

A BILL FOR AN ORDINANCE AMENDING THE) ORDINANCE BILL NO. 2025-01
LEBANON COMPREHENSIVE PLAN MAP AND)
ZONING MAP DESIGNATION TO ESTABLISH)
THE RESIDENTIAL MIXED DENSITY (C-RM))
DESIGNATION AND RESIDENTIAL HIGH DENSITY)
(Z-RH) ZONING FOR THE 0.91 ACRE BLOCK) ORDINANCE NO. 3032
INCLUDING PARCELS: 12S-02W-11CD, TAX)
LOTS 5600, 5601, 5700, 5800, and 5900)
File CPMA-24-01, ZMA-24-01;)

WHEREAS, the City of Lebanon has received a submission by written request to amend the Comprehensive Plan Map and Zoning Map designation from Residential Low Density (C/Z-RL) to Residential Mixed Density (C-RM) comprehensive plan designation and Residential High Density (Z-RH) zoning designation for the real property herein described in Exhibit “A”; and

WHEREAS, on December 18, 2024, the Planning Commission for the City of Lebanon conducted a hearing on Planning File No. CPMA-24-01 and ZMA-24-01, making findings recommending the establishment of the Residential Mixed Density (C-RM) comprehensive plan designation and Residential High Density (Z-RH) zoning designation; and

WHEREAS, after conducting the hearing, considering all objections or remonstrances regarding the proposed map amendments, and further considering the recommendation of the Lebanon Planning Commission, the City Council finds that this Comprehensive Plan and Zoning Map amendment is in the best interest of the City.

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

Section 1. Findings. In addition to the findings referred to above 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. Comprehensive Plan Map and Zoning Map Amendments. Based upon the findings adopted herein, the Lebanon Comprehensive Plan Map and Zoning Map are hereby amended, such that the property herein described in Exhibit “A” shall be Residential Mixed Density (C-RM) comprehensive plan designation and Residential High Density (Z-RH) zoning designation.

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

Reserved for Recording

Section 3. Record. The City Recorder shall submit a copy of this Ordinance to the Oregon Secretary of State. 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 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 _____ for and _____ against and approved by the Mayor this 8th day of January 2025.

CITY OF LEBANON, OREGON

Kenneth E. Jackola, Mayor
Michelle Steinhebel, Council President

Attested:

Julie Fisher, City Recorder

EXHIBIT "A"
PROPERTY SUBJECT TO COMPREHENSIVE PLAN MAP AND ZONING
AMENDMENT

Parcels: 12S 02W 11CD Tax Lots 5600, 5700, 5800, and 5900

Real property bordered by Oak Street to the north, Hiatt Street to the east, the railroad right-of-way to the south, and the city alley right-of way to the west



EXHIBIT B
LEBANON CITY COUNCIL FINDINGS

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of the Wallace Family Trust, Auric Investments, Eric Swanson, and Jacob and Melissa Johnson to amend the comprehensive plan and zoning map designation from Low-Density Residential (C/Z-RL) to Mixed-Density Residential comprehensive plan designation (C-RM) and High-Density Residential zoning designation (Z-RH).

II. GENERAL INFORMATION

A. Site Location

The subject properties constitute the residential block between Oak Street and E A Street on the west side of Hiatt Street. They consist of five parcels, four with addresses including 1008, 1030, 1050, and 1070 Hiatt Street. The fifth parcel is a city-owned parcel designated as right-of-way for E A Street. The County Assessor Map places the parcel within Township 12 South, Range 2 West, Section 11CD, Tax Lots 5600, 5601, 5700, 5800, and 5900.

B. Adjacent Zoning and Land Uses

The properties are in a developed neighborhood. The residential block is surrounded by residential uses to the north, east, south, and west. To the south includes the railroad right-of-way. To the west, adjacent to the project boundary block, are properties designated Residential Mixed Density (C-RM) and zoned Residential High Density (Z-RH). To the North, east, and south of the block boundaries are blocks designated and zoned Residential Low Density (C/Z-RL).

C. Applicant Proposal

The Applicant is requesting authorization to amend the comprehensive plan and zoning map designation from Low-Density Residential (C/Z-RL) to Mixed-Density Residential comprehensive plan designation (C-RM) and High-Density Residential zoning designation (Z-RH).

III. PUBLIC HEARING

A. Planning Commission Action

On September 20, 2023 the Lebanon Planning Commission held a public hearing on this application. At the hearing, Planning File CPMA-24-01 and ZMA-24-01 were 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 regarding 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 Comprehensive Plan and Zoning Map Amendments. The Commission found the proposal consistent with the

applicable decision criteria. The Planning Commission also voted to approve the Minor Land Partition, finding the proposal consistent with the applicable decision criteria.

B. City Council Action

On January 8, 2025, the Lebanon City Council held a public hearing on this application. At the hearing, Planning File CPMA-24-01 and ZMA-24-01 were made a part of the record. The City noticed the hearing under Chapter 16.20 of the Lebanon Development Code. No objection was raised regarding jurisdiction, evidence, or testimony presented at the hearing. At the end of the hearing, the City Council deliberated on the issue and voted to approve the proposed Comprehensive Plan and Zoning Map Amendments. The Council found the proposal consistent with the applicable decision criteria.

IV. FINDINGS OF FACT-GENERAL

The Lebanon City Council, after careful consideration of the testimony and evidence in the record, adopts the following General Findings of Fact:

- A. The applicant is Wallace Family Trust.
- B. The subject properties constitute the residential block between Oak Street and E A Street on the west side of Hiatt Street. The subject properties consist of five parcels, four with addresses including 1008, 1030, 1050, and 1070 Hiatt Street. The fifth parcel is a city-owned parcel designated as right-of-way for E A Street. The County Assessor Map places the parcel within Township 12 South, Range 2 West, Section 11CD, Tax Lots 5600, 5601, 5700, 5800, and 5900.
- C. The total area contains approximately 0.91 acres subject to the Comprehensive Plan and Zoning Map Amendment applications.
- D. The subject parcels may be accessed from Hiatt Street, Oak Street, or E A Street.
- E. The land is currently located within city limits and designated Residential Low Density (C/Z-RL).
- F. The properties are in a developed neighborhood. The residential block is surrounded by residential uses to the north, east, south, and west. To the south includes the railroad right-of-way. To the west, adjacent to the project boundary block, are properties designated Residential Mixed Density (C-RM) and zoned Residential High Density (Z-RH). To the North, east, and south of the block boundaries are blocks designated and zoned Residential Low Density (C/Z-RL).
- G. The Applicant is requesting authorization to amend the comprehensive plan and zoning map designation from Low-Density Residential (C/Z-RL) to Mixed-Density Residential comprehensive plan designation (C-RM) and High-Density Residential zoning designation (Z-RH).
- H. The Community Development Department contacted the Department of Land Conservation and Development, affected agencies, and area property owners regarding the application. No comments were submitted.

- I. The decision to approve or deny shall be based on criteria in the Lebanon Development Code, Chapter 16.28 – Comprehensive Plan Map, Zoning Map, and Urban Growth Boundary Amendments.

V. REVIEW CRITERIA AND FINDINGS – COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS

Section 16.27.050 of the Lebanon Development Code identifies the criteria for considering amendments to the Comprehensive Plan Map and Zoning Map. Since the criteria are the same for each amendment, the findings have been combined.

1. All proposed amendments to the Comprehensive Plan Map or the Zoning Map shall be consistent with the City of Lebanon’s adopted Comprehensive Plan and Facility Plans. The City’s Facility plans, including the Transportation System Plan (TSP), are based on the future site service demands according to the Comprehensive Plan Map designation and associated zoning.

The Comprehensive Plan consists of ten Chapters with each Chapter addressing specific land use issues. The applicable policies in each Chapter are reviewed below:

- a. Chapter 1: Introduction - The introductory Chapter describes the Comprehensive Plan, its relationship to the Statewide Land Use Goals, the Citizen Involvement program, and key terminology. Goals and policies relate to the organization of the Plan, the continued need for citizen involvement, and the relationship of the Plan to State law and implementing codes. These goals and policies are incorporated in the Development Code criteria to determine the appropriateness of a Plan and/or zone change.
- b. Chapter 2: Natural Environment—This chapter addresses goals and policies related to the City’s natural environment.

RECOMMENDED FINDING: The project area is not located within a designated flood hazard area, does not contain any identified natural or historic resource, and is not otherwise in an area subject to increased risk to other natural hazards. Therefore, none of the goals or policies in Chapter 2 are found to be directly implicated by this application. Upon any site development proposals, the property owners are responsible for complying with state law, including compliance with the State Historic Preservation Office (SHPO), Department of Environmental Quality (DEQ), and Department of State Lands (DSL), or any other regulatory agency that may have an interest.

- c. Chapter 3: Urbanization – This Chapter provides the basic framework for future urban development within the city. It is found the following policies apply:

P-3: Support a flexible phased program for the orderly extension of water, wastewater, storm drainage, and transportation services in response to land development proposals.

P-10: Review all development proposals to ensure that public facilities are available and have adequate capacity to accommodate the proposed development or that such

facilities and their capacities can be made available through appropriate extensions and/or enhancements concurrent with or prior to proposed developments.

P-11: Require that new developments are either served by existing and/or proposed public infrastructure extensions and improvements and/or are served by privately funded infrastructure extensions and improvements.

RECOMMENDED FINDING: The current Z-RL zoning district already allows for residential development and three properties have already been developed with multiple units. The change to the RH zone would not significantly increase the density or demand on facilities. Within Hiatt Street is an existing 12-inch water main and a 12-inch sewer main, with a 60-foot right-of-way. There is sufficient capacity within the public facilities and the local street system to accommodate residential development and densification of four lots if future developments were proposed. Accordingly, it is found that the application complies with Policies P-10 and P-11.

P-30: Manage its urban growth boundary and the lands within so as to make available sufficient land for various uses and ensure choices in the marketplace through the implementation of land use regulations and land use policies.

P-31: Manage its urban growth boundary and the lands within it to encourage development within urban areas before conversion of urbanizable areas through the implementation of land use regulations and policies.

RECOMMENDED FINDING: "Urbanizable Land" is defined in the Comprehensive Plan Glossary. Generally, urbanizable lands are those unincorporated areas in the UGB for which a city and county coordinate to ensure they will remain available for city expansion over the planning period. Mutually adopted urban growth boundary agreements typically govern how and when urbanizable land can be converted to urban use. The subject property, however, is already within municipal boundaries and is currently zoned for full urban development under the low-density residential zone. The uses allowed in the Z-RL zone are generally similar in urban intensity to those permitted in the proposed Z-RH zone for the size of the properties under consideration. The RH zone may allow, with the use of variances, minor additions to the density of the existing number of dwelling units. Accordingly, it is found that the subject property is already urban land by existing zoning rather than urbanizable land to be converted to urban use, for which Policies P-30 and P-31 would apply. Those policies are, therefore, not implicated in this case.

- d. Chapter 4: Land Use – This Chapter details the goals and policies to ensure the City provides different types of land within City limits that are suitable for various uses. It is found the following policies apply:

P-1: Recognize that the Comprehensive Plan land use designations or categories shall determine zoning.

P-5: To the extent possible, require that the boundaries of land use classifications, as shown on the Zoning Map, generally follow street and alley lines, lot lines, railroad right-of-way, or significant natural features (rivers, creeks, ridge lines, foot of slopes, benches, etc.). In the event that a public street or alley is officially vacated, the

regulations applicable to the adjoining property to which it reverts shall apply.

P-6: Require that changes to the Comprehensive Plan Map be consistent with the policies of the Comprehensive Plan, State law, and any adopted intergovernmental agreements.

P-12: Ensure that the Zoning Map reflects and implements the Comprehensive Plan Map.

RECOMMENDED FINDING: The proposal calls for a Residential Mixed Density Plan designation and Residential High Density Zone designation, ensuring consistency between the Plan and Zone maps (P-1 and P-12). The review process, evaluation, and determination of compliance with the Comprehensive Plan as part of the review process addresses compliance with Comprehensive Plan policies (P-6). The state effectively acknowledged the Comprehensive Plan; conformance with these policies ensures conformance with state law. Compliance with Statewide Goals will be reviewed in another finding.

- e. Chapter 5: Economic Development —This Chapter addresses population growth and economic development and the trends affecting both.

G-1: Ensure that there are opportunities for people to live and work in Lebanon.

RECOMMENDED FINDING: The amendment may result in an increased opportunity for people to live in Lebanon by increasing the density of the properties in the project area.

- f. Chapter 6: Housing – This Chapter establishes the City’s Goals and Policies related to Housing.

RECOMMENDED FINDING: The following policies are applicable:

- a. Residential Compatibility - This subsection considers placement of manufactured homes, location of neighbor commercial uses, and allowances for home occupations. The subject policies apply to the site's development and are not directly related to the Plan and zone change requests.
- b. Neighborhood Appearance—This subsection establishes screening policies for above-ground utilities, the placement of street trees, and fencing/landscaping provisions along collector and arterial streets. These policies apply to site development and do not address the Plan and zone change.
- c. Housing Density and Affordability - This subsection allows for the creation of density bonuses and cooperation with various agencies to provide affordable housing. It ensures the Development Code provides the variety and type of housing required to meet the community's needs. This last policy (P-11) applies to the request as the zone change to the Residential Mixed Density zone allows a wide range of housing options - including single-unit - to meet local needs.

- d. Housing and Open Space—This subsection notes that adequate open space must be included in multifamily projects. The policy applies to site development and not to requests.
- e. Housing and Transportation Connectivity—This subsection includes policies on school placement in residential areas, sidewalk and ADA requirements, bikeways and pedestrian trails, development of local street standards, and emergency vehicle access. These policies apply to development requirements, not the Plan and zone change.
- f. Housing, Public Utilities and Services—Policies call for the adequacy of utilities to serve development and the undergrounding of all utilities. Further, street lighting is required, street names should be approved by the Fire District, and streets should align. Only Policy P-24 regarding public facility provisions directly applies to the request. As noted, services are available to serve the development of the property.

P-30: Ensure that the Comprehensive Plan Map provides opportunities for a variety of housing types, densities, and locations within the Urban Growth Boundary area, including both the area inside the city limits and the Urban Growth Area.

P-42: In order to assure choices of housing types and costs, provide the opportunity to develop detached and attached single-family units, duplexes, garden apartments, town houses, multiplex units and boarding houses, lodging, or rooming houses, and manufactured housing.

RECOMMENDED FINDING: The amendment of the comprehensive plan and zone would allow for a more extensive range of residential uses and assure a greater choice in housing.

- g. Chapter 7: Community Friendly Development & Preservation of Historic Resources - This Chapter focuses on policies creating a built environment suitable for the needs of a diverse population through a variety of uses scaled for the pedestrian and capable of accommodating the automobile and mass transit. In addition, the Chapter focuses on historic preservation. The focus on community-friendly design is associated with infill development, promotion of mixed-use opportunities, and development-specific standards.

P-9: Encourage mixed uses within individual buildings, neighborhoods, and zoning districts were allowed by planning and building codes, and where there is no or only limited potential for incompatibility.

P-10: Allow limited and appropriately scaled neighborhood commercial services in residential zones with appropriate standards to ensure compatibility.

RECOMMENDED FINDINGS: The proposal does not include a development request, so the development-specific goals and policies do not apply. In addition, there are no historical sites on the property, so the historical preservation goals are not applicable. The existing development provides a mix of density and building types. The amendment would allow for future development to provide for a minor increase in dwelling units to add to the mix of dwellings in the neighborhood.

- h. Chapter 8: Transportation – This Chapter addresses the transportation needs of the City with an emphasis of creating a variety of transportation options for pedestrians, bicyclists, vehicles and mass transit. It is found the following policies apply:

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

RECOMMENDED FINDING: The subject sites are generally located to the west of Hiatt Street, south of E Oak Street, and north of A Street. These rights-of-way are classified in the 2018 Lebanon Transportation System Plan (TSP) as local streets.

Lebanon’s 2018 TSPs do not identify any level of service or congestion issues adjacent to the proposed development. Therefore, the subject properties, which are developed with existing residential and middle-income dwellings, are expected to adequately accommodate traffic from the property.

Additionally, Section 6.12.010(B)(1) includes thresholds for when Traffic Impact Studies (TIS) and Traffic Impact Analysis (TIA) are warranted, which is typically in association with a development proposal.

- i. Chapter 9: Public Facilities and Service - The City is required by State law to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development. Goals and policies in this Chapter address those requirements. It is found the following policies apply:

General Policies

P-8: Review all development proposals to ensure that public facilities are available and have adequate capacity to accommodate the proposed development, or that such facilities and their capacities can be made available through appropriate extensions and/or enhancements concurrent with or prior to proposed developments. (Duplicated in Chapter 3, Urbanization)

P-9: Require that new developments are either served by existing and/or proposed public infrastructure improvements, and/or are served by privately funded infrastructure extensions and improvements. (Duplicated in Chapter 3, Urbanization)

P-10: Consider impacts on key City-provided urban utility services (water, storm drainage, wastewater, and streets) and any other community facilities that are identified by service providers as substantially impacted by the proposal before development proposals, or rezoning applications are approved.

RECOMMENDED FINDING: Within Hiatt Street is an existing 12-inch water main and a 12-inch sewer main, with a 60-foot right-of-way. The public facilities and the local street system have sufficient capacity to accommodate residential development and densification of four lots if future developments were proposed.

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

- P-1: The City Council may amend the Comprehensive Plan and/or Map after referral to the Planning Commission public hearing, for action, review, revisions, and recommendations.
- P-2: Changes to the Plan and/or Map shall be made by ordinance after public hearings as prescribed by state law and local ordinances.
- P-3: Changes in the Plan and/or Map shall be incorporated directly into the document at the appropriate place. A list of all amendments with date of passage shall then become part of the document until the next comprehensive update of the entire Comprehensive Plan.
- P-4: An amendment to the Comprehensive Plan and/or Map may be considered when one or more of the following conditions exist:
 - a. Updated data demonstrates significantly different trends than previous data;
 - b. New data reflects new or previously undisclosed public needs;
 - c. New community attitudes represent a significant departure from previous attitudes as reflected by the Planning Commission or City Council;
 - d. Statutory changes significantly affect the applicability or appropriateness of existing plan policies.
- P-5: Residents, property owners, their authorized agents, the Planning Commission, the City Council, or City staff may initiate a Comprehensive Plan amendment. In order to obtain a Comprehensive Plan and/or Map amendment, the applicants shall have the burden of proof that all of the following conditions exist:
 - a. There is a need for the proposed change;
 - b. The identified need can best be served by granting the change requested;
 - c. The proposed change complies with the Statewide Planning Goals; and,
 - d. The proposed change is consistent with all other provisions of the City's Comprehensive Plan.

RECOMMENDED FINDING: Policies P-1, P-2 and P-3 relate to processing a Plan text or map amendment. The city must follow these requirements and do so with the public hearing process.

While the proposed zone change does not prescribe a specific development, it does allow greater options than the Residential Low Density designation and zone to meet those needs (P-4.a, P5.a, and P-5.b). Further, the establishment of the RH zone does not preclude the development of the site with single-dwelling units.

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

Goal 1, Citizen Involvement: Public hearings will be held before the Planning Commission on December 18, 2024, and the City Council on January 8, 2025. This is consistent with City procedures, state law, and the goal's intent.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged Comprehensive Plan and Development Code.

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

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

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: The site has not been designated as open space, a scenic area, or known for having natural resources. As such, this goal is not applicable. Upon redeveloping the sites, the property owners are responsible for complying with state law, including compliance with the State Historic Preservation Office (SHPO), Department of Environmental Quality (DEQ), Department of State Lands (DSL), or other affected agencies.

Goal 6, Air, Water, and Land Resource Quality: the map designation would change from a residential low-density designation to a residential, mixed-density designation with high-density residential zoning. With the designation change, there are properties in the direct vicinity of the new designation, and the high-density residential zoning maintains similar land use types permissible in the low-density residential designation, with an expanded opportunity for additional housing types. The applicable uses suited for the site would be similar in terms of air, water, and land resources under the high-density residential zoning as the low-density residential zoning. Therefore, there should be no significant impacts on air, water, or resource quality that would otherwise occur.

Goal 7, Natural Hazards: The site is not located within any designated flood plain, does not contain steep slopes, or contains any other identified natural hazard.

Goal 8, Recreational Needs: The proposed map amendments do not reduce the land designated for recreational opportunities or create uses that would adversely impact them.

Goal 9, Economic Development: The map amendments will allow a greater variety of uses thereby increasing development potential. Further, the proposed RH zone does not preclude employment-type activities on the site.

Goal 10, Housing: This Goal directly applies, as the map amendments create additional opportunities to meet the community's housing needs. The city has adopted a comprehensive plan and housing needs analysis that projects the city's housing needs through 2039. The Housing Needs Analysis identified that the city had a surplus of land available to accommodate the projected housing needs. Specifically, 2,503 housing units are identified as the housing need within the City's UGB, including 1,320 low-density units, 643 medium-density units, and 540 high-density units. 437 acres of buildable land was needed to accommodate the housing demand. The city identified a total of 735 acres available; as such, there is a surplus of available housing. In terms of the surplus, there are 240 acres of low-density surplus, 0 acres of medium-density surplus, and 63 acres of high-density

surplus. The proposal is to change the designation from Residential Low Density to Residential Mixed Density, allowing residential development subject to the Residential High-Density zoning. This change would increase housing opportunities, as such, this proposal would comply with Goal 10.

Goal 11, Public Facilities and Services: The goal is to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural land. The subject project area is urban land already fully served by urban public facilities and services.

Goal 12, Transportation: Previous findings indicate the map amendments will not significantly affect the transportation system or planned transportation improvements.

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

Goal 14, Urbanization: Previous findings indicate the change will increase the city's ability to meet the community's housing needs, not impact the ability to provide industrial opportunities and expand commercial opportunities. The land is already within the urban growth boundary and city limits, thus eligible for urbanization.

Goals 15 to 19, Willamette River Greenway, Estuarine Resources, Coastal Shores, Beaches and Dunes, Ocean Resources: The proposals do not involve land within the Willamette Greenway or coastal areas.

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

2. Facility plans need to be consistent with the Comprehensive Plan Map and the text, and changes to the Map may necessitate changes to a facility plan. For example, changing a Comprehensive Plan Map designation to a higher intensity use may require an amendment to the TSP, sanitary sewer, or potable water master plans.

RECOMMENDED FINDINGS: The change to the RH zone is not anticipated to adversely impact the City's ability to provide needed services. Further, previous findings indicate that the existing transportation system can accommodate the plan and zone change.

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

RECOMMENDED FINDING: The proposal is to amend the Comprehensive Plan Map and Zoning Map. With the Comprehensive Plan Map amendment to the Residential Mixed Density designation, the allowable zoning designation based on Table 16.26-1 of the Lebanon Development Code is High-Density Residential, which is consistent with the

proposal by the applicant. As such, the project complies with this decision criteria as the proposed zoning map amendment to High-Density Residential is occurring with a concurrent comprehensive plan map amendment to Residential Mixed Density.

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

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

VII. CONCLUSION

The City Council concludes the proposed Comprehensive Plan and Zoning Map Amendments comply with the applicable decision criteria.