

**AN ORDINANCE MAKING CERTAIN ) ORDINANCE BILL NO. 2024-8**  
**DETERMINATIONS AND FINDINGS RELATING )**  
**TO AND AMENDING ORDINANCE BILL NO. )**  
**2023-07, ORDINANCE NO. 3002 APPROVING ) ORDINANCE NO. 3024**  
**THE NORTH GATEWAY URBAN RENEWAL )**  
**PLAN AMENDMENT TO ADD PROPERTY )**

**WHEREAS**, the Lebanon Urban Renewal Agency (the “Agency”), as the duly authorized and acting urban renewal agency of the City of Lebanon, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

**WHEREAS**, the Agency amended the Plan via Resolution 2023-02 on April 12, 2023 and Ordinance Bill No. 2023-07 and Ordinance No. 3002 on April 12, 2023 by adding a project and right-of-way to help improve transportation access into and within the Area; and

**WHEREAS**, the Agency wishes to amend Exhibit A and Exhibit B of the North Gateway Urban Renewal Plan Amendment to reduce the boundary addition to comply with ORS 457.085((2)(i) which provides a limitation for adding acreage without a substantial amendment.

**WHEREAS**, after consideration of the record presented through this date, the City Council does by this Ordinance desire to amend Ordinance No. 3002.

**NOW THEREFORE, THE COUNCIL OF THE CITY OF LEBANON HEREBY ORDAINS THAT:**

**Section 1.** The Plan Amendment complies with all applicable requirements of ORS Chapter 457 and the North Gateway Urban Renewal Plan. The process for the adoption of the Plan Amendment, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements.

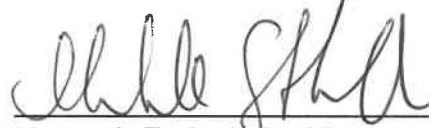
**Section 2.** The North Gateway Urban Renewal Plan Amendment is hereby approved based upon review and consideration by the City Council of the Plan Amendment, which is hereby accepted, and the public testimony in the record.

**Section 3.** The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

**Section 4.** The Agency shall thereafter cause a copy of the Plan Amendment to be recorded in the Records of Linn County, Oregon.

Adopted by the Lebanon City Council and executed by the Mayor on this 11th day of September, 2024 by a vote of 4 yeas and 0 nays.

CITY OF LEBANON, OREGON



Kenneth E. Jackola, Mayor

Michelle Steinhebel, Council President



ATTESTED BY:



Julie Fisher, City Recorder

Attachments: Exhibit A – North Gateway Urban Renewal Plan Amendment  
Exhibit B – Report on the North Gateway Urban Renewal Plan

## **Exhibit A. North Gateway Urban Renewal Plan Amendment**

The North Gateway Urban Renewal Plan (“Plan”) is amended as follows:

The boundary of the Plan is adjusted by adding right of way. The boundary after the amendment is shown in Figure 2. The legal description is shown after the Figures.

### **Section I. INTRODUCTION**

*Changes to the North Gateway Plan are shown below:*

*2023 Addition of property and project to allow for Fifth Street improvements and Traffic Signalization. Council Approved Amendment.*

### **Section II. GOALS AND OBJECTIVES**

No change to this section. Goal 3, Objective 3C covers the added project.

### **Section III. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES**

No change to this section. Transportation improvements covers the added project.

### **Section IV. URBAN RENEWAL PROJECTS**

#### **A. Transportation: Streets and Pedestrian Facilities**

##### **7. Fifth Street Improvements and Traffic Signal Installation**

*Re-construction of Fifth Street from Mary Street south (200 feet) of Tangent Street. This project will replace all city utilities (water, sanitary sewer, and storm sewer), failed roadway, curb and gutter, sidewalks, and railroad crossings. A major portion of the failure is attributed to the substantial increase in vehicular traffic associated with the on-going development within the North Gateway Urban Renewal District. This route also serves as the primary roadway to and from Pioneer School, the Lebanon Veterans Home Facility, and numerous additional businesses and residents. As per the City of Lebanon Transportation System Plan, the project will also include a signalized intersection at Fifth Street and Tangent Street (HWY 34).*

### **Section V. PROPERTY ACQUISITION AND DISPOSITION**

No change to this section.

### **Section VI. RELOCATION METHODS**

No change to this section.

### **Section VII. TAX INCREMENT FINANCING OF PLAN**

No change to this section.

## Section VIII. **FUTURE AMENDMENTS TO PLAN**

No change to this section.

## Section IX. **RELATIONSHIP TO LOCAL OBJECTIVES**

*The added project is in conformance with the following sections of the Comprehensive Plan that are already cited in the Plan. They are re-cited here for ease of analysis. This section should not be replaced in the Plan as part of this amendment.*

### Chapter 5 – Population and Economy

#### Subsection 3.4.5 Transportation.

The transportation project assists with transportation access in the Area.

### Chapter 7 – Community Friendly Development

#### Subsection 2.7.1 Connectivity and Personal Oriented Transportation Systems

“Community Friendly Development principles encourage the provision of safe and convenient ways for people to walk, bike, and connect to transit. A well connected street network provides more than one route between important destinations. Important elements of Community Friendly Development include: routing heavy traffic around residential neighborhoods; slowing traffic in areas of high pedestrian traffic; and, creating

more aesthetically pleasing transportation environments for those who walk or bike. Compact mixed-use development with highly connective street patterns can provide many

benefits of Community Friendly Development.”

*Finding: The transportation project assists with slowing traffic in areas of high pedestrian traffic in the Area.*

### Chapter 8 – Transportation

**G-1:** Developing and maintaining a well-planned, comprehensive transportation system that balances the needs of future land development with a system that serves all users.

**G-2:** Providing a transportation policy plan as a guide for development of a systematic network of traffic ways related to the patterns and needs of community activity.

**G-3:** Promoting connectivity and efficient multi-modal access within and between developments and neighborhoods.

**G-4:** Promoting efficient access to land development and maintaining operational levels of traffic flow in terms of safety, capacity, functional classification, and performance standards.

*Finding: The transportation project assists with transportation access, management and safety in the Area.*

## ***A. Transportation Systems Plan***

### **Goal 1: Transportation System Level of Service**

Preserve the function, capacity, level of service, and safety of roadway facilities in the City of Lebanon.

#### **Objectives:**

- Improve connectivity throughout the city to reduce traffic demand on major arterials and key collectors.

*Finding: The Plan relates to Goal 1 of the TSP as the infrastructure improvements will improve the connectivity in the Area.*

### **Goal 2: Multimodal Transportation System**

Integrate automobiles with other transportation modes to develop a multi-modal transportation system.

#### **Objectives:**

- Identify areas of conflict between trucks, automobiles, air traffic, bicyclists, rail traffic and pedestrians, particularly in residential areas, and create improvements that reduce those and other potential conflicts.
- Coordinate multimodal system integration between automobiles, trucks, air traffic, rail, transit and non-motorized modes (bicycles and pedestrians).

*Finding: The Plan relates to Goal 2 of the TSP as the infrastructure improvements will improve the multi-modal transportation system in the Area.*

### **Goal 3: Mobility and Safety**

Enhance transportation mobility and safety on the local street system.

#### **Objectives:**

- Improve safety in neighborhoods and locations adjacent to schools and other activity centers.

*Finding: The Plan relates to Goal 3 of the TSP. The transportation project assists with transportation access, management and safety in the Area.*

# EXHIBIT A



**AKS ENGINEERING & FORESTRY**  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

## City of Lebanon Urban Renewal Area Description

A portion of road rights-of-way, located in the Northeast One-Quarter of Section 10, Township 12 South, Range 2 West, City of Lebanon, Linn County, Oregon, and being more particularly described as follows:

Beginning at a point on the east right-of-way line of Fifth Street, which bears North 72.00 feet from the southwest corner of Partition Plat No. 1992-21 (said southwest corner also being the intersection of the north right-of-way line of Tangent Street and the east right-of-way line of Fifth Street) (Assessor's Map 12S.02W.10AB);

1. Thence leaving said east right-of-way line, at a right angle, Westerly 60 feet, more or less, to the west right-of-way line of Fifth Street (Assessor's Map 12S.02W.10AB);
2. Thence along said west right-of-way line, Northerly 1,042 feet, more or less, to the north right-of-way line of Mary Street (Assessor's Map 12S.02W.10AB);
3. Thence along said north right-of-way line, Easterly 60 feet, more or less, to said east right-of-way line of Fifth Street (Assessor's Map 12S.02W.10AB);
4. Thence along said east right-of-way line, Southerly 1,042 feet, more or less, to the Point of Beginning.

The above described tract of land contains 1.435 acres, more or less.

7/24/2024

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Mike Kal*

**OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25**

## **Exhibit B. Report on North Gateway Plan Amendment 2023**

### **I. INTRODUCTION**

No change to this section.

### **II. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS AND IMPACT ON MUNICIPAL SERVICES**

*The amendment adds 1.44 acres of public right of way to allow for intersection improvements at Fifth Street and Tangent Street.*

### **III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

*This information pertains to the right of way added in the 2023 amendment:*

*Fifth Street is a key entry way into the District. The intersection of Fifth Street and Tangent Street needs to be improved. A major portion of the failure is attributed to the substantial increase in vehicular traffic associated with the on-going development within the North Gateway Urban Renewal District. This route also serves as the primary roadway to and from Pioneer School, the Lebanon Veterans Home Facility, and numerous additional businesses and residents. As per the City of Lebanon Transportation System Plan, the project will also include a signalized intersection at Fifth Street and Tangent Street (HWY 34).*

### **IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA**

*Project: Fifth Street Improvements and Traffic Signal Installation*

*Re-construction of Fifth Street from Mary Street south (200 feet) of Tangent Street. This project will replace all City utilities (water, sanitary sewer, and storm sewer), failed roadway, curb and gutter, sidewalks, and railroad crossings.*

*Existing conditions: A major portion of the failure is attributed to the substantial increase in vehicular traffic associated with the on-going development within the North Gateway Urban Renewal District. This route also serves as the primary roadway to and from Pioneer School, the Lebanon Veterans Home Facility, and numerous additional businesses and residents. As per the City of Lebanon Transportation System Plan, the*

*project will also include a signalized intersection at Fifth Street and Tangent Street (HWY 34).*

**V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

*The cost of this project is estimated to be \$4,350,000 in 2023\$.*

**VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

*The design for this project would begin early 2024, construction start early 2025, and completion early 2026.*

**VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

This project does not impact the financial analysis. No increased maximum indebtedness is being requested.

**VIII. FINANCIAL ANALYSIS OF THE PLAN**

This project does not impact the financial analysis. No increased maximum indebtedness is being requested.

**IX. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA**

This project does not impact the financial analysis. No increased maximum indebtedness is being requested.

**X. RELOCATION REPORT**

There is no relocation required with this transportation project.

**XI. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA**

The assessed value and acreage percentage to total Lebanon values is shown in Table 1. The city may have up to 25% of assessed value and acreage in urban renewal areas. This amendment complies with that restriction.

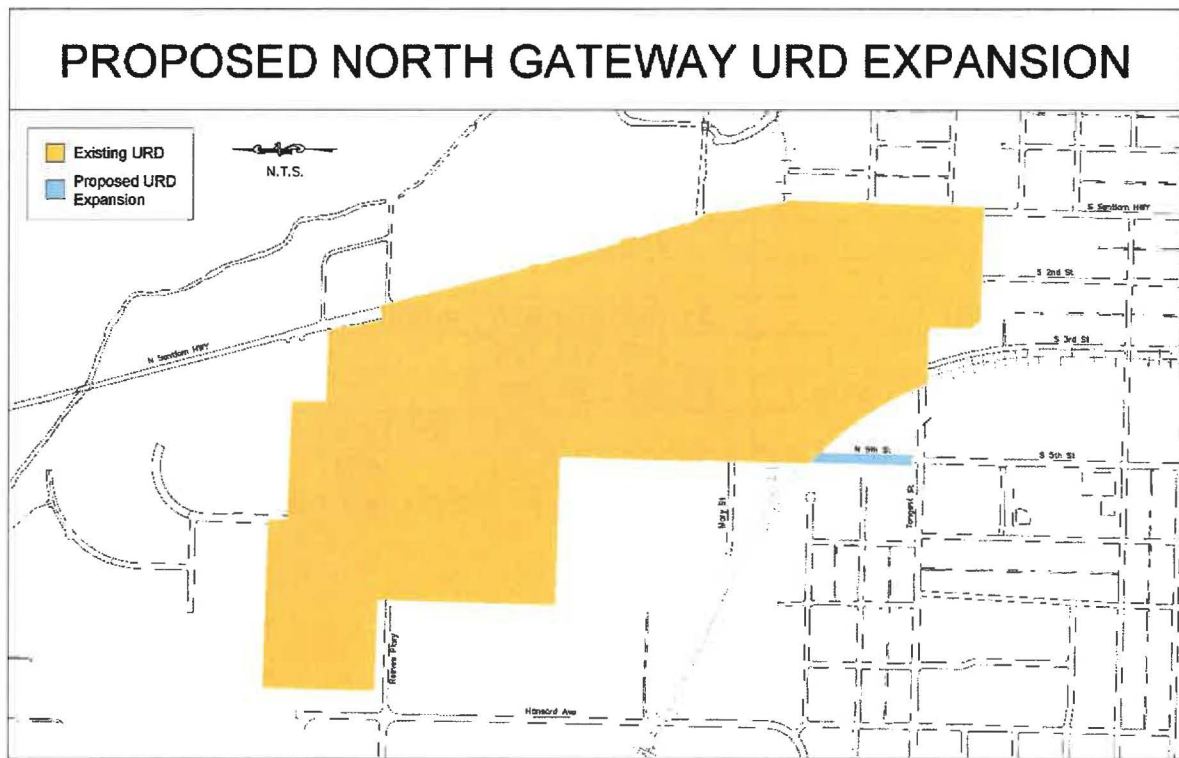


Table 1 - Assessed Value to Acreage

<b>Urban Renewal Area</b>	<b>Frozen Base Assessed Value</b>	<b>Acreage</b>	<b>Excess Value</b>
<i>Mill Race</i>	\$461,679	51.45	\$7,672,282
<i>Northwest Lebanon</i>	\$9,993,375	570.15	\$56,500,000
<i>North Gateway</i>	\$8,365,939	144.16	\$59,426,555
<i>North Gateway added acreage</i>		1.44	
<i>Cheadle Lake</i>	\$23,872,086	295.45	\$28,783,420
<i>Downtown</i>	\$25,048,733	51.3	\$2,754,907
<b>TOTAL: (A)</b>	<b>\$67,741,812</b>	<b>1,114.82</b>	<b>\$155,137,164</b>
<i>City of Lebanon (B)</i>	\$1,523,074,828	4,609.01	
<i>Excess value (C)</i>	\$168,343,720		
<i>City AV minus Excess Value</i>	\$1,354,731,108		
<i>Percentages</i>	5.0%	24.17%	
	<i>A/(B-C)</i>	<i>A/B</i>	

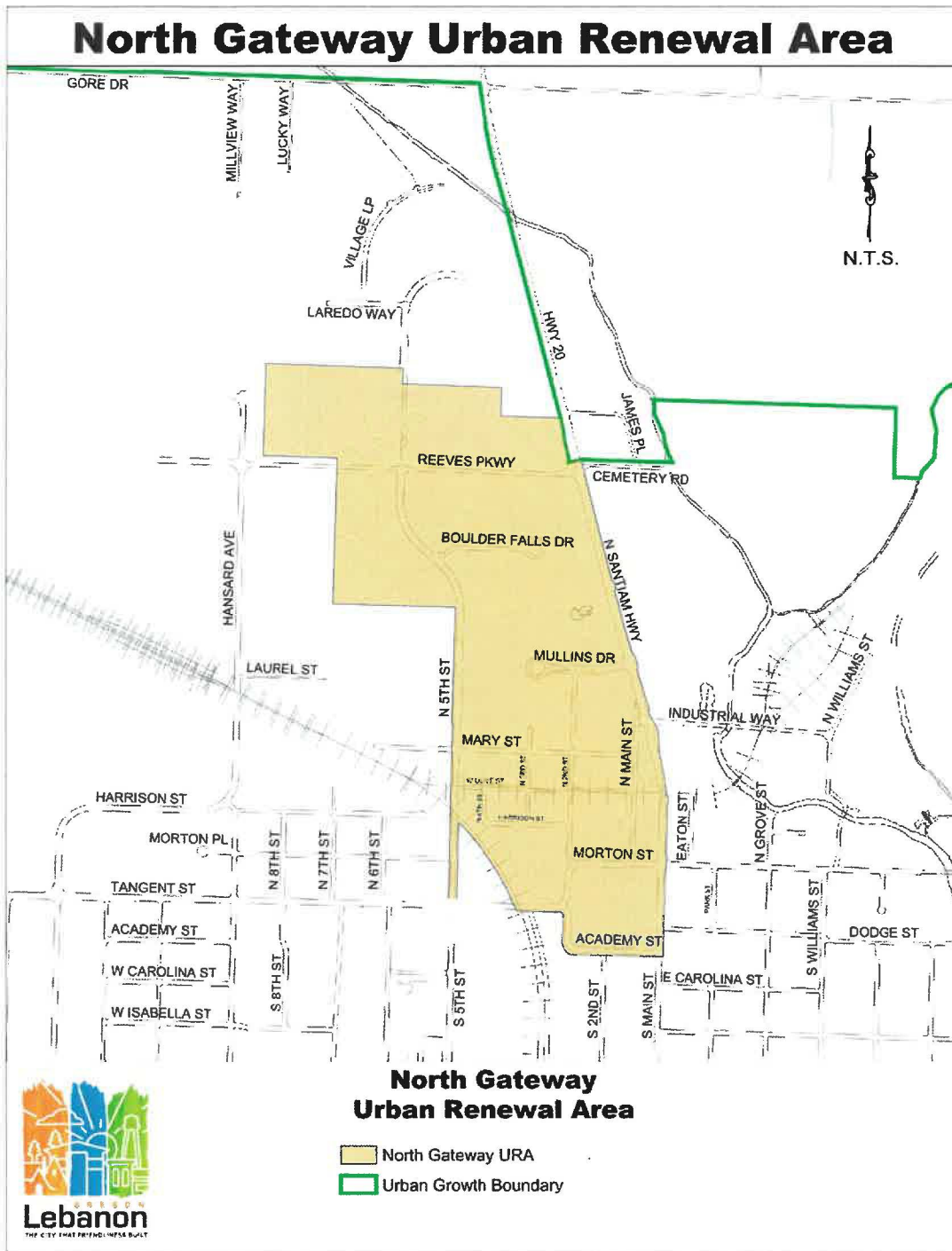
Assessed Value information is from Linn County Assessor FY 2023/24 data. Acreage provided by City of Lebanon.

Figure 1 – North Gateway Urban Renewal Area showing property to be added.



Source: City of Lebanon

Figure 2 - North Gateway Urban Renewal Area Boundary after 2023 Amendment



Source: City of Lebanon

