

CSC Updates as of November 1, 2018

DEPARTMENT FINANCIAL, PERSONNEL AND PROGRAM UPDATES

Linn Benton Food Share (LBFS) - Ryan McCambridge, Director

- OFB Network Quarterly meeting in McMinnville - Notice of increase of USDA TEFAP commodities including pork products, dry beans, dry peas, fresh apples and grapes. The product will start to arrive in December and run through April.
- LBFS hosted a meeting of local agency members to learn about changes in food stamps and the ABAWD population. Will host another meeting of Linn county agencies that may be interested to be a "workfare" site.
- LBFS will be supporting various holiday programs in Linn and Benton counties for Thanksgiving and/or Christmas.
- On October 19, the 24th Annual Magic Barrel: A Reading to Fight Hunger was held again at the Whiteside Theater in Corvallis. Another successful year bringing in a net of around \$10,000. Put on with the help of OSU Center for the Humanities and many other sponsors.

Workforce & Education (W&E) - Pegge McGuire, Deputy Director – Programs, Youth - Sean Larsen, Operations Manager, YouthBuild & Adult – Sharee Cooper, Operations Manager

YouthBuild & Adult/Dislocated Workers – Sharee Cooper, Operations Manager YouthBuild/Linn Youth

- We are partnering with a housing project in Albany (Periwinkle) to build porches on 32 units over the next several months.

JOBS

- We have hired our new Innovations staff and are beginning to work with our first families in that program. We have already helped at least 1 homeless family find permanent affordable housing in Corvallis and we helped another mother and her child secure safe shelter outside of an abusive home in Lincoln County.

Adult/Dislocated Workers

- We are continuing to accept scholarship applications and are working with LBCC's CTE program to offer scholarships to some of the incoming students who sign on the CTE Career Signing Day.

Youth - Sean Larsen, Operations Manager

- W&E youth is moving toward a new financial literacy program for youth required by WOIA (Workforce Innovation and Opportunity Act) and as a result we are offering it to all of our youth that are in any of our programs. Financial Beginnings is partnering with Washington Federal. Washington Federal

employees will train our youth in financial literacy courses. For the beginning workshops, there are five workshops that are 90 minutes long and will cover banking, budgeting, credit, investment and risk management. Additional workshops depending on your needs can be added. Also, they are piloting a new program where they will have a mentor work individually a participant.

- W&E just received notice from Willamette Workforce Partnership that high concentration youth money is available. This money is targeted toward the WOIA youth. W&E will be writing up proposals. \$22,000 is available to be pulled down for each county.
- Central School District in Independence is looking to contract with us to do some fee for service classes around workforce development and the maker space. They may have about \$60,000 from their high school success money that they may be able to contract with us so we can do some work there.

Housing & Energy Services (H&ES) – Pegge McGuire, Deputy Director - Programs

Housing - Dina Eldridge, Manager

- CSC finalized an MOU with St Vincent DePaul of Lane County to continue our partnership administering the Supportive Services for Veteran Families (SSVF) program in Linn, Benton, and Lincoln Counties. Our target goal is to enroll 60 new veterans this program year, which began October 1, 2018. CSC's share of the SSVF budget totals \$322,705.
- CSC received its 2018 allocation of Emergency Solutions Grant (ESG) funding from OHCS. Our total allocation is \$150,737. About 60% of the funding is used for homeless prevention assistance, and 40% is used to rapidly re-house those who are homeless.
- CSC received Housing Stabilization Program (HSP) Expansion funds to be used in partnership with local DHS family coaches to assist clients who are facing a housing emergency. These funds are prioritized for those who are TANF eligible. It can be used for eviction prevention or short-term assistance for families who are experiencing homelessness. These funds are in addition to our normal allocation of HSP, which is funded on the federal level with TANF dollars. CSC's allocation will provide \$14,846 in client assistance funds each to Linn, Benton, and Lincoln Counties (\$44,538 total), plus an equal amount for case management staffing.
- The Albany Summit on Homelessness will be held Wednesday, November 7 at the main branch of the Albany Public Library. The agenda features two speakers, Daryn Murphy from Commonwealth Development, who will discuss the challenges of building affordable housing, and Miranda Miller from Samaritan Health who will discuss the Homeless and Vulnerable work group that is working to assist homeless people with acute medical needs find housing. There will also be a session on setting priorities for housing resources, giving audience members an opportunity to provide input. The doors open at 5:00 pm with pizza and salad, and the presentation begins at 5:30 pm. All are welcome. The event is sponsored by HEART.

Energy

Weatherization (WX) – Joe Collett, Manager

- WX has received all anticipated funding for the beginning of the fiscal year. Updates on the remaining funds listed below:
 - WX has received BPA (Bonneville Power Administration) allocations for FY 18/19
 - WX anticipates our NW Natural funding in the next two weeks for FY 18/19 (Large portion spent within Linn County)
 - WX anticipates our Federal LIHEAP (Low income energy assistance program) awarded in the next two weeks for FY 18/19 (Large portion spent within Linn County)
 - WX has been awarded \$20K CDBG (Community Development Block Grant) through the City of Albany for “essential repairs” when weatherizing Albany homes.
- WX is working with GHHI (Green and Healthy Homes Initiative) to hopefully expand our existing Healthy Home program.
- Dennis Feeney is acting as interim Energy Educator for this season.
- October 30th is National Weatherization day. Governor Kate Brown signed a proclamation for the State of Oregon.

Energy Assistance (EA) – Raquel Miller, Manager

- Mail out applications have been received by clients. EA has had great reviews. Clients are happy they don't have to schedule an appointment for months out. The application and checklist were easy to follow. Many asked if we could have a fillable application and forms available online that could be submitted like OHP. EA asked how they felt without the lack of interaction. Most clients said since EA is calling to let them know their application has been processed so they still get to talk to our staff. About 70% have actually brought the documents into a CSC Office and ARE getting our interaction.
- Each client that receives energy assistance get an EA kit. The kit includes the following: WX brochure, food pantry & meal site flyer, light bulb, pens, outlet covers, a chip clip magnet shaped like a house that says “Don't wait to renew you Energy Assistance.” EA will be sending a postcard in the spring to our mail out participants if we have funding from other programs to give them a second assistance in this program year.
- Looking to partner with Linn-Benton Housing Authority who is excited to allow us to hold EA appointments on-site at low-income properties.
- KSHL, radio station at the coast, is partnering with EA to do PSA's soon.
- The South Albany High School artwork winner for our EA flyer had a wonderful story to share. I sent the parent a release of information form and I am hoping they will allow CSC to post it as a client success story.
- A veteran, who was showcased in the Philomath paper a few years ago was selected to lay a wreath in Arlington at the Tomb of the Unknown Soldier, came into EA. He was interviewed online and there is a You Tube interview. I asked if I could add it to our CSC website. He will be also honored in the Veterans Parade this year.

- EA Training – When we have an EA Training, any leftover food is donated to a local shelter. In September, we donated 3 left over meals to the Daytime Drop-In Center, in November we donated leftover food to Albany Helping Hands. We also ordered from local businesses instead of franchises. In September, we ordered from Taylor Street Ovens who gave us a presentation of their mission. It is important to EA to support our local businesses but to also value their mission and for us to share ours.
- LIHEAP and OEAP funds have come available as of October 31. All mail outs will be processed immediately. Clients will receive a call and a receipt and a notification to check back with us in the spring if they are still struggling with high bills.



Lebanon Downtown Urban Renewal Plan

Adopted by the City of Lebanon

_____, 2018

Ordinance No. _____ Number _____

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.



LIST OF PARTICIPANTS

Mayor

Paul Aziz

City Council

Robert Furlow	Ward 1
Wayne Rieskamp	Ward 1
Floyed Fisher	Ward 2
Rebecca Grizzle	Ward 2
Jason Bolen	Ward 3
Bob Elliott	Ward 3

Planning Commission

Don Robertson	Chair
Jeremy Salvage	Vice Chair
John Brown	
Brian Daniels	
David McClain	
Todd Prenoveau	
Samuel Brackeen	(alternate)
Joshua Galka	(alternate)

City Manager

Gary B. Marks

Community Development Director

Walt Wendolowski

IT/GIS Systems Coordinator

Casey McMillin

Administrative Assistant to the City Manager/Communications Coordinator

Leigh Matthews Bock

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk
Ali Danko
Rob Wyman

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I. DEFINITIONS

“Agency” means the Lebanon Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Lebanon Downtown Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Linn County Board of Commissioners.

“City” means the City of Lebanon, Oregon.

“City Council” or “Council” means the Lebanon City Council.

“Comprehensive Plan” means the City of Lebanon comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Linn County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Lebanon Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The Lebanon Downtown Urban Renewal Plan (Plan) was developed for the Lebanon City Council (City Council). The Plan also includes input from the community received at a meeting with the Downtown Association and public meetings and hearings before the Planning Commission, City Council, and Linn County Board of Commissioners. Pursuant to the Lebanon City Charter, this Plan will go into effect when it has been adopted by City Council.

A. Plan Overview

The Plan Area, shown in Figure 1, consists of approximately 51.3 total acres: 36.94 acres of land in tax lots and 14.36 acres of public rights-of-way. It represents the downtown core area. It is anticipated that the Plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is \$3,600,000 (three million six hundred thousand dollars).

City officials met with downtown stakeholders on September 6, 2018 where the Downtown Urban Renewal Area boundary was discussed and projects to identify in the urban renewal plan were reviewed. There was strong support for the development of an urban renewal area to support the downtown.

The City of Lebanon adopted the *Lebanon 2040 Vision and Community Strategic Action Plan* in 2016. This plan was developed with over two years of extensive public input. The Vision is supported by seven Focus Areas with strategies for each area. The Vision represents “citizens’ overarching description of the community they aspire by 2040.” The Downtown was one of the focus areas establishing that the downtown is the “*Heart of the Community: Downtown is the recognized center of Lebanon where people gather to celebrate and connect.*” Other focus areas support the concentration of efforts to support the downtown community, including the Healthy Community and Arts and Culture focus areas. The strategies in the Arts and Culture focus area call for the creation of an urban renewal plan to provide a funding source for the improvements listed in the *Lebanon 2040 Vision and Community Strategic Action Plan*.

Goals and objectives for this Plan are intended to guide TIF investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend funds generated by TIF. The Plan is to be administered by the city’s Urban Renewal Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date. The preparation of the Lebanon Downtown Urban Renewal Plan follows the success of other urban renewal plans in Lebanon. The downtown stakeholders have requested the ability to fund improvements to the downtown to enhance it as the gathering spot for Lebanon residents, providing them with the ability to meet their retail needs within the city.

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues—the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established—are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The Lebanon Downtown Urban Renewal Area meets the definition of blight due to its infrastructure deficiencies and underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$3,600,000 (Three Million Six Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

IV. PLAN GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not listed in any order of importance or priority.

Goal 1: ECONOMY

Assist in providing improvements that will enhance the Area and thereby encourage continued health of existing businesses and encourage new businesses to locate in the Area.

Objectives:

1. Add streetscape and wayfinding to the Area.
2. Improve streets in the Area.
3. Improve Ralston Park.

Goal 2: DOWNTOWN IMPROVEMENTS

Assist in improving the streetscape in the downtown to encourage patronage of the downtown businesses and support for improvements that will reinforce the downtown as the heart of community.

Objectives:

1. Provide street furniture.
2. Provide bike racks.
3. Provide wayfinding signage.
4. Construct Americans with Disabilities (ADA) ramps.
5. Use a design consultant to facilitate an overall design aesthetic for these improvements.

Goal 3: PARKS IMPROVEMENTS

Provide parks improvements to enhance the downtown community.

Objectives:

1. Construct improvements in Ralston Park.

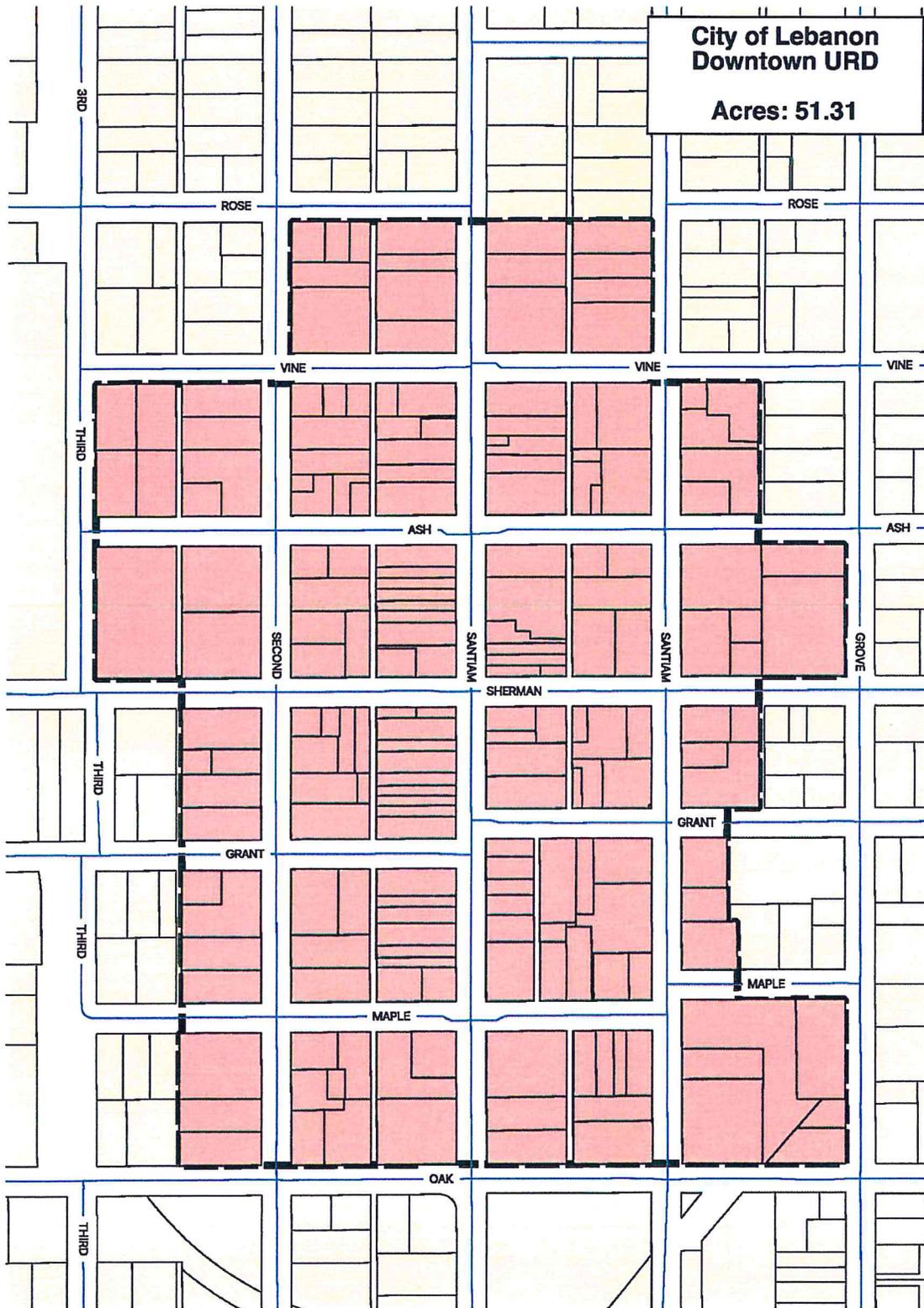
Goal 4: TRANSPORTATION IMPROVEMENTS

Improve the transportation network in the Area to enhance ease of mobility in the Area..

Objectives:

1. Reconstruct streets in the Area.

Figure 1 – Lebanon Downtown Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the Area fall into the following categories:

- **Streetscape, Ralston Park Improvements, Design Consultation, Street Reconstruction, Administration, Building Restoration, Public Restroom, Downtown Residential Development**

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

Streetscape Improvement – Install streetscape improvements including but not limited to furniture, bike racks, wayfinding signage and ADA corner ramps

Ralston Park Improvements – Develop and implement a Ralston Park Improvement Plan.

Design Consultation – Design consultation for projects authorized in the Plan including design standards for the downtown to promote a consistent and attractive design in the Area.

Street Reconstruction – Reconstruction of streets in the Area to urban standards.

Administration – Provide for the ongoing administration of the urban renewal area.

Building Restoration – Assist in funding building restorations in the Area.

Public Restroom – Construct a public restroom in the commercial core of the Area.

Downtown Residential Development – Develop and implement a Downtown Residential Incentive Plan.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Lebanon, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Lebanon Comprehensive Plan and/or Lebanon Zoning Code.

Amendments to the Lebanon Comprehensive Plan and/or Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

IX. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

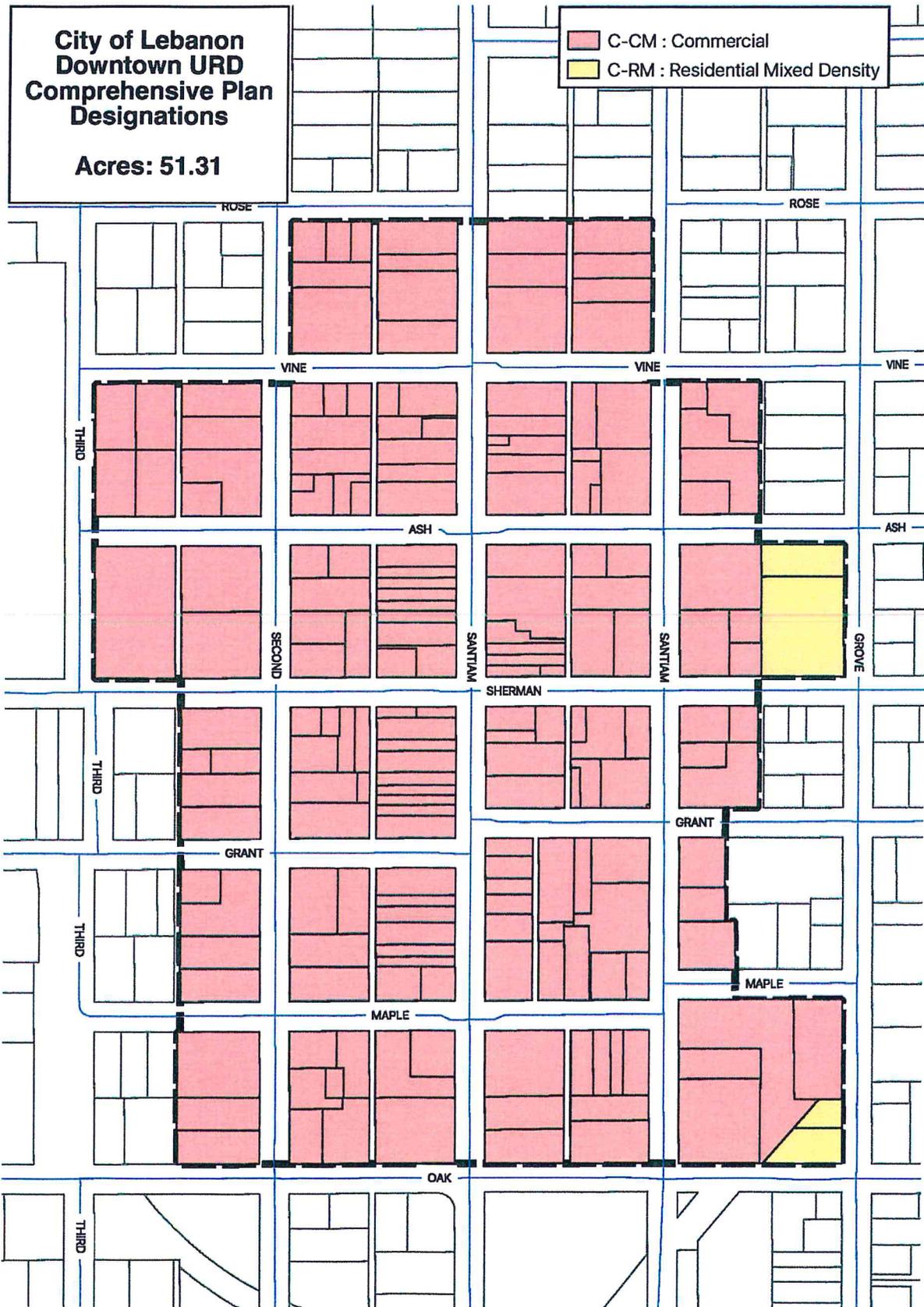
- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

Figure 2 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

XI. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the *Lebanon Comprehensive Plan, Development Code, and Lebanon 2040 Vision*. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. This analysis covers the most relevant sections but may not cover every section of the Comprehensive Plan that relates to the Plan. As these documents are updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a substantial amendment is completed in the future, this section of the Plan should be updated at that point.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Lebanon Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the *Development Code*.

A. Lebanon Comprehensive Plan

The numbering of the policies within this section reflects the numbering that occurs in the original document.

The applicable goals and policies are:

Chapter 3 – Urbanization Goals and Policies

The overall Urbanization Goals of the City include:

G-2: Promoting and implementing development policies that encourage the orderly and efficient development within the community.

The City Shall:

P-12: Pursue, for public infrastructure development and community enhancement, a variety of funding sources, including urban renewal districts (URDs), local improvement districts (LIDs), grants, and other funding mechanisms.

Finding:

The Plan conforms with the Urbanization goals because the development of an urban renewal plan for the Area will provide funding for community enhancement projects.

Chapter 4 – Land use Goals and Policies

The City's Land Use Goals include:

G-2: Promoting the orderly development and conservation of lands for urban uses, such as homes, businesses, industries, and streets, as well as parks, open space, and wetlands.

Finding:

The Plan conforms to the Land Use Goals as providing funding to assist with promoting downtown development helps support orderly development and conservation of lands for urban uses.

Chapter 5 – Economy Goals and Policies

The City's Economic Goals include the following:

G-1 Providing employment opportunities for its citizens.

G-2: Providing a viable tax base for the community in order to pay for essential community services.

G-3: Encouraging a diversified economic base for the community which broadens and improves long-term employment opportunities in all sectors, including, retail, service, and industrial.

G-4: Providing the opportunity for a full range of commercial, cultural, recreational, educational, health services, and other professional services to meet the needs of the City's residents and visitors.

G-5: Supporting the establishment of new employment and the expansion of existing employment to strengthen the City's economic base in order to provide adequate employment opportunities and maintain community livability.

G-6: Seeking balanced, concurrent growth in the commercial, industrial and residential sectors that are within the carrying capacity of community resources.

G-14: Promoting infill development and redevelopment throughout the City.

G-18: Improving community appearance and establishing attractive gateways into the City and visually appealing highway corridors.

Finding:

The Plan conforms to the Economy Goals as providing a funding source to pursue projects within the downtown will help provide infill development, support the economic health of the downtown and support existing and new businesses. The health of these businesses will enable the Area to provide employment opportunities for Lebanon citizens. Projects within the Plan will improve the community appearance in the Area.

Chapter 7 – Community Friendly Development Goals and Policies

The City's Community Friendly Development Goals include:

G-1: Encouraging development patterns that make efficient use of land and energy resources, provide a variety of housing choices, and create multiple transportation options.

G-2: Supporting infill development and other development options on large or underutilized residential or commercial lots guided by clear and objective neighborhood compatibility standards.

G-3: Encouraging policies and ordinances that lead to well-designed, aesthetically pleasing neighborhoods that foster a sense of community and personal interaction.

G-5: Developing streets whose purpose is not solely to move automobiles safely and efficiently, but also to create pedestrian and bicycle friendly environment.

G-6: Developing sidewalks, crosswalks, and multi-use paths that not only meet ADA standards, but also enhance a pedestrian and bicycle friendly environment throughout the community

G-8: Promoting denser development in select locations in order to realize potential savings on infrastructure provision and maintenance.

G-10: Allowing appropriately scale neighborhood commercial centers, subject to provisions of the Zoning Ordinance, and residential zones in order to: (1) provide ease of access to basic daily household needs, to eliminate unnecessary automobile trips, and to provide convenience centers for neighborhood social interaction; and, (2) within the Mixed Density Residential Zones in order to allow for commercial activity closer to the source of the customers and to allow the pedestrian access to retail services.

G-12: Encouraging retail commercial and residential development and restoration activities within the downtown central business commercial district in order to create a more vital neighborhood atmosphere and to enhance the historic and economic value of the downtown area.

Finding:

The Plan conforms to the Community Friendly Goals as providing a funding source to pursue projects within the downtown will help provide infill development, support the economic health of the downtown and support existing and new businesses. The health of these businesses will enable the Area to provide employment opportunities for Lebanon citizens. Projects within the Plan will improve the community appearance in the Area.

Chapter 8 – Transportation Goals and Policies

The City's Transportation Related Goals include the following:

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

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

Finding:

The Plan conforms to the Transportation Goals as there are projects identified in the Plan that will help develop a comprehensive transportation system in the Area and promote connectivity and efficient multi-modal access in the Area.

Chapter 9 – Public Facilities Goals and Policies

G-2: Planning and developing a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development for both existing and planned land uses.

G-4: Ensuring that essential public facilities and service capabilities (transportation, storm drainage, sewer and water service) are either in place before new development occurs and/or are constructed concurrently with such development.

Finding:

The Plan conforms to the Public Facilities Goals as there are projects identified in the Plan that will help develop a comprehensive transportation system in the Area for both existing and planned land uses.

B. Development Code

The land uses in the Area will conform to the zoning designations in the *City of Lebanon Municipal Code*, including maximum densities and building requirements, and are incorporated by reference herein. Central Business District and Residential High Density zoning districts are present in the Area.

The land uses in the Area will conform to the zoning designations in the City of Lebanon Development Code, including maximum densities and building requirements, and the requirements in the Land Development Code are incorporated by reference herein.

The development is expected to conform to the zoning requirements. As the Development Code is updated, this document will be updated by reference. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

1. *A. Central Business and Highway Commercial Zones*

Purpose

Commercial districts are centers of business and civic life. This Chapter describes the three commercial districts that are designed to accommodate the range of commercial land uses in the community. (...) The Central Business Commercial Zone (Z-CCM) is focused on “downtown” area, or the commercial and civic the core of the community (generally that area south of Rose Street, north of Oak Street, primarily east of or adjacent to 4th Street, and primarily west of or adjacent to Park Street).

These commercial zones are intended to:

- 1. To preserve and enhance areas within the commercial core of the community for concentrated retail sales and businesses that will serve the pedestrian shopper.*
- 2. Promote efficient use of land and urban services.*
- 3. Create a mixture of land uses that encourages employment and housing options in close proximity to one another.*
- 4. Provide formal and informal community gathering places and opportunities for social activities.*
- 5. Provide connections and appropriate transitions between residential areas and commercial areas;*
- 6. Encourage and nurture pedestrian oriented shopping and activity in the Downtown (Central Business Commercial Zone), and accommodate automobile dependent uses, as well as pedestrian oriented uses, with appropriate standards in the Highway Commercial Zone.*
- 7. Provide for visitor accommodations and tourist amenities.*
- 8. Encourage full utilization of Downtown infrastructure (including parking) and other Amenities.*

2. Residential High Density

Purpose

The Residential Zones are intended to promote the livability, stability and improvement of the City's neighborhoods.

The Residential High Density Zone (Z-RH) is intended to primarily provide areas suitable and desirable for multi-family dwellings at higher densities, with provisions for associated public service uses, in close proximity to the downtown area of the City.

This chapter provides standards for land use and development in each of the three (residential) Zones, based on the following principles:

- 1. Promote the orderly expansion and improvement of neighborhoods.*
- 2. Make efficient use of land and public services and implement the Comprehensive Plan.*
- 3. Designate land for the range of housing types and densities needed by the community, including owner-occupied and rental housing.*
- 4. Provide flexible lot standards that encourage compatibility between land uses, efficiency in site design, and environmental compatibility.*
- 5. Provide for compatible building and site design at an appropriate neighborhood scale.*
- 6. Provide standards that are in character with the landforms and architecture existing in the community.*
- 7. Apply the minimum amount of regulation necessary to ensure compatibility with existing residences, schools, parks, transportation facilities, and neighborhood services.*
- 8. Reduce reliance on the automobile for neighborhood travel and provide options for walking, bicycling.*
- 9. Provide direct and convenient access to schools, parks and neighborhood services.*

C. Lebanon 2040 Vision Plan

The Lebanon 2040 Vision (Vision) and the Lebanon Community Strategic Action Plan (Strategic Action Plan) constitute the community's aspirations for what Lebanon should look and feel like by the year 2040, and a plan for how to get there. The Vision and the Strategic Action Plan were developed over nearly two years with extensive public input to ensure the community's values and priorities provided the foundation for the future physical, economic, and social attributes that will define the community. The Vision and the Strategic Action Plan serve as two constituent parts of a comprehensive process of public engagement. First, the Vision represents the citizens' overarching description of the community they aspire to attain by 2040. The first element of the Vision, the Vision Statement, expresses this aspiration succinctly: The Vision is supported by seven focus areas that expand the Vision Statement concept, elaborating on the specific elements that comprise the community's ambitions for the future. Each focus area provides a brief narrative description of a topic (e.g., education, jobs, arts, etc.) that supports and delineates the intent of the Vision Statement. Second, the Strategic Action Plan charts a course for implementing the Vision over the next five years. It identifies 17 strategies that provide direction for accomplishing the Vision and offers guidance for community leaders helping to achieve its realization. Each strategy includes one or more actions to help move it forward. Each action provides a tangible project, program, or activity to implement the strategy it supports. The Strategic Action Plan was developed as a direct outgrowth of the Vision, allowing each part of the plan to be traced back to the Vision Statement, ensuring fidelity and maintaining the integrity of the Vision as originally conceived.

Vision Statement: Lebanon is a friendly and thriving community.

Focus Areas:

DOWNTOWN

Heart of the Community: Downtown is the recognized center of Lebanon where people gather to celebrate and connect.

Historic Preservation: Lebanon preserves its rich past through renovation and preservation of its historic downtown buildings.

HEALTHY COMMUNITY

Lifestyles: Healthy choices and recreation opportunities in Lebanon enable healthy and active citizens.

Healthcare: Comprehensive health and wellness services support community vitality.

ARTS & CULTURE

Events: Lebanon supports a diversity of events that connect residents to each other and welcomes people to the community.

Arts: Lebanon nurtures creativity across all forms of art.

Strategy 4 – Revitalize downtown through consistent and attractive design and upkeep.

Action Item 4.1 Develop a Downtown Public Streetscape and Utility Infrastructure Plan.

Action Item 4.2 Develop downtown design and standards consistent and protective of Lebanon's historic architectural themes.

Action Item 4.3 Implement a Downtown Accessibility Improvement Plan.

Action Item 4.4 Create a Downtown/Commercial Strip (Highway 20) Urban Renewal District and/or Local Improvement District.

Action Item 4.5 Maintain the historic nature of downtown through preservation, education, awareness, and policies such as a Downtown Building Restoration Program to incentivize structural and decorative building improvements in context with Lebanon's historic style.

Strategy 5 – Foster an environment that supports existing businesses and attracts new complementary enterprises.

Action Item 5.4 Develop and implement a Downtown Residential Incentive Plan.

Action Item 5.5 Develop and implement a Ralston Park Improvement Plan.

Strategy 16 – Promote information sharing and civic engagement through a combination of traditional and new information access points.

Action Item 16.3 Create a community information kiosk.

Finding:

The Plan conforms to the *Lebanon 2040 Vision and Community Strategic Action Plan* as there are projects in the Plan that implement action items in the *Lebanon 2040 Vision and Community Strategic Action Plan* including fostering an environment to support existing businesses and attracting complementary businesses, streetscape including furniture, bike racks, wayfinding, ADA ramps, park improvements, design assistance, transportation network improvements, building restoration, public restrooms and creation of downtown housing.

XII. APPENDIX A: LEGAL DESCRIPTION

An area of land within the City of Lebanon located in Sections 10 and 11 of Township 12 South, Range 2 West of the Willamette Meridian more particularly described as follows:

Beginning at a point of intersection of the north right of way line of East Oak Street and the west right of way line of Grove Street, said point being West 60 feet from the southwest corner of Lot 6, Block 5 of the J.M. Ralston, Third Addition to Lebanon Oregon; Thence, along said west right of way line of Grove Street North 0°34'00" West 332.98 feet to the south right of way line of East Maple Street; Thence, following said south right of way line of East Maple Street South 89°48'37" West 217.72 feet; Thence, North 0°11'23" West 60.00 feet to the southeast corner of that land described in Deed Reference Number 2006-21928 of Linn County Deed Records; Thence, following the east property boundary of said land described in Deed Reference Number 2006-21928 of Linn County Deed Records North 0°16'47" West 97.07 feet to the northeast corner of said property; Thence, following the north property boundary of said land described in Deed Reference Number 2006-21928 of Linn County Deed Records South 89°44'13" West 19.95 feet to the southeast corner of that land described in Deed Reference Number MF1756-0229 of Linn County Deed Records; Thence, following the east property boundary of said land described in Deed Reference Number MF1756-0229 of Linn County Deed Records North 0°19'56" West 226.94 feet to the north right of way line of East Grant Street; Thence, North 89°47'11" East 67.24 feet to the southeast corner of Lot 6 Block 21 of the Plan of J.M. Ralston's Addition to Lebanon Oregon; Thence, following the west right of way line of the alley in said Block 21 of the Plan of J.M. Ralston's Addition to Lebanon Oregon North 0°06'26" West 264.98 feet to the north right of way line of East Sherman Street; Thence, following said north right of way line of East Sherman Street North 89° 47' 11" East 170.92 feet to the west right of way line of Grove Street; Thence, following said west right of way line of Grove Street North 0°14'37" West 265.00 feet to the south right of way line of East Ash Street; Thence, following said south right of way line of East Ash Street South 89°48'23" West 171.00 feet to the northeast corner of Lot 5 Block 22 of the Plan of J.M. Ralston's Addition to Lebanon Oregon; Thence, North 0°14'37" West 60 feet to the west right of way line of the alley in Block 23 of the Plan of J.M. Ralston's Addition to Lebanon Oregon; Thence, following the west right of way line of the alley in Block 23 of the Plan of J.M. Ralston's Addition to Lebanon Oregon and continuing along the west right of way line of the alley in Block 3 of the Plan of Cowan Addition to Lebanon North 264.57 feet to the south right of way line of East Vine Street; Thence, following said south right of way line of East Vine Street South 89°42'00" West 159.08 feet to the east right of way line of Park Street; Thence, West 60 feet to a point of intersection of the south right of way line of East Vine Street and the west right of way line of Park Street; Thence, following the west right of way line of Park Street North 0°11'00" West 324.00 feet to the southeast corner of that land described in Deed Reference Number 2018-10474 of Linn County Deed Records; Thence, along the south boundary of said land described in Deed Reference Number 2018-10474 of Linn County Deed Records and continuing along the south boundary of that land described in Deed Reference Number MF0728-029 of Linn County Deed Records South 89°49'00" West 330.00 feet to the east right of way line of Main Street; Thence, South 89° 49'00" West 60.00 feet to a point of intersection of the south right of way line of West Rose Street and the west right of way line of Main Street; Thence, along said south right of way line of West Rose Street South 89°49'00" West 331.25 feet to a point of intersection of the south right of way line of West Rose Street and the east right of way line of 2nd Street; Thence, along the east right of way line of 2nd Street South 0°14'33" East 323.82 feet to a point of intersection of the south right of way line of West Vine Street and the east right of way line of 2nd Street; Thence, along the south right of way line of West Vine Street South 89°34'36" West 391.24 feet to a point of intersection of the south right of way line of West Vine Street and the east right of way line of 3rd Street; Thence, along said east right of way line of 3rd Street South 0°14'34" East 590.61 feet more or less to a point of intersection of the north right of way line of West Sherman Street and the east right of way line of 3rd Street; Thence, along said north right of way line of West Sherman Street North 89°39'49" East 171.50 feet to a point of intersection of the north right of way line of West Sherman Street and the east right of way line of the alley which is the southwest corner of that land described in Deed Reference Number MF1195-0606 Linn County Deed Records; Thence, South 0°23'28" East to and continuing along the east right of way line of the alley in Block 8 of the Plan of Lebanon 385.07 feet to a point of intersection of the south right of way line of West Grant Street and the east right of way line of the alley in Block 9 of the Plan of Lebanon; Thence, continuing along said east right of way line of the alley in Block 9 of the Plan of Lebanon South 0°00'50" West 266.29 feet to the north right of way line of West Maple Street; Thence, South 60.00 feet to the south right of way line of West Maple Street; Thence, West along said south right of way line of West Maple Street 6.00 feet to the northwest corner of that land described in Deed Reference Number 2018-6878 of Linn County Deed Records; Thence, South along the west boundary line of said land described in Deed Reference Number 2018-6878 of Linn County Deed Records and continuing along the

west boundary line of that land described in Deed Reference Number MF0644-478 of Linn County Deed Records 266.39 feet to the north right of way line of West Oak Street; thence, North 89°54'25" East along said north right of way line of West Oak Street and continuing along the north right of way line of East Oak Street 1338.46 feet more or less back to the point of beginning, containing 51.31 acres.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



**OREGON
JULY 11, 2000
EDDIE J. PATTON
40205**

RENEWAL DATE: 12/31/18

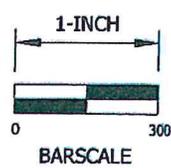
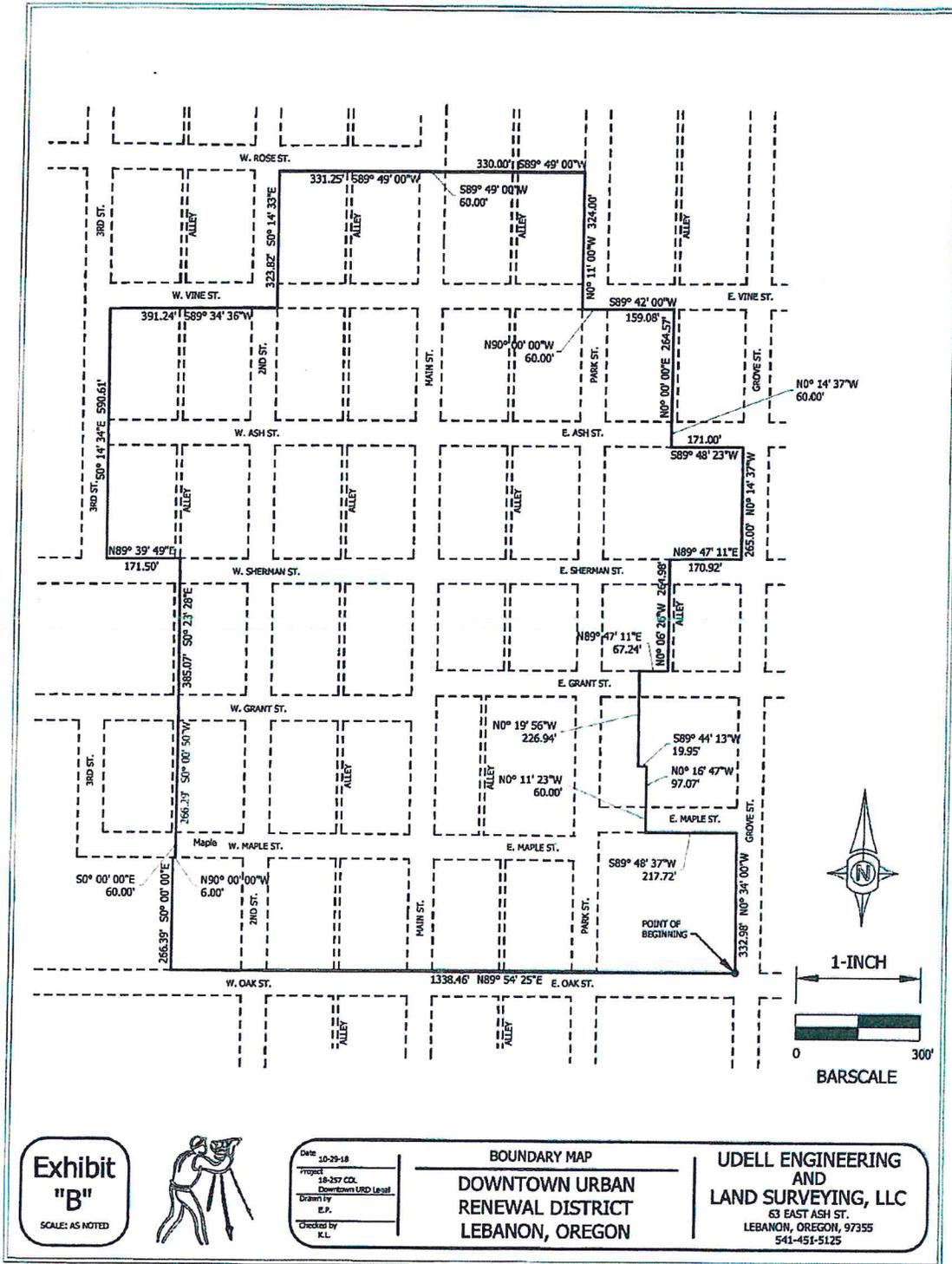


Exhibit
"B"
SCALE: AS NOTED



Date: 10-25-18
Project: 18-257 CDL
Downtown URD Lease
Drawn by: E.P.
Checked by: K.L.

BOUNDARY MAP
DOWNTOWN URBAN
RENEWAL DISTRICT
LEBANON, OREGON

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON, 97355
541-451-5125



LINN COUNTY SHERIFF'S OFFICE

Jim Yon, Sheriff

1115 S.E. Jackson Street, Albany, OR 97322

Phone: 541-967-3950

www.linnsheriff.org

MEMORANDUM

To: Linn County Board of Commissioners

From: Captain Donald Messick

Date: 11/01/18

Re: Request to enter into annual contracts in order to provide contract services for 911/Dispatching Service Countywide for Fire/EMS. **(Resolution & Order Number 2018-346 through 2018-353)**

The Linn County Sheriff's Office is seeking approval from the Board of Commissioners to provide contracted service for 911 call answering, routing and dispatching services for Lebanon Fire District, Tangent Rural Fire District, Brownsville Rural Fire District, Harrisburg Rural Fire District, Sweet Home Fire/Rescue, Halsey-Shedd Rural Fire District, Scio Rural Fire District and City of Albany Fire.

The contracts reflect a change in cost modeling which will be based on calls for service in order to bring services in line with cost and services provided. Language has also been changed to reflect the technology changes within dispatch and services provided.

AGENDA – LINN COUNTY BOARD OF COMMISSIONERS

DATE: November 6, 2018

DEPARTMENT: COMMISSIONERS / BUDGET OFFICE

ACTION REQUESTED:

ORDER # 2018 – 339

REVENUE INCREASE

- WITHIN THE ROAD FUND
- WITHIN THE ROADMASTERS OFFICE
- WITHIN CONTINGENCY
- FROM THE RE-PAYMENT OF LOANS
- IN THE AMOUNT OF \$ 228,887

This money is added revenue for the Road fund from 2 sources. One is from the Sheriff's office and they want to make an additional payment from added revenue from the Public Solutions / City of Albany contract. The second is from the borrowing in Non Dept for our financial software and we need to make 2 payments to pay if off this year, as it is the 10th year of the loan.

ORDER # 2018 – 343

REVENUE INCREASE

- WITHIN THE GENERAL FUND
- WITHIN THE SHERIFF'S OFFICE
- WITHIN THE SUPPORT DIVISION
- WITHIN OTHER REQUIREMENTS
- FROM THE CITY OF ALBANY CONTRACT
- IN THE AMOUNT OF \$ 103,678

This money is added revenue from the City of Albany for a contract of the Public Safety Solutions. The Sheriff would like for this money to pay down their payment to the Road Fund on their loan of the Radio and Cad RMS system.

ORDER # 2018 – 344**TRANSFER**

- **WITHIN THE GENERAL FUND**
- **WITHIN NON-DEPARTMENT**
- **FROM CONTINGENCY**
- **TO OTHER REQUIREMENTS**
- **IN THE AMOUNT OF \$ 125,209**

This is a transfer for paying down one of the loans for our financial software. We found that this loan needed to be paid off this year per ORS 294.460 that says we have 10 years for each loan. We paid a few years with interest only and when we put it back to the schedule it added a year. So we need to pay this one off in this fiscal year.

ORDER # 2018 – 345**TRANSFER**

- **WITHIN THE LAW ENFORCEMENT FUND**
- **WITHIN CRIMINAL**
- **FROM MATERIALS & SERVICES**
- **TO PERSONAL SERVICES**
- **IN THE AMOUNT OF \$ 39,712**

This is a transfer for Criminal Division that we moved to pay an invoice for a deputy that came from City of Mt. Angel. They originally gave us an invoice to pay that was 57,380. They since have reimbursed us 39,712 and therefore I need to trsf this back to personal Services for them to use this year.



LINN COUNTY GENERAL SERVICES

330 Third Avenue SW Albany, Oregon 97321

Phone: (541) 967-3880 Fax: (541) 928-3517

RUSSELL WILLIAMS

Director

Date: November 6, 2018

To: Board of Commissioners

RE: R&O 2018-354, Follow-up Paperwork to Convey Foreclosed Property

The Board accepted a sealed bid at regularly scheduled and duly advertised meeting on October 16, 2018 for the following property:

- #344057 – 4450 S Santiam Hwy., Lebanon
 - Sale price: \$88,000
 - RMV: \$213,050
 - Sold to: Donald P. Wagner, Vicente Vidrio, Angelica Vidrio

Per the Linn County Attorney's office, no additional appearance before the Board is necessary to convey the property to the successful bidder. The deed has been reviewed and approved by the County Surveyor.

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

October 10, 2018 9:30:39 am

Account # 344057
 Map # 12S02W24C0 01102
 Code - Tax # 00902-344057

Tax Status NONASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LINN COUNTY

Deed Reference # 2017-17391

Agent

Sales Date/Price 09-26-2017 / \$0

In Care Of C/O BOARD OF COMMISSIONERS

Appraiser GERGER, SAM

Mailing Address PO BOX 100
 ALBANY, OR 97321

Prop Class 951 MA SA NH Unit
 RMV Class 401 03 00 002 32414-1

Situs Address(s)		Situs City
ID# 1	4450 S SANTIAM HWY	LEBANON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00902	Land 136,000			Land 0	
	Impr. 77,050			Impr. 0	
Code Area Total	213,050	150,580	150,580	0	
Grand Total	213,050	150,580	150,580	0	

Land Breakdown											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
00902					LANDSCAPE - FAIR	100					
00902					RURAL OSD - AVG	100					
00902	1	<input checked="" type="checkbox"/>			Rural Site	103	A	1.72			
Grand Total								1.72			0.00

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
00902	100	1940	131	RES One story	111	1,408			76,060	
00902	102	0	110	Residential Other Improvements	111	0			990	
Grand Total						1,408			77,050	

Code Area		Exemptions/Special Assessments/Potential Liability								
Type										
NOTATION(S):										
■ COUNTY GOVERNMENT ORS 307.090 ADDED 2018 STATE										



Map

#344057, 4450 S Santiam Hwy., Lebanon



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