

A BILL FOR AN ORDINANCE AMENDING THE
LEBANON COMPREHENSIVE PLAN MAP AND
ZONING MAP DESIGNATIONS TO ESTABLISH
THE MIXED USE DESIGNATION FOR THE
APPROXIMATELY 57.12-ACRE SITE,
12S-02W-16, TAX LOTS 2300 AND 23 230005
File CPMA-26-01, ZMA-26-01;
EMERALD CROSSING

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ORDINANCE BILL NO. 6

ORDINANCE NO. 3048

WHEREAS, the City of Lebanon has received an application to amend the Comprehensive Plan Map designation from Residential Mixed Density (C-RM) and Industrial (C-IND) to Mixed Use (C-MU), and to amend the corresponding Zoning Map designations from Residential Mixed Density (Z-RM) and Industrial (Z-IND) to Mixed Use (Z-MU) for the real property described in Exhibit "A"; and

WHEREAS, on July 15, 2026, the Lebanon Planning Commission conducted a public hearing on Planning File Nos. CPMA-26-01, ZMA-26-01, PD-26-02, and S-26-03, and adopted findings recommending City Council approval of the Mixed Use (C-MU/Z-MU) Comprehensive Plan Map and Zoning Map designations. The Planning Commission also approved PD-26-02 and S-26-03, contingent upon City Council approval of the Comprehensive Plan Map and Zoning Map Amendments; 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 these Comprehensive Plan and Zoning Map amendments are in the best interest of the City.

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

Section 1. Findings. In addition to the findings referred to above 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 is hereby amended to designate the properties described in Exhibit "A" as Mixed Use (C-MU), and the Lebanon Zoning Map is hereby amended to zone the properties Mixed Use (Z-MU).

Section 3. Notice of Adoption. Within twenty (20) days after adoption of this Ordinance, the City shall submit the adopted decision to the Director of the Oregon Department of Land Conservation and Development, together with the findings, amended Comprehensive Plan Map and Zoning Map, and other materials required by ORS 197.615. The City shall also provide notice of the adopted decision to those persons entitled to notice under ORS 197.615.

Passed by the Lebanon City Council by a vote of _____ for and _____ against and approved by the Mayor this 12th day of August 2026.

CITY OF LEBANON, OREGON

Kenneth E. Jackola, Mayor



Michelle Steinhebel, Council President ☐

Attested:

Julie Fisher, MMC, City Recorder

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

Linn County Assessor Map 12S-02W-16, Tax Lots 2300 and 2305, comprising approximately 57.12 acres located west of Stoltz Hill Road and north of Oak Creek.

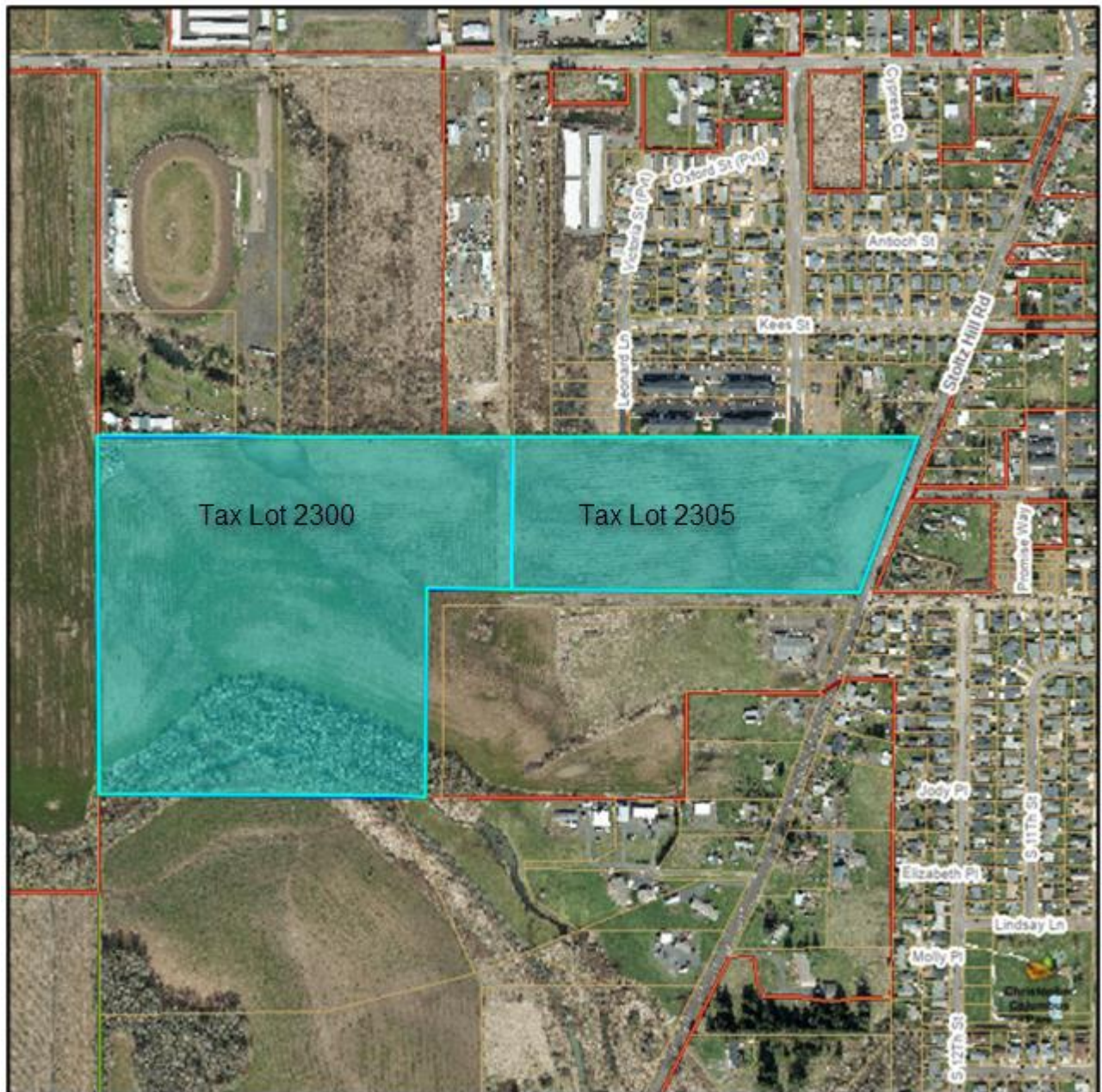


EXHIBIT B
LEBANON CITY COUNCIL FINDINGS

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the application of Stoltz Hill MJC, LLC, et al., to amend the Comprehensive Plan Map and corresponding Zoning Map designations for approximately 57.12 acres from Residential Mixed Density (C-RM/Z-RM) and Industrial (C-IND/Z-IND) to Mixed Use (C-MU/Z-MU). Of the combined site, approximately 35 acres are currently designated and zoned Industrial, and the remaining acreage is designated and zoned Residential Mixed Density. The map amendments are associated with the Emerald Crossing development.

II. GENERAL INFORMATION

A. Site Location

The subject properties are located on the west side of Stoltz Hill Road and north of Oak Creek and are identified as Linn County Assessor Map 12S-02W-16, Tax Lots 2300 and 2305. The properties contain approximately 57.12 acres.

B. Existing Conditions and Surrounding Uses

The properties are undeveloped and contain wetlands, Oak Creek, riparian corridors, portions of the FEMA 100-year floodplain, existing drainage features, and varying topography. The surrounding area includes existing residential neighborhoods, undeveloped land planned for future urban development, natural resource areas associated with Oak Creek, and public infrastructure planned to serve future growth within the Urban Growth Boundary.

C. Applicant Proposal

The applicant proposes to redesignate the properties from Residential Mixed Density (C-RM) and Industrial (C-IND) to Mixed Use (C-MU) and to rezone the properties from Residential Mixed Density (Z-RM) and Industrial (Z-IND) to Mixed Use (Z-MU). The amendments establish a unified land use framework for the related Planned Development and Preliminary Subdivision Plat for Emerald Crossing.

III. PUBLIC HEARING

A. Planning Commission Action

On July 15, 2026, the Lebanon Planning Commission held a public hearing on Planning Files CPMA-26-01, ZMA-26-01, PD-26-02, and S-26-03. The Commission reviewed the staff report, application materials, supporting technical studies, agency comments, written comments, and testimony submitted into the record. The Commission found the map amendments satisfied the applicable approval criteria and recommended that the City Council approve CPMA-26-01 and ZMA-26-01.

The Planning Commission also approved Planned Development PD-26-02 and Preliminary Subdivision Plat S-26-03, subject to conditions and contingent upon the effective approval of CPMA-26-01 and ZMA-26-01 by the City Council.

B. City Council Action

On August 12, 2026, the Lebanon City Council held a public hearing on Planning Files CPMA-26-01 and ZMA-26-01. The City Council considered the entire record, including the Planning Commission recommendation, staff report, application materials, technical studies, agency comments, public comments, and testimony presented at the hearing.

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 and property owner are Stoltz Hill MJC, LLC, et al.
- B. The subject properties are Linn County Assessor Map 12S-02W-16, Tax Lots 2300 and 2305, totaling approximately 57.12 acres.
- C. The existing Comprehensive Plan Map designations are Residential Mixed Density (C-RM) and Industrial (C-IND), and the existing zoning is Residential Mixed Density (Z-RM) and Industrial (Z-IND).
- D. The requested Comprehensive Plan Map designation and zoning are Mixed Use (C-MU) and Mixed Use (Z-MU), respectively.
- E. The properties are within the Lebanon Urban Growth Boundary, are planned for urban development, and can be served by public facilities through planned extensions consistent with adopted City master plans and engineering standards.
- F. The proposal was noticed and reviewed in accordance with the Lebanon Development Code and applicable state law. The record includes agency correspondence and written public comments both supporting and opposing the proposal.
- G. The applicable approval criteria are contained in Section 16.27 of the Lebanon Development Code, the Lebanon Comprehensive Plan, and applicable Statewide Planning Goals.

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

Section 16.27.050 of the Lebanon Development Code establishes the criteria for reviewing amendments to the Comprehensive Plan Map and Zoning Map. Because the criteria apply to both amendments, the findings are combined where appropriate.

1. All proposed amendments to the Comprehensive Plan Map or Zoning Map shall be consistent with the City of Lebanon's adopted Comprehensive Plan and facility plans.

The Lebanon Comprehensive Plan consists of ten chapters addressing specific land-use issues. The applicable goals and policies are reviewed below.

a. Chapter 1: Introduction

Chapter 1 describes the purpose and organization of the Comprehensive Plan, its relationship to the Statewide Planning Goals, the City's citizen-involvement program, and implementation

of the Plan through the Lebanon Development Code.

FINDING: The applications were reviewed through the public-hearing procedures established by the Lebanon Development Code. Notice was provided to affected property owners, agencies, and interested parties. The Planning Commission conducted a public hearing on July 15, 2026, and recommended approval of the Comprehensive Plan Map and Zoning Map Amendments. The City Council subsequently conducted a public hearing and considered the Planning Commission's recommendation, staff report, application materials, technical studies, agency correspondence, public comments, and testimony submitted into the record.

The review process provided opportunities for public participation and evaluated the proposal against the applicable Comprehensive Plan policies, Statewide Planning Goals, facility plans, and Development Code provisions. The proposal is consistent with Chapter 1.

b. Chapter 2: Natural Environment

Chapter 2 contains goals and policies addressing natural resources, wetlands, riparian areas, flood hazards, water quality, and other environmental features.

FINDING: The subject properties contain Oak Creek, approximately 15.23 acres of jurisdictional wetlands, riparian corridors, drainage features, and portions of the FEMA 100-year floodplain. The properties are also subject to the Floodplain Overlay Zone and Riparian Protection Overlay Zone.

The proposed Mixed Use designation does not eliminate or modify the protections applicable to these resources. The associated Planned Development and Preliminary Subdivision Plat concentrate development within the portions of the properties most suitable for urban development while placing substantial wetlands, riparian corridors, floodplain areas, and other environmentally sensitive lands within open-space and preservation tracts.

The Oregon Department of State Lands approved a wetland delineation for the properties. The United States Army Corps of Engineers issued an Approved Jurisdictional Determination identifying Oak Creek and Wetland 8 as federally regulated waters. All wetlands remain subject to applicable state requirements, including Oregon's Removal-Fill Law. Development affecting regulated resources will require all applicable local, state, and federal permits before construction.

The proposed amendments provide an appropriate land-use framework for urban development while allowing significant natural resources to be protected through the associated development-review and permitting processes. The proposal is consistent with Chapter 2.

c. Chapter 3: Urbanization

Chapter 3 establishes the framework for orderly urban development and the efficient provision of public facilities and services. Applicable policies include:

P-10: Review development proposals to ensure public facilities are available and have adequate capacity to accommodate proposed development, or that adequate facilities can be provided through appropriate extensions or improvements.

P-11: Require new development to be served by existing or proposed public infrastructure improvements or by privately funded infrastructure extensions and improvements.

P-30: Manage the Urban Growth Boundary and lands within it to provide sufficient land for a variety of uses and choices in the marketplace.

P-31: Encourage development within urban areas before converting urbanizable lands to

urban uses.

FINDING: The properties are located within the Lebanon Urban Growth Boundary and are planned for urban development. They are adjacent to existing residential development and public infrastructure and are located within an area intended to accommodate future City growth.

Public water, sanitary sewer, storm drainage, streets, pedestrian facilities, and other infrastructure will be extended through the properties as part of the associated Planned Development and Preliminary Subdivision. Infrastructure will be constructed in phases and reviewed through the City's engineering and construction-permitting processes. Each phase must construct or otherwise secure the public improvements necessary to serve that phase before final plat approval, vertical construction, occupancy, or other applicable development milestones.

The amendment establishes one Comprehensive Plan designation and one zoning district across the properties, allowing public infrastructure, streets, open space, environmental preservation areas, and development areas to be planned as an integrated project. The proposal promotes orderly urban development within the existing Urban Growth Boundary and is consistent with the applicable policies of Chapter 3.

d. Chapter 4: Land Use

Chapter 4 contains policies governing the location and distribution of land uses. Applicable policies include:

P-1: Recognize that Comprehensive Plan land-use designations determine the corresponding zoning classifications.

P-5: To the extent possible, require land-use classification boundaries to follow streets, alleys, property lines, railroad rights-of-way, or significant natural features.

P-6: Require Comprehensive Plan Map amendments to be consistent with the Comprehensive Plan, State law, and applicable intergovernmental agreements.

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

FINDING: The properties are currently subject to split Comprehensive Plan Map designations of Residential Mixed Density (C-RM) and Industrial (C-IND) and corresponding zoning designations of Residential Mixed Density (Z-RM) and Industrial (Z-IND).

The proposal redesignates the properties as Mixed Use (C-MU) and rezones them Mixed Use (Z-MU). The proposed zoning directly corresponds with and implements the proposed Comprehensive Plan Map designation.

Establishing one Comprehensive Plan designation and one zoning district across both tax lots creates a unified land-use framework for the approximately 57.12-acre site. The proposed boundaries follow the existing property boundaries of Tax Lots 2300 and 2305 and provide for coordinated development of the properties.

The Mixed Use designation supports residential, neighborhood-serving commercial, and mixed-use development while allowing the site design to respond to wetlands, Oak Creek, riparian corridors, floodplain areas, transportation needs, and infrastructure requirements. The proposal is consistent with the applicable policies of Chapter 4.

e. Chapter 5: Economic Development

Chapter 5 addresses population growth, employment, commercial development, industrial lands, and economic opportunities. Applicable policies include:

P-5: Designate sufficient land in a variety of parcel sizes and locations to meet future employment and commercial needs.

P-9: Reserve and protect lands designated for industrial use from incompatible uses.

FINDING: A portion of the properties is currently designated Industrial and would be redesignated Mixed Use. The City's adopted Economic Opportunity Analysis was considered in evaluating the effect of removing the Industrial designation.

The record demonstrates that the proposed redesignation will not adversely affect the City's ability to meet its identified employment-land needs. The Mixed Use designation continues to allow commercial and employment-generating uses while also accommodating residential development. The proposal includes one large parcel near Stoltz Hill Road that may be developed with commercial, multifamily residential, or mixed-use development following future land-use review.

The location of this parcel near the primary entrance provides an opportunity for neighborhood-serving commercial uses within walking distance of future residents and creates an appropriate transition between Stoltz Hill Road and the residential portions of the development.

The surrounding development pattern, environmental constraints, and infrastructure needs make the Mixed Use designation more appropriate for coordinated development of the properties than the existing split Residential Mixed Density and Industrial designations. The proposal maintains opportunities for employment-generating uses while supporting the City's identified housing needs and is consistent with Chapter 5.

f. Chapter 6: Housing

Chapter 6 establishes the City's goals and policies for providing an adequate supply and variety of housing.

FINDING: The proposed amendment will expand opportunities for housing by changing portions of the properties currently designated Industrial to Mixed Use. The associated Planned Development and Preliminary Subdivision contemplate approximately 284 residential lots and one large parcel that may accommodate multifamily residential, commercial, or mixed-use development.

The proposal provides opportunities for a variety of residential lot sizes and housing types while preserving significant natural resources and providing open space, trails, pedestrian connections, and supporting infrastructure.

The development is located within the Urban Growth Boundary and adjacent to existing residential neighborhoods and planned public facilities. The proposal makes efficient use of urban land and infrastructure and supports the City's identified need for additional housing. The proposal is consistent with Chapter 6.

g. Chapter 7: Community-Friendly Development and Preservation of Historic Resources

Chapter 7 promotes development patterns that provide connectivity, pedestrian access, compatible design, mixed-use opportunities, and preservation of historic resources.

FINDING: The proposed Mixed Use designation supports an integrated neighborhood containing residential development, a potential commercial or multifamily parcel, public streets, sidewalks, multi-use paths, open space, and natural-resource preservation areas.

The associated Planned Development creates an interconnected system of local and collector streets, sidewalks, multi-use paths, pedestrian easements, and future connections to

adjoining properties. Development is concentrated outside significant environmental areas to the greatest extent practicable, with wetlands, riparian corridors, floodplain areas, and Oak Creek incorporated into open-space and preservation tracts.

No designated historic resources have been identified on the properties. If archaeological or historic resources are encountered during development, the applicant must comply with applicable state and federal requirements. The proposal is consistent with Chapter 7.

h. Chapter 8: Transportation

Chapter 8 addresses transportation facilities and the provision of safe and efficient travel for vehicles, pedestrians, bicyclists, and transit users.

FINDING: A Traffic Impact Analysis prepared by Kittelson & Associates evaluated projected traffic volumes, roadway capacity, intersection operations, and future transportation conditions associated with the development.

The analysis concludes that the surrounding transportation system, together with the proposed improvements, can accommodate traffic generated by the development while maintaining acceptable operating conditions. The proposed amendments will not significantly affect the function or capacity of existing or planned transportation facilities.

The associated development includes a connected network of collector and local streets, sidewalks, multi-use paths, pedestrian connections, and future street connections to adjoining properties. Final street design, intersection improvements, access locations, frontage improvements, and transportation infrastructure will be reviewed through the City's engineering process.

The Oregon Department of Aviation (ODAV) submitted comments noting that portions of the properties are located beneath the approach and transitional surfaces of Lebanon State Airport and identifying airport-compatibility concerns based on the State's Airport Land Use Compatibility Guidebook. The City Council considered the comments and finds that the Guidebook provides advisory guidance but is not an adopted approval criterion. The applicable standards are contained in the Lebanon Development Code's Airport Overlay Zone, which will remain applicable to the properties following approval of the map amendments.

The associated Planned Development complies with the applicable residential-density limitations and does not locate residential development within the Runway Protection Zone. Future structures, construction equipment, trees, and other improvements remain subject to applicable height limitations and FAA and ODAV aeronautical-review requirements.

Based on the Traffic Impact Analysis, the proposed transportation improvements, and the continued application of the Airport Overlay Zone, the proposed amendments are consistent with the Transportation System Plan and Chapter 8.

i. Chapter 9: Public Facilities and Services

Chapter 9 addresses the timely, orderly, and efficient provision of public facilities and services. Applicable policies include:

P-8: Ensure that public facilities are available and have adequate capacity to accommodate proposed development or can be made available through appropriate extensions or improvements.

P-9: Require development to be served by existing or proposed public infrastructure or privately funded infrastructure extensions and improvements.

P-10: Consider impacts on water, wastewater, storm drainage, streets, and other public facilities before approving development or rezoning applications.

FINDING: The proposed development will be served by public water, sanitary sewer, storm drainage, public streets, and other urban services. Development Services Engineering and Public Works reviewed the proposal and determined that public facilities are available or can be extended to serve the development consistent with the City's adopted facility plans and Engineering Design Standards.

Final utility sizing, alignment, capacity, and construction details will be reviewed during engineering plan review. Public improvements will be constructed in phases, and each phase must provide the infrastructure necessary to serve that phase.

The applicant must demonstrate that water-system improvements provide adequate domestic and fire-flow capacity. Sanitary sewer and storm drainage improvements must comply with the City's adopted master plans and Engineering Design Standards. Stormwater facilities must be designed so historical discharge rates are not exceeded, and adjacent properties are not adversely affected.

The Lebanon Fire District will review future engineering and building plans for fire flow, hydrant spacing, emergency access, and compliance with the Oregon Fire Code.

The proposed map amendments allow infrastructure to be planned and constructed as a coordinated system and are consistent with Chapter 9.

j. Chapter 10: Plan Implementation, Amendment, and Land-Use Planning Coordination

Chapter 10 establishes the procedures and substantive considerations for amending the Comprehensive Plan and Comprehensive Plan Map. Applicable policies include:

P-1: The City Council may amend the Comprehensive Plan or Map after referral to the Planning Commission for a public hearing, review, and recommendation.

P-2: Changes to the Comprehensive Plan or Map shall be adopted by ordinance following public hearings required by State law and local ordinances.

P-3: Adopted amendments shall be incorporated into the Comprehensive Plan and Map.

P-4: A Comprehensive Plan amendment may be considered when updated data, new public needs, changed community attitudes, or statutory changes support reconsideration of the existing designation.

P-5: The applicant has the burden of demonstrating a need for the change, that the need is best served by granting the requested amendment, that the amendment complies with the Statewide Planning Goals, and that it is consistent with the remainder of the Comprehensive Plan.

FINDING: The applications were referred to the Planning Commission, which conducted a public hearing on July 15, 2026, and recommended approval of the map amendments. The City Council conducted a subsequent public hearing and considered the complete record. The amendments are being adopted by ordinance consistent with Policies P-1 through P-3.

The existing split Comprehensive Plan Map designations do not provide the unified framework needed to coordinate development of the properties around their environmental constraints, transportation needs, infrastructure requirements, and surrounding land-use pattern.

The Mixed Use designation better reflects the properties' long-term development potential and supports identified public needs for additional housing, neighborhood-serving commercial opportunities, connected transportation facilities, environmental preservation, and efficient

extension of public infrastructure.

The record demonstrates a need for the proposed change and establishes that the need is best served by redesignating the properties Mixed Use. The preceding findings demonstrate consistency with the remainder of the Comprehensive Plan. Compliance with the applicable Statewide Planning Goals is addressed below.

Compliance with the Statewide Planning Goals is noted as follows:

Goal 1 – Citizen Involvement: Notice and public hearings were provided in accordance with the Lebanon Development Code and applicable State law. Interested parties were provided opportunities to submit written and oral testimony. The proposal complies with Goal 1.

Goal 2 – Land Use Planning: The amendments were evaluated under the City's acknowledged Comprehensive Plan and Development Code. The proposal does not require an exception to any Statewide Planning Goal. The proposal complies with Goal 2.

Goals 3 and 4 – Agricultural and Forest Lands: The properties are within the Lebanon Urban Growth Boundary and are not designated agricultural or forest lands. Goals 3 and 4 do not apply.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces: The properties contain Oak Creek, wetlands, riparian corridors, drainage features, and floodplain areas. The associated Planned Development preserves substantial portions of these resources within open-space and preservation tracts. Future development remains subject to applicable local, state, and federal environmental requirements. The proposal complies with Goal 5.

Goal 6 – Air, Water and Land Resources Quality: Future development will be served by public utilities and must comply with applicable stormwater, wastewater, erosion-control, wetland, and water-quality requirements. The Mixed Use designation does not authorize development that is exempt from applicable environmental regulations. The proposal complies with Goal 6.

Goal 7 – Areas Subject to Natural Hazards: Portions of the properties are located within the FEMA 100-year floodplain and the City's Floodplain Overlay Zone. Future development within regulated areas must comply with Chapter 16.11 of the Lebanon Development Code and applicable floodplain-management requirements. Development is concentrated outside constrained areas to the greatest extent practicable. The proposal complies with Goal 7.

Goal 8 – Recreational Needs: The proposal does not remove land designated for public recreational use. The associated development includes open space, multi-use paths, pedestrian facilities, and natural-resource corridors that provide recreational and connectivity opportunities for future residents. The proposal complies with Goal 8.

Goal 9 – Economic Development: Although the proposal redesignates industrially designated land to Mixed Use, the City's Economic Opportunity Analysis demonstrates that the amendment will not adversely affect the City's ability to meet identified employment-land needs. Mixed Use continues to accommodate commercial and employment-generating uses, including a large parcel intended for potential commercial, multifamily, or mixed-use development. The proposal complies with Goal 9.

Goal 10 – Housing: The proposal expands opportunities for housing within the Urban Growth Boundary. The associated development includes approximately 284 residential lots and a large parcel that may accommodate multifamily housing. The proposal supports the City's identified housing needs and complies with Goal 10.

Goal 11 – Public Facilities and Services: Public water, sanitary sewer, storm drainage, streets, fire protection, and other services are available or can be extended to serve the properties.

Infrastructure will be provided in phases consistent with adopted City facility plans and Engineering Design Standards. The proposal complies with Goal 11.

Goal 12 – Transportation: The Traffic Impact Analysis demonstrates that the transportation system, with identified improvements, can accommodate the proposed development. The street and pedestrian network implements the City's Transportation System Plan and preserves future connections to adjoining properties. The proposal complies with Goal 12.

Goal 13 – Energy Conservation: The Mixed Use designation supports a connected development pattern that allows residential and neighborhood-serving commercial uses to be located near one another. The proposed street, sidewalk, and multi-use-path network provides opportunities for walking and bicycling. The proposal complies with Goal 13.

Goal 14 – Urbanization: The properties are within the acknowledged Urban Growth Boundary and are intended for urban development. The proposal supports orderly urban growth, efficient use of land, phased extension of public infrastructure, additional housing opportunities, and coordinated development. The proposal complies with Goal 14.

Goals 15 through 19 – Willamette River Greenway, Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources: The properties are not within the Willamette River Greenway or a coastal area. Goals 15 through 19 do not apply.

Based on the preceding findings, the proposed amendments are consistent with the applicable policies of the Lebanon Comprehensive Plan and the Statewide Planning Goals.

2. Facility plans must remain consistent with the Comprehensive Plan Map. Amendments that authorize more intensive development may require corresponding amendments or improvements to transportation, water, wastewater, or storm drainage facilities.

FINDING: The properties are located within an area planned for urban development. The proposed Mixed Use designation allows urban development at an intensity that can be served through planned extensions and improvements to the City's transportation and utility systems.

The Traffic Impact Analysis identifies the transportation improvements necessary to serve the development. The proposed street system includes collector and local streets, pedestrian facilities, multi-use paths, and future connections consistent with the Transportation System Plan.

Public water, sanitary sewer, and storm drainage facilities will be extended through the properties in phases. Development Services Engineering and Public Works determined that facilities are available or can be provided consistent with the City's adopted master plans and Engineering Design Standards.

Final infrastructure capacity, sizing, alignment, and construction requirements will be verified during engineering review. The applicant is responsible for constructing or securing the improvements necessary to serve each phase.

No amendment to an adopted facility plan has been identified as necessary to approve the Comprehensive Plan Map or Zoning Map Amendments. The proposal is consistent with the City's adopted facility plans.

3. Applicants requesting an amendment to the Zoning Map must request a zoning classification that is consistent with the Comprehensive Plan Map designation. If the requested zoning is not consistent with the existing Comprehensive Plan Map, the Comprehensive Plan Map must first be amended. The applications may be processed concurrently.

FINDING: The applicant concurrently requests a Comprehensive Plan Map Amendment and

Zoning Map Amendment. The requested Mixed Use zoning designation (Z-MU) corresponds with and implements the requested Mixed Use Comprehensive Plan Map designation (C-MU).

Approval of CPMA-26-01 establishes the Comprehensive Plan Map designation necessary to support approval of ZMA-26-01. The amendments are being processed concurrently, and the Zoning Map Amendment will become effective with the Comprehensive Plan Map Amendment. The proposal satisfies this criterion.

4. Section 16.27.080.B provides that when a proposed Comprehensive Plan Map or Zoning Map amendment does not comply with the Comprehensive Plan, the Comprehensive Plan must first be amended so the proposed map amendment will be consistent with and accurately implement the Plan.

FINDING: The preceding findings demonstrate that the proposed Comprehensive Plan Map and Zoning Map Amendments comply with the applicable goals and policies of the Lebanon Comprehensive Plan.

The proposal does not require an amendment to the text of the Comprehensive Plan. The proposed Mixed Use zoning designation accurately implements the proposed Mixed Use Comprehensive Plan Map designation. Therefore, no Comprehensive Plan text amendment is required, and the proposal satisfies this criterion.

VI. CONCLUSION

The City Council concludes that the proposed Comprehensive Plan Map Amendment (CPMA-26-01) and Zoning Map Amendment (ZMA-26-01) comply with the applicable decision criteria of the Lebanon Comprehensive Plan and Lebanon Development Code. Therefore, the City Council approves the proposed amendments.