

Title 19

Comprehensive Plan

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Chapter 19.05

Comprehensive Plan Amendment Procedure

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Article I. Introductory Provisions

19.05.010 Title.

This chapter shall be the “Lyons comprehensive plan amendment procedure ordinance of 2002.” [Ord. P10-62 § 1.010, 2002.]

19.05.020 Purpose.

The purpose of this chapter shall be to provide procedures for the amendment of the Lyons comprehensive plan. [Ord. P10-62 § 1.020, 2002.]

19.05.030 Definitions.

As used in this chapter, the following words and phrases shall mean:

- A. “City” means the city of Lyons, Oregon.
- B. “City council” means the city council of Lyons, Oregon.

C. “Comprehensive plan” means the Lyons comprehensive plan, as adopted June 25, 1980, re-adopted on February 6, 1990, and all subsequent amendments thereto.

D. “Comprehensive plan amendment” means an amendment to the text and/or map of the Lyons comprehensive plan which has been adopted in accordance with the procedures as outlined in this chapter.

E. “Person” means every natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government or any group or combination acting as a unit.

F. “Planning commission” means the planning commission of Lyons, Oregon. [Ord. P10-62 § 1.030, 2002.]

Article II. Plan Review

19.05.040 Timetable for review.

The city of Lyons planning commission shall initiate a review of the Lyons comprehensive plan and related ordinances every 10 years commencing in the year 2010 to determine if these documents still reflect the city of Lyons’ needs and desires. [Ord. P10-62 § 2.010, 2002.]

Article III. Application for Amendment

19.05.050 Application.

Application for amendment of the Lyons comprehensive plan, or any section of the plan at any time other than the scheduled timetable for review, may be initiated by:

- A. The city council;
- B. The planning commission;

C. A special district or school district, if the amendment is requested for land within the district's boundaries;

D. Linn County, if the map amendment request is for property within the Lyons urban growth boundary but outside the city limits, or if the text amendment pertains to urbanization policy;

E. Marion County, if the map amendment request is for property within the Lyons urban growth boundary but within Marion County, or if the text amendment pertains to urbanization policy;

F. A property owner or a group of property owners, for property owned by the owner or owners; or

G. Any affected citizen or property owner within the Lyons urban growth boundary, for a plan text amendment. [Ord. P10-62 § 3.010, 2002.]

19.05.060 Filing.

Application for amendment of the Lyons comprehensive plan shall be filed on a form provided by the city recorder, and accompanied by a filing fee as authorized by Chapter 15.05 LMC and as specifically set forth in Resolution No. 282 establishing municipal fees and charges, and any superseding resolution establishing municipal fees and charges which may be subsequently adopted. [Ord. G2-2015 § 1, 2015; Ord. P10-62 § 3.020, 2002. Amended during 2006 recodification.]

19.05.070 Scope of proposed amendment.

Application for amendment of the Lyons comprehensive plan may be initiated to amend the plan text, the plan map for a particular parcel or a number of parcels, or to amend a combination of the plan text and plan map.

A. An application to amend the plan map designation for a parcel or parcels to two or more map designations shall require two or more separate applications, although such applications may be consolidated into a single hearing. Approval of one application shall not mandate approval of the other application.

B. An application to amend both the plan map and text shall require two separate applications and hearings: one to amend the map, one to amend the text. Approval of one application shall not mandate approval of the other application. [Ord. P10-62 § 3.030, 2002.]

Article IV. Preliminary Review by City Staff

19.05.080 Request for preliminary review.

Prior to filing an application for amendment, an applicant may request that city staff review, at a pre-application conference, the feasibility of the proposed amendment. Any recommendation by city staff shall not constitute or be construed as an acceptance, denial, rule or decision thereon. [Ord. P10-62 § 4.010, 2002.]

19.05.090 Limitation on preliminary review action.

City staff shall not accept, deny or otherwise rule or decide upon the proposal at the review meeting and no action by staff at said meeting shall constitute or be construed as an acceptance, denial, rule or decision thereon. [Ord. P10-62 § 4.020, 2002.]

Article V. Public Notice

19.05.100 Notice of public hearing.

A. Notices of public hearings before the planning commission and the city council on a proposed Lyons comprehensive plan map amendment shall be published in a newspaper of general circulation in the city, and mailed to the applicant and to property owners within 250 feet of the property included within the proposed Lyons comprehensive plan map amendment. If the land use action applies to land where the subject property is outside the Lyons urban growth boundary and is within a farm or forest zone, notice shall be mailed to property owners within 500 feet of the property included within the proposed Lyons comprehensive plan map amendment.

B. Notices of public hearings before the planning commission and city council on a proposed Lyons comprehensive plan text amendment shall be published in a newspaper of general circulation in the city, not less than 20 nor more than 30 days prior to the scheduled hearing.

C. Notice shall be mailed by first class mail to the affected owners at the address shown on the last available complete tax assessment roll not less than 20 days nor more than 30 days prior to the date scheduled for public hearing. The applicant shall supply such a list with the application.

D. Notice of the proposed plan map amendment indicating the date and time affixed for public hearing shall be posted on the applicant's property by city staff who shall have the right of entry and posting, with such posting to occur not less than 20 days prior to the date of public hearing.

E. Failure of a property owner to receive notice of public hearing shall not invalidate a recommendation by the planning commission or a final decision by the city council.

F. The city recorder may delay or reschedule the hearing date for a proposed amendment at the request of the applicant with no additional charge only if notice of the public hearing has not been mailed to property owners or published in a newspaper of general circulation in the city.

G. Notice of an application to amend the Lyons comprehensive plan shall be transmitted to all affected special districts, school districts, and affected federal, state, regional and county agencies.

1. Such notice shall be transmitted a minimum of 20 days prior to the date of public hearing to allow affected agencies sufficient time to comment on the proposed amendment.

2. All agency comments received by the city recorder shall be made a part of the hearing record, and shall be considered during the public hearing.

3. Failure of an affected agency to receive notice of public hearing on a proposed amendment to the Lyons comprehensive plan shall not invalidate a recommendation by the planning commission or a final decision by the city council.

H. Notice shall also be provided to any neighborhood or community organization recognized by the Lyons city council as having an interest in land use or community development issues as they pertain to a particular neighborhood or to a community of interest within the city of Lyons or the Lyons urban growth boundary.

I. If there is a conflict between the notice provisions of this article and the notice provisions as required by state law, notice shall be given as required by state law. [Ord. G2-2015 § 1, 2015; Ord. P10-62 § 5.010, 2002. Amended during 2006 recodification.]

Article VI. Public Hearings

19.05.110 Scheduling of planning commission hearing.

The city planning commission shall hold a public hearing within 60 days of receipt of the application for amendment. [Ord. P10-62 § 6.010, 2002.]

19.05.120 City planning commission hearings.

The city planning commission shall conduct at least one public hearing at any scheduled plan review period, or when an application to amend the Lyons comprehensive plan is received. The city planning commission shall make a recommendation to the city council.

A. A minimum of a simple majority of the total membership of the planning commission shall vote in favor of a recommendation to the city council on the proposed amendment.

B. The planning commission shall render a recommendation on the proposed amendment within a maximum of 90 days of the closing of the first hearing.

C. In issuing its recommendation, the planning commission may approve or deny the proposed amendment as submitted, or it may approve the amendment with modifications. [Ord. P10-62 § 6.020, 2002.]

19.05.130 City council hearings.

The city council shall conduct at least one public hearing at any scheduled plan review period, or when an application to amend the Lyons comprehensive plan is received. The hearing shall be conducted within 60 days of receipt of a recommendation from the planning commission. The city council shall consider all pertinent evidence, including the testimony of the public, comments by affected agencies, departments, special districts and committees, and the planning commission reasons and recommendations.

A. The city council may approve, deny or modify the proposed amendment in its decision. A written record of the city council's reasons for decision shall be made a part of the public record.

B. A majority of the city council shall be required to approve any amendment proposal.

C. The city council shall render a final decision on the application within 120 days of the first city council hearing. Prior to a final decision on adop-

tion of the Lyons comprehensive plan amendment, it shall be submitted to the Department of Land Conservation and Development in accordance with the procedures specified in OAR 660-018-005 to 660-018-140, as amended. [Ord. P10-62 § 6.030, 2002.]

Article VII. Criteria for Approval

19.05.140 Criteria for approval.

To approve an application for amendment of the Lyons comprehensive plan, findings shall be made that:

A. The proposed amendment is consistent with and does not alter the intent of the applicable sections of the Lyons comprehensive plan.

B. Other suitable locations are not presently available to accommodate the use for which the amendment is proposed.

C. The proposed amendment will be reasonably compatible with adjacent land uses, and will not adversely affect the overall land use pattern in the area.

D. The proposed amendment will not have a significant negative impact on the provision of public facilities such as police and fire protection, water supply and sewage disposal.

E. The proposed amendment will not have a significant negative impact on the provision of transportation facilities.

F. Development limitations, such as soil and foundation suitability, the presence of wetlands or flood hazard potential, will not adversely affect the land uses which would be permitted by the amendment. [Ord. P10-62 § 7.010, 2002.]

Chapter 19.10

Comprehensive Plan

Sections:

- 19.10.010 Citizen involvement.
- 19.10.020 Natural resources and limitations.
- 19.10.030 Community resources.
- 19.10.040 Community development and urbanization.

* Prior legislation: Ords. P10-24 and P10-29.

19.10.010 Citizen involvement.

A. Goal. To develop a community involvement program that assures the opportunity for citizens to be involved in all phases of community planning.

B. Policies.

1. The Lyons planning commission shall have the responsibility of developing, adopting and implementing a community involvement program.

2. Members of the planning commission shall be appointed from the general public through an open, well-publicized process.

3. Planning commission meetings shall be open and public. Notices of special meetings and hearings shall be posted at the Lyons City Hall, the Lyons Post Office and the Lyons Public Library; placed in newspapers of general circulation, and listed on the public access channel.

4. Decisions of the planning commission regarding land use activities shall be available to the public in a written form that describes the proposal, the action taken, and reasons for the action.

5. The Lyons planning commission, in conjunction with the Lyons city council, shall, as needed, and at least every 10 years, conduct community-wide surveys to determine community attitudes and needs. The required survey shall, whenever possible, coincide with the comprehensive plan review to be conducted at least every 10 years commencing in the year 2010.

6. Information developed to reach policy decisions shall be available at the Lyons City Hall for public review.

7. The city of Lyons shall develop an agency notification program so that when land use proposals for major and/or minor partitions, subdivisions, conditional uses, zone changes or comprehensive plan amendments are received, the appropriate

agencies can be notified. The agencies to be notified shall include: Lyons Rural Fire Protection District, Lyons-Mehama Water District, Linn County planning department, Linn County road department, North Santiam School District, Linn County surveyor, Northwest Natural Gas, Pacific Power and Light, North Santiam Communications, Uvision, Linn County sheriff's department, 911 Agencies, the Oregon Department of Transportation, the Oregon Department of Fish and Wildlife, the Oregon Department of Forestry, Linn County department of environmental health, Department of Land Conservation and Development (DLCD), Linn County geographical information systems (GIS) and the Department of State Lands (DSL). If the Mehama area is to be included in the land use action, Stayton Rural Fire Protection District, Marion County planning department, Marion County department of environmental health, Marion County surveyor, and Marion County public works shall be notified in addition to the agencies noted above. [Ord. P10-63, 2003.]

19.10.020 Natural resources and limitations.

A. Goals.

1. To provide recreational lands and facilities that meet the needs of local citizens.
2. To conserve open space and protect natural and scenic resources.

B. Policies.

1. Recreation, Open Space and Scenic Views.

a. The city of Lyons shall create a user friendly park and trail system, linking neighborhoods together and taking advantage of the significant pond-oriented local recreation resource that:

- i. Helps to meet local park and recreation needs;
- ii. Augments the range of facilities already provided; and
- iii. Encourages people from outside areas to visit the community.

b. The city of Lyons shall cooperate with the North Santiam School District to make Mari-Linn School recreational facilities available for public use.

c. The city of Lyons shall develop an ongoing, working relationship with the Linn County parks department to coordinate the development of Freres Park and John Neal Park and

shall cooperate with Linn County efforts to properly manage and maintain John Neal Park. The city of Lyons shall cooperate with Linn County efforts to make John Neal Park facilities available to all area residents. In conjunction with the Linn County parks department, the city of Lyons shall develop a plan to link Freres Park and John Neal Park with a trail system.

d. The city of Lyons shall cooperate with efforts by local community organizations such as the Santiam Grange and local churches to develop recreational facilities and programs.

e. The city of Lyons shall encourage developers of residential land subdivisions to include provisions for city recreational land through means identified by the city of Lyons, and encouraged as specified in LMC Title 17.

f. The identification, acquisition and development of public recreation sites by the city of Lyons shall, to the fullest extent possible, be accomplished in advance of actual need. As funds become available, Lyons shall establish a recreational facilities operation and maintenance fund for use in park land acquisition and development.

g. Developers of recreational facilities within the Lyons UGB (urban growth boundary) shall be encouraged to provide adequate off-street parking for normal use of the facilities.

h. The city of Lyons shall preserve open space and scenic views by identifying areas of community concern, using an open space plan designation, and reviewing development proposals that impact scenic views or sites.

i. The city of Lyons shall cooperate with, and support the efforts of the Oregon Parks and Recreation Department to study the Big Cliff/Lyons segment of the North Santiam River for possible identification as an Oregon Scenic Waterway.

j. The city of Lyons shall actively enforce all of its nuisance, land use, and related ordinances.

2. Fish and Wildlife Habitat.

a. The city of Lyons shall protect fish and wildlife habitat close to rivers, streams and ponds. The Oregon Department of Fish and Wildlife and the Oregon Department of Forestry shall be contacted whenever land use activities in, or adjacent to, sensitive habitat are received. Building setbacks from rivers, streams and ponds shall be required,

and proposed fill or excavation activities shall be reviewed.

b. The city of Lyons shall cooperate with federal and state efforts to conserve fish and wild-life populations and habitats.

3. Water Areas and Wetlands.

a. The city of Lyons shall protect rivers, streams and ponds from inappropriate filling, draining, or excavation and shall contact the Oregon Department of Water Resources, the Oregon Department of Fish and Wildlife, and the Oregon Division of State Lands when proposals for such activities are received.

b. The city of Lyons shall review development proposals within, or adjacent to, any areas that are on the city's inventory of wetlands.

4. Mineral and Aggregate Resources.

a. The city of Lyons shall protect aggregate resources identified for extraction purposes from the encroachment of land uses that inhibit, conflict with, or may preclude the extraction of aggregate resources.

b. The applicant shall be required to provide a proposal, acceptable to the city, which will outline the plan for property development, reclamation and final, beneficial use of the extraction site. The plan shall be designed in a manner that minimizes potential conflict with neighboring land uses.

c. The city of Lyons shall consider recreation as the most appropriate final use for aggregate resource extraction sites. The city shall recommend that the owner or operator of the commercial operation, within the Lyons planning area, restore the extraction site to a condition appropriate for recreational use.

5. Environmental Quality.

a. Industrial land uses that create noise levels that are potentially hazardous to abutting or nearby areas shall be separated from those areas to the maximum extent feasible.

b. The city of Lyons will seek to maintain and improve the quality of air, land, and water resources in the area. The city of Lyons will recognize all applicable environmental quality standards and regulations of Linn County, the Oregon Department of Environmental Quality, and the U.S. Environmental Protection Agency.

6. Natural Hazards.

a. Land impacted by natural hazards, such as flooding, shall be identified and closely monitored to be sure that residents and existing structures are not endangered. Future development in such areas shall be prohibited unless the applicant demonstrates that:

i. The proposed structure will be sited in a manner that it is safeguarded from possible damage; and

ii. The proposed structure and site development will not subject other structures or land areas to damage from natural hazards.

b. All development proposals submitted for city review shall identify any and all land areas potentially impacted by natural hazards.

c. The city of Lyons shall continue to use Chapter 15.10 LMC to protect the areas subject to flooding and nearby areas that are potentially impacted by inappropriate development in the designated 100-year flood plain.

7. Historic Areas. No properties of historic significance have been located or inventoried in Lyons. However, the city recognizes that it will be necessary to periodically re-evaluate local structures for historical significance. [Ord. P10-63, 2003.]

19.10.030 Community resources.

A. Housing.

1. Goal. To provide sufficient, buildable lands to meet the needs of current and future residents of Lyons.

2. Policies.

a. The city of Lyons will sustain a variety in housing type, location, density and cost, to meet the housing needs of current and future city residents.

b. The city of Lyons will encourage the retention of structurally sound residential housing by soliciting aid from federal and state housing rehabilitation and weatherization programs.

c. The city of Lyons will continue to accept the State of Oregon Uniform Building Code as the measure of structurally sound housing stock.

d. Manufactured homes on individual lots are recognized as an important part of the local housing stock. However, there is a need to assure that new manufactured housing development is compatible with the surrounding area and that any

housing additions will improve the quality of housing stock and community appearance.

B. Public Facilities and Services.

1. Goal. To coordinate the planning and development of public facilities and services to be utilized by the city of Lyons in a timely, orderly, and efficient manner.

2. Policies.

a. The city of Lyons shall periodically update its strategic plan which provides the basis for improvements within the community related to public works, public safety, economic development, community facilities, parks and recreation, education, public health, and transportation.

b. The city of Lyons shall seek to provide adequate levels of police protection to meet the needs of Lyons residents.

c. The city of Lyons shall cooperate with the Lyons and Stayton Rural Fire Protection Districts in providing the area with fire protection, ambulance, and paramedic services.

d. The city of Lyons shall collaborate with the North Santiam School District in identifying and evaluating educational needs for the purpose of maintaining and enhancing school services within the community.

e. The city of Lyons shall, to the fullest extent possible, cooperate with the North Santiam School District regarding all significant changes to local school facilities to ensure that the development of educational and recreational needs of the community are best served.

f. Public services shall be provided in a professional manner that assures the greatest level of expertise at the least taxpayer cost.

g. The city of Lyons shall continue to enter into a franchise agreement for solid waste disposal services to ensure that the disposal needs of the community are being met in a manner that is cost efficient. Recycling efforts shall be encouraged.

h. The city of Lyons shall continue to enter into franchise agreements with suppliers of telephone, gas, electricity, cable television, solid waste, other public utilities, communication system providers or any other similar entity which may subsequently operate within the city limits.

i. The city of Lyons will cooperate with community organizations and individuals in the development of programs encouraging recycling

of material. This will include corrugated paper, newspaper, glass, bimetal cans, plastic and other household products.

j. The city of Lyons shall coordinate with regional efforts to identify future solid waste disposal sites.

k. The city of Lyons shall continue in its efforts to provide services through the Lyons Public Library to its residents.

l. The city of Lyons shall periodically consider the development of a city sewer and a separate storm drainage system. Until a sewer system is developed, Lyons shall rely on individual and community septic systems and other appropriate waste treatment systems. The city shall also actively participate in the monitoring of septic system plans and locations to ensure that environmentally sound practices are being employed.

m. The city of Lyons shall develop a community improvements program for facility development. Lyons shall encourage special districts serving the city to develop coordinated community development programs.

n. The Lyons-Mehama Water District shall be encouraged to plan for the provision of adequate quantity and quality of water necessary for projected urban and rural development and fire protection.

o. The city of Lyons will work with the Lyons-Mehama Water District with regard to proposed extensions of water lines.

p. Land outside the Lyons city limits shall not be serviced with city public facilities that sustain land development.

C. Energy Conservation.

1. Goal. To conserve all forms of energy by using methods which are based on sound resource management.

2. Policies.

a. Lyons shall incorporate energy-conserving designs and systems and consider alternative energy sources when community facilities are developed.

b. Lyons shall encourage the development and utilization of alternative energy sources in a manner compatible with surrounding land uses.

D. Transportation.

1. Goal. To provide a safe, convenient and economic transportation system for the residents of

the city of Lyons and for those traveling through the community.

2. Policies.

a. The following streets shall be considered arterial roadways, with the primary function of carrying vehicles to and through the Lyons area:

- i. Highway 22 – North Santiam Highway.
- ii. Highway 226 – Fifth Street; Sixth Street south of Main Street.
- iii. Main Street – Lyons Mill City Drive.

b. The following streets shall be considered collector streets with the primary function of carrying traffic between minor streets and the arterial system; to function as a primary traffic carrier within a neighborhood; and to provide for intermediate trip lengths with moderate to low traffic volume:

- i. Thirteenth Street from Lyons Mill City Drive north to John Neal Park.
- ii. The city of Lyons shall also consider the development of north-south collector streets which supplement Highway 226.

c. The city of Lyons shall evaluate development proposals to assure that arterial and collector street functions are maintained. If, during the course of city review, it is deemed necessary to establish a through street, the dedication and improvement of that street shall be a requirement for development.

d. The city of Lyons shall explore the possibility of an east/west industrial truck route through the community.

e. The city of Lyons shall prepare and adopt a street plan where arterial and collector streets are designated and where design and improvement standards are established.

f. Access to arterial roadways shall be limited to public roadways except in circumstances where there is no alternative available. Intersections needing future acceleration, deceleration and left turn lanes shall be identified, and roadway improvements shall be incorporated into land development proposals.

g. The city of Lyons shall maintain and enhance a cooperative working relationship with the Oregon Department of Transportation related to highway maintenance, design, traffic controls

and signage on Highways 22 and 226 in the Lyons-Mehama area.

h. The city of Lyons shall work with the Oregon Department of Transportation to extend the reduced speed limit on Highway 22 further to the east and west (as far as the little North Fork Road to the east and Ferry Road to the west).

i. The city of Lyons shall permit all alleyways and platted, but undeveloped, streets to be vacated when these rights-of-way are not needed for public access to adjoining property or as future public roadways. When streets are vacated, the city shall consider the placement of easements for utility purposes.

j. Roadways within the Lyons UGB shall be developed using the applicable standards and specifications provided by the Oregon Department of Transportation, Linn and Marion Counties, LMC Title 17 and the Lyons public works street and storm drain design standards.

k. The city of Lyons shall support Linn and Marion County efforts to provide public transportation to the citizens of Lyons and the surrounding areas. The city of Lyons shall encourage development of a park-and-ride facility in order to promote carpooling and commuter use of public transportation.

l. The city of Lyons shall identify and provide for the development of bicycle and pedestrian routes connecting John Neal Park, Freres Park, downtown Lyons, Mari-Linn School, the Post Office, the North Santiam Bridge area, and other significant areas within the urban growth boundary.

m. Traffic warning signals and flashing signal lights shall be encouraged to facilitate the movement of emergency vehicles to and from the Lyons Fire Hall.

n. The city of Lyons shall partner with the Oregon Department of Transportation (ODOT) in the implementation of the statewide transportation improvement plan (STIP). [Ord. P10-63, 2003.]

19.10.040 Community development and urbanization.

A. Residential Land Development.

1. Goal. To provide guidelines for the development of residential land.

2. Policies.

a. The city of Lyons shall encourage the infilling of areas designated as residential.

b. The developer of residential land shall provide all public utilities and facilities including sidewalks, roads and bikeways as specified in LMC Titles 17 and 18 and the city of Lyons public works street and storm drain design standards. Standards for these and other improvements shall be provided by the city of Lyons, or, in the case of water supply, by the Lyons-Mehama Water District.

c. Manufactured homes shall be permitted on individual lots in the designated residential and commercial areas of Lyons. Manufactured home standards shall continue to be upgraded to assure that they are compatible with the existing housing stock in the community.

d. The city of Lyons shall encourage the retention of any naturally occurring special features and desirable natural vegetation of the site when residential development is proposed.

e. Natural drainageways shall not be blocked or filled during the development of residential land unless an alternative method for water carriage is approved by the city based on recommendations from the Lyons city engineer during the development proposal process.

B. Economic Development.

1. Goals.

a. To diversify and stimulate growth in the local economy.

b. To provide a suitable land base within the city of Lyons for use by future commercial and industrial development.

2. Policies.

a. The city of Lyons shall identify areas within the city limits and urban growth boundary that are suitable for the continuation of existing and future commercial and industrial development.

b. Land designated for industrial or commercial use within the urban growth boundary area shall remain zoned for industrial or commercial use to encourage the continuation and expansion of existing activities. Undeveloped areas, currently classified as industrial or commercial shall be reserved for future industrial and commercial activity.

c. The city of Lyons shall protect commercial and industrial lands for future use. Resi-

dential development shall not be permitted in areas identified as industrial and shall only be permitted conditionally in commercially zoned areas.

d. The Mehama commercial area shall remain zoned for highway commercial land uses, such as restaurants and gas stations that are regularly needed and used by the traveling public.

e. Commercial and industrial development shall meet city requirements governing lot coverage, access, pedestrian safety, landscaping and screening, off-street parking, street design and improvement and other property development standards as established for property within the city of Lyons.

f. The city of Lyons will support the continuation of local rail service to industrial operations in the area.

g. The city of Lyons will encourage the redevelopment of the commercial core area for commercial uses and provide public off-street parking when possible.

h. The city of Lyons shall regulate signs advertising a place of business.

i. The city of Lyons shall explore the possibility of an east/west industrial truck route through the community.

j. Natural drainageways shall not be blocked or filled during the development of commercial or industrial land unless an alternative method for water carriage, based upon recommendations from the Lyons city engineer, during the development proposal review process, is approved.

k. The city of Lyons shall evaluate development proposals to assure that arterial and collector street functions are maintained. If, during the course of city review, it is deemed necessary to establish a through street, the dedication and improvement of that street shall be a requirement for development approval.

C. Urbanization.

1. Goals. To provide for orderly and efficient growth within the community.

2. Policies.

a. The city of Lyons shall annex to the city only lands within the urban growth boundary. Annexations shall be based upon the consideration of:

i. The availability of sufficient land for various uses to ensure choices in the marketplace;

ii. Orderly economic provision of public facilities and services;

iii. The LCDC goals; and

iv. Encouragement of development within urban areas before conversion of urbanizable areas.

b. The city of Lyons shall make future changes of the urban growth boundary based upon the consideration of the following factors:

i. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;

ii. Need for housing, employment opportunities, and livability;

iii. Orderly and economic provision for public facilities and services;

iv. Maximum efficiency of land uses within and on the fringe of the existing urban area;

v. Environmental, energy, economic and social consequences;

vi. Retention of agricultural land as defined, with Class I being the highest priority of retention and Class VI the lowest priority; and

vii. Compatibility of the proposed urban uses with nearby agricultural activities.

c. The compelling reasons and facts for any change in the urban growth boundary shall be completely set forth and shall include:

i. Why these other uses should be provided for;

ii. What alternative locations within the area could be used for the proposed uses;

iii. What are the long-term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use; and

iv. A finding that the proposed uses will be compatible with other adjacent uses.

d. The city of Lyons shall provide for the efficient infilling of developable land within the city consistent with other city identified land use policies.

e. The city of Lyons shall coordinate the establishment and change of city and urban growth boundary areas with Linn and Marion Counties and all special service districts providing services to the city of Lyons.

f. The city of Lyons shall investigate methods and devices that will further the urban development of the city in a manner consistent with this chapter. [Ord. P10-63, 2003.]