

**A BILL AMENDING THE LEBANON ) ORDINANCE BILL NO. 2018-9**  
**COMPREHENSIVE PLAN MAP AND ZONING )**  
**MAP TO ESTABLISH THE MIXED USE PLAN )**  
**DESIGNATION AND MIXED USE ZONE ) ORDINANCE NO. 2916**  
**File 18-04-11; DAVE HICKEY, et.al. )**

**WHEREAS**, the City of Lebanon received a submission by written request to amend the Comprehensive Plan Map and Zoning Map from Industrial and Residential Mixed Density to Mixed Use for the property herein described in Exhibit "A"; and,

**WHEREAS**, on June 20, 2018, the Planning Commission for the City of Lebanon conducted a hearing on Planning File No. 18-04-11, making findings recommending establishment of the Mixed Use Comprehensive Plan designation (C-MU) and Mixed Use zone (Z-MU); and,

**WHEREAS**, after conducting the hearing and considering all objections or remonstrance regarding the proposed Plan and Zone Map amendments, and further considering the recommendation of the Lebanon Planning Commission, the City Council finds that the proposed Comprehensive Plan Map and Zone Map Amendments are in the best interest of the City.

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

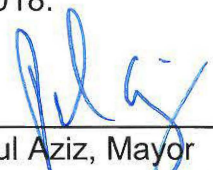
**Section 1. Findings.** In addition to the findings referred to above, the City Council further adopts and finds those matters contained in Exhibit "B" which is incorporated herein by this reference as if fully set forth at this point.

**Section 2. Comprehensive Plan Map Amendment.** Based upon the findings adopted herein, the Lebanon Comprehensive Plan Map is hereby amended, such that the property herein described in Exhibit "A" shall be designated Mixed Use (C-MU).

**Section 3. Zone Map Amendment.** Based upon the findings adopted herein, the Lebanon Zone Map is hereby amended, such that the applicable property herein described in Exhibit "A" shall be zoned Mixed Use (Z-MU).

**Section 4.** Said Ordinance shall be forwarded to the Oregon Land Conservation and Development Commission and any other entities as required by law for their review.

Passed by the Lebanon City Council by a vote of 6 for and 0 against and approved by the Mayor this 11<sup>th</sup> day of July, 2018.

  
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 Paul Aziz, Mayor   
 Bob Elliott, Council President

Attested:  
  
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 Linda Kaser, City Clerk / Recorder

**EXHIBIT "A"**  
**PROPERTIES SUBJECT TO**  
**COMPREHENSIVE PLAN MAP AMENDMENT &**  
**ZONE MAP AMENDMENT**

Township 12 South; Range 2 West; Section 11:

<b>Tax Lot</b>	<b>Current Plan Map</b>	<b>Current Zone Map</b>	<b>New Plan Map</b>	<b>New Zone Map</b>
1001	Industrial	Industrial	Mixed Use	Mixed Use
1002	Industrial	Industrial	Mixed Use	Mixed Use
1003	Industrial	Industrial	Mixed Use	Mixed Use
900	Industrial	Industrial	Mixed Use	Mixed Use
800	Industrial	UGM-10	Mixed Use	UGM-10
801	Industrial	Industrial	Mixed Use	Mixed Use
400	Residential Mixed Density	Residential Mixed Density	Mixed Use	Mixed Use
600	Residential Mixed Density	Residential Mixed Density	Mixed Use	Mixed Use

EXHIBIT "B"  
LEBANON CITY COUNCIL FINDINGS

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of the David Hickey; and, Corbett & Corbett Properties, Mark Reike, and, the City of Lebanon for approval to amend the Comprehensive Plan Map and Zone Map to establish the Mixed Use designation and zone.

II. GENERAL INFORMATION

A. Site Location

The subject area is composed of eight properties located on the south side of East Grant Street, approximately located between Walnut Street and the Grant Street Bridge. All land is located within Township 12 South; Range 2 West; Section 11 and contains the following Tax Lots:

1. 1200 E. Grant Street - Tax Lot 1002.
2. 1250 E. Grant Street - Tax Lot 1001.
3. 1260 E. Grant Street - Tax Lot 1003.
4. 1300 E. Grant Street - Tax Lot 900.
5. 1350 E. Grant Street - Tax Lot 800.
6. 1360 E. Grant Street - Tax Lot 800.
7. 1400 E. Grant Street - Tax Lots 400 (south of Grant Street), 600, 801.

B. Site Development and Zoning

Tax Lots 800, 900, 1001, 1002 and 1003 contain commercial uses while the Gill's Landing RV Park and boat ramp are located on Tax Lots 400, 600 and 801. Tax Lots 801, 900, 1001, 1002 and 1003 are designated Industrial in the City's Comprehensive Plan and zoned Industrial. Tax Lot 800 is designated Industrial in the Comprehensive Plan, located in the County and zoned UGM-10. Tax Lots 400 and 600 are designated Residential Mixed Density in the Comprehensive Plan and zoned Residential Mixed Density. The subject area contains approximately 13.18 acres.

C. Adjacent Zoning and Land Uses

Vacant Mixed Use zoned land is located to the south, while the South Santiam River borders the area to the east. Single family homes on Residential Low Density zoned land is located to the west. To the north is a mix of Residential Low and Mixed Density land, and, Highway Commercial zoned property. Uses include single family homes, apartments, commercial uses and the City's River Park.

D. Proposal

The applicants are requesting approval for a (1) a Comprehensive Plan Map Amendment to establish the Mixed Use (C-MU) designation on all parcels; and, (2) for those parcels in the City, a concurrent zone change Zone Change to the Mixed Use (Z-MU) zone.

### III. PUBLIC HEARING

#### A. Planning Commission Action

On June 20, 2018, the Planning Commission held a public hearing. At the hearing, Planning File 18-04-11 became part of the official record. Notice of the hearing was provided pursuant to Lebanon Development Code, Chapter 16.20. No declarations were made of any *ex parte* contacts, bias or conflicts of interest. At the conclusion of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council approve the proposed amendments to the Lebanon Comprehensive Plan Map and Zone Map. The Commission found the proposed changes consistent with the applicable decision criteria.

#### B. City Council Action

On July 11, 2018, the City Council held a public hearing. At the hearing, Planning File 18-04-11 became part of the official record. Notice of the hearing was provided pursuant to Lebanon Development Code, Chapter 16.20. No declarations were made of any *ex parte* contacts, bias or conflicts of interest. At the conclusion of the hearing, the City Council deliberated on the issue and voted to approve the proposed amendments to the Lebanon Comprehensive Plan Map and Zone Map. 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 applicants are David Hickey; and, Corbett & Corbett Properties, Mark Reike, and, the City of Lebanon.
- B. The subject area is composed of eight properties located on the south side of East Grant Street, approximately located between Walnut Street and the Grant Street Bridge. All land is located within Township 12 South; Range 2 West; Section 11, and contains the following Tax Lots:
  - 1. 1200 E. Grant Street - Tax Lot 1002.
  - 2. 1250 E. Grant Street - Tax Lot 1001.
  - 3. 1260 E. Grant Street - Tax Lot 1003.
  - 4. 1300 E. Grant Street - Tax Lot 900.
  - 5. 1350 E. Grant Street - Tax Lot 800.
  - 6. 1360 E. Grant Street - Tax Lot 800.
  - 7. 1400 E. Grant Street - Tax Lots 400 (south of Grant Street), 600, 801.
- C. Total area contains approximately 13.18 acres.
- D. Tax Lots 800, 900, 1001, 1002 and 1003 contain commercial activities while the Gill's Landing RV Park and boating facilities are located on Tax Lots 400, 600 and 801.
- E. Tax Lots 801, 900, 1001, 1002 and 1003 are designated Industrial in the City's



Comprehensive Plan and zoned Industrial (Z-IND). Tax Lot 800 is designated Industrial in the Comprehensive Plan, located in the County and zoned UGM-10. Tax Lots 400 and 600 are designated Residential Mixed Density in the Comprehensive Plan and zoned Residential Mixed Density (Z-RM).

- F. Vacant Mixed Use zoned land is located to the south, while the South Santiam River borders the area to the east. Single family homes on Residential Low Density (Z-RL) zoned land is located to the west. To the north is a mix of RL, RM and Highway Commercial zoned property. Land uses include single family homes, apartments, commercial uses and the City's River Park.
- G. The applicants are requesting approval for a (1) a Comprehensive Plan Map Amendment to establish the Mixed Use (C-MU) designation on all parcels; and, (2) for those parcels in the City, a concurrent zone change Zone Change to the Mixed Use (Z-MU) zone.
- H. The decision to approve or deny shall be based on criteria in the Lebanon Development Code, Chapter 16.27 – Map Amendments.

V. APPLICATION SUMMARY

- A. The applicants wish to establish the Mixed Use Comprehensive Plan designation (C-MU) on their respective properties, and for those parcels located within the City, the Mixed Use zone (Z-MU). Specific changes are as follows

Tax Lot	Current Plan	Current Zone	Proposed Plan	Proposed Zone
1001	Industrial	Industrial	Mixed Use	Mixed Use
1002	Industrial	Industrial	Mixed Use	Mixed Use
1003	Industrial	Industrial	Mixed Use	Mixed Use
900	Industrial	Industrial	Mixed Use	Mixed Use
800	Industrial	UGM-10	Mixed Use	UGM-10 (No Change)
801	Industrial	Industrial	Mixed Use	Mixed Use
400	Residential Mixed	Residential Mixed	Mixed Use	Mixed Use
600	Residential Mixed	Residential Mixed	Mixed Use	Mixed Use

Tax Lot 800 will remain in within the County's jurisdiction and is not subject to a concurrent Annexation.

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

VI. CRITERIA AND FINDINGS

- A. Chapter 16.27 contains requirements for map amendments, including both the Comprehensive Plan map and Zoning map. Section 16.27.010 addresses the Chapter's purpose while Section 16.27.020 establishes the authority to request map amendments. The Plan and Zoning maps may be amended over time and an

individual has the authority to request change in a property's Plan and Zoning map. This proposal conforms to these two Sections. Consistent with provisions in Section 16.27.030, the City Clerk maintains the official Plan and Zoning maps, as well as subsequent amendments.

- B. The City cannot consider a Plan or Zone map amendment within the one-year period immediately following a previous denial (section 16.27.040). This is the first such application regarding these properties.
- C. Section 16.27.050 establishes the decision criteria for reviewing a Plan map or Zone map amendment. This material is covered under provisions in Section 16.27.080 and reviewed later in this report.
- D. Section 16.27.060 describes the application process and submittal requirements. Subsection "A." states the request requires hearings before the Planning Commission and City Council. The Commission provides a recommendation to the Council and the Council makes the final decision. Subsection "B." establishes the application requirements. For the record, this application and process conform to provisions in Section 16.27.060.A. Further, the applicants submitted the required information pursuant to provisions in Section 16.27.060.B.

*(Note: Chapter 16.27 does not include a Section 16.27.070.)*

- E. Section 16.28.080 establishes the decision criteria for Plan map and Zone map amendments. This Section states the City may approve a Comprehensive Plan Map or Zoning Map Amendment request if it satisfies all relevant Decision Criteria cited above in Section 16.27.050. Subsection "A." contains the relevant criteria, which are reviewed in the following Sections. Unless specifically noted, the findings in this report are applicable to the combined requests.
- F. Section 16.27.080.A.1 - All proposed amendments to the Comprehensive Plan Map or to the Zoning Map shall be consistent with the City of Lebanon's adopted Comprehensive Plan and Facility Plans. The City's Facility plans, including the 2007 Transportation System Plan, are based on the future site service demands according to the Comprehensive Plan Map designation and associated zoning.

The Plan consists of ten Chapters with each Chapter addressing specific land use issues such as housing or natural resources. The *applicable* policies in each Chapter are reviewed below:

1. Chapter 1: Introduction – The introductory Chapter describes the Comprehensive Plan, its relationship to the Statewide Land Use Goals, the Citizen Involvement program and key terminology. Goals and policies relate to the organization of the Plan, the continued need for citizen involvement and the relationship of the Plan to State law and implementing codes. In general, these goals and policies are maintained through the Development Code criteria for determining the appropriateness of a Plan and/or zone change and the public hearing process that encourage public participation.
2. 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 subject area does not contain steep slopes, wildlife habitat or other resources identified as requiring preservation or protection.

3. Chapter 3: Urbanization – This Chapter provides the basic framework for future urban development. The following policies apply:

#### Public Facilities Capability Policies

- P-3: Support a flexible phased program for the orderly extension of water, wastewater, storm drainage and transportation services in response to land development proposals.
- P-4: Maintain directives and technical standards for the extension of services as identified in the various original or updated infrastructure master plans and studies, such as the Wastewater Facility Study Master Plan, the Water Facility Study, Storm Drainage Master Plan, and the Transportation System Plan (TSP).
- P-5: Maintain and routinely update Capital Improvements plans. Often the plans are revised, updated, and implemented according to a five-year plan beginning with the current budget year. The regularly updated plans may include Transportation, Water, Wastewater, Storm Drainage, and Facilities & Parks projects.
- P-10: Review all development proposals to ensure that public facilities are available and have adequate capacity to accommodate the proposed development, or that such facilities and their capacities can be made available through appropriate extensions and/or enhancements concurrent with or prior to proposed developments.
- P-11: Require that new developments are either served by existing and/or proposed public infrastructure improvements, and/or are served by privately funded infrastructure extensions and improvements.

FINDINGS: The sites are all fully serviced and do not require additional system improvements.

#### Additional Considerations for Conversion of Urbanizable Land to Urban Uses

- P-30: Manage its Urban Growth Boundary and the lands within so as to make available sufficient land for the various uses to ensure choices in the market place, through implementation of land use regulations and land use policies.
- P-31: Manage its Urban Growth Boundary and the lands within so as to encourage development within urban areas before conversion of urbanizable areas, through implementation of land use regulations and land use policies.

FINDINGS: Based on data contained in Table 3-2 of this Chapter, there is a projected surplus of 580.8 to 762.8 acres of industrial-zoned property as well as

a surplus of mixed-use properties of 188.5 to 267.9 acres. In addition, there is an expected surplus of 1,122 acres for Residential Mixed Density Land. On balance, the conversion of 13.18 acres of Industrial and Residential Mixed Density land to Mixed Use will have no measurable impact given these surpluses (P-30). However, the amendments allow better utilization and development opportunities for the smaller parcels, thereby encouraging development within City (P-31).

4. 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. The following policies apply:

#### General Policies for Land Use

- P-1: Recognize that the Comprehensive Plan land use designations or categories shall determine zoning.
- P-6: Require that changes to the Comprehensive Plan Map be consistent with the policies of the Comprehensive Plan, State law, and any adopted intergovernmental agreements.
- P-12: Ensure that the Zoning Map reflects and implements the Comprehensive Plan Map.

FINDINGS: The proposal calls for the establishment of the Mixed Use Plan designation, and for land within the City, the Mixed Use zone, thereby ensuring consistency between the Plan and Zone maps (P-1 and P-12). This review addresses compliance with Comprehensive Plan policies (P-6). The State effectively acknowledged the Comprehensive Plan, therefore, conformance with these policies assures conformance with state law. Compliance with Statewide Goals will be reviewed in Chapter 10 heading.

#### Policies for Industrial Uses

- P-38: Maintain a supply of diverse, serviceable industrial lands that provide choices in the marketplace to attract desirable industries, particularly light manufacturing and nonpolluting industries, in support of the City's economic development program.

FINDINGS: As noted, this action will reduce the amount of available industrial land. However, this loss is insignificant as the City retains some 580 to 762 acres of available industrial land within the UGB. Further, the MU zone allows limited Industrial uses so that the map amendments do not affect the City's ability to provide industrial land (P-38).

#### Policies for a Mixed Use

- P-40: Encourage a mix of commercial and residential uses within individual buildings, lots, and neighborhoods, in order to promote a compact, pedestrian friendly environment. Industrial uses should be allowed to mix with residential and commercial uses where there are limited potentials for nuisance or jeopardy to the public health, safety, and



welfare.

FINDINGS: Given the relative parcel sizes and the wide range of development opportunities, the Mixed Use zone appears to be a better option to develop the subject properties and maintain compatibility with area residential development. Further, the Mixed Use zone is more in line with the existing public uses at the City park and facilities.

5. Chapter 5: Population & Economy – This Chapter addresses population growth and economic development as well as those trends affecting both. The following policies apply:

#### Policies

- P-5: Designate enough land in a variety of parcel sizes and locations to meet future employment and commercial needs.
- P-8: Support diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a high level of employment and to promote diversification of the local economy.

FINDINGS: Re-designating (and rezoning) the properties to Mixed Use allows a greater variety of uses on the site than the current Industrial zoning would allow, thereby increasing its chance of development and providing employment opportunities (P-5 and P-8).

6. Chapter 6: Housing – This Chapter establishes the City's Goals and Policies related to Housing. The proposal does not diminish the ability of the City to provide housing and in fact provides additional housing opportunities through the Mixed Use zoning.
7. 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. There are no specific applicable policies.
8. 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. The following policies apply:

#### Transportation System Planning Policies

- P-12: The transportation system shall be managed to reduce existing traffic congestion and facilitate the safe, efficient movement of people and commodities within the community.

FINDINGS: The existing street (E. Grant) provides adequate access for vehicles and pedestrians, regardless of the property's zoning.

9. 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 as a framework for urban development. Goals and policies in this Chapter address those requirements. The following policies apply:

#### General Policies

- P-8: Review all development proposals to ensure that public facilities are available and have adequate capacity to accommodate the proposed development, or that such facilities and their capacities can be made available through appropriate extensions and/or enhancements concurrent with or prior to proposed developments. *(Duplicated in Chapter 3, Urbanization)*
- P-9: Require that new developments are either served by existing and/or proposed public infrastructure improvements, and/or are served by privately funded infrastructure extensions and improvements. *(Duplicated in Chapter 3, Urbanization)*
- P-10: Consider impacts on key City-provided urban utility services (water, storm drainage, wastewater, and streets) and any other community facilities that are identified by service providers as substantially impacted by the proposal before-development proposals, or rezoning applications are approved.

FINDINGS: As previously noted, the area is fully serviced and does not require system-wide improvements to existing public facilities. Therefore, the proposal is consistent with the noted policies.

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

- P-1: The City Council may amend the Comprehensive Plan and/or Map after referral to the Planning Commission public hearing, for action, review, revisions, and recommendations.
- P-2: Changes to the Plan and/or Map shall be made by ordinance after public hearings as prescribed by state law and local ordinances.
- P-3: Changes in the Plan and/or Map shall be incorporated directly into the document at the appropriate place. A list of all amendments with date of passage shall then become part of the document until the next comprehensive update of the entire Comprehensive Plan.
- P-4: An amendment to the Comprehensive Plan and/or Map may be considered when one or more of the following conditions exist:
  - a. Updated data demonstrates significantly different trends than previous data;
  - b. New data reflects new or previously undisclosed public needs;
  - c. New community attitudes represent a significant departure from previous attitudes as reflected by the Planning Commission or City Council;
  - d. Statutory changes significantly affect the applicability or appropriateness of existing plan policies.

- P-5: Residents, property owners, their authorized agents, the Planning Commission, the City Council, or City staff may initiate a Comprehensive Plan amendment. In order to obtain a Comprehensive Plan and/or Map amendment, the applicants shall have the burden of proof that all of the following conditions exist:
- a. There is a need for the proposed change;
  - b. The identified need can best be served by granting the change requested;
  - c. The proposed change complies with the Statewide Planning Goals; and,
  - d. The proposed change is consistent with all other provisions of the City's Comprehensive Plan.

FINDING: Policies P-1, P-2 and P-3 relate the processing of a Plan text or map amendment. The City is obligated to follow these requirements and does so with the public hearing process.

Given existing commercial-type uses on many of the properties, this likely indicates the trend is toward non-industrial activities (P-4.a).

Based on the existing improvements and relatively small size of the parcels, its utility for industrial purposes is limited. The change will allow alternative uses for the land that can only occur through the Plan map and Zone map amendments (P-5.a and P-5.b).

Compliance with the Statewide Goals (P-5.c) is noted as follows:

Goal 1, Citizen Involvement: Public hearings will be held before both the Planning Commission and City Council. This is 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 acknowledged Comprehensive Plan and Development Code.

Goal 3, Agricultural Lands: This Goal does not apply, as the area is not designated farmland.

Goal 4, Forest Lands: This Goal does not apply, as the area is not designated forestland.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: This Goal does not apply, as the area does not contain identified historic, cultural, or natural resources.

Goal 6, Air, Water and Land Resource Quality: Its potential use for non-industrial purposes is likely to reduce potential adverse impacts on air, water or resource quality.

Goal 7, Natural Hazards: A portion of the City property (Gill's Landing) is located within a special flood hazard area. The change does not affect existing



improvements and future improvements remain subject to existing Development Code provisions.

Goal 8, Recreational Needs: The proposed map amendments does not restrict existing recreational opportunities.

Goal 9, Economic Development: Previous findings indicate the potential development of the site for industrial purposes is limited due to the small parcel size. The map amendments will allow a greater variety of uses thereby increasing development potential.

Goal 10, Housing: As noted, the City retains surpluses in Industrial, Mixed Use and Residential Mixed Density land so that the change will not affect the ability of the City to provide land for housing. Overall, the amendments potentially increase housing opportunities as the Mixed Use zone allows a variety of residential development.

Goal 11, Public Facilities and Services: Previous findings indicate the site is fully serviced and the map amendments will not affect the City's ability to provide necessary public facilities.

Goal 12, Transportation: Previous findings indicate the site is located along an improved public street and the map amendments will not affect the City's transportation system.

Goal 13, Energy Conservation: The map amendments are neutral regarding energy conservation.

Goal 14, Urbanization: Previous findings indicate the City retains a surplus in industrial, mixed use and mixed residential properties so that the map amendments will not impact the City's ability to meet demand for land within these zones. Further, the map amendments allow – and to a degree encourage - development of urban uses within an urban area.

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.

Finally, all previous findings indicate the proposal complies with the applicable policies of the City's Comprehensive Plan (P-5.d).

- G. Facility plans need to be consistent with the Comprehensive Plan Map as well as the text, and changes to the Map may necessitate changes to a facility plan.

FINDINGS: This action effectively “down-zones” the Industrial designated lands to Mixed Use. The map amendments will result in no greater – and likely, less – impact on public facilities and the street network. For this reason, the proposal does not require amendments to the TSP or facility plans.

- H. Applicants proposing amendments to the Zoning Map must request a City Zoning



Classification that is consistent with the Comprehensive Plan Map designation for a subject property. If an applicant requests a City Zoning Classification that is **not** consistent with the Comprehensive Plan Map, the zoning requested shall not be granted until the Comprehensive Plan Map is first appropriately amended to reflect concurrence. (See the Annexation Zoning Matrix, **Table 16.26-1.**) Such an amendment requires a separate application, hearing and decision; this process may occur concurrently with the Zoning Map Amendment hearing.

FINDINGS: Table 16.26-1 of Development Code Section 16.26.040 identifies the various Comprehensive Plan designations and the zones consistent with these Plan designations. The proposal calls for the "Mixed Use" Plan map designation, and pursuant to this Table, the only allowable zone is Mixed Use (Z-MU). Therefore, the proposed MU zone is entirely consistent with the designation.

This Section does not apply to Tax Lot 800 as it will remain in the County. The zoning will only be established when the site is annexed.

- I. Section 16.27.080.B states that if proposed amendments to the Comprehensive Plan Map or Zoning Map do not comply with the Comprehensive Plan, the Comprehensive Plan must first be amended so that the proposed Map amendment will be consistent with and accurately implement the Plan.

FINDINGS: Previous findings indicate the proposal complies with the applicable Comprehensive Plan policies and does not require amendments to the Plan text. Therefore, this provision does not apply.

- J. Section 16.27.090 establishes requirements for Urban Growth Boundary (UGB) Amendments. This Section does not apply as the property lies entirely within the UGB.

## VII. CONCLUSION

The City Council concludes the proposed amendments to the Comprehensive Plan Map and Zone Map comply with the applicable decision criteria.