

**A BILL FOR AN ORDINANCE ANNEXING
CERTAIN STREET SEGMENTS INTO THE CITY
FILED WITH THE CITY COUNCIL BY
THE CITY OF LEBANON PURSUANT TO
ORS 222.120 AND ORS 222.170
File A-25-01; CITY OF LEBANON**

) **ORDINANCE BILL NO. 2025-3**
)
)
) **ORDINANCE NO. 3034**
)
)

WHEREAS, the City of Lebanon has the intent for the annexation of various public street segments to the City of Lebanon, herein described in Exhibit “A”; and,

WHEREAS, on April 16, 2025, the Planning Commission for the City of Lebanon conducted a hearing on Planning File No. A-25-01, making findings recommending annexation of the subject areas; and,

WHEREAS, after conducting the hearing and considering all objections or remonstrance regarding the proposed annexation, and further considering the recommendation of the Lebanon Planning Commission, the City Council finds that this annexation is in the best interest of the City and of the contiguous territory.

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

Section 1. Findings. In addition to the findings referred to above, the City Council further adopts and finds those matters contained in Exhibit “B” which is incorporated herein by this reference as if fully set forth at this point.

Section 2. Annexation Area. Based upon the findings contained above and in Exhibit “B”, the contiguous territory described in Exhibit “A” and incorporated herein by this reference as if fully set forth is hereby proclaimed to be annexed to the City of Lebanon.

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

Reserved for Recording

Section 3. Record. The City Recorder shall submit to the Oregon Secretary of State a copy of this Ordinance. The City Recorder is further ordered to send a description by metes and bounds, or legal subdivision, and a map (Exhibit "A") depicting the new boundaries of the City of Lebanon within ten (10) days of the effective date of this annexation ordinance to the Linn County Assessor, Linn County Clerk and the Oregon State Department of Revenue.

Passed by the Lebanon City Council by a vote of _____ for and _____ against and approved by the Mayor this 14th day of May 2025.

Kenneth E. Jackola, Mayor ☐
Michelle Steinhebel, Council President ☐

Attested:

Julie Fisher, City Recorder

EXHIBIT "A"
ANNEXATION LEGAL DESCRIPTION & MAP

CR 717 (Crowfoot Road) T12S, R2W, Section 23

A variable width strip of land, the centerline of which is more particularly described as follows:

Beginning at Engineer's centerline station 9+78.28, which bears South 89° 58' 30" West, 206.00 feet from the Northeast Corner of the Reuben S. Coyle Donation Land Claim No. 63 (Engineer's centerline station 7+72.28), in Section 23, Township 12 South, Range 2 West, of the Willamette Meridian, in Linn County, Oregon, being the centerline of CR 717 (Crowfoot Road); thence South 89° 58' 30" West, 761.30 feet, along the North line of the said DLC 63; thence along the arc of a 358.09 foot radius curve to the left 173.17 feet, (the long cord of which bears South 76° 07' 15" West, 171.49 feet.); thence South 62° 16' 00" West, 48.65 feet, thence along the arc of a 358.09 foot radius curve to the right 102.04 feet, (the long cord of which bears South 70° 25' 50" West, 101.70 feet.); to the intersection of the centerline with the West line of Reuben S. Coyle Donation Land Claim 63, at centerline Engineer's station 20+63.46, and the terminus of this description, said point being South 17° 38' 15" West, 102.54 feet from the North Northwest Corner of the Reuben S. Coyle Donation Land Claim No. 63, in Section 23, Township 12 South, Range 2 West, of the Willamette Meridian, in Linn County, Oregon.

The widths in feet to the left of centerline of the above described strip of land are as follows:

Station to Station	Left of Centerline
9+78.28 to 17+39.59	20.00 ft.
17+39.59	20.00 ft. in a straight line to 25.00 ft.
17+39.59 to 20+76.31	25.00 ft.
20+76.31 to 20+63.46	25.00ft. in a straight line to 0.00 ft.

The widths in feet to the right of centerline for the above described parcel of land are as follows:

Station to Station	Right of Centerline
9+78.28 to 17+39.59	20.00 ft.
17+39.59 to 19+79.18	20.00 ft. in a straight line to 100.91 ft.
19+79.18 to 20+63.46	100.91 ft. in a straight line to 0.00 ft.

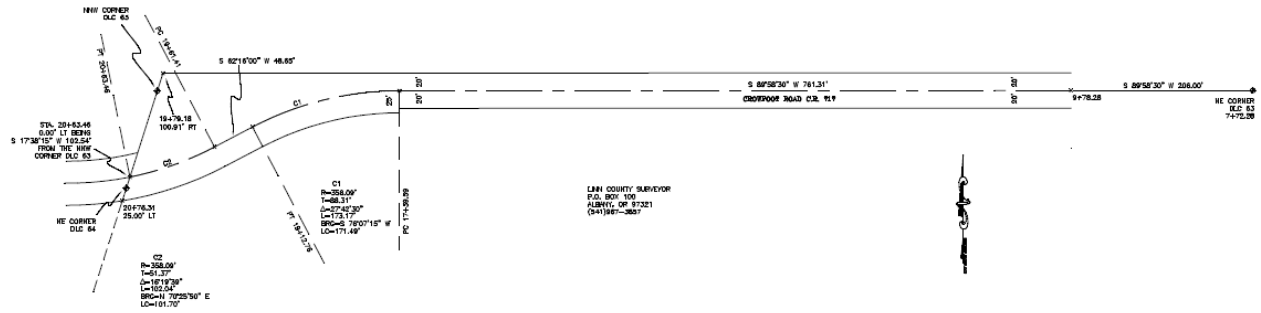
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kyle W. Latimer

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

EXPIRES: 12-31-2026

EXHIBIT B
LINN COUNTY
CROWFOOT ROAD, C.R. 717
SECTION 23, T. 12 S., R. 2 W., W.M.
LINN COUNTY, OREGON



A PORTION OF KEES STREET ANNEXATION DESCRIPTION

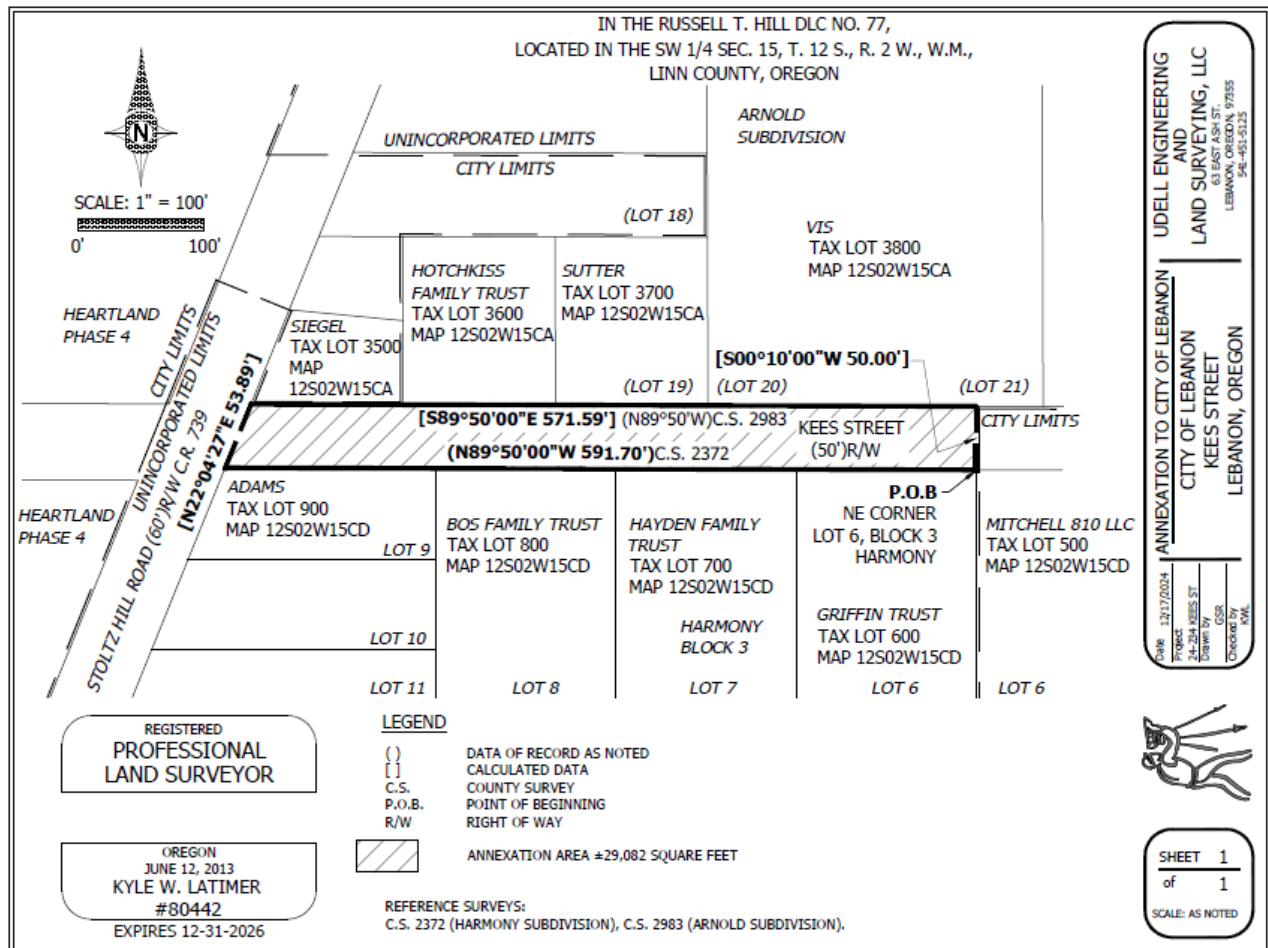
AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF KEES STREET, BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 3, HARMONY SUBDIVISION, THENCE ALONG SAID RIGHT OF WAY NORTH 89°50'00" WEST 591.70 FEET TO THE EASTERLY RIGHT OF WAY OF STOLZ HILL ROAD (CR. NO. 739); THENCE NORTH 22°04'27" EAST 53.89 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID KEES STREET; THENCE ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°50'00" EAST 571.59 FEET TO CITY OF LEBANON LIMITS; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°10'00" WEST 50.00 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/2026



A PORTION OF STOLTZ HILL ROAD ANNEXATION DESCRIPTION
(AT ANTIOCH STREET)

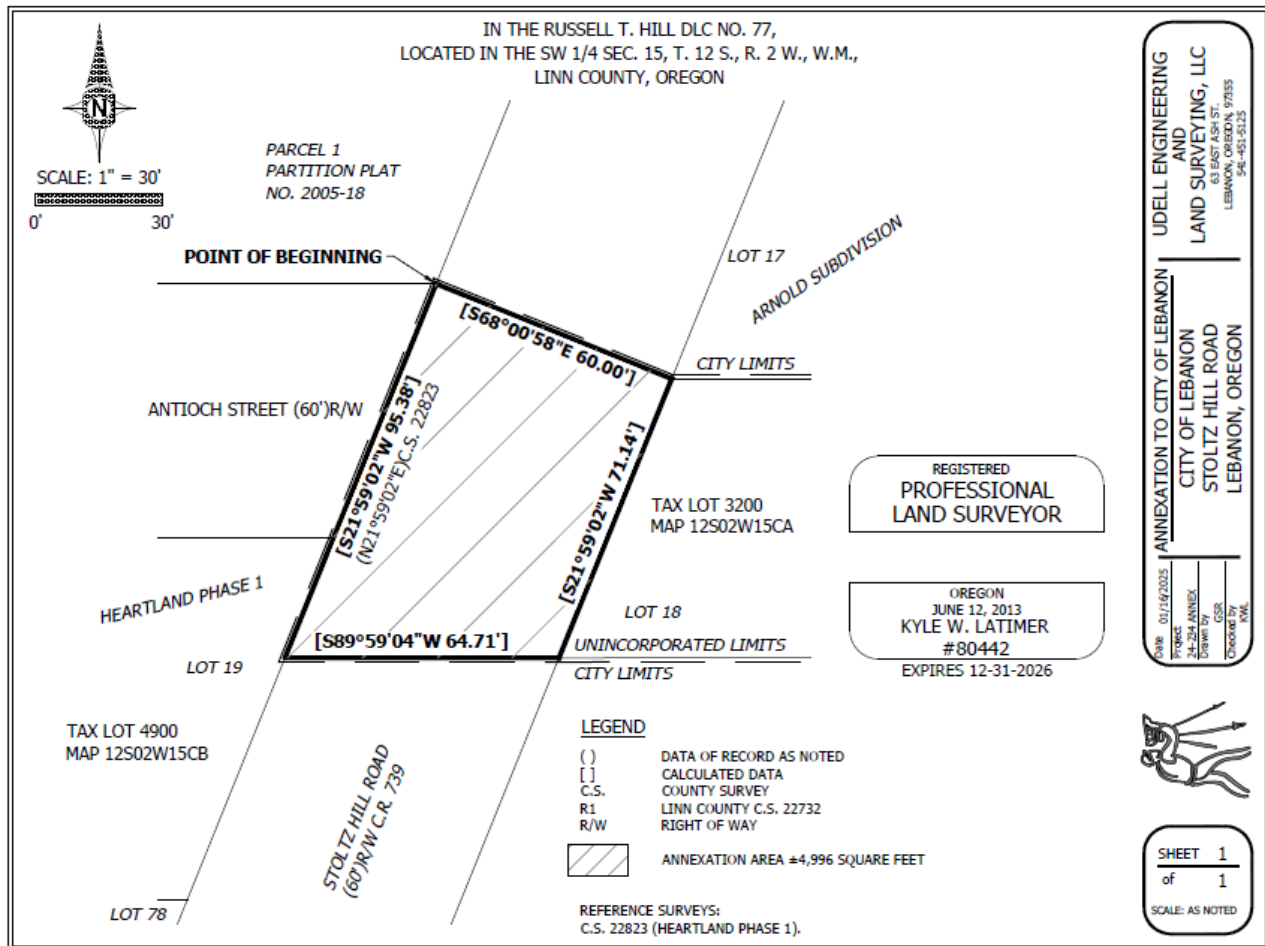
AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2005-18, CITY OF LEBANON, LINN COUNTY, OREGON; THENCE SOUTH $68^{\circ}00'58''$ EAST 60.00 FEET TO THE EASTERLY RIGHT OF WAY OF STOLTZ HILL RD. (C.R. 739); THENCE ALONG SAID RIGHT OF WAY SOUTH $21^{\circ}59'02''$ WEST 71.14 FEET TO THE LEBANON CITY LIMITS; THENCE LEAVING SAID RIGHT OF WAY SOUTH $89^{\circ}59'04''$ WEST 64.71 FEET TO THE WESTERLY RIGHT OF WAY; THENCE NORTH $21^{\circ}59'02''$ WEST 95.38 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/2026



A PORTION OF STOLTZ HILL ROAD ANNEXATION DESCRIPTION
(AT AIRPORT RD)

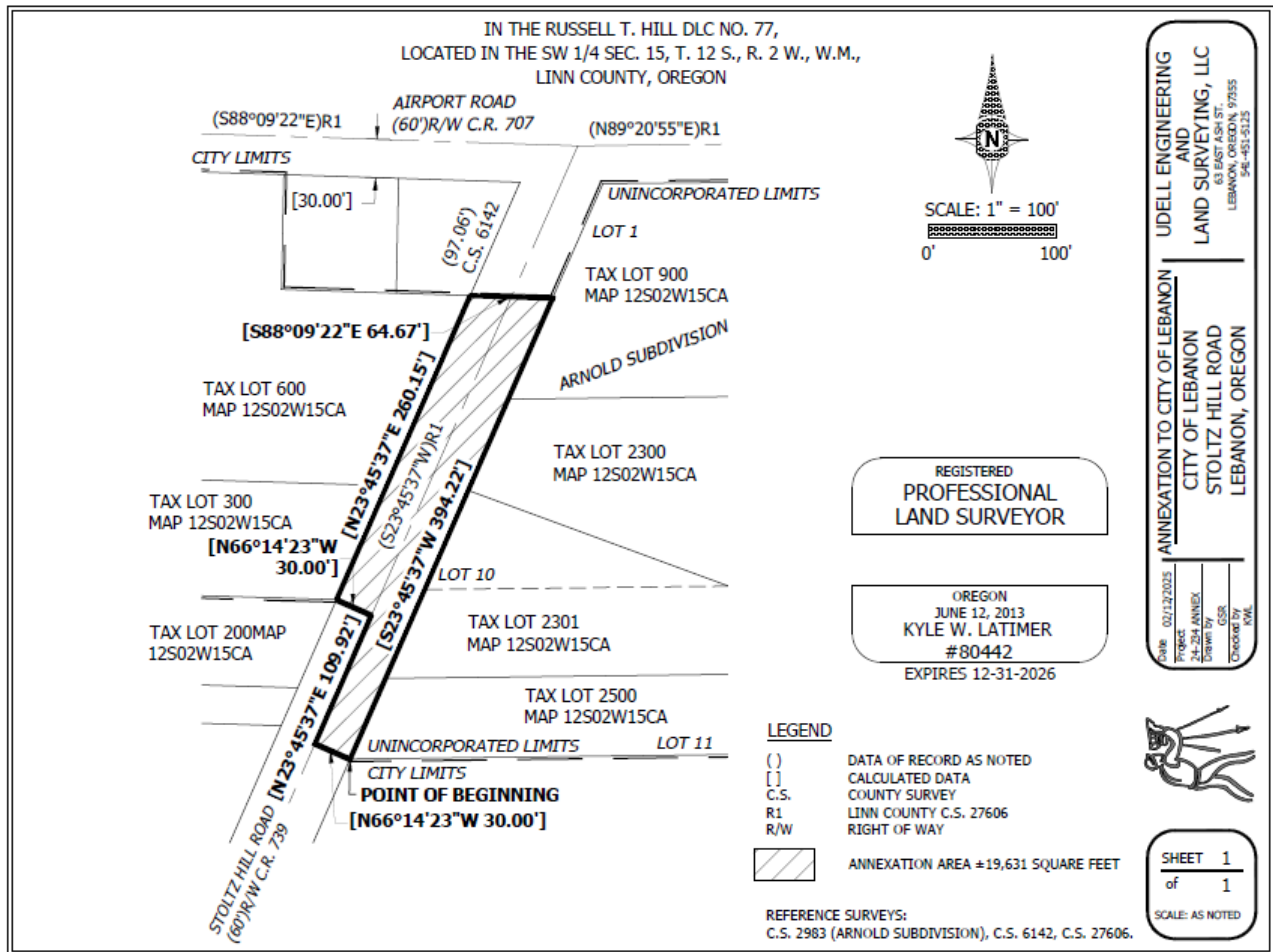
AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, ARNOLD SUBDIVISION ON THE EASTERLY RIGHT OF WAY OF STOLTZ HILL ROAD (C.R. 739); THENCE NORTH $66^{\circ}14'23''$ WEST 30.00 FEET; THENCE NORTH $23^{\circ}45'37''$ EAST 109.92 FEET; THENCE NORTH $66^{\circ}14'23''$ WEST 30.00 FEET TO THE WESTERLY RIGHT OF WAY OF SAID ROAD; THENCE NORTH $23^{\circ}45'37''$ EAST 260.15 FEET; THENCE SOUTH $88^{\circ}09'22''$ EAST 64.67 FEET TO SAID EASTERLY RIGHT OF WAY; THENCE SOUTH $23^{\circ}45'37''$ WEST 394.22 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/2026



A PORTION OF STOLTZ HILL ROAD ANNEXATION DESCRIPTION
(WALKER RD. TO KEES ST.)

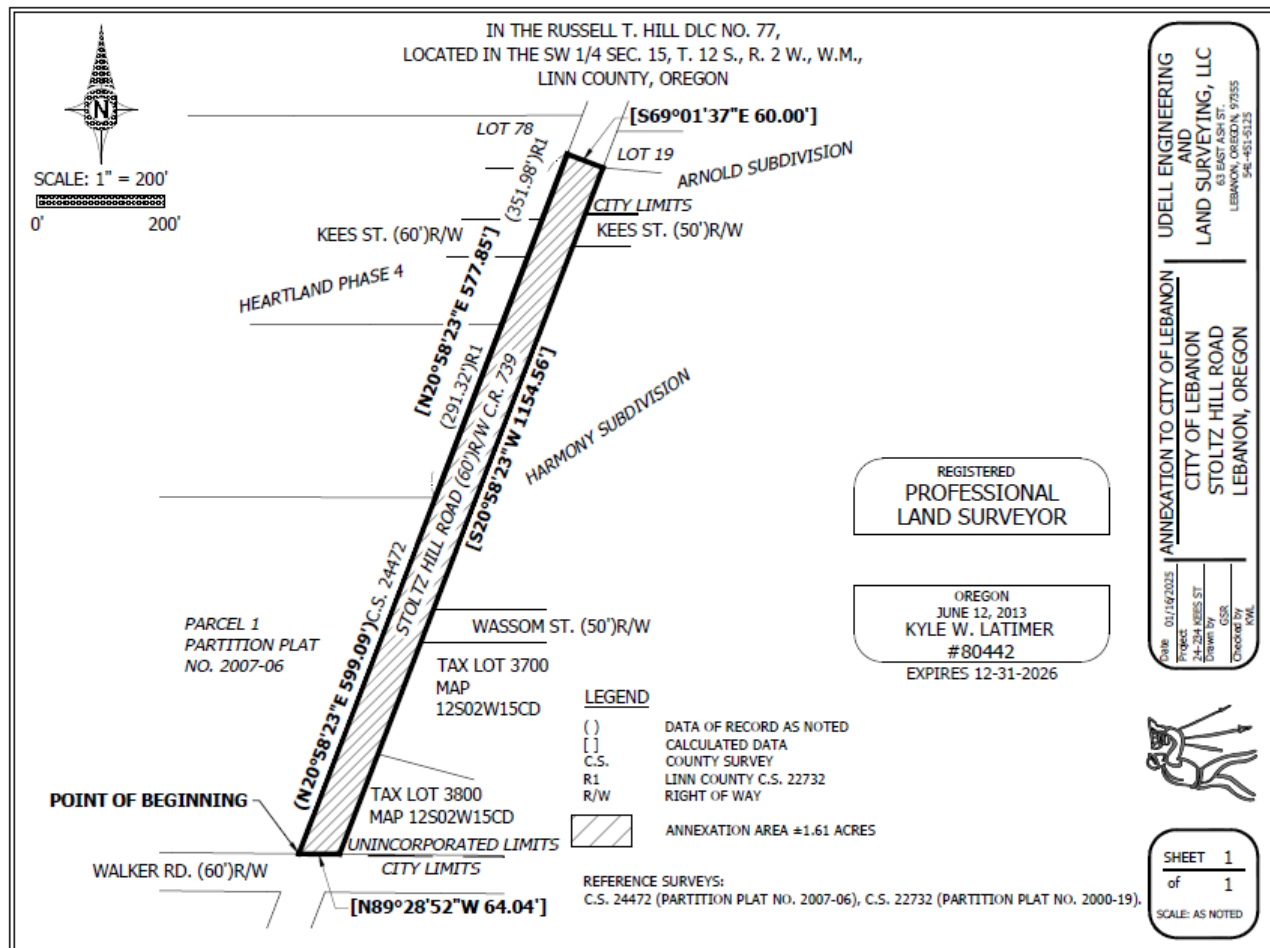
AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2007-06 BEING ON THE WESTERLY RIGHT OF WAY OF STOLTZ HILL ROAD (C.R. 739); THENCE ALONG SAID RIGHT OF WAY NORTH 20°58'23" EAST 599.09 TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 20°58'23" EAST 577.85 FEET TO THE CITY OF LEBANON LIMITS; THENCE SOUTH 69°01'37" EAST 60.00 FEET TO THE WESTERLY LINE OF LOT 19, ARNOLD SUBDIVISION ON THE EASTERLY LINE OF SAID RIGHT OF WAY; THENCE SOUTH 20°58'23" WEST 1154.56 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF WALKER STREET AND SAID EAST RIGHT OF WAY; THENCE NORTH 89°28'52" WEST 64.04 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/2026



A PORTION OF WASSOM STREET ANNEXATION DESCRIPTION

AN AREA OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF WASSOM STREET MARKING THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. 2007-18; THENCE NORTH 90°00'00" WEST 325.89 FEET TO THE EASTERLY RIGHT OF WAY OF STOLTZ ROAD (CR. NO. 739); THENCE SOUTH 22°04'00" WEST 53.95 FEET TO THE SOUTH RIGHT OF WAY OF SAID WASSOM STREET; THENCE NORTH 90°00'00" EAST 346.16 FEET TO CITY OF LEBANON LIMITS; THENCE NORTH 0°00'00" EAST 50.00 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JUNE 12, 2013
KYLE W. LATIMER
80442

RENEWS: 12/31/2026

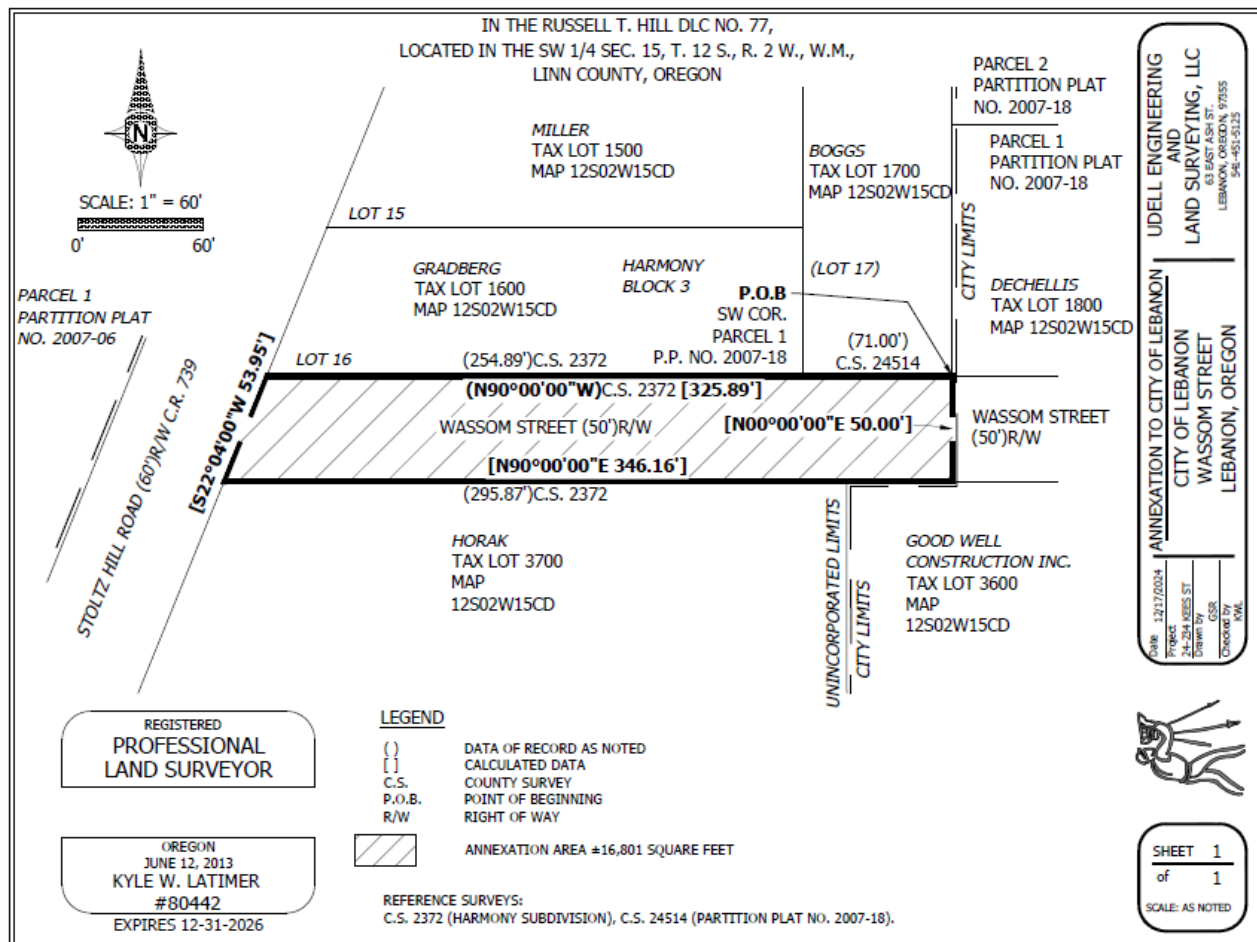


EXHIBIT B LEBANON CITY COUNCIL FINDINGS

I. NATURE OF THE APPLICATION

This matter comes before the Lebanon City Council on the City of Lebanon's application to annex various street segments within the Urban Growth Boundary (UGB) into the City.

II. GENERAL INFORMATION

A. Site Location

Various street segments throughout the city, including portions of Crowfoot Road, Kees Street, Wassom Street, and three segments of Stoltz Hill Road.

B. Site Development and Zoning

All areas under consideration for annexation are street segments within the public right-of-way. There is no assignment of zoning.

C. Adjacent Zoning and Land Uses

All street segments to be annexed are adjacent to properties within the City limits and are an extension of other street segments currently within City limits.

D. Proposal

Under consideration is the proposed annexation of various street segments within the UGB into the City.

III. PUBLIC HEARING

A. Planning Commission Action

On April 16, 2025, the Lebanon Planning Commission held a public hearing on this application. At the hearing, Planning File A-25-01 was made a part of the record. The city noticed the hearing pursuant to Chapter 16.20 of the Lebanon Development Code. No objection was raised as to jurisdiction, evidence or testimony presented at the hearing. At the end of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council approve the proposed Annexation and corresponding zoning designation. The Commission found the proposal consistent with the applicable decision criteria.

B. City Council Action

A public hearing was held before the City Council on May 14, 2025. The City noticed the hearing pursuant to Chapter 16.20 of the Lebanon Development Code. No objection was raised as to jurisdiction, evidence or testimony presented at the hearing. At the end of the hearing, the City Council deliberated on the issue and 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 the City of Lebanon.
- B. The subject area is comprised of various street segments throughout the City, including portions of Crowfoot Road, Kees Street, Wassom Street, and three segments of Stoltz Hill Road.
- C. All areas under consideration for annexation are street segments within the public right-of-way. There is no assignment of zoning.
- D. All street segments to be annexed are adjacent to properties within the City limits and are an extension of other street segments currently within City limits.
- E. Under consideration is the proposed annexation of various street segments within the UGB into the City.
- F. The decision to approve or deny shall be based on criteria contained in the Lebanon Development Code, Chapter 16.26 – Annexations.

V. APPLICATION SUMMARY

- A. The subject area is comprised of various street segments throughout the City, including portions of Crowfoot Road, Kees Street, Wassom Street, and three segments of Stoltz Hill Road. The purpose and intent behind the proposed annexations are to organize the jurisdictional boundaries of the City. This will assist the police and sheriff's departments in enforcement actions and enable our local police department to enforce parking restrictions throughout the City more effectively. As streets are not assigned a zoning designation, the only action under consideration is the land annexation. There is no initial zoning assignment associated with this procedure.
- B. The Department contacted the Department of Land Conservation and Development, affected agencies and area property owners regarding the application. No comments were submitted.

VI. CRITERIA AND FINDINGS

The subject property is located within the City's Urban Growth Boundary (UGB) and is eligible for annexation into the City limits. Annexation application and review requirements are contained in Chapter 16.26 of the Lebanon Development Code. Annexations require a hearing before the Planning Commission and City Council. The purpose of the Commission hearing is to review the request and recommend whether the Council should approve or deny the Annexation.

Section 16.26.060 contains the decision criteria for an annexation with specific requirements in Section 16.26.060.A. This Section requires compliance with provisions in the City

Annexation Ordinance and Lebanon Comprehensive Plan, Chapter 3 – Urbanization. Essentially, the Annexation Ordinance and Comprehensive Plan decision criteria are the same. The findings are combined to avoid duplication:

1. Annexation Ordinance Section 2. - All Annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance (i.e., Development Code), City of Lebanon/Linn County Urban Growth Management Agreement and shall be consistent with applicable State law.

Comprehensive Plan Annexation Policy #P-19: [The City shall] recognize and act on the basis that all annexations shall conform to the requirements of the Lebanon Municipal Code, Annexation Ordinance, Lebanon Land Development Ordinance, City of Lebanon/Linn County Urban Growth Management Agreement (UGMA), and shall be consistent with applicable State law.

FINDING: The application sites include public street segments located within the City of Lebanon Urban Growth Boundary and are contiguous with city limits; therefore, they are eligible for annexation, as per the Annexation Ordinance and the Municipal and Development Codes. The annexation does not include a Comprehensive Plan Map Amendment, as no zoning has been assigned to public rights-of-way. As the street segments are existing, it is determined that the annexation has already been accounted for in the City's Facilities Plan, including the Transportation System Plan. The proposal complies with the Annexation requirements.

2. Annexation Ordinance Section 3. - All Annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

Comprehensive Plan Annexation Policy #P-20: [The City shall] recognize and act on the basis that all annexations shall be consistent with the goals and policies of the Lebanon Comprehensive Plan.

FINDING: The Annexation Ordinance policies are consistent with, and often mirror, the Comprehensive Plan Annexation Policies. The State acknowledges that the City's Comprehensive Plan complies with all applicable Statewide Planning Goals and statutes, recognizing the consistency of the Plan goals and policies. Therefore, compliance with the applicable Comprehensive Plan policies ensures compliance with the Annexation Ordinance. Findings in the following Sections detail this proposal's compliance with all applicable policies.

3. Annexation Ordinance Section 4. - All lands included within the Urban Growth Boundary are eligible for annexation and urban development. Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-21: [The City shall] recognize and act on the basis that all lands included within the Urban Growth Boundary are eligible for annexation and urban development. (Areas within the Urban Growth Boundary with designated environmental constraints may be annexed and utilized as functional wetlands, parks, open space and related uses.)

FINDING: All lands included in the annexation proposal are improved public rights-

of-way. There are no identified environmental constraints, and no development would occur within the annexation areas.

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

Comprehensive Plan Annexation Policy #P-22: [The City shall] only annex land that is contiguous to the existing City limits and is within the City's UGB.

FINDING: All right-of-way segments included in the annexation proposal are contiguous with properties within city limits.

5. Annexation Ordinance Section 6. - An annexation shall be deemed orderly if the annexation territory is contiguous to the existing City limits. An annexation is efficient if the annexation territory can be developed or redeveloped to an urban use. Urban uses may include wetlands, parks, open space and related uses.

Comprehensive Plan Annexation Policy #P-23: [The City shall] deem an annexation orderly if the annexation territory is contiguous to the existing City Limits, and deem an annexation efficient if the annexation territory can be developed or redeveloped to an urban use (urban uses may include functional wetlands, parks, open space and related uses).

FINDINGS: All land included in the annexation proposal is improved public rights-of-way. No zoning will be designated for the property, as it is land reserved for public rights-of-way. The annexation of these street segments is orderly, as they are contiguous to existing city limits. The annexation would allow for orderly development and redevelopment of properties within the City, as the City would have jurisdiction over any required improvements to the public rights-of-way as development occurs.

6. Annexation Ordinance Section 7. - Development proposals are not required for annexation requests.

Comprehensive Plan Annexation Policy #P-24: [The City shall] recognize and act on the basis that development proposals are not required for annexation requests.

FINDING: The application does not include a development proposal, and therefore, no development is anticipated in the future due to the existing use and nature of the annexed land, as well as the public rights-of-way.

7. Annexation Ordinance Section 8. - As part of the annexation process of developed property or properties, the City shall consider the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

Comprehensive Plan Annexation Policy #P-25: [The City shall] consider as part of the annexation process of developed property or properties, the anticipated demands to access key City-provided urban utility services, which are water, storm drainage, sanitary sewer, and streets, of existing development within the annexation territory.

FINDING: The annexation proposal would not create a demand on utility services as

the land is identified as public right-of-way, and no development could occur on the land that would make a demand on utilities.

8. Annexation Ordinance Section 9. - As part of the annexation process of developed property or properties, the City shall consider the impacts on key City-provided urban utility services needed to serve these properties, which are water, storm drainage, sanitary sewer, and streets.

Comprehensive Plan Annexation Policy # P-26: [The City shall] Consider as part of the annexation process of developed property or properties, the impacts on the capacities of key City-provided urban utility services needed to satisfy the anticipated demands of the properties discussed in P-25 above.

FINDING: The annexation proposal would have a positive impact on the street system by providing the city with jurisdiction to plan the street network effectively. There would be no impact on other utilities, as no development would occur within the land annexation area, as it is limited to public rights-of-way.

9. Annexation Ordinance Section 10. - Needed Public rights-of-way, as identified in adopted transportation plans as necessary for the safe and efficient movement of traffic, bicycles and pedestrians, shall be dedicated to the City either with annexation or when the property develops and/or redevelops and creates an increased demand for the benefits provided by additional rights-of-way dedication.

FINDING: The annexation proposal addresses previous property annexations that did not include the portion of public right-of-way associated with the annexation. This action provides conformance of previous annexations.

10. Annexation Ordinance Section 11. - Upon annexation, the annexation territory shall be assigned zoning classifications in accordance with the adopted Comprehensive Plan Map, as shown in the City's Annexation Zoning Matrix. Such zoning assignments in and of themselves are not a zoning map change and shall not require approval of a zoning map amendment, or a separate proceeding.

FINDING: All lands associated with the annexation proposal include public rights-of-way, which are not assigned a zoning designation. As such, this finding is not applicable.

11. Annexation Ordinance Section 12. - If a zoning designation other than one in accordance with the Comprehensive Plan Map (shown in the Annexation Zoning Matrix) is requested by an applicant, the zoning requested shall not be granted until the Comprehensive Plan Map is appropriately amended to reflect concurrence. Such an amendment shall require a separate application, hearing and decision, which may be held concurrently with an annexation hearing and will not become effective until the annexation is complete.

FINDING: All lands associated with the annexation proposal include public rights-of-way, which are not assigned a zoning designation. As such, this finding is not applicable.

12. Annexation Ordinance Section 13. - The areas within the Urban Growth Boundary with designated environmental constraints may be annexed and developed as functional wetlands, parks, open space and related uses.

FINDING: All lands associated with the annexation proposal include public rights-of-way and do not have any designated environmental constraints.

13. Annexation Ordinance Section 14. - An “urban use” is hereby defined as any land use that is authorized under the terms and provisions of the land use regulations, Zoning Ordinance (i.e., Development Code), Subdivision Ordinance, Comprehensive Plan, and other related documents of the City of Lebanon.

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

14. Annexation Ordinance Section 15. - At the applicant’s discretion and with the City’s concurrence, a development or redevelopment proposal for an annexation territory may be acted upon by the Planning Commission immediately following the Commission’s hearing on the annexation proposal and a decision of recommendation of approval to the City Council. However, any approval of the Planning Commission of such a development or redevelopment proposal must be contingent upon subsequent approval of the annexation by City Council.

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

15. Comprehensive Plan Annexation Policy # P-27: Expand the City Limits as necessary to accommodate development, including housing, commercial, industrial, and services (that will in turn accommodate population growth).

FINDING: This Policy does not directly apply as the proposal incorporates existing public rights-of-way into the City limits.

VII. CONCLUSION

The City Council concludes the proposed Annexation complies with the applicable decision criteria.