

**A BILL FOR AN ORDINANCE AMENDING
THE CITY OF LEBANON DEVELOPMENT
CODE**

) **ORDINANCE BILL NO. 2012-11**
)
) **ORDINANCE NO. 2839**

WHEREAS, the Planning Commission for the City of Lebanon conducted a hearing on July 18, 2012 regarding Planning File No. 12-05-23 and made findings recommending certain amendments to the Development Code of the City of Lebanon; and

WHEREAS, the City Council, pursuant to the provisions of the Lebanon Development Code, after appropriate notice given, has conducted a hearing to take testimony, hear arguments and to consider all of the evidence concerning such proposed Development Code amendments, such hearing being conducted on August 8, 2012; and

WHEREAS, the City Council has considered all relevant evidence and deliberated.

NOW, THEREFORE, the City of Lebanon ordains as follows:

Section 1. In addition to the findings referred to above, the City Council does hereby adopt and find those matters contained in Exhibit "B" which is incorporated herein by this reference as if fully set forth at this point.

After Recording, Please Return To:

City of Lebanon
Attn: City Clerk
40 N. 2nd Street
Lebanon, OR 97355

LINN COUNTY, OREGON **2012-12676**
ORD-ORD
Cnt=1 Stn=7 S. WILSON **08/20/2012 03:06:43 PM**
\$45.00 \$11.00 \$15.00 \$19.00 \$10.00 **\$100.00**



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I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

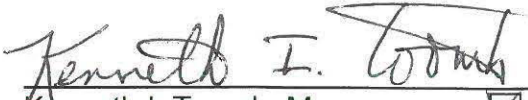
Steve Druckenmiller - County Clerk



Section 2. Based upon the findings adopted herein, the Lebanon Development Code is hereby amended as specified in Exhibit "A", which is incorporated herein by this reference as if fully set forth at this point.

Section 3. Said Exhibit "A" shall be attached to, and become a part of, the Lebanon Development Code upon entry of this order.

Passed by the Lebanon City Council by a vote of 6 for and 0 against and approved by the Mayor this 8th day of August, 2012.



Kenneth I. Toomb, Mayor
Bob Elliott, Council President

Attested:



Linda Kaser, City Clerk / Recorder

EXHIBIT "A"
AMENDMENTS TO THE LEBANON DEVELOPMENT CODE

Relevant Portion of Section 16.09.080

Note: Deleted language is ~~stricken~~; new language in italics.

Public Uses such as Municipal Courts; Museums, Nursery Schools, Preschools; Public Squares, Plazas, Senior Centers, Social Service Facilities, Soup Kitchens, Vocational Training for the Physically or Mentally Challenged , Utility Substations, Youth Club facilities	N	
<i>Post-secondary educational facilities such as Community Colleges, Universities, Adult Education Facilities, private vocational training, related to activities allowed within the Section 16.09.070 of the Industrial zone.</i> <i>For example, machinery manufacturing is allowed as a Class II activity; training related to the operation, assembly or repair of the manufacturing machinery and their resultant products would meet this standard.</i>	AR	CU

EXHIBIT B
LEBANON CITY COUNCIL FINDINGS
Planning File No. 12-05-23

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of the City of Lebanon to amend the Lebanon Development Code.

II. BACKGROUND INFORMATION

The City wishes to amend Lebanon Development Code by allowing certain post-secondary educational facilities in the Industrial zone. Specific language is contained in the attached Ordinance Exhibit "A."

III. PUBLIC HEARING

A. Planning Commission Action

A public hearing was held on this application before the Lebanon Planning Commission on July 18, 2012. At that hearing, City Planning File 12-05-23 was made a part of the record. Notice of the hearing was published consistent with the requirements in Chapter 16.20 of the Lebanon Development Code. No objection was raised as to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council adopt the proposed amendments to the Lebanon Development Code. The Commission found the proposed changes consistent with the applicable decision criteria.

B. City Council Action

A public hearing was held on this application before the Lebanon City Council on August 8, 2012. At that hearing, City Planning File 12-05-23 was made a part of the record. Notice of the hearing was published consistent with the requirements in Chapter 16.20 of the Lebanon Development Code. No objection was raised as to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the City Council deliberated on the issue and voted to adopt the proposed amendments to the Lebanon Development Code. The Council found the proposed changes consistent with the applicable decision criteria.

IV. FINDINGS OF FACT-GENERAL

The Lebanon City Council, after careful consideration of the testimony and evidence in the record, adopts the following General Findings of Fact:

- A. The applicant is the City of Lebanon.
- B. The City wishes to amend Lebanon Development Code by allowing certain post-secondary educational facilities in the Industrial zone. Specific language is contained in the attached Ordinance Exhibit "A."
- C. The decision to approve or deny shall be based on the criteria contained in the Lebanon Development Code: Chapter 16.28 – Comprehensive Plan and Development Code Text Amendments.

V. APPLICATION SUMMARY

- A. Linn-Benton Community College (LBCC) wishes convert the old Pace American manufacturing facility into classroom and shop spaces for their Advanced Transportation Technology program. The program would include both their automotive technology and diesel technology programs
- B. The Pace site is zoned Industrial (Z-IND). Requirements regarding “public uses” in the Industrial zone are found in Development Code Section 16.09.080. Generally, with the exception of public facility improvements (e.g., water reservoir), public uses such as schools or government buildings are prohibited.
- C. In order to establish the proposed use either: (a) the property will need to be rezoned to the Public Use zone; or, (b) the Development Code amended to allow the use. While the former is feasible, it makes problematic to convert back to an industrial-type use if LBCC were to vacate the property. By amending the Code, the site can accommodate the use while ensuring its viability for industrial uses remains.
- D. Ordinance Exhibit “A” contains proposed new language. Public uses such as municipal courts remain prohibited in the zone. However, post-secondary education is allowed *if it is related to industrial uses* identified in Section 16.09.070. Using the given example, machinery manufacturing is allowed as a Class II activity under Section 16.09.070; therefore, a school may train students to work on the manufacturing processes, and/or, the products produced by the machines. Regarding the LBCC proposal, manufacturing may include the production of diesel engines, tractors or automotive parts. Therefore, in these particular cases, allowable facilities would include industrial training for manufacturing, and, diesel mechanics or automotive mechanics to maintain or repair the finished product.
- E. These limitations are designed to maintain the integrity of the Industrial zone. For example, a nursing school would not qualify as hospitals, medical offices or similar medical facilities are not industrial uses (Development Code Section 16.09.070). Finally, consistent with current provisions, amendments require an Administrative Review for facilities located west of 5th Street; a Conditional Use is required for those facilities east of 5th Street.
- F. During the May 17, Commission work session, it was noted the activity listed as “Vocational Training for the Physically or Mentally Challenged” was prohibited within the zone. It was suggested this activity either should be allowed or considered in some manner part of the proposed amendment. While no American Planning Association definition exists for this activity, the City contains such a facility in the Willamette Valley Rehabilitation Center. Further, the Center is on Industrial-zoned land, effectively making the current facility a prohibited use in the zone. As the Center’s mission and activities are consistent with the proposed amendment, the Commission finds it appropriate to delete this provision.
- G. The Department sent out notice of the Code amendments to affected agencies and the Department of Land Conservation and Development; no comments were received

VI. CRITERIA AND FINDINGS

- A. Chapter 16.28 establishes the procedures and criteria for amending the text of both the Comprehensive Plan and the Development Code. Section 16.28.010 identifies the purpose of text amendments while Section 16.28.020 identifies the various types of amendments. The proposed changes involve only the text of the Development Code; amendments to the Comprehensive Plan are not required.
- B. Section 16.28.030 identifies those agents authorized to initiate a text amendment. Conforming to provisions in this Section, City staff initiated this action.

- C. Section 16.28.040 requires the City Recorder to maintain records of all changes to the Development Code. This administrative process requires City compliance.
- D. Sections 16.28.050 and 16.28.060 require all proposed amendments to the Comprehensive Plan Text shall be consistent with Oregon's Statewide Planning Goals, and with all adopted facility plans, including the Transportation System Plan. These Sections do not apply, as the proposal does not amend the City's Plan.
- E. Section 16.28.070 requires Development Code amendments to be consistent with the City's Transportation System Plan.

FINDINGS: The City has the authority to require applicants to conduct a Traffic Impact Study or Analysis for any new use (LDC Sections 16.12.010.B and 16.20.110). The Study or Analysis must indicate the proposed use complies with the adopted TSP or mitigation measures are available to ensure compliance. The amendments do not change these requirements. Further, the Code amendment does not change functional classifications or performance standards for City transportation routes.

- F. Section 16.28.080 outlines the process for text amendments. This is a legislative action pursuant to Chapter 16.20 and requires hearings before both the Planning Commission and City Council. The Commission reviews the request and makes recommendation to the Council. The final decision on this matter rests with the City Council. For the record, this Commission hearing and process comply with the requirements for a legislative action.
- G. Specific decision criteria are contained in Section 16.28.090. The City may approve a Development Code Amendment application if it satisfies the relevant Decision Criteria: Oregon Department of Land Conservation and Development (DLCD) administrative rules, the applicable Statewide Planning Goals, the applicable provisions of the Lebanon Comprehensive Plan, and any other applicable and relevant facility or special area plans, specific projects or goals adopted by the City.

FINDINGS: Findings in response to the above noted criteria:

1. DLCD Administrative Rules – Oregon Administrative Rules address a variety of issues including development on farmland, provisions for needed housing, requirements to expand an urban growth boundary, meeting natural resource planning requirements and similar issues. Staff notes there are no Administrative Rules that specifically address the proposed Code amendment. Further, the DLCD did not identify specific Administrative Rules for the City to consider in their findings.
2. Statewide Planning Goals - Compliance with the Statewide Goals is noted as follows:
 - Goal 1, Citizen Involvement: The Planning Commission and City Council will conduct public hearings on the request, consistent with City procedures and the intent of the Goal.
 - Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the locally adopted Development Code requirements.
 - Goal 3, Agricultural Lands: The proposal does not involve or affect farmland. An exception to this goal is not required.
 - Goal 4, Forest Lands: The proposal does not involve or affect identified forestland. An

exception to this goal is not required.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: The proposed changes to the Code do not alter existing regulations that affect identified historic, cultural, or natural resources within Lebanon.

Goal 6, Air, Water and Land Resource Quality: The existing Code regulates activities within the Industrial zone. These amendments allow additional public-related uses in the zone, specifically designed to augment industrial development by offering training. Potential impacts on air, water or land resource quality will not exceed, and likely be less than, existing permitted industrial uses.

Goal 7, Natural Hazards: The Code amendment does not alter development requirements for natural hazard areas; these remain in force.

Goal 8, Recreational Needs: The proposed changes do not create uses that adversely affect recreational opportunities or involve land identified for recreational purposes.

Goal 9, Economic Development: The City anticipates the Code amendment will create training opportunities in support of industrial activity, thereby providing an economic benefit for the community.

Goal 10, Housing: The proposed Code amendment does not affect housing supply or location, or, the City's ability to meet housing needs.

Goal 11, Public Facilities and Services: Any new use allowed by the amendments must still comply with existing public facility requirements. The amendment does not affect the City's ability to provide public services.

Goal 12, Transportation: These amendments do not create new uses or activities that significantly affect the City's transportation facilities. Further, if necessary the City may request a traffic impact analysis or study (and associated improvements) to address any traffic concerns.

Goal 13, Energy Conservation: The amendments are neutral with regard to energy conservation. For the record, all new construction must conform to applicable energy efficiency requirements.

Goal 14, Urbanization: The proposed amendments address urban uses within an urban environment, including provisions for related procedural and development requirements.

Goals 15 to 19, Willamette River Greenway, Estuarine Resources, Coastal Shores, Beaches and Dunes, Ocean Resources: The proposals do not involve land within the Willamette Greenway or coastal areas.

In general, the proposed amendments are consistent with Goal provisions, or, the Goals do not directly apply to the proposed amendments.

3. Lebanon Comprehensive Plan – The Comprehensive Plan consists of ten Chapters with each Chapter addressing specific land use issues such as housing or natural resources. Each Chapter is reviewed below:
 - a. Chapter 1: Introduction - This introductory Chapter describes the Comprehensive Plan, its relationship to the Statewide Land Use Goals, the Citizen Involvement program and key terminology. As introductory provisions, this Chapter does not

directly apply to the proposed text amendments.

- b. Chapter 2: Natural Environment – The Chapter address goals and policies related to the City’s natural environment.

FINDINGS: This Chapter does not apply, as the Code revision does not establish new regulations involving wetlands, wildlife habitat or other resources identified as requiring preservation or protection.

- c. Chapter 3: Urbanization – This Chapter provides the basic framework for future urban development within the City, including public facility provisions and annexations.

FINDINGS: This Chapter does not apply, as the proposed Code amendments do not affect, reduce or otherwise alter provisions for urban development within the community.

- d. Chapter 4: Land Use – This Chapter details the goals and policies to assure the City provides different types of land within City limits that are suitable for a variety of uses.

FINDINGS: This Chapter does not apply as the proposal Code amendments do not modify or alter existing zoning, and thereby, the City’s ability to provide different types of land, of suitable size and quantity, to meet a variety of development needs.

- e. Chapter 5: Population & Economy – This Chapter addresses population growth and economic development as well as trends affecting both.

FINDINGS: As previously noted, the City anticipates the Code amendment will create training opportunities in support of industrial activity, thereby providing an economic benefit for the community.

- f. Chapter 6: Housing – This Chapter establishes the City’s Goals and Policies related to Housing.

FINDINGS: The amendments do not directly apply, as they do not affect the City’s ability to meet the community’s housing needs.

- g. Chapter 7: Community Friendly Development & Preservation of Historic Resources - This Chapter focuses on policies creating a built environment suitable for the needs of a diverse population through a variety of uses scaled for the pedestrian, and capable of accommodating the automobile and mass transit.

FINDINGS: Policies in this Chapter focus on design elements to improve density and housing options while encouraging mixing or combining land uses (residential, commercial, industrial, public) to increase urban livability. Therefore, this Chapter does not directly apply to the request.

- h. Chapter 8: Transportation – This Chapter addresses the transportation needs of the City with an emphasis of creating a variety of transportation options for pedestrians, bicyclists, vehicles and mass transit.

FINDINGS: As noted, City staff has the authority to require applicants to conduct a Traffic Impact Study or Analysis for new development. This requirement still applies. Otherwise, the amendments do not change street functional

classifications or performance standards.

- i. Chapter 9: Public Facilities and Service - The City is required by State law to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve urban development.

FINDINGS: Uses allowed by the amendments must still comply with existing public facility requirements. Otherwise, the proposal does not affect the City's ability to provide needed services.

- j. Chapter 10: Plan Implementation, Amendment, and Land Use Planning Coordination – This Chapter establishes procedures for amending the Comprehensive Plan Map and Zoning Map.

FINDINGS: This Chapter does not apply as the proposal amends only the Development Code text; there are no changes to the Comprehensive Plan or Zoning maps.

- 4. Other Facility Plans or Projects - No other plans or policies that apply to the proposed Code amendments were identified.

- H. The Code The Code amendments create training opportunities in support of industrial activity, thereby providing an economic benefit for the community. This is also support by eliminating the prohibition against vocational training for handicapped individuals.

VII. CONCLUSION

The City Council concludes the proposed amendments to the Development Code comply with the applicable decision criteria.