

Recording Cover Sheet

All Transactions (ORS 205.234)

**After Recording Return To:**

City of Lebanon ATTN: CITY CLERK

925 S. Main Street

Lebanon, OR 97355

**Mail Tax Statements To:**

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LINN COUNTY, OREGON **2014-12245**  
 ORD-ANN  
 Cnt=1 Stn=38 S. WILSON 09/23/2014 08:56:37 AM  
 \$60.00 \$11.00 \$20.00 \$19.00 \$10.00 **\$120.00**



00232404201400122450120126

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

**1. Name / Title of Transaction (ORS 205.234 (1a))**

Bill for an Ordinance Annexing and Zoning Property (Mark & Wendy Stanearth);

12S-R2W-14CB

**2. Grantor / Direct Party Name (ORS 205.125 (1b), 205.160 & 205.234 (1b))**

\_\_\_\_\_  
\_\_\_\_\_

**3. Grantee / Indirect Party Name (ORS 205.125 (1b), 205,160 & 205.234 (1b))**

\_\_\_\_\_  
\_\_\_\_\_

*I certify that I have compared the foregoing copy with the original of record in our office and this is a true and exact copy.*

*Linda Kaser*  
City Recorder for the City of Lebanon

**4. True and Actual Consideration (ORS 93.030)**

\_\_\_\_\_

**5. If this instrument is being re-recorded, complete the following statement (ORS 205.244)**

Re-recorded at the request of \_\_\_\_\_

to correct \_\_\_\_\_

Previously recorded in Book \_\_\_\_\_ and page \_\_\_\_\_ or DN \_\_\_\_\_



A BILL FOR AN ORDINANCE ANNEXING AND ) ORDINANCE BILL NO. 2014-6  
ZONING PROPERTY FOLLOWING CONSENT )  
FILED WITH THE CITY COUNCIL BY )  
LANDOWNERS IN SAID AREA PURSUANT TO ) ORDINANCE NO. 2854  
ORS 222.120 AND ORS 222.170 )  
File 14-07-52; MARK & WENDY STANEART )

**WHEREAS**, the City of Lebanon has received a submission by written request for annexation of real property to the City of Lebanon, herein described in Exhibit "A"; and,

**WHEREAS**, on August 20, 2014, the Planning Commission for the City of Lebanon conducted a hearing on Planning File No. 14-07-52, making findings recommending annexation of the subject property and establishment of the Residential Mixed Density (Z-RM) zone; and,

**WHEREAS**, after conducting the hearing and considering all objections or remonstrance with reference to the proposed annexation, and further considering the recommendation of the Lebanon Planning Commission, the City Council finds that this annexation is in the best interest of the City and of the contiguous territory.

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

**Section 1. Findings.** In addition to the findings referred to above, the City Council further adopts and finds those matters contained in Exhibit "B" which is incorporated herein by this reference as if fully set forth at this point.

**Section 2. Annexation Area.** Based upon the findings contained above and in Exhibit "B", the contiguous territory described in Exhibit "A" and incorporated herein by this reference as if fully set forth at this point is hereby proclaimed to be annexed to the City of Lebanon, and zoned as indicated in accordance with the Lebanon Development Code, and assigned the zoning of Public Use (Z-PU).

**Section 3. Record.** The City Recorder shall submit to the Oregon Secretary of State a copy of this Ordinance. The City Recorder is further ordered to send a description by metes and bounds, or legal subdivision, and a map depicting the new boundaries of the City of Lebanon within ten (10) days of the effective date of this annexation ordinance to the Linn County Assessor, Linn County Clerk and the Oregon State Department of Revenue.

Passed by the Lebanon City Council by a vote of 6 for and 0 against and approved by the Mayor this 10<sup>th</sup> day of September, 2014.



\_\_\_\_\_  
Paul Aziz, Mayor   
Bob Elliott, Council President

Attested:

  
\_\_\_\_\_  
Linda Kaser, City Clerk / Recorder

## EXHIBIT A

A tract of land situated in the County of Linn, State of Oregon, more particularly described as follows:

Beginning South 89° 42' West 40.342 chains and South 22° 50' East (same as South 22° 15' East in former records) 3.816 chains from the Northeast corner of the South one-half of the Russell T. Hill Donation Land Claim No. 77 in Township 12 South, Range 2 West of the Willamette Meridian in Linn County, Oregon, and running thence North 67° 10' East 100.00 feet; thence South 22° 50' East 60.00 feet; thence South 67° 10' West 100.00 feet, thence North 22° 50' West 60.00 feet to the place of beginning.

# EXHIBIT B

## LEBANON CITY COUNCIL FINDINGS

### I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of Mark and Wendy Stanearth to annex property and establish the Residential Mixed Density (Z-RM) zone.

### II. BACKGROUND INFORMATION

#### A. Site Location

The subject property is located on the west side of McKinney Lane, approximately 250-feet south of its intersection with Russell Drive. The property address is 2240 McKinney Lane and the Linn County Assessor map places the parcel within Township 12 South; Range 2 West; Section 14CB; Tax Lot 6500.

#### B. Site Development and Zoning

The 6,098 square foot property contains a residence and accessory buildings. Sewer, water and storm facility improvements are located within McKinney Lane but do not serve the property. The land is located within the Urban Growth Boundary, designated Residential Mixed Density (C-RM) in the Lebanon Comprehensive Plan and zoned Urban Growth Management by Linn County.

#### C. Adjacent Zoning and Land Uses

Property to the east is within the City and contains a 60-unit apartment complex on land zoned RM. All remaining adjacent property is located in the County, designated Residential Mixed Density and contains single family homes on subdivision-sized lots.

#### D. Proposal

The applicant is requesting approval to annex the private property, establishing the Residential Mixed Density (Z-RM) zone on the annexed property.

### III. PUBLIC HEARING

#### A. Planning Commission Action

A public hearing was duly held on this application before the Lebanon Planning Commission on August 20, 2014. At the hearing, Planning File 14-07-52 was made a part of the record. Notice of the hearing was provided pursuant to Chapter 16.20 of the Lebanon Development Code. No objection was raised as to jurisdiction, 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 approve the proposed Annexation and establishment of the Public Use zone. The Commission found the proposal consistent with the applicable decision criteria.

B. City Council Action

On September 10, 2014 the Lebanon City Council held a public hearing on this application. At the hearing, Planning File 14-07-52 was made a part of the record. Notice of the hearing was provided pursuant to Chapter 16.20 of the Lebanon Development Code. No objection was raised as to jurisdiction, evidence or testimony presented at the hearing. At the conclusion of the hearing, the City Council deliberated on the issue and voted to approve the proposed Annexation and establishment of the Public Use zone. The Council found the proposed requests 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 applicants are Mark and Wendy Stanearth.
- B. The subject property is located on the west side of McKinney Lane, approximately 250-foot south of its intersection with Russell Drive. The property address is 2240 McKinney Lane and the Linn County Assessor map places the parcel within Township 12 South; Range 2 West; Section 14CB; Tax Lot 6500.
- C. The property contains 6,098 square feet.
- D. Development includes a single family home and accessory buildings. Sewer, water and storm facility improvements are located within McKinney Lane but do not serve the property.
- E. The subject area is located within the City's Urban Growth Boundary, designated Residential Mixed Density (C-RM) in the Lebanon Comprehensive Plan and zoned Urban Growth Management by Linn County.
- F. Property to the east is within the City and contains a 60-unit apartment complex on land zoned RM. All remaining adjacent property is located in the County, designated Residential Mixed Density and contains single family homes on subdivision-sized lots.
- G. The applicant is requesting approval to annex the private property, establishing the Residential Mixed Density (Z-RM) zone on the annexed property.
- H. The decision to approve or deny shall be based on criteria contained in the Lebanon Development Code, Chapter 16.26 – Annexations.

V. APPLICATION SUMMARY

- A. The request would annex the property and establish the Residential Mixed Density (Z-RM) zone upon annexation. The purpose of the annexation is to allow connection to City sewer as a means to address a failing septic system.



- B. The Department mailed notice of the application to affected agencies, area property owners and the Department of Land Conservation and Development. No agency or area property owner submitted written comments.

## VI. CRITERIA AND FINDINGS

- A. The subject area is located within the City's Urban Growth Boundary (UGB) and is eligible for annexation into the City limits. Annexation application and review requirements are contained in Chapter 16.26 of the Lebanon Development Code. Annexations require a hearing before the Planning Commission and City Council. The purpose of the Commission hearing is to review the request and recommend whether the Council should approve or deny the Annexation.
- B. Chapter 16.26 establishes the Annexation review criteria. Sections 16.26.010 and 16.26.020 establish the purpose of an annexation and the first assignment of zoning. The annexation transfers jurisdiction from Linn County to the City and establishes the appropriate zoning on the property consistent with the Plan Map designation. In this case, the only applicable zone is Residential Mixed Density.
- C. Section 16.26.030 notes an annexation is necessary to establish the appropriate zone, consistent with the zoning matrix (Table 16.26-1). Plan map amendments are only required if there is a corresponding change in the Plan map. Further, proposed amendments to the Plan map (and corresponding zone map) must conform to provisions in Chapter 16.27. For the record, the application does not include a request to change the Plan designation and corresponding zone.
- D. Section 16.26.040 identifies the relationship between annexation and City facility plans. It notes anticipated densities and levels of development are factored into the City's facility plans, including the Transportation System Plan. Therefore, additional inquiries into the sufficiency of these services are not required.
- E. Section 16.26.050 stipulates all annexations be processed as legislative actions requiring hearings before both the Planning and City Council. This Section also lists application requirements. For the record, the application and process are consistent with the provisions in this Section.
- F. Section 16.26.060 contains the decision criteria for an annexation with specific requirements in Section 16.26.060.A. This Section requires compliance with provisions in the City Annexation Ordinance and Lebanon Comprehensive Plan, Chapter 3 – Urbanization. Essentially, the Annexation Ordinance and Comprehensive Plan decision criteria are the same. To avoid duplication, and where applicable, the findings are combined:
  - 1. Annexation Ordinance Section 1. – This Section identifies the document as the Annexation Ordinance for the City of Lebanon and does not contain decision criteria.
  - 2. Annexation Ordinance Section 2. - All Annexations shall conform to the



requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance (i.e., Development Code), City of Lebanon/Linn County Urban Growth Management Agreement, and shall be consistent with applicable State law.

Comprehensive Plan Annexation Policy #P-19: [The City shall] recognize and act on the basis that all annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance, City of Lebanon/Linn County Urban Growth Management Agreement (UGMA), and shall be consistent with applicable State law.

FINDINGS: For the purpose of this criterion, the proposed annexation application and process conform to the requirements of the Annexation Ordinance.

3. Annexation Ordinance Section 3. - All Annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

Comprehensive Plan Annexation Policy #P-20: [The City shall] recognize and act on the basis that all annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

FINDINGS: The Annexation Ordinance policies are consistent with, and often mirror, the Comprehensive Plan Annexation Policies. The State acknowledges that the City's Comprehensive Plan complies with all applicable Statewide Planning Goals and statutes, recognizing the consistency of the Plan goals and policies. Therefore, compliance with the applicable Comprehensive Plan policies ensures compliance with the Annexation Ordinance. Findings in the following Sections detail this proposal's compliance with all applicable policies.

4. Annexation Ordinance Section 4. - All lands included within the Urban Growth Boundary are eligible for annexation and urban development. Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-21: [The City shall] recognize and act on the basis that all lands included within the Urban Growth Boundary are eligible for annexation and urban development. (Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.)

FINDINGS: The proposed annexation complies as the subject area is within the City's UGB. Further, being within the UGB, the City identified the subject property as land needed by the City for future urban development.

5. Annexation Ordinance Section 5. - The City shall only annex land that is contiguous to the existing City limits and is within the City's Urban Growth Boundary.

Comprehensive Plan Annexation Policy #P-22: [The City shall] only annex land that is contiguous to the existing City limits and is within the City's Urban Growth

Boundary (UGB).

FINDINGS: City limits are located to the east of the subject area; therefore, the area is eligible for annexation.

6. Annexation Ordinance Section 6. - An annexation shall be deemed orderly if the annexation territory is contiguous to the existing City limits. An annexation is efficient if the annexation territory can be developed or redeveloped to an urban use. Urban uses may include functional wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-23: [The City shall] deem an annexation orderly if the annexation territory is contiguous to the existing City Limits, and deem an annexation efficient if the annexation territory can be developed or redeveloped to an urban use (urban uses may include functional wetlands, parks, open space and related uses).

FINDINGS: The proposed annexation complies with the above noted criteria as follows:

- (a) Since the area is contiguous to existing City limits, the annexation is considered orderly.
- (b) The property contains a single family home and accessory buildings on an urban-sized subdivision lot.
- (c) Based on information contained in the Comprehensive Plan, there are no *designated environmental constraints* associated with the subject area.

7. Annexation Ordinance Section 7. - Development proposals are not required for annexation requests.

Comprehensive Plan Annexation Policy #P-24: [The City shall] recognize and act on the basis that development proposals are not required for annexation requests.

FINDINGS: Other than an anticipated connection to the City sewer system, this application does not include a concurrent development or redevelopment proposal.

8. Annexation Ordinance Section 8. - As part of the annexation process of developed property or properties, the City shall consider the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewerage, and streets, of existing development within the annexation territory.

Comprehensive Plan Annexation Policy #P-25: [The City shall] consider as part of the annexation process of developed property or properties, the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewerage, and streets, of existing development within the annexation territory.

FINDINGS: City services are available within the adjacent McKinney Lane right-of-way and are available to serve the property.



9. Annexation Ordinance Section 9. - As part of the annexation process of developed property or properties, the City shall consider the impacts on key City-provided urban utility services needed to serve these properties, which are water, storm drainage, sanitary sewerage, and streets.

Comprehensive Plan Annexation Policy # P-26: [The City shall] Consider as part of the annexation process of developed property or properties, the impacts on the capacities of key City-provided urban utility services needed to satisfy the anticipated demands of the properties discussed in P-25 above.

FINDINGS: As noted, public services are available and can be extended to serve the subject property.

10. Annexation Ordinance Section 10. - Needed Public rights-of-way, as identified in adopted transportation plans as necessary for the safe and efficient movement of traffic, bicycles and pedestrians, shall be dedicated to the City either with annexation or when the property develops and/or redevelops and thus creates an increased demand for the benefits and utility provided by additional rights-of-way dedication.

FINDINGS: As there are no changes planned to the existing single family use, additional right-of-way dedication and street improvements are unnecessary as part of the annexation.

11. Annexation Ordinance Section 11. - Upon annexation, the annexation territory shall be assigned zoning classifications in accordance with the adopted Comprehensive Plan Map, as shown in the City's Annexation Zoning Matrix. Such zoning assignments in and of themselves are not a zoning map change and shall not require approval of a zoning map amendment, or a separate proceeding.

FINDINGS: This subject area is designated Residential Mixed Density by the Comprehensive Plan. Consistent with the adopted Matrix, the only possible applicable zone is Residential Mixed Density.

12. Annexation Ordinance Section 12. - If a zoning designation other than one in accordance with the Comprehensive Plan Map (shown in the Annexation Zoning Matrix) is requested by an applicant, the zoning requested shall not be granted until the Comprehensive Plan Map is appropriately amended to reflect concurrence. Such an amendment shall require a separate application, hearing and decision, which may be held concurrently with an annexation hearing and will not become effective until the annexation is complete.

FINDINGS: This application is limited to the proposed annexation and establishment of the Residential Mixed Density zone and does not include a change in the Plan designation or corresponding zone. Therefore, this Section does not apply to the request.

13. Annexation Ordinance Section 13. - The areas within the Urban Growth Boundary

with designated environmental constraints may be annexed and developed as functional wetlands, parks, open space and related uses.

FINDINGS: This Section does not apply, as the subject property does not include environmentally constrained property.

14. Annexation Ordinance Section 14. - An "urban use" is hereby defined as any land use that is authorized under the terms and provisions of the land use regulations, Zoning Ordinance (i.e., Development Code), Subdivision Ordinance, Comprehensive Plan, and other related documents of the City of Lebanon.

FINDINGS: This Section does not apply as the provisions in this Section provide a definition and not a decision criterion.

15. Annexation Ordinance Section 15. - At the applicant's discretion and with the City's concurrence, a development or redevelopment proposal for an annexation territory may be acted upon by the Planning Commission immediately following the Commission's hearing on the annexation proposal and a decision of recommendation of approval to the City Council. However, any approval of the Planning Commission of such a development or redevelopment proposal must be contingent upon subsequent approval of the annexation by City Council.

FINDINGS: The request is limited to the proposed annexation and does not contain a development or redevelopment proposal specific to the sites.

16. Comprehensive Plan Annexation Policy # P-27: Expand the City Limits as necessary to accommodate development, including housing, commercial, industrial, and services (that will in turn accommodate population growth).

FINDINGS: This Policy does not directly apply as the proposal simply incorporates an existing urban-type use into the City limits.

- G. Section 16.26.060.B allows the City to require the abatement of non-conforming uses and/or structures prior to hearing an annexation request. Other provisions of this Code and the Lebanon Municipal Code may require abatement of certain kinds of situations before an annexation request can be approved. This Section does not apply as the existing single family home is allowed in the RM zone.
- H. Section 16.26.060.C, allows the City to identify additional site-specific evaluation criteria based on the Lebanon Comprehensive Plan, the provisions of this Code, and the Lebanon Municipal Code. Site-specific criteria could include, but not be limited to, the following: steep slopes, natural hazards, riparian zones, wetlands water bodies, overlay zones, infrastructure development, existing conditions and failing on-site services. Such site-specific criteria do not affect the eligibility of properties for annexation, but serve as an advisory to applicants of factors that may affect future development. There are no site-specific, evaluation criteria that apply to the subject area.
- I. Upon annexation, Section 16.26.020 requires the subject property to be placed in the appropriate zone. Upon annexation, the territory will automatically be assigned a City zone in accordance with the adopted Comprehensive Plan Map, and Annexation Zoning

Matrix (Development Code Table 16.26-1). The only decision criterion in this process is that the Zone Classification shall be consistent with the adopted Comprehensive Plan Map (Section 16.26.020.D).

FINDINGS: The subject property is designated Residential Mixed Density by the City's Comprehensive Plan. According to Table 16.26-1, the only applicable zone is the Residential Mixed Density zone. Therefore, upon annexation, the property will be zoned RM, consistent with the Plan designation.

## VII. CONCLUSION

The City Council concludes the proposed Annexation, and establishment of the Residential Mixed Density zone, complies with the applicable decision criteria.