

**A BILL FOR AN ORDINANCE ANNEXING AND ZONING PROPERTY FOLLOWING CONSENT FILED WITH THE CITY COUNCIL BY LANDOWNERS IN SAID AREA PURSUANT TO ORS 222.120 AND ORS 222.170 File A22-07; BIG VALLEY BUILDERS**
) **ORDINANCE BILL NO. 2022-23**  
) **ORDINANCE NO. 2999**  
)

**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 October 19, 2022, the Planning Commission for the City of Lebanon conducted a hearing on Planning File No. A22-07, making findings recommending annexation of the subject properties and establishment of the Residential Mixed Density (Z-RM) zone; and

**WHEREAS**, after conducting the hearing and considering all objections or remonstrance regarding 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 and the Planning Commission record, 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 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 corresponding Residential Mixed Density (Z-RM).

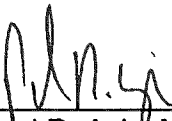
**After Recording Return to:**  
*City Recorder's Office*  
*City of Lebanon*  
*925 S. Main Street*  
*Lebanon, OR 97355*

LINN COUNTY, OREGON <b>ORD-ANN</b> Stn=10131 K. PETERSON \$20.00 \$11.00 \$10.00 \$60.00 \$19.00	<b>2022-18289</b> <b>11/10/2022 12:40:00 PM</b> <b>\$120.00</b>
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 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 (Exhibit "A") 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 5 for and 0 against and approved by the Mayor this 9<sup>th</sup> day of November, 2022.

CITY OF LEBANON, OREGON

  
\_\_\_\_\_  
Paul R. Aziz, Mayor   
Michelle Steinhebel, Council President

Attested:

  
\_\_\_\_\_  
Kim Scheafer, MMC City Recorder

EXHIBIT "A"  
ANNEXATION LEGAL DESCRIPTION & MAP

ANNEXATION AREA

AN AREA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2022-09 ON THE SOUTH RIGHT OF WAY OF E. GRANT STREET; THENCE LEAVING SAID SOUTH RIGHT OF WAY ALONG THE WEST LINE OF SAID PARCEL 1 SOUTH 1°25'02" EAST 167.58 FEET; THENCE SOUTH 1°55'06" EAST 192.61 FEET; THENCE SOUTH 53°41'54" WEST 174.60 FEET TO THE EASTERLY RIGHT OF WAY OF BERLIN RD (C.R. 20); THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 17°01'05" EAST 25.74 FEET; THENCE LEAVING SAID RIGHT OF WAY ALONG THE SOUTH LINE OF SAID PARCEL 1, SOUTH 88°56'55" EAST 376.66 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 NORTH 0°01'10" EAST 478.70 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 ON SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 86°20'42" WEST 254.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 3.00 ACRES OF LAND MORE OR LESS

LINN COUNTY SURVEY 27170 WAS USED AS A REFERENCE.

# ANNEXATION MAP

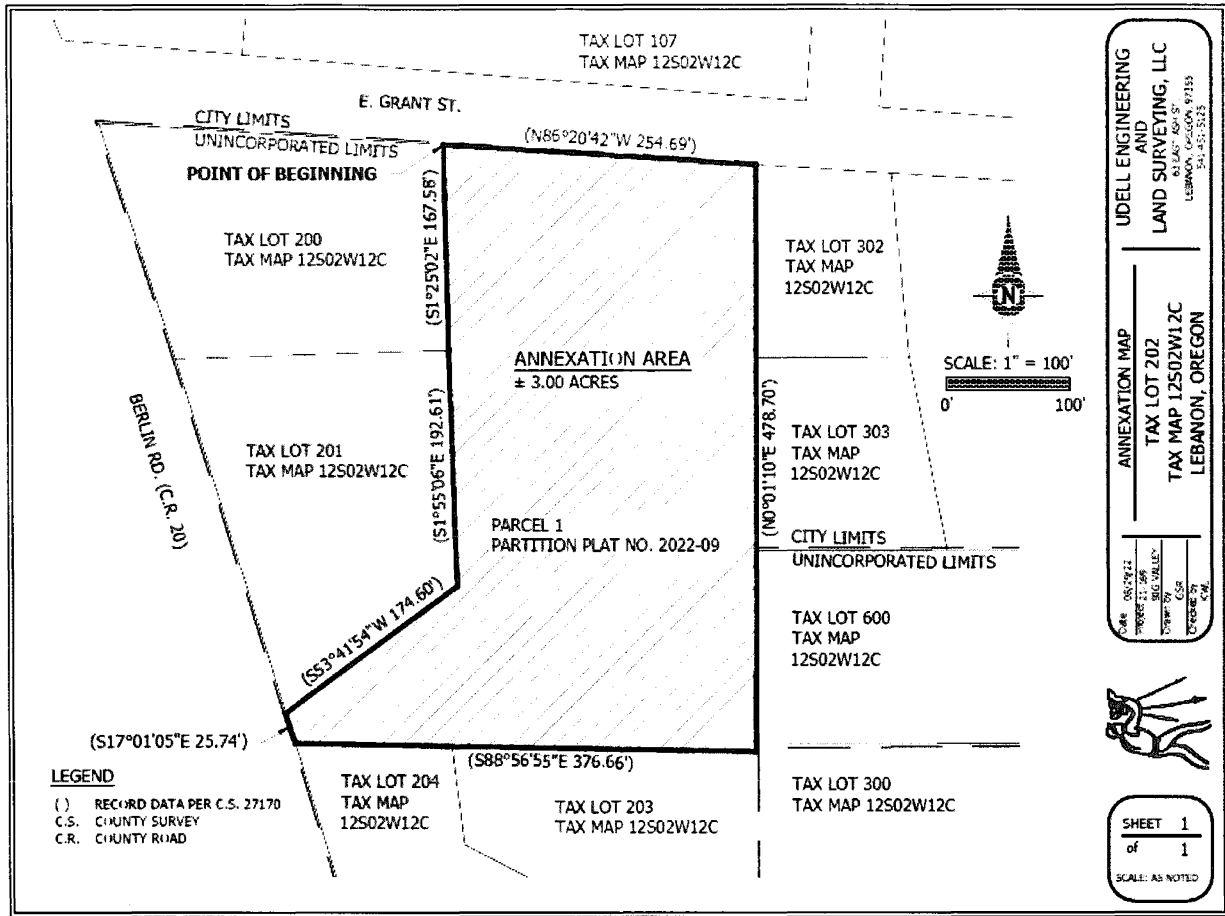


EXHIBIT B  
LEBANON CITY COUNCIL FINDINGS

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of Big Valley Builders, Inc. to Annex property on the south side of East Grant Street, east of Berlin Road (12S 02W 12C, tax lot 202) and establish the applicable Residential Mixed Density (Z-RM) zone.

II. GENERAL INFORMATION

A. Site Location

The subject property is located on the south side of East Grant Street, east of Berlin Road. The County Assessor Map places the parcel within Township 12 South; Range 2 West; Section 12C; Tax Lot 202.

B. Site Development and Zoning

The subject property is approximately 2.98 acres, with 30 feet of street frontage along Berlin Road and 250 feet along East Grant Street. The properties to the east are in city limits, which designates the subject property eligible for annexation. The property is currently vacant. There has been no concurrent development proposal. City water service is available, but the property would need to be serviced by septic systems if development were to occur. Upon development proposal, storm drainage would need to be addressed. The land is located within the Lebanon UGB and designated in the comprehensive plan as Residential Mixed Density (C-RM).

C. Adjacent Zoning and Land Uses

Surrounding the subject property: to the north and south is vacant land within the county, inside the UGB with a designation of Residential Mixed Density (C-RM); to the west and southeast are properties within the UGB with a comprehensive plan designation of Residential Mixed Density (C-RM) and uses include single-family dwellings; and to the east are properties incorporated in the City with a zoning designation of Residential Mixed-Density (Z-RM) and the land is largely vacant.

D. Proposal

The applicant is requesting approval to Annex the subject property, establishing the Residential Mixed Density (Z-RM) zone.

III. PUBLIC HEARING

A. Planning Commission Action

On October 19, 2022 the Lebanon Planning Commission held a public hearing on this application. At the hearing, Planning File A-22-07 was made a part of the record. The City

noticed the hearing 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 end of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council approve the proposed Annexation and corresponding zoning designation. The Commission found the proposal consistent with the applicable decision criteria.

B. City Council Action

On November 9, 2022 the Lebanon City Council held a public hearing on this application. At the hearing, Planning File A-22-07 was made a part of the record. The City noticed the hearing pursuant to Chapter 16.20 of the Lebanon Development Code.

#### 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 Big Valley Builders, Inc.
- B. The subject property is located on the south side of East Grant Street, east of Berlin Road. The County Assessor Map places the parcel within Township 12 South; Range 2 West; Section 12C; Tax Lot 202.
- C. The total area contains approximately 2.98 acres.
- D. The subject parcel is accessed from E Grant Street. The lot is currently vacant. There is City water service available to the site, and the property would be eligible for use of septic for sanitary sewer requirements.
- E. The subject site includes portions within the Steep Slope Overlay for the southwestern portion of the property. The southwestern 100-feet of the property is sloped above 40% grade. The majority of the site slopes downhill east to west with the elevation change of approximately 40-feet over a 245-foot property span, which provides buildable area outside the steep slope overlay zone.
- F. The land is currently located within the Lebanon UGB and designated Residential Mixed Density (C-RM).
- G. Surrounding the subject property: to the north and south is vacant land within the county, inside the UGB with a designation of Residential Mixed Density (C-RM); to the west and southeast are properties within the UGB with a comprehensive plan designation of Residential Mixed Density (C-RM) and uses include single-family dwellings; and to the east are properties incorporated in the City with a zoning designation of Residential Mixed-Density (Z-RM) and the land is largely vacant.
- H. The applicant is requesting approval to Annex the subject property and establish the Residential Mixed Density (Z-RM) zone.
- I. The decision to approve or deny shall be based on criteria contained in the Lebanon

## V. APPLICATION SUMMARY

- A. The request annexes a 2.98-acre property on the south side of East Grant Street, east of Berlin Road. The subject property is located within the urban growth boundary of the City, and contiguous with City limits along the eastern property lines including the public right-of-way. The property is currently designated C-RM (Residential Mixed Density) on the Lebanon Comprehensive Plan Map. Upon annexation, the land will be zoned Residential Mixed Density (Z-RM). There is no concurrent development proposal.
- B. The Department contacted the Department of Land Conservation and Development, affected agencies and area property owners regarding the application. No comments were submitted.

## VI. CRITERIA AND FINDINGS

The subject property 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.

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. The findings are combined to avoid duplication:

1. 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.

**FINDING:** The application site is located within the City of Lebanon Urban Growth Boundary and is contiguous with city limits, therefore eligible for annexation per the Annexation Ordinance, and the Municipal and Development Codes. The annexation is not inclusive of a Comprehensive Plan Map Amendment and is accepting of the initial zoning designation of Residential Mixed Density, consistent with the Comprehensive Plan Designation and the pre-designation identified in the Lebanon

Development Code. With the assignment accepted as identified in the Comprehensive Map, it is determined that the annexation has already been accounted for in the City's Facilities Plan, including the Transportation System Plan. The site complies with the Annexation requirements.

2. 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.

FINDING: The Annexation Ordinance policies are consistent with, and 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.

This annexation supports the goals and policies under Chapter 4: Land Use, and Chapter 6: Housing. In Section 2.3 of Chapter 4 of the Comprehensive Plan, all areas annexed into the City are automatically placed in a zoning classification in accordance with the adopted Comprehensive Plan and Map. The adopted comprehensive plan map identifies the subject property as Residential Mixed-Density, with the zoning designation of Residential Mixed-Density. As the annexation does not include a proposal to modify the zoning designation, the annexation is consistent with the land use goals established by the Comprehensive Plan. In addition, Table 6-5 in Chapter 6 of the Comprehensive Plan identifies the total number of estimated housing needs by type through 2025. The subject property is currently vacant; zoned Residential Mixed Density and over 9,000 square feet in size, the site can accommodate different housing types including single-family homes and duplexes. However, the site would be limited in the number of units that could be constructed based on the use of septic systems. Based on the 2019 Housing Needs Assessment completed by the City, there is a need for 291 acres of low-density development acreage, 92 acres of medium density, and 39 acres of high density. In the City and the Urban Growth Boundary, there is an identified surplus of 735 acres of residential land in the City, and 298 acres of residential land in the UGB to accommodate the residential development anticipated to accommodate the population growth. The annexation of this property, and the classification for residential mixed density would accommodate the identified need for single-family residential or duplexes, and upon development, could be built to provide affordable units, as such, would be consistent with the goals and policies of the Comprehensive Plan.

3. 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.)

FINDING: The subject site is located within the Urban Growth Boundary and contiguous to city limits, therefore is eligible for annexation. Portions of the site contain steep slopes and would be subject to the Steep Slope Development Overlay Zone. Portions of the site include slopes at 30% or more, which could be prohibitive to develop on, but may be utilized for open space. Upon development proposal, the development would need to meet the requirements of the Lebanon Development Code (LDC), including specific consideration under the Steep Slope Development Overlay Zone found in Section 16.11.040 of the LDC.

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

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 UGB.

FINDING: The subject site is contiguous with the city boundary on the east side of the property and is therefore contiguous with existing City limits and eligible for annexation.

5. 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 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).

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

- (a) The site is contiguous with city limits along the eastern property line.
- (b) A public water main is currently within East Grant Street and is eligible for use by the subject site. Development of a single-family dwelling within the Z-RM zone is permitted outright and constitutes an urban use. Portions of the site not eligible for development without special consideration due to the steep slope, would be able to be used for open space associated with the residential use. Although no development is currently proposed on-site, there are sufficient access to utilities, and development opportunity per the LDC. Utility and public improvements may be required upon development proposal.

6. 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.

FINDING: The application does not include a concurrent development proposal. Any future development proposal would be required to comply with the provisions for the development code for the Z-RM zone, as applicable.

7. 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 sewer, 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 sewer, and streets, of existing development within the annexation territory.

FINDING: Section 16.26.040 of the Lebanon Development Code states “anticipated urban densities (according to the automatic City Zoning assignment upon annexation) within the UGA are already accounted for in the City’s Facilities Plans, including the Transportation System Plan.” No revisions to the plans are necessitated, when following annexation, an area is assigned the zoning classification that is in accordance with the adopted Comprehensive Plan Map designation. The subject site is assigned the zoning classification of Z-RM in accordance with the Comprehensive Map designation and therefore, the anticipated demands to access key City-provided urban utilities have already been considered. Due to lack of sewer infrastructure in the area, the property would utilize septic for sanitary sewer purposes. For water service, an existing 14-inch water main exists in East Grant Street, which would be available for connection to the subject site.

8. 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 sewer, 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.

FINDING: Section 16.26.040 of the Lebanon Development Code states “anticipated urban densities (according to the automatic City Zoning assignment upon annexation) within the UGA are already accounted for in the City’s Facilities Plans, including the Transportation System Plan.” No revisions to the plans are necessitated, when following annexation, an area is assigned the zoning classification that is in accordance with the adopted Comprehensive Plan Map designation. The subject site is assigned the zoning classification of Z-RM in accordance with the Comprehensive Map designation and therefore, the anticipated demands to access key City-provided urban utilities have already been considered.

9. 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 creates an increased demand for the benefits provided by additional rights-of-way dedication.

FINDING: East Grant Street maintains a right-of-way width of 60-feet, which exceeds the minimum right-of-way width required for a local residential street. As such, no additional right-of-way dedication from the subject property is necessary for the annexation. Upon development proposal, the City Engineer would determine what, if any, public improvements would be required, based on the scope of the development proposal.

10. 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.

FINDING: This subject property is designated Residential Mixed Density by the Comprehensive Plan. Consistent with the adopted Zoning Matrix, the only possible applicable zone is Residential Mixed Density (Z-RM). The Applicant accepts the applicable zoning designation and is not proposing a Comprehensive Plan Map Amendment.

11. 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.

FINDING: This application does not include a change in the Plan designation or corresponding zone. Therefore, this Section does not apply.

12. 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.

FINDING: The subject site includes steep slopes greater than 30%. As such, no development would be able to occur in areas with slopes greater than 30% without special consideration. If special consideration is not requested or given upon time of development, the steep slope area would be able to be maintained as open space for the uses on the property.

13. 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.

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

14. 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.

FINDING: The request does not contain a concurrent development request.

15. 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).

FINDING: This Policy does not directly apply as the proposal simply incorporates an existing urbanized parcel into the City limits.

## VII. CONCLUSION

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