Goal 10 - Housing, (related to meeting basic housing needs of community residents. Other concerns are in the residential land use goal).  
Goal 14 - Urbanization

#### VI. Urbanization.

1. Description: Guide for policy development related to the outward expansion of urban development and the timing, extent and direction of this development. This would include the establishment of an urban growth boundary and policies related to land use, public facilities, transportation and governmental responsibilities which will make the urban growth effective in separating urban from rural land and in encouraging gradual outward urban development.

2. Goal Concerns: The urbanization element will include the basic considerations related to the following goals:

Goal 14 - Urbanization. It will also pertain to all other goals. It represents a summary of all plan elements as they pertain to urbanization.

D. Methods Used to Accomplish the Tasks.

1. Inventory Phase.

- a. Field studies.
- b. Compilation of information from existing data sources and from direct contacts with local citizens and agencies listed in the Lebanon Agency Involvement Program.
- c. Analysis, mapping and development of reports.
- d. Conduct of open public meeting throughout the inventory phase to give community residents the opportunity to offer suggestions, provide information, and to react to and evaluate the data presented.
- e. Evaluation of information at various steps in the program in order to determine basic community problems and potentials.

2. Planning Phase.

- a. Citizen and agency involvement as discussed above and as outlined in the Lebanon Citizen Involvement Program and Agency Involvement Program.
- b. Identification of alternative courses of action based upon information gathered from inventory studies.

E. Preliminary Estimate of Man Months.

1. Background Studies	<u>3.5</u>	
2. Land Use Planning	<u>1.0</u>	
3. Community Facilities Plan	<u>1.0</u>	
4. Transportation Plan	<u>1.0</u>	
5. Housing Plan	<u>.5</u>	
6. Urbanization	<u>1.0</u>	
TOTAL	<u>8.0</u>	Man-Months

F. Approximate Cost of Each Task.

	<u>Local Share</u>	<u>State Share</u>	<u>Total Cost</u>
1. Background Studies	1094	9844	10938
2. Land Use Planning	312	2812	3124
3. Community Facilities	312	2812	3124
4. Transportation Plan	312	2812	3124
5. Housing Plan	158	1408	1566
6. Urbanization	312	2812	3124
TOTAL COSTS	2,500	22,500	25,000