

48-98

After Recording Return:
City of Canby
182 N. HOLLY
PO BOX 930
Canby OR 97013

CITY OF CANBY

ORDINANCE NO. 1031

AN ORDINANCE OF THE CITY OF CANBY APPROVING THE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, the Canby Urban Renewal Agency (the "Agency") has prepared and has proposed to the City Council for its approval an urban renewal plan for an urban renewal area within the boundaries of the City of Canby which urban renewal plan is known as the Canby Urban Renewal Plan (the "Plan"); and

WHEREAS, such Plan and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the Plan; and

WHEREAS, additional notice of the public hearing on adoption of this Plan has been provided as required by ORS 457.120; and

WHEREAS, the Plan and Report were forwarded to the Canby Planning Commission for recommendations and the Planning Commission has reviewed the Plan and Report; and

WHEREAS, on October 25, 1999, the Canby Planning Commission recommended not to implement the Canby Urban Renewal Plan; and

WHEREAS, pursuant to ORS 457.105, on October 28, 1999, the Plan and Report were submitted to the Clackamas County Commission, which approved the Plan and Report by Board Order (Resolution) on October 28, 1999; and

WHEREAS, pursuant to ORS 457.095, the Canby City Council has reviewed the Canby Urban Renewal Plan; and

WHEREAS, the City Council finds the Urban Renewal Plan should be adopted and approved, based on the findings listed below.

NOW THEREFORE, THE CITY OF CANBY DOES ORDAIN AS FOLLOWS:

Section 1. Findings. In support of its adoption of the Canby Urban Renewal Plan, the following findings of fact and conclusions are adopted:

A. FINDINGS:

1. That the area described in the Canby Urban Renewal Plan is blighted.
2. That rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Canby.
3. That the Canby Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole, and provides an outline for accomplishing the projects that the Canby Urban Renewal Plan proposes.
4. That provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045-ORS - 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
5. That the acquisition of real property provided for is necessary.
6. That the adoption and carrying out of the urban renewal plan is economically sound and feasible.
7. That the City shall assume and complete any activities prescribed it by the urban renewal plan.
8. That the Canby City Council hereby incorporates by reference the Canby Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
9. That the Canby City Council further relies on the Report on the Canby Urban Renewal Plan, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the City Council in this matter.

B. CONCLUSIONS:

1. The Canby City Council hereby adopts and approves the Canby Urban Renewal Plan, pursuant to the provision of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.

Section 2. Recording. The Canby City Council hereby directs the City Recorder to

record a copy of the Ordinance approving the Canby Urban Renewal Plan with the Recording Officer of Clackamas County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Urban Renewal Agency for the City of Canby, Oregon.

SUBMITTED to the City Council of the City of Canby and read the first time at a regular meeting therefor on Wednesday, November 3, 1999, after the hour of 7:30 PM in the City Council Chambers located at 155 NW 2nd Avenue, Canby, Oregon.

Chauncey F. Seifried

Chauncey F. Seifried, City Recorder Pro Tem

PASSED on the second and final reading by the City Council of the City of Canby at a regular meeting thereof on the 24 day of November 1999, by the following vote.

5 YEAS

1 NAYS

Scott Taylor
Scott Taylor, Mayor

ATTEST:

Chauncey F. Seifried

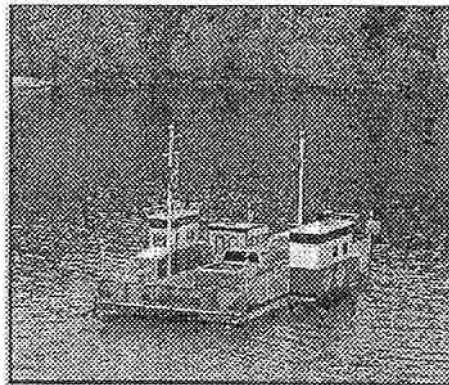
Chauncey F. Seifried, City Recorder Pro Tem

EXHIBIT A

City of
Canby

Canby
Urban Renewal Area

Urban Renewal Plan



Canby Ferry

November 1999

**CANBY URBAN RENEWAL PLAN
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**CANBY URBAN RENEWAL PLAN
ACKNOWLEDGMENTS**

The Canby Urban Renewal Plan was prepared with the participation, assistance and guidance of the Canby Urban Renewal Task Force, and City of Canby staff. The work, time, and experience of the Task Force membership, and City staff was of great service and value to the City of Canby. The Urban Renewal Task Force members, listed in alphabetical order, are:

Urban Renewal Task Force

Dirk Borges (General Manager, Canby Utility Board)
Shawn Carroll (Citizen)
Randy Carson (City Councilor)
Joe Diggers (Member, Canby School District Board)
Kathy Henderson (Executive Director, Greater Canby Chamber of Commerce)
Ray Hoen (Member Canby Business Revitalization)
Vern Keller (Member, Canby Planning Commission)
Ted Kunze (Fire Chief, Canby Fire District No. 62)
Harry Lee Kwai (Citizen)
Craig Lewelling (Property Owner within Industrial Park Property Owners)
Carol Meeuwsen (Citizen)
Georgia Newton (Member, Canby Utility Board)
Ken Palke (Program Manager, Canby Business Revitalization)

City of Canby Staff

Jerry Pineau (Community Development Director)
Joyce Peters (Office Specialist)

Consultants on the Urban Renewal Plan

Charles Kupper, Spencer & Kupper

100. THE URBAN RENEWAL PLAN

A. General

The Canby Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Canby City Council acts as the Urban Renewal Agency of the City of Canby, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Canby respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The City Council of the City of Canby has elected the City Council as the initial Urban Renewal Agency on October 6, 1999 by Ordinance No. 1032.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

The Urban Renewal Agency accepted this Report and Plan and submitted this Report and Plan to the City Council on November 3, 1999. This Urban Renewal Plan for the Canby Urban Renewal Area was approved by the City Council of the City of Canby on November 24, 1999 by Ordinance No. 1031.

B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

200. CITIZEN PARTICIPATION

This Urban Renewal Plan was developed under the guidance of the Canby Urban Renewal District Task Force. In the course of formulating the Plan, the Task Force conducted a series of public meetings, beginning in December, 1998. The Feasibility Report on the project was received and reviewed by the City Council at a public meeting on July 7, 1999. All meetings of the Task Force were open to the public for discussion and comment.

The Canby Planning Commission met to review the Plan on October 11, 1999 and October 25, 1999. The Canby City Council held a public hearing on adoption of this Plan on November 3, 1999 and November 17, 1999. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Canby Comprehensive Plan, and to implement development

strategies and objectives for the Canby Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

A. City Of Canby Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Specific goals and policies found in the Canby Comprehensive Plan which relate to this Plan are detailed in Attachment B of this Plan.

B. Renewal Plan Goals and Objectives

Goal One:

To diversify economic base and family wage jobs within the district.

Objectives:

- Increase ratio of business to residential growth within the City.
- Increase the number of jobs within the district.
- Recruit businesses to the district that provide family wages and incomes and tax benefit to the community.
- Entice private investments in new development and redevelopment within the commercial and industrial areas of the district.
- Support new growth and development within industrial areas of the district.
- Provide an attractive, efficiently organized industrial employment center within the district.
- Support and assist in implementing the Industrial Area Master Plan.

Goal Two:

To maintain effective, efficient and safe traffic system for vehicular and pedestrian users.

Objectives:

- Provide suitable and competent vehicle traffic circulation throughout the district.
- Create convenient and safe bicycle and pedestrian travel ways and remove pedestrian access barriers throughout the district.
- Provide new and upgraded collector roads within the district.

Goal Three:

To improve and retain existing businesses

Objectives:

- Entice private investment in development and redevelopment of existing commercial and industrial areas of the district.
- Encourage retention and expansion of businesses within the commercial areas of the district.
- Support and assist in implementing the Commercial District Revitalization Plan.

Goal Four:

To improve attractive visual amenities for customers and community members throughout the district.

Objectives:

- Provide user friendly and eye pleasing streets, pedestrian ways and green ways throughout the district.
- Furnish new and improved pedestrian areas and parks throughout the district.

400. PROPOSED LAND USES

A. Land Use Plan

Exhibit 2, the "Comprehensive Plan Zones Map" describe the locations of the principal land use classifications which are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Canby Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved City of Canby Comprehensive Plan and Zones Map. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Land Development and Planning Ordinance, City of Canby Charter, or any other applicable local, county, state or federal laws regulating the use and development of property in the Urban Renewal Area.

Exhibit 2, the "Comprehensive Plan Zones Map" describes the locations of the principal land use and zoning classifications which are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Canby Urban Area Comprehensive Plan.

The Comprehensive Plan and Zoning applicable to the Urban Renewal Area are described in Attachment C to this Plan.

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan amendment, re-zoning application, annexation application, building permit, and design review, variance, conditional use or other development permits or applications requested within the Urban Renewal Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

500. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Canby Urban Renewal Area. A substantial portion of the renewal area lacks streets, water, sewer, and other infrastructure necessary to make productive use of the land. The conditions also pose a constraint to

future development called for in the Comprehensive Plan. Project activities to treat these conditions include:

- a. Construct and improve streets, curbs and sidewalks in the Renewal Area.
- b. Install or upgrade water, electric, sewer and storm sewer utilities in the Renewal Area.
- c. Construct or improve pedestrian and bicycle circulation systems in the Renewal Area.
- d. Improve parks, open space, and recreation facilities in the Renewal Area.
- e. Construct and improve other public buildings and facilities in the Renewal Area.
- f. Rehabilitation and renovation of properties in the Renewal Area.
- g. Acquisition and disposition of land for public improvements, rights-of-way, utility improvements, and private development in the Renewal Area.
- h. Administration and co-ordination of development in the Renewal Area.
- i. Design plans to co-ordinate and guide the long-range design and development of the Canby Urban Renewal Area.

Section 600 provides further description of each urban renewal project to be undertaken within the Urban Renewal Area.

600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet urban renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. PUBLIC IMPROVEMENTS

1. Street Construction and Circulation Improvements

This activity allows the Renewal Agency to construct and improve streets throughout the Renewal Area. These projects include, but are not limited to, landscaping, construction, reconstruction, repair or replacement of streets, sidewalks, bike and pedestrian amenities, public transit facilities, and acquisition of land, right of ways, easements and other land rights. A preliminary list of street and circulation improvements has been developed in preparation of this Plan, but the exact location and extent of improvements will be determined by further engineering study. The list of streets to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such improvements will be based upon an Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

2. Infrastructure and Utilities Improvements

This activity allows the Renewal Agency to construct and improve infrastructures and utilities

throughout the Renewal Area. These projects include, but are not limited to, construction, reconstruction, repair, upgrading, and over sizing or replacement of electric, water, sanitary sewer and storm drainage facilities, relocation of overhead lines to underground locations, and acquisition of land, right of ways, easements and other land rights. The list of infrastructures and utilities to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such improvements will be based upon an Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

3. Public Facilities

This activity will enable the Renewal Agency to assist in the development of new public facilities within the Renewal Area by participating in funding the acquisition, construction or rehabilitation of public facilities within the Renewal Area. Public facilities may include public parking facilities, municipal facilities, police and fire facilities, libraries, recreation centers, conference facilities, community centers, teleconferencing centers, and performing arts facilities. Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such facilities will be based upon an Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

4. Parks, Recreation, Pedestrian and Bike Corridors and Other Amenities

This activity will enable the Renewal Agency to carry out Renewal and Comprehensive Plan objectives relating to parks and recreation facilities and, improvements to pedestrian and bicycle facilities throughout the Renewal Area. To carry out these objectives, the Renewal Agency may acquire and improve land or buildings for public parks, open space, bicycle and pedestrian uses, construct facilities for public use, and fund such planning and engineering studies as needed to carry out these activities. Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such facilities will be based upon an Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

5. Upgrades to Fire Protection and Emergency Response System

It is the intent to allow the Renewal Agency to assist in upgrading and supplementing fire protection services to the Renewal area. Agency assistance will be commensurate with the needs for new equipment and facilities generated by development in the Renewal Area. Assistance may include, but is not limited to, acquisition of fire protection and emergency response equipment and construction, reconstruction, or upgrade of existing fire station for the purpose of providing enhancement of fire protection rating and emergency response to the Renewal Area. Projects may include joint funding with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such Agency assistance will be based upon an Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

B. PRESERVATION, REHABILITATION, AND REDEVELOPMENT

This activity will enable the Renewal Agency to carry out Renewal and Comprehensive Plan goals for Canby's economy, and for improving the appearance and vitality of Canby. The Renewal Agency may participate, through loans, grants, or both, in assisting development of new public and private buildings and facilities in the Renewal Area, and in maintaining and improving exterior and interior conditions of existing buildings in the Renewal Area. The Renewal Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

1. Redevelopment Through New Construction

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property in the Renewal Area, as it may deem appropriate in order to achieve the objectives of this Plan.

2. Preservation, Rehabilitation, and Conservation

The purpose of this activity is to conserve and rehabilitate existing buildings within the Renewal Area where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Renewal Agency. To encourage rehabilitation and conservation, the Renewal Agency is authorized to create guidelines, establish loan and grant programs and provide below market interest rate and market rate loans to the owners of buildings, or those intending to acquire buildings, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

C. ACQUISITION AND REDEVELOPMENT OF PROPERTY

The Renewal Agency is authorized to acquire property within the Renewal Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require a minor amendment to the plan as set forth in Section 800 of this Plan

1. Acquisition requiring City Council ratification.

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

- a. Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800 B 1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
- b. Where conditions exist that may affect the health, safety and welfare of the Renewal Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800 B1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
- c. All acquisition requiring the use of the Renewal Agency's powers of eminent domain.

If such plan amendment is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired in Section 600 C.3. of this Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

2. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 800 C. 2. of this Plan. The minor amendment to the Plan may be adopted by the Renewal Agency by resolution. The Agency may acquire land without Council ratification where the following conditions exists::

- a. Where it is determined that the property is needed to provide public improvements and facilities in the Renewal Area as follows:
 - Right-of-way acquisition for streets, alleys or pedestrian ways.
 - Right of way and easement acquisition for water, sewer, and other utilities.
 - Property acquisition for public use, or for public buildings and facilities.
- b. Where the owner of real property within the boundaries of the Renewal Area wishes to convey title of such property by any means, including by gift.

If such plan amendment is approved by the Renewal Agency, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired in. Section 600 C.3. of this Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

3. Properties to be acquired

At the time this Plan is prepared, no properties are identified for acquisition.

D. PROPERTY DISPOSITION

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Renewal Agency in the Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. Fair re-use value will be the price at which the Renewal Agency, in its discretion, determines property should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in this Plan. Real property acquired by the Renewal Agency may be disposed of to any other person or entity by the Renewal Agency, in accordance with this Plan, by negotiated sale for its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and to comply with other conditions which the Renewal Agency deems necessary

to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all real property owned or leased by participants which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, and agreements by the Renewal Agency may contain restrictions, covenants, or any other provisions necessary to carry out this Plan.

E. TECHNICAL, FINANCIAL AND DESIGN PLAN(S)

This activity will enable the Renewal Agency to fund further studies and plans to refine the general ideas, costs, financing and activities described in this Plan. Such studies are intended to define and detail concepts relating to themes, landscaping treatments, design requirements, costs, financing and placement of Plan activities.

F. PLAN ADMINISTRATION

It is the intent of this Plan to provide for the effective administration of this Plan, and to plan for the various activities contained in this Plan. Project funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, marketing and promotions, and other technical studies as may be needed during the course of this Plan. Project funds may be utilized to pay for, but not limited thereto, marketing and promotional materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay, but not limited thereto, for personnel, consulting and other administrative costs incurred in management of this Plan.

700. REDEVELOPER'S OBLIGATIONS

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Renewal Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

800. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of this Plan and projects and activities thereunder. This Plan may be changed, modified, or amended as future conditions warrant. Types of Renewal Plan amendments are:

A. Substantial Amendments

Substantial amendments to the Plan consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1% shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
3. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$1,000,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$1,000,000 amount will be adjusted annually from 1999 costs according to the "Engineering News Record" construction cost index for the Northwest area of the United States.

B. Minor Amendments Requiring Approval by City Council.

Amendments to the Plan defined in this section shall require approval by the Renewal Agency by resolution, and approval by the City Council by resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 600 C. 1 a, 1b, and 1c of this Plan.
2. Change of Urban Renewal Agency by ordinance.

C. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency by resolution. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600 C. 2 a. and 2b. of this Plan.
3. Addition of a project substantially different from those identified in Section 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$1,000,000 in 1999 dollars.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

900. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is \$51,149,000 (Fifty-One million and One Hundred Forty Nine thousand dollars).

1000. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private, for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Renewal Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing

It is contemplated that the urban renewal projects will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Renewal Agency or the City in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1100. RELOCATION

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Department of Transportation (ODOT), or other parties to help administer its relocation program.

1200. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"**Area**" means the area included within the boundaries of the Canby Urban Renewal District.

"**City**" means the City of Canby, Oregon.

"**City Council**" means the City Council of the City of Canby, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Clackamas, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Canby Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Canby Urban Renewal Plan for the Canby Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Canby, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Canby Urban Renewal Area, Part One - Text.

"Urban Renewal Agency" means the Urban Renewal Agency of the City of Canby, Oregon.

"Urban Renewal Area", "Canby Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this Plan.

EXHIBIT 1
CITY OF CANBY
Clackamas County, Oregon
URBAN RENEWAL
DISTRICT BOUNDARY

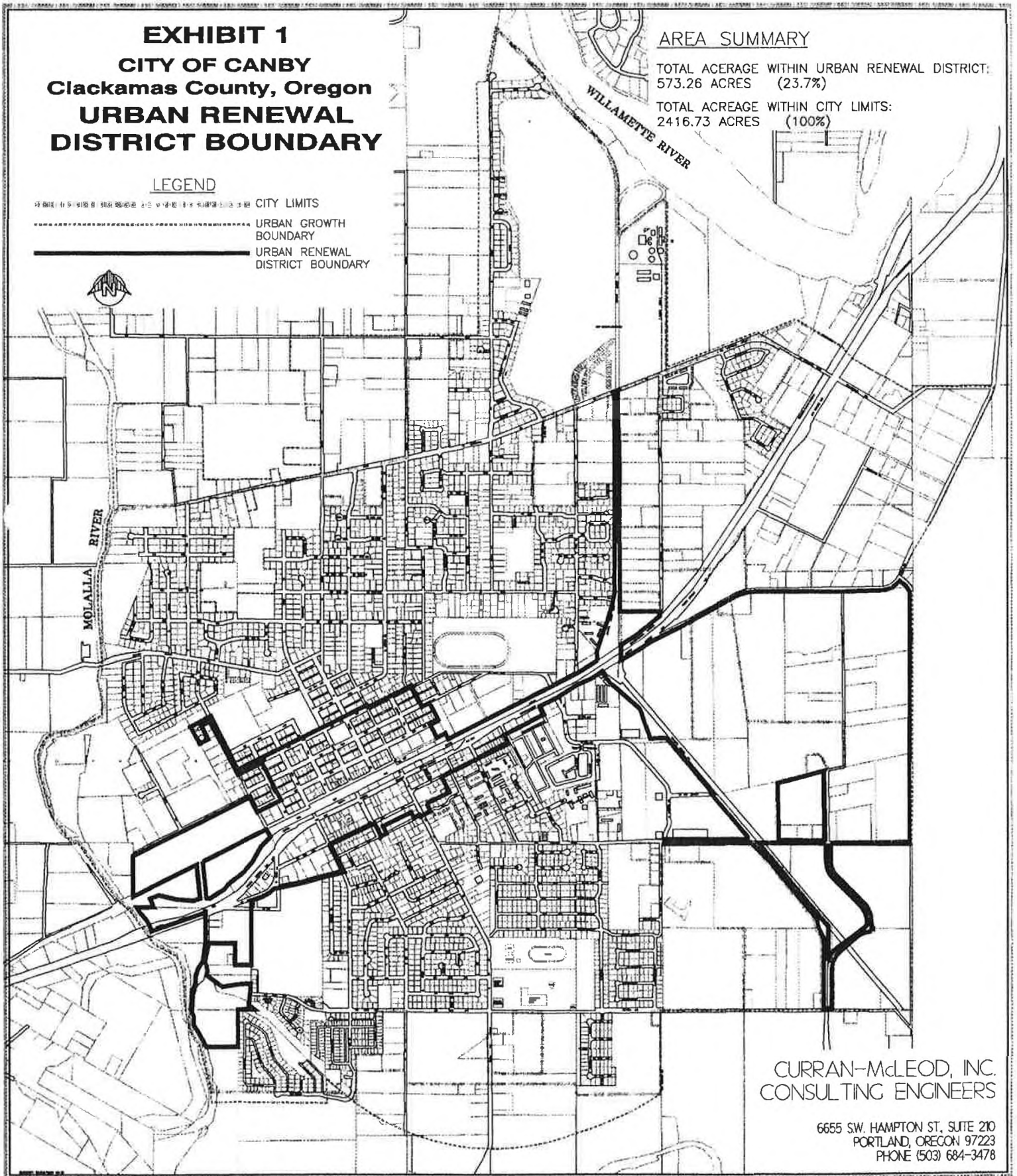
AREA SUMMARY

TOTAL ACERAGE WITHIN URBAN RENEWAL DISTRICT:
 573.26 ACRES (23.7%)

TOTAL ACERAGE WITHIN CITY LIMITS:
 2416.73 ACRES (100%)

LEGEND

- CITY LIMITS
- - - - - URBAN GROWTH BOUNDARY
- URBAN RENEWAL DISTRICT BOUNDARY



CURRAN-McLEOD, INC.
 CONSULTING ENGINEERS

6655 SW HAMPTON ST, SUITE 210
 PORTLAND, OREGON 97223
 PHONE (503) 684-3478

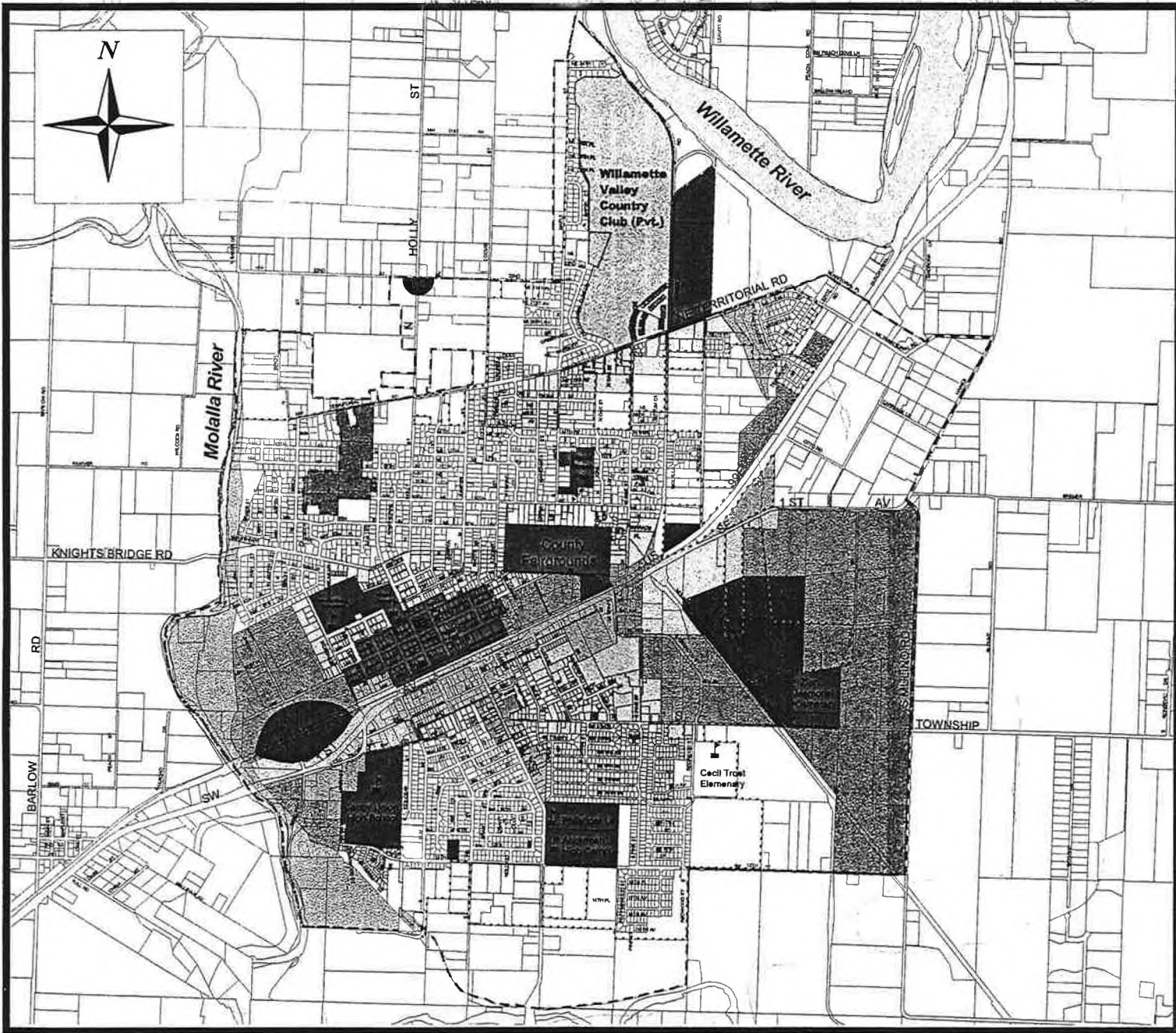
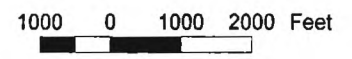


Exhibit 2

City of Canby

comprehensive plan zones map

- Low Density Residential - LDR
- Medium Density Residential - MDR
- High Density Residential - HDR
- Downtown Commercial - DC
- Highway Commercial - HC
- Convenience Commercial - CC
- Commercial/Manufacturing - CM
- Residential Commercial - RC
- Light Industrial - LI
- Heavy Industrial - HI
- Agricultural - AG
- Flood Prone/Steep Slopes - FL
- Public - P
- Private Recreation - PR
- City Limits
- Urban Growth Boundary



CITY OF CANBY
GEOGRAPHIC INFORMATION SYSTEMS

This map and other information have been prepared solely for preliminary and general purposes. They are not intended to be complete and accurate for any other purpose. Geographical information is not intended to be construed as a guarantee of future conditions. Planning, design, and construction projects should be based on current data.

CITY OF CANBY
DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY

August 1999

Beginning at the centerline of Pacific Highway U.S. 99E and the eastern bank of the Molalla River in Section 5, Township 4 South, Range 1 East, Willamette Meridian; thence northwesterly along the eastern bank of the Molalla River approximately 460 feet to the northwest corner of that tract of land conveyed to Cutsforth Enterprises, Inc. as recorded under instrument number 96-75802, Clackamas County deed records; thence east approximately 275 feet along the northern boundary of the said property; thence northwesterly along the western boundary to the corner of said tract; thence easterly approximately 2350 feet along the southern boundary of that tract of land conveyed to Adrian Fisher in instrument number 97-46300, Clackamas County deed records to the projection of the western right-of-way boundary of North Cedar Street; thence northwesterly approximately 70 feet along the projected western right-of-way boundary of North Cedar Street to the northern boundary of the Union Pacific Railroad; thence southwesterly approximately 2360 feet along the northern right-of-way boundary of the Union Pacific Railroad to the western line of Donation Land Claim No. 48; thence north approximately 650 feet along the western line of Donation Land Claim No. 48 to the southern right-of-way boundary of Northwest 3rd Avenue; thence northeasterly approximately 2050 feet along the south right-of-way line of Northwest 3rd Avenue to the western right-of-way boundary of North Cedar Street; thence southeasterly 270 feet along the western right-of-way boundary of

ATTACHMENT 'A'

North Cedar Street to the projection of the southern right-of-way boundary of Northwest 2nd Avenue; thence northeasterly approximately 420 feet along the southern boundary of Northwest 2nd Avenue to the eastern right-of-way boundary of North Douglas Street; thence northwesterly approximately 660 feet along the eastern right-of-way line of North Douglas Street to the southern right-of-way boundary of Northwest 4th Avenue; thence southwesterly approximately 420 feet along the southern right-of-way boundary of Northwest 4th Avenue to the western right-of-way line of North Cedar Street; thence northwesterly along the western right-of-way of North Cedar Street approximately 1000 feet to a point 15 feet measured perpendicular and south of the northern boundary of that tract of land conveyed to Robert D. Owens under instrument number 91-34264, Clackamas County deed records; thence southwesterly along a line parallel and 15 feet south of said northern boundary approximately 150 feet to the eastern boundary of that tract of land conveyed to the Canby Utility Board under instrument number 73-21808; thence southwesterly approximately 235 feet along the eastern boundary of the said property to the southern boundary; thence southwesterly approximately 150 feet along the southern boundary of the said property to the western boundary; thence northwesterly approximately 250 feet along the western boundary of said property to the northern property line; thence northeasterly along the property line approximately 360 feet to the eastern right-of-way boundary of North Cedar Street; thence southeasterly along the eastern boundary of North Cedar Street approximately 935 feet to the northern right-of-way boundary of Northwest 4th Avenue; thence northeasterly approximately 3025 feet along the northern right-of-way boundary of North 4th Avenue to the projection of the eastern boundary of North Knott Street; thence southeasterly along the said eastern boundary approximately 375 feet to the southern right-of-way boundary of Northeast

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3rd Avenue; thence northeasterly along the southern boundary of Northeast 3rd Avenue approximately 130 feet to the northwest corner of that tract of land conveyed to Larry R. Beck under instrument number 92-35987, Clackamas County deed records; thence southeasterly approximately 290 feet along the western property line of said property to the centerline of the right-of-way for Northeast 2nd Avenue; thence southwesterly approximately 150 feet along the centerline of Northeast 2nd Avenue to the projection of the western boundary of that tract of land conveyed to Cutsforth Enterprises, Inc. under instrument number 93-95751, Clackamas County deed records; thence southerly approximately 240 feet along said western property line to the southwest corner of said tract; thence northeasterly approximately 145 feet along the southern boundary of said tract to the southeast corner of said property; thence southeasterly approximately 100 feet along the western boundary of that tract of land conveyed to Larry R. Beck under instrument number 92-35987, Clackamas County deed records, to the northern boundary of the Union Pacific right-of-way; thence northeasterly along the said northern boundary approximately 2630 feet to the western right-of-way boundary of the Molalla Forest Road; thence northerly along the western boundary of the Molalla Forest Road approximately 4200 feet to the southern right-of-way line of Northeast Territorial Road; thence easterly along the southern right-of-way line of Territorial Road approximately 55 feet, to the eastern boundary of the Molalla Forest Road; thence southerly along the said eastern boundary approximately 3430 feet to the northwest corner of that tract of land conveyed to Portland General Electric under instrument number 76-08517, Clackamas County deed records; thence easterly along the northern boundary of said tract approximately 640 feet to the western right-of-way line of North Redwood Street; thence southerly along the said westerly right-of-way line approximately 70 feet to

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the northern boundary of the Union Pacific Railroad; thence southwesterly along the northern boundary of the Union Pacific Railroad approximately 860 feet to the eastern boundary of the Molalla Forest Road; thence southerly along the projection of the eastern boundary of the Molalla Forest Road approximately 225 feet to the southern right-of-way line of Pacific Highway U.S. 99E; thence northeasterly approximately 740 feet along said southern right-of-way line to the southern right-of-way line of Southeast 1st Avenue (Haines Road); thence following the southern right-of-way line of Southeast 1st Avenue (Haines Road) approximately 4000 feet to the western right-of-way line of Mulino Road; thence southerly along western right-of-way line of Mulino Road approximately 4200 feet to the southern right-of-way line of Township Road; thence westerly approximately 2500 feet along the said right-of-way boundary to the western right-of-way boundary of the Molalla Forest Road; thence northwesterly along said western boundary approximately 3800 feet to the southern right-of-way boundary of Pacific Highway U.S. 99E; thence southwesterly along the southern right-of-way line approximately 1150 feet to the northwest corner of that tract of land conveyed to George Ray Hellhake under instrument number 93-22323, Clackamas County deed records; thence southeasterly approximately 150 feet along the western boundary of said tract to the southern right-of-way boundary of that tract of land conveyed to the City of Canby under instrument number 69-10296-7; thence southwesterly approximately 700 feet along the southern boundary of said tract to the westernmost corner of that tract of land conveyed to Albert A. & Maxine C. Seida under instrument number 73-27889, Clackamas County deed records; thence southeasterly approximately 150 feet along the western boundary of said tract to the southern right-of-way boundary of Southeast 2nd Avenue; thence southwesterly along the southern right-of-way line approximately 1170 feet to

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the northwest corner of that tract of land conveyed to Carl O. Shipley under instrument number 90-55042, Clackamas County deed records; thence southeasterly approximately 265 feet along the western boundary of said property to the northeast corner of that tract of land conveyed to James M. & Clarice M. Murphy under instrument number 92-51952, Clackamas County deed records; thence southwesterly approximately 400 feet along the projection of the northern boundary of said tract to the northwest corner of that tract of land conveyed to Douglas B. Harbord under instrument number 90-01561, Clackamas County deed records; thence southeasterly approximately 140 feet along the western boundary of said tract to the southern right-of-way boundary of Southeast 3rd Avenue; thence southwesterly approximately 175 feet along the said southern right-of-way line to the western right-of-way line of South Ivy Street; thence northwesterly approximately 30 feet along the said western right-of-way line to the northern right-of-way line of Southwest 3rd Avenue; thence southwesterly approximately 100 feet along said northern right-of-way line to the southeast corner of that tract of land conveyed to the Zoar Evangelical Lutheran Church of Canby under instrument number 365-522, Clackamas County deed records; thence northwesterly approximately 95 feet along the eastern boundary of said tract; thence southwesterly approximately 490 feet along the northern boundary line of said tract to the northwest corner of that tract of land conveyed to Vena P. Berg under instrument number 357-305, Clackamas County deed records; thence southeasterly approximately 130 feet along the western boundary of said tract to the southern right-of-way boundary of Southwest 3rd Avenue; thence southwesterly approximately 100 feet along the southern right-of-way boundary to the eastern right-of-way line of South Grant Street; thence northwesterly approximately 225 feet along said eastern right-of-way line to the southern right-of-way line of Southwest 2nd Avenue; thence

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southwesterly approximately 750 feet along the said southern right-of-way line to the eastern right-of-way line of South Elm Street; thence southeasterly approximately 470 feet along said eastern right-of-way line to the southern right-of-way boundary of Southwest 4th Avenue; thence southwesterly approximately 1600 feet along the southern right-of-way boundary of Southwest 4th Avenue to the western right-of-way line of South Aspen Street; thence southerly approximately 140 feet along said western right-of-way line to the southern right-of-way line of Southwest 5th Avenue; thence continuing southerly along the eastern property line of that tract of land conveyed to Western-Seven Trees Investors 90.3% under instrument number 98-14641, Clackamas County deed records to the southeast corner of said tract; thence westerly approximately 255 feet along the southern boundary of said tract to the southeast corner of that tract of land conveyed to Charles B. Boyce (Trustee 1/2) under instrument number 94-71906, Clackamas County deed records; thence northerly approximately 340 feet along the eastern boundary of said Boyce tract to the northeast corner of said property; thence westerly approximately 410 feet along the northern boundary of said tract to the easterly right-of-way line of South Berg Parkway; thence southerly approximately 400 feet along the eastern right-of-way line to the northern boundary of that tract of land conveyed to the City of Canby under instrument number 675-570, Clackamas County deed records; thence southeasterly approximately 250 feet along the northeast boundary of said property to the western boundary of that tract of land conveyed to Fred A. & Nancy M. Kahut under instrument number 78-26233, Clackamas County deed records; thence continuing northerly and easterly along the boundary of said Kahut tract approximately 640 feet to the eastern boundary of said tract; thence southerly along the eastern boundary approximately 302 feet to the southeast corner of said tract; thence continuing southerly

ATTACHMENT 'A'

along the eastern boundary of that tract of land conveyed to the City of Canby under instrument number 675-570, Clackamas County deed records approximately 115 feet to the southeast corner of said tract; thence westerly approximately 265 feet along the southern boundary of said property to the northeast corner of that tract of land conveyed to the City of Canby under instrument number 508-343, Clackamas County deed records; thence southerly approximately 580 feet along the eastern boundary of said property to the southeast corner; thence westerly approximately 500 feet along the southern boundary of said tract to the eastern boundary of the Molalla River; thence northwesterly approximately 600 feet along the eastern boundary of the Molalla River to the northern boundary of that tract of land conveyed to the City of Canby under instrument number 508-343 Clackamas County deed records, said point being the southwest corner of the right-of-way of South Berg Parkway (Canby Park Road); thence continuing northerly along the western right-of-way boundary of South Berg Parkway approximately 1550 feet to the centerline of the right-of-way of Pacific Highway U.S. 99E; thence southwest along the said centerline approximately 875 feet to the eastern bank of the Molalla River, said point being the point of beginning.

INCLUSIONS:

1. The Township Road right-of-way from the projection of the centerline of the right-of-way of South Redwood Street to the western right-of-way boundary of the Molalla Forest Road.
2. The Molalla Forest Road right-of-way from the southern boundary of the right-of-way of Township Road to the northern boundary of the right-of-way of Southeast 13th Avenue.
3. The future Sequoia Parkway right-of-way being a 74 foot strip of land with the centerline

ATTACHMENT 'A'

described as follows: beginning at a point lying on the centerline of Township Road, said point being 22 feet west of the Centerline of South Walnut Street, thence South S 0°00'51"E 113.38 feet; thence along a 400 foot radius curve left a length of 314.16 feet, the long chord having a length of 306.15 feet and a bearing of S22°30'51"E; thence continuing southeasterly at a bearing of S45°00'51"E for a distance of 618.82 feet; thence along a 400 foot radius curve right a length of 314.16 feet, the long chord having a length of 306.15 feet and a bearing of S22°30'51"E; thence continuing south at a bearing of S0°00'51"E a distance of 307.82 feet; thence westerly at a bearing of S89°59'09" for 25.86 feet; thence along a 400 foot radius curve left a length of 275.47 feet, the long chord having a length of 270.06 feet and a bearing of S70°15'24"W; thence continuing southwesterly at a bearing of S50°31'39"W for a distance of 251.07 feet; thence along a 400 foot radius curve left a length of 352.85 feet, the long chord having a length of 341.52 feet and a bearing of S25°15'24"W to a point 37 feet east measured perpendicular of the Molalla Forest Road; thence continuing south parallel and 37 feet easterly from the Molalla Forest Road, at a bearing of S0°00'51"E for a distance of 672.59 feet more or less to the right-of-way line of Southeast 13th Avenue.

4. A 60 foot wide right-of-way for South Berg Parkway, beginning at the centerline of South Berg Parkway on the north right-of-way line of Pacific Highway 99E, and projecting northerly to the northern boundary of the Union Pacific Railroad right-of-way.

EXCLUSIONS:

1. Beginning at the southwest corner of that tract of land conveyed to the City of Canby under instrument number 239-313, Clackamas County deed records, said point being on the

ATTACHMENT 'A'

northern right-of-way line of Township Road; thence northerly approximately 910 feet along said western boundary and the western boundary of that tract of land conveyed to the City of Canby under instrument number 238-600, Clackamas County deed records, to the northwest corner; thence northeasterly approximately 775 feet along the northern boundary of said property to a point 44 feet measured perpendicular west of the western right-of-way boundary of South Walnut Street; thence southerly along a line 44 feet west of and parallel the western right-of-way of South Walnut Street, approximately 1080 feet to the northern right-of-way line of Township Road; thence westerly approximately 750 feet along said northern right-of-way line to the point of beginning.

ATTACHMENT B

CANBY URBAN RENEWAL PLAN

COMPREHENSIVE PLAN GOALS AND OBJECTIVES

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Specific goals and policies found in the Canby Comprehensive Plan which relate to this Plan are:

Canby Comprehensive Plan Goals and Policies

A. To develop and maintain a transportation system which is safe, convenient and economical.

- Canby shall provide the necessary improvement to City streets, and will encourage the County to make the same commitment to local County roads, in an effort to keep pace with growth.
- Canby shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the City's growth needs.
- Canby shall attempt to improve its problem intersections, in keeping with its policies for upgrading or new construction of roads.
- Canby shall work to provide an adequate sidewalk and pedestrian pathway system to serve all residents.
- Canby shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.
- Canby shall work to expand mass transit opportunities on both a regional and an intra-city basis.
- Canby shall actively promote improvements to state highways and connecting county roads that affect access to the City.

B. To assure the provision of a full range of public facilities and services to meet the needs of the residents and property owners of Canby.

- Canby shall work closely and cooperative with all entities and agencies providing public facilities and services.
- Canby shall utilize all feasible means of financing needed public improvements and shall do so on an equitable manner.
- Canby shall adopt and periodically update a capital improvement plan for major City projects.

C. To diversify and improve the economy of the City of Canby.

- Canby shall promote increased industrial development at appropriate locations.
- Canby shall encourage further commercial development and redevelopment at appropriate locations.
- Canby shall encourage economic programs and projects that will lead to an increase in local employment opportunities.

ATTACHMENT C

CANBY URBAN RENEWAL PLAN RENEWAL AREA ZONING DESIGNATIONS

THE FOLLOWING IS EXAMPLE ONLY.

Residential Zone District (R): The purpose of this district/zone is to recognize the existing residential character of the area and provide compatible types of new residential development.

Permitted Uses in this zone are:

R-1 Low density residential zone

- a. Single-family dwelling: one single family dwelling per lot.
- b. Agriculture, including accessory structures, excluding commercial processing, sales manufacturing or packaging.
- c. Day care facility in residential home, with twelve or fewer children.
- d. Manufactured and mobile home subdivisions, where developed as a planned unit.
- e. Public building of land use such as fire station, city hall, park, playground or library.
- f. Manufactured home that meets approval criteria.

R-2 High density residential zone

- a. Uses permitted outright in the R-1 zone.
- b. Boarding, lodging or rooming house.
- c. Multi-family dwelling.
- d. Manufactured and mobile home subdivision of eight or fewer lots per acre.
- e. Duplex.

Commercial Zone District (C)- Central Business District: The district/zone is intended to create and preserve areas suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area for the City.

Permitted uses in this zone are:

C-1 Downtown commercial zone

- a. Dwelling units:
 1. Units that are incidental and attached to any use allowed in C-1 zone.
 2. Existing dwelling units which are not incidental and attached to a use allowed in the C-1 zone.
- b. Retail store or shop, except those first listed as permitted uses in the C-1 zone.
- c. Amusement enterprise, including pool hall, bowling alley, dance hall, skating rink or theater when enclosed in a building.
- d. Bakery, for retail sale on premises.
- e. Barber or beauty shop.
- f. Bank or other financial institution.
- g. Building materials, supply of sales when enclosed in a building.

Commercial Zone District (C) - General: The purpose of this district/zone is to create and preserve areas suitable for general commercial uses and services.

Permitted Uses in this zone are:

C-2 Highway commercial zone

- a. Uses permitted outright in the C-1 zone.
- b. Miniature golf courses.
- c. Automobile, motorcycle, boat or truck sales service, rental, storage or parking.
- d. Billboard having a surface not greater than fifty square feet per side.
- e. Theaters, or other drive-in commercial recreational enterprises.
- f. Restaurant.
- g. Kennel.
- h. Motel.
- i. Service station.
- j. Tire shop.

Industrial Zone District (I): The purpose of this district/zone is to provide for uses which have a limited impact on surrounding properties and are compatible with clean and non-polluting industries.

Permitted Uses In this Zone are:

M-1 Light industrial zone

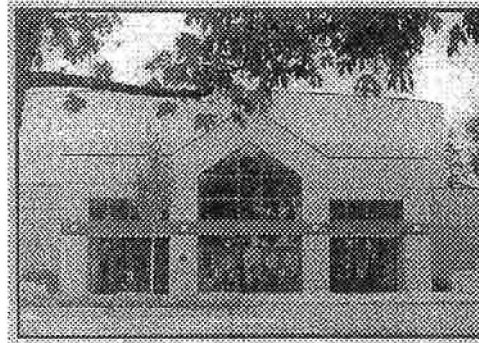
- a. Manufacturing, fabricating, processing, compounding, assembly of products made from previously prepared materials, such as cloth, paper, but not sawmills, etc., the operation of which will not result in dissemination of dust, gas, smoke, etc. which would exceed the Oregon Department of Environmental Quality standards and regulations, danger by fire, or unusual traffic hazards.
- b. Automobile shops or heavy repair shop.
- c. Contractor's equipment or storage yard.
- d. Food processing plant.
- e. Fuel distribution, wholesale or retail.

M-2 Heavy industrial zone

- a. Use permitted outright in an M-1 zone.
- b. Aggregate removal operations.
- c. All other uses when evaluated on the specified standards and criteria and point system evaluating heavy industrial development proposals.

City of
Canby

Canby
Urban Renewal Area
Report on the
Urban Renewal Plan



Fine Arts Center

November 1999

**REPORT ON CANBY URBAN RENEWAL PLAN
TABLE OF CONTENTS- REPORT**

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APPENDIX A - ASSUMPTIONS

**REPORT ON THE CANBY URBAN RENEWAL PLAN
ACKNOWLEDGMENTS**

The Report on the Canby Urban Renewal Plan was prepared with the participation, assistance and guidance of the Canby Urban Renewal Task Force, and City of Canby staff. The work, time, and experience of the Task Force membership, and City staff was of great service and value to the City of Canby. The Urban Renewal Task Force members, listed in alphabetical order, are:

Urban Renewal Task Force

Dirk Borges (General Manager, Canby Utility Board)
Shawn Carroll (Citizen)
Randy Carson (City Councilor)
Joe Diggers (Member, Canby School District Board)
Kathy Henderson (Executive Director, Greater Canby Chamber of Commerce)
Ray Hoen (Canby Business Revitalization)
Vern Keller (Member, Canby Planning Commission)
Ted Kunze (Fire Chief, Canby Fire District No. 62)
Harry Lee Kwai (Citizen)
Craig Lewelling (Property Owner within Industrial Park Property Owners)
Carol Meeuwsen (Citizen)
Georgia Newton (Member, Canby Utility Board)
Ken Palke (Program Manager, Canby Business Revitalization)

City of Canby Staff

Jerry Pineau (Community Development Director)
Joyce Peters (Office Specialist)

Consultants on the Urban Renewal Plan

Charles Kupper, Spencer & Kupper

Report on the Canby Urban Renewal Plan

SECTION I. Introduction

The Report on the Plan for the Canby Urban Renewal Area provides technical information to support the Plan, and to assist the Renewal Agency and the City Council in their deliberations on the Canby Urban Renewal Plan. This required contents of a Report on an Urban Renewal Plan are set forth in ORS457.085(3), subsections (a) through (i). The sections in this Report on the Canby Urban Renewal Plan cover each of those requirements of ORS 457.

Data for this Report has been compiled from several sources, including City staff, Clackamas County Assessor's Office, and the firm of Spencer & Kupper.

SECTION II. A Description of the Physical, Social and Economic Conditions in the Urban Renewal Area

IIA - Physical Conditions

Land Area

The Canby Urban Renewal Area is shown on Exhibit 1-Urban Renewal District Boundary of the Urban Renewal plan. The Canby Urban Renewal Area contains 573.26 acres. Of the total acreage in the project area, 382.34 acres are inside the City of Canby, the remainder are outside corporate City limits.

Compliance with Land Area Requirements of ORS457

ORS 457.420(2)(a)(B) provides that the total land area of a proposed urban renewal area, when added to the land area of existing active urban renewal plans, may not exceed 25% of the City's total land area. Table 1 below shows the acreage in existing renewal areas in Canby, and the estimated acreage to be added in the proposed Canby renewal area boundary.

TABLE 1	
Total Acreage in Canby Urban Renewal Areas	
	Acreage
Acreage in Proposed Renewal Area	573
Acres in City of Canby	2417
Percent of City's Acreage in Renewal Area	23.7%

The table shows that with the acreage for the proposed renewal area is below the 25% acreage limitation.

Land Uses and Zoning

The Canby area contains a mixture of commercial uses, light and heavy industrial uses, and only a minor area of residential land uses.

The following table shows the zoning in the renewal area. The total acres in the zoning table include acreage in streets, right-of way, and water. The predominant zoning designation in the Canby Urban Renewal Area is Light Industrial. Little of the land zoned for this use has been developed.

TABLE 2		
Canby Renewal Area - Comprehensive Plan Zoning, by Acres		
Zoning	Acres	Percent of Total
P- Public	38.68	6.75
CM - Commercial Manufacturing	68.26	11.91
DC- Downtown Commercial	60.23	10.51
HC - Highway Commercial	70.46	12.29
LI - Light Industrial	228.32	39.83
HI - Heavy Industrial	74.34	12.97
HDR - High Density Residential	6.08	1.06
LDR - Low Density Residential	11.00	1.92
FL Flood Prone/Steep Slope	15.90	2.77
TOTALS	573.26	100.0

1. Traffic and Circulation Conditions

The industrial area of the project lacks streets, curbs, and sidewalks. There is inadequate vehicular access to the industrial area, and inadequate connections between the commercial core of Canby and the industrial area. The industrial area can not be developed to its potential until a funding mechanism is found to master plan and put an adequate street system in place.

US Highway 99E, and main line Union Pacific railroad tracks bisect the project, creating numerous circulation and safety problems within the project area.. A system for safe and convenient pedestrian and bicycle access to, and circulation within the project area is lacking.

2. Street, Curb and Sidewalk Conditions

Most of the streets, curbs and sidewalks in the commercial core areas are classified as in fair to poor to very poor condition in the Canby Transportation System Plan (TSP), August 1994. The TSP contains many improvement recommendations for pedestrian, bicycle and vehicular improvements to enhance traffic safety and circulation for all users. The commercial core areas lack adequate wheelchair access, safe pedestrian ways and handicapped parking.

As noted in the previous section, the industrial area lacks a system of streets, curbs, and sidewalks. The Industrial Area Master Plan (IAMP), October 1998, encompasses traffic circulation and infrastructure recommendations, but lacks specific site determinations, implementation process and funding mechanism to meet the IAMP objectives.

The TSP and IAMP both encourage and suggest that curbs, sidewalks, paths, landscaping, safe intersections and traffic controls are essential to enhance the safety, access and efficiency aspects of pedestrian, bicycle and vehicular modes of transportation within the district.

3. Public Parking Conditions

The City of Canby has three public parking lots. The public parking lot at the Union Pacific leased area (south side of North First Avenue from North Ivy Street to North Elm Street), the parking lot at the Graham Building and the parking lot at City Hall are primarily used by area employee and mass transit patrons. Consequently, convenient customer parking in the commercial core area is grossly inadequate, and inconvenient and negatively affects business and values in the commercial core area.. The City Transportation System Plan reflects the need

for additional parking to alleviate traffic flow impediments for customers in the commercial core area.

4. Parks, and Open Space Conditions

The City of Canby main parks within the district are the Regional Park (undeveloped), Community Park (requires upgrades), Wait Park (needs improvements) and Industrial Area Parks (undeveloped). The City of Canby Park and Recreation Master Plan (PRMP) addresses the development, upgrades and improvements to parks and open space.

5. Pedestrian and Bicycle Ways

The Logging Road Trail (from South East 13th Avenue to North East Territorial Road) requires new public access from the Logging Road Industrial Park to accommodate pedestrian and bicycle traffic. A safe and useful North South connection across 99E highway is non-existent. A safety corridor using the existing Logging Road 99E Highway overpass or building a new overpass nearer the downtown core requires funding and public participation. The existing bicycle and pedestrian at the traffic controlled intersections are unsafe, unfriendly for pedestrians and bicyclists, and directly affects the flow of traffic on 99E Highway.

6. Water and Sewer Services Conditions

There are no water and sewer services in the Logging Road Industrial Park at this time. Planning and new construction are required in order to provide services for normal low volume water users and low level industrial waste dischargers. Sanitary sewer lift stations are necessary due to the topography of the area. Provisions and funding for high volume water users are not available and, therefore, require additional funding of additional water treatment and water service infrastructure. Concurrently, capital investments for treatment handling facilities and collection system improvements will be needed to meet the handling of medium to high level of industrial wastes.

The water and sewer services in the commercial areas are currently adequate, but will require upgrades on an as needed basis under present plans and funding resources.

7. Electric Power Service Conditions

The current capacity of the Twilight substation, power distribution and electric service structures are adequate to serve the commercial and industrial areas within the district under the Canby Utility Board (City owned) 57 Kv power system. However, if high power loads in excess of current capabilities are required in the industrial area, substantial upgrades and investments are necessary, including the upgrade of the power system to a 115 Kv power system.

8. Storm Drainage Collector System Conditions

There is no storm drainage system in the industrial area. The industrial area requires an elaborate and costly system due to federal and state laws and regulations and the area subsurface soil conditions, which prohibit the traditional dry well collection and disposal system.

At this time, the storm drainage collection system is adequate in the commercial areas, although replacements and upgrades are a constant endeavor.

9. Conditions – Environmental and Geotechnical

No special conditions are noted at this time.

10. Conditions – Public Facilities

Canby's Police Station, City Hall, Public Library, and Municipal Court all are located within the urban renewal area. They are an important source of public usage for the urban renewal area, and they are crucial to the viability of the downtown section of the renewal area. The newest of the facilities, the Public Library, is 25 years old. All these municipal facilities are in need of modernization, expansion, and major repairs.

11. Building Conditions

A survey of exterior building conditions in the Canby Area was conducted in July, 1999. A total of 401 buildings were counted in the project area. Building conditions were graded on the following scale:

Condition "A" New, near new or well maintained older buildings.

Condition "B" Buildings needing rehabilitation and improved maintenance. Without a detailed interior inspection and "cost work-up", the feasibility of buildings graded "B" being rehabilitated to comply with current building codes appears to be physically possible but economically questionable.

Condition "C" Buildings in poor condition, and which may be difficult or impossible to rehabilitate economically.

Table 3 presents the information from the building conditions surveys:

TABLE 3	
Canby Urban Renewal Area - Building Conditions	
Total number of buildings in area	401
Buildings in C Condition	15
Percentage in C condition	3.74%

The condition of buildings in the area is generally good to average.

IIB - Social and Economic Conditions

The area includes Canby's traditional downtown core. There are few vacancies in the downtown core area, but aside from a supermarket expansion, there is little sign of new investment, or a thriving business environment. This condition indicates static, or declining property values in the downtown core area. This indicator is further confirmed by the low ratio of improvement to land values in the area.

The overall value of land to improvements in the Renewal Area is very low for an area that includes much of the city's commercial core. Based on preliminary true cash values for the 1999 tax year, land represents approximately \$27.789 million in value, while improvements represent approximately \$59.321 million. (Note: the frozen base values for the area will be based on assessed values, which are not available at this time.) The ratio of improvement to land value is only 2.13 to 1. Mature urban areas, especially those containing the community's commercial core, are expected to exhibit improvement to value ratios in the 4:1 or 5:1 range. It has been noted that the Renewal Area contains a high percentage of land acreage either vacant, or under-developed. The very low improvement to value ratio emphasizes the validity of statement. The low level of improvement values in the area means that the tax revenues produced by the area are well below their potential, and the area therefore is not carrying its proper share of the local tax burden.

IIC - Total Assessed Value in Area - Compliance with 25% Requirement

ORS 457.420(2)(a)(A) provides that the assessed value of an urban renewal area, when added to the total assessed values previously certified by the assessor for all other urban renewal areas, may not exceed 25% of the total assessed value of the municipality, exclusive of any increased assessed value for other urban renewal areas. It is assumed that the 1999-200 year will become the year for frozen base values for the Canby Urban Renewal Area. Assessed Value data for the 1999-200 year is not yet available. However, preliminary data on 1999-2000 real market values indicates that the Assessed Value for the area will be approximately \$66,204,000. That estimate of Assessed Value is used in Table 4 below.

Table 4 - Certified Assessed Values in Canby	
	Base AV
Canby Renewal Area (estimate)	\$66,204,000
Total Assessed Value, City of Canby (est. **)	\$572,813,714
Percent of Canby AV in Renewal Areas	11.56%

** Estimate based on 7% increase over 1998-99 Assessed Values of \$535,339,920.
 The values within the proposed Canby Renewal Area boundary are well within the 25% limit.

SECTION III. The Expected Impact, Including Fiscal Impact of the Plan, in Light of Added Services or Increased Population

Attracting the new development, and serving the increased daytime and residential population initially will create needs for new streets, curbs and sidewalks, public parking, and improvements to the area’s drainage and sanitary sewer systems. As the area reaches latter stages of build out, it is likely that there will be needs for improved public safety facilities, and other community facilities.

Urban renewal activities shown in Section 600 of the Canby Urban Renewal Plan are intended to allow use of tax increment funds to address the impacts described above. The estimated cost of carrying out the Canby Urban Renewal Plan is largely driven by anticipated expenditures to address the infrastructure and service needs of the project area. It is more difficult to quantify the positive fiscal and service impacts expected from the improvements made to transform the Canby area to a new employment center, but they are real nevertheless. Reduced automobile usage, increased use of alternative means of transportation, improved public and pedestrian safety, and better public facilities all represent positive fiscal and service benefits of the Plan.

Carrying out the Renewal Plan will require the use of tax increment revenues. With the passage of Ballot Measure 50, the basic fiscal impacts of utilizing tax increment financing have changed. Use of tax increment financing may result in some "foregone" property tax revenues by other taxing bodies. While some property taxes will be foregone during the life of the Plan, it is anticipated that new property values created by urban renewal activities will result in an early payback of these foregone revenues. Further, given the current conditions within the Canby area, it seems reasonable to assume that the increases in property values either would not materialize, or would be much lower if the urban renewal activities were not carried out.

The tax impacts of carrying out the Canby Urban Renewal Plan, and the new property values expected in the project area addressed in the Financial sections of this Report.

SECTION IV. Reasons for Selection of Each Urban Renewal Area in the Plan

Conditions exist within the Canby Urban Renewal Area which meet the definitions of blight in ORS 457.010. . These conditions and deficiencies are described in Sections II a and II b of this Report, and are summarized below:

- Major parts of the area lack streets, curbs, and sidewalks
- Major parts of the area lack water and sewer services
- Major parts of the area lack a storm drainage system
- A significant portion of the renewal area is unimproved land, and therefore unproductive for purposes of providing revenues for needed city services.
- Parks, open space, and public facilities in the area are inadequate for current and projected needs.

SECTION V. The Relationship Between Each Project Activity to be Undertaken Under the Plan and the Existing Conditions

All project activities described in Section 600 of the Plan are intended to correct the deficiencies described in Section II a and II b of this Report and summarized in Section IV of this Report.

A comparison of Plan activities in Section 600 with the deficiencies noted in Section II of this Report shows that there is a direct relationship between each project activity authorized in the Plan, and treatment of the existing conditions in the Canby Urban Renewal Area.

SECTION VI. The Estimated Total Cost of Each Project and the Sources of Moneys to Pay Such Costs

The estimated costs of project activities are shown on Table 5, beginning on the following page. The total cost of projects in 1999 dollars is estimated at \$51,149,000.

TABLE 5 - ESTIMATED COST OF PROJECTS (1999 Dollars)	
Streets and Circulation Projects	
North West and North East First Avenue (North Ivy to North Elm& UP parking lot)	\$338,000
North West and North East Second Avenue (North Ivy to North Elm)	\$248,000
North West and North East Third Avenue (North Ivy to North Elm)	\$248,000
North West and North East Fourth Avenue (North Ivy to North Elm)	\$248,000
North Ivy Street (North First to North Fourth)	\$165,000
North Holly Street (North First to North Fourth)	\$165,000
North Grant Street (North First to North Fourth)	\$165,000
South West First Avenue (Old Pacific to 99E)	\$80,000
South West and South East Second Avenue (South Birch to South Locust)	\$759,000
South West Fourth Avenue (Old Pacific to South Elm)	\$165,000
Industrial Street Projects	
Sequoia Parkway (Logging Road Industrial Park - Phase II)	\$2,288,000
Sequoia Parkway (Logging Road Industrial Park - Phase III)	\$2,500,000
South East Fourth Avenue (End to Mulino Road)	\$1,250,000
Industrial Park Collectors (In Industrial Area Master Plan)	\$4,056,000
Township Road (S. Redwood to S. Mulino)	\$804,000
South Berg Parkway (99E to Thirteenth)	\$935,000
Highway 99E Access Improvements	\$50,000
North Berg Parkway (99E to Third)	\$5,065,000
Industrial Utilities Improvements	
Sanitary Sewer Lift Stations	\$180,000
Storm Drainage Collection and Disposal System	\$1,600,000

TABLE 5 (CONTINUED)	
Water Main Upgrades for high volume water users	\$1,200,000
Water Plant and Storage Facilities for high volume water users	\$1,100,000
115 KV Power Upgrade for high capacity power users	\$4,000,000
Twilight Substation Upgrade for high load power needs	\$2,000,000
Parks, Pedestrian and Bike Corridors and Other Amenities	
Canby Regional Park	\$500,000
Wait Park	\$150,000
Logging Road Industrial Area Parks	\$150,000
Logging Road Industrial Area Pedestrian and Bike Access	\$350,000
Canby Community Park	\$350,000
Gateways to City and Corridors	\$250,000
Commercial Area Underground Utilities	\$2,000,000
Pedestrian Connection Corridor across 99E	\$600,000
Public Buildings, Complexes and Parking Facilities	
Public Safety Building	\$1,440,000
Town Hall/Community Center	\$3,600,000
Canby Telecommunity Center	\$840,000
City Hall Complex	\$1,960,000
School/City/Community Joint Use Facility (2)	\$2,000,000
Municipal and Private Parking Facilities	\$400,000
Fire Protection and Emergency Response Improvements	
Urban Renewal District Fire Protection (1)	\$2,750,000
Rehabilitation and Preservation	
Urban Renewal Revolving Loan Program	\$750,000
Urban Renewal Matching Grant Program	\$750,000
Plan Administration	
Plan Administration	\$2,700,000
Total	\$51,149,000

Footnotes:

(1) The Urban Renewal District Fire Protection project estimated cost of \$2,750,000 is the Present Value of the estimated revenues "foregone" by the Canby Fire District No. 62, at a discount rate of 5 percent per year over the estimated urban renewal district term of twenty years.

(2) The School/City/Community Joint Use Facility project contemplates the inclusion of Clackamas Community College in the facility.

SECTION VII. The Anticipated Completion Date for Each Project

The schedule of each urban renewal project is shown on Table 7. Project activities are anticipated to be undertaken starting in Fiscal Year (FY) 2000/01 and ending in FY 2021-22.

SECTION VIII. The Estimated Amount of Money Required in the Urban Renewal Area Under ORS 457.420 to 457.460 (Tax Increment Financing of Urban Renewal Indebtedness) and the Anticipated Year in which Indebtedness Will be Retired or Otherwise Provided for Under ORS 457.420 to 457.460

Revenues are obtained from anticipated urban renewal bond proceeds and the proceeds of short term urban renewal notes. The capacity for urban renewal bonds is based on projections of urban renewal revenue, which in turn are based on projections of development within the Area.

Total estimated principal costs (i.e., exclusive of debt service) over the life of the plan total \$51,149,000. As shown on Table 6, revenue is sufficient to cover project expenditures.

It is anticipated that the maximum indebtedness under the Plan will be \$51,149,000, reflecting project activities, district management, and reserve requirements. No additional indebtedness would be incurred under the Plan when either the maximum indebtedness amount is reached, or the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, whichever occurs first. District indebtedness is anticipated to be retired or provided for by the end of FY 2021-2022.

SECTION IX. Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

Table 6 demonstrates that projected tax increment proceeds are sufficient to cover projected expenditures and that the Plan is financially feasible.

Table 6 also demonstrates that projected urban renewal taxes are sufficient to support the bonded indebtedness necessary to provide project revenues. Additional revenue may be provided by short-term urban renewal notes, repaid on an annual basis from the ending fund balances.

CANBY URBAN RENEWAL PLAN
TABLE 6 - RESOURCES AND REQUIREMENTS

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
RESOURCES											
Beginning Balance	\$0	\$3,183	\$2,462	\$4,237	\$7,704	\$10,495	\$24,665	\$14,888	\$43,949	\$28,193	\$30,972
Tax Increment Revenue	\$212,175	\$252,523	\$299,349	\$507,833	\$704,058	\$913,175	\$1,135,259	\$1,371,001	\$1,621,124	\$1,886,390	\$2,167,596
Delinquency at 3% average	(\$6,365)	(\$7,576)	(\$8,980)	(\$15,235)	(\$21,122)	(\$27,395)	(\$34,058)	(\$41,130)	(\$48,634)	(\$56,592)	(\$65,028)
Proceeds of Borrowings	\$926,090	\$0	\$0	\$0	\$0	\$3,985,778	\$0	\$0	\$0	\$0	\$9,461,009
Investment Earnings at 4.5%	\$9,548	\$11,507	\$13,582	\$23,043	\$32,029	\$41,565	\$52,197	\$62,365	\$74,928	\$86,156	\$98,936
Total Resources	\$1,141,447	\$259,637	\$306,412	\$519,879	\$722,670	\$4,923,618	\$1,178,063	\$1,407,124	\$1,691,368	\$1,944,147	\$11,693,485
REQUIREMENTS											
Industrial Area Streets	\$16,948,000										
Industrial Area Utilities	\$10,080,000										
Public Facilities	\$10,240,000										
Fire Protection and Emergency	\$2,750,000										
Parks, Pedestrian, Bike Projects	\$4,350,000										
Downtown Streets	\$2,581,000										
Rehabilitation	\$1,500,000										
Administration	\$2,700,000										
	\$51,149,000										
Project costs funded in year	\$926,090	\$45,000	\$90,000	\$300,000	\$500,000	\$3,985,778	\$250,000	\$450,000	\$750,000	\$1,000,000	\$9,461,009
Debt Service - bond	\$212,175	\$212,175	\$212,175	\$212,175	\$212,175	\$913,175	\$913,175	\$913,175	\$913,175	\$913,175	\$2,167,596
Total Outlays	\$1,138,265	\$257,175	\$302,175	\$512,175	\$712,175	\$4,898,953	\$1,163,175	\$1,363,175	\$1,663,175	\$1,913,175	\$11,628,605
Total Resources	\$1,141,447	\$259,637	\$306,412	\$519,879	\$722,670	\$4,923,618	\$1,178,063	\$1,407,124	\$1,691,368	\$1,944,147	\$11,693,485
Ending Balance	\$3,183	\$2,462	\$4,237	\$7,704	\$10,495	\$24,665	\$14,888	\$43,949	\$28,193	\$30,972	\$64,880

YEARS 12 THROUGH 22

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
RESOURCES											
Beginning Balance	\$64,880	\$2,766	\$8,231	\$3,173	\$56,957	\$117,172	\$31,985	\$67,933	\$54,739	\$15,709	\$84,632
Tax Increment Revenue	\$2,465,579	\$2,781,218	\$3,115,436	\$3,469,199	\$3,843,523	\$4,239,471	\$4,658,160	\$5,100,761	\$5,568,502	\$5,978,537	\$6,506,853
Delinquency at 3% average	(\$73,967)	(\$83,437)	(\$93,463)	(\$104,076)	(\$115,306)	(\$127,184)	(\$139,745)	(\$153,023)	(\$167,055)	-\$179,356	-\$195,206
Proceeds of Borrowings	\$0	\$0	\$0	\$0	\$16,776,007	\$0	\$0	\$0	\$0	\$1	\$2
Investment Earnings at 4.5%	\$113,871	\$125,279	\$140,565	\$156,257	\$175,522	\$196,049	\$211,056	\$232,591	\$253,046	\$269,741	\$296,617
Total Resources	\$2,570,362	\$2,825,827	\$3,170,769	\$3,524,553	\$20,736,702	\$4,425,508	\$4,761,456	\$5,248,262	\$5,709,232	\$6,084,632	\$6,692,899
REQUIREMENTS											
Industrial Area Streets	\$16,948,000										
Industrial Area Utilities	\$10,080,000										
Public Facilities	\$10,240,000										
Fire Protection and Emergency	\$2,750,000										
Parks, Pedestrian, Bike Projects	\$4,350,000										
Downtown Streets	\$2,581,000										
Rehabilitation	\$1,500,000										
Administration	\$2,700,000										
	\$51,149,000										
Project costs funded in year	\$400,000	\$650,000	\$1,000,000	\$1,300,000	\$16,776,007	\$550,000	\$850,000	\$1,350,000	\$1,850,000	\$6,000,000	\$3,000,000
Debt Service - bond	\$2,167,596	\$2,167,596	\$2,167,596	\$2,167,596	\$3,843,523	\$3,843,523	\$3,843,523	\$3,843,523	\$3,843,523	\$0	\$0
Total Outlays	\$2,567,596	\$2,817,596	\$3,167,596	\$3,467,596	\$20,619,530	\$4,393,523	\$4,693,523	\$5,193,523	\$5,693,523	\$6,000,000	\$3,000,000
Total Resources	\$2,570,362	\$2,825,827	\$3,170,769	\$3,524,553	\$20,736,702	\$4,425,508	\$4,761,456	\$5,248,262	\$5,709,232	\$6,084,632	\$6,692,899
Ending Balance	\$2,766	\$8,231	\$3,173	\$56,957	\$117,172	\$31,985	\$67,933	\$54,739	\$15,709	\$84,632	\$3,692,899

Note: The amount, and priority of funding for project activities will be set by the renewal agency in its annual and long-range budgets

SECTION X. A Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Urban Renewal Area

The amendments to the Oregon Constitution passed by voters in May 1997 resulted in a shift in Oregon's property tax system. The tax bases and most continuing levies of taxing districts were reduced and then converted to "permanent rates." These rates were sufficient to raise, in Fiscal Year (FY) 1997/98, the amount of revenue that each taxing district was authorized to levy.

In FY 1998/99 and subsequent years, the maximum revenues of each taxing district with a permanent rate will be determined by applying the permanent rate to the assessed value within the taxing district. Under this system of taxation, the fiscal impacts of urban renewal consist primarily of tax revenues foregone by taxing districts.

To a lesser extent, impacts in terms of increased tax rates to tax payers will result from any levy other than permanent rates. For example, if voters approve a local option levy or exempt bond levy, the tax rate necessary to raise the amount approved may be higher as a result of the existence of the Plan.

Table 7 projects the amount of tax revenue that will be foregone by each district over a 22 year period. By the end of FY 2022, sufficient urban renewal tax revenue is projected to be collected to retire all outstanding bonded indebtedness necessary to finance the plan. Urban renewal taxes would therefore be projected to cease after FY 2022. The foregone revenues shown here are likely overstated, for they assume that all values in the renewal area would appear even without the improvements resulting from urban renewal investments. Other reasonable scenarios could be constructed showing lower levels of development and value occurring if no renewal actions were taken. These scenarios would of course show less revenue foregone. The permanent rates for the taxing bodies are based on FY 1998/98 rates. No other adjustments were made since many of them require voter approval or will not exist for a significant duration of the plan.

Because of the increased assessed value that is projected to occur within the Area as a result of urban renewal through FY 2021-22, even with no growth in the Area's assessed value after 2021-22, the taxing districts are projected to recoup all foregone revenues within eight years from the cessation of urban renewal tax collection, or by FY 2029-30. Applying even a modest growth to values produced in the renewal area during the life of the Plan would shorten that payback period. The number of years required to recoup foregone revenues may fluctuate, dependent upon the year of cessation.

CANBY URBAN RENEWAL PLAN

TABLE 7

POTENTIAL REVENUE IMPACTS ON TAX BODIES

Year	Assumed New Values in urban renewal area	County taxes foregone on new values	City taxes foregone on new values	Port taxes foregone on new values	FD 62 tax foregone on new values	Vector tax foregone on new values	Canby SD foregone on new values	CCC tax foregone on new values	ESD tax foregone on new values
1999-00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000-01	\$15,995,148	\$38,441	\$55,801	\$1,120	\$24,716	\$104	\$73,202	\$8,928	\$5,897
2001-02	\$18,961,123	\$45,569	\$66,148	\$1,327	\$29,299	\$123	\$86,776	\$10,584	\$6,991
2002-03	\$22,016,076	\$52,911	\$76,805	\$1,541	\$34,019	\$143	\$100,757	\$12,289	\$8,117
2003-04	\$35,313,397	\$84,869	\$123,194	\$2,472	\$54,566	\$230	\$161,612	\$19,712	\$13,020
2004-05	\$48,141,429	\$115,698	\$167,946	\$3,370	\$74,388	\$313	\$220,319	\$26,873	\$17,750
2005-06	\$61,772,015	\$148,457	\$215,498	\$4,324	\$95,450	\$402	\$282,700	\$34,481	\$22,775
2006-07	\$76,248,029	\$183,247	\$265,999	\$5,337	\$117,818	\$496	\$348,949	\$42,562	\$28,113
2007-08	\$91,614,476	\$220,177	\$319,606	\$6,413	\$141,563	\$595	\$419,274	\$51,139	\$33,778
2008-09	\$107,918,596	\$259,361	\$376,485	\$7,554	\$166,756	\$701	\$493,889	\$60,240	\$39,790
2009-10	\$125,209,970	\$300,917	\$436,808	\$8,765	\$193,474	\$814	\$573,023	\$69,892	\$46,165
2010-11	\$143,540,632	\$344,971	\$500,756	\$10,048	\$221,799	\$933	\$656,914	\$80,124	\$52,923
2011-12	\$162,965,185	\$391,654	\$568,520	\$11,408	\$251,814	\$1,059	\$745,810	\$90,967	\$60,085
2012-13	\$183,540,924	\$441,104	\$640,301	\$12,848	\$283,607	\$1,193	\$839,975	\$102,453	\$67,672
2013-14	\$205,327,965	\$493,465	\$716,307	\$14,373	\$317,273	\$1,335	\$939,683	\$114,614	\$75,704
2014-15	\$228,389,379	\$548,888	\$796,759	\$15,987	\$352,907	\$1,485	\$1,045,224	\$127,487	\$84,207
2015-16	\$252,791,330	\$607,533	\$881,888	\$17,695	\$390,613	\$1,643	\$1,156,900	\$141,108	\$93,204
2016-17	\$278,603,226	\$669,567	\$971,935	\$19,502	\$430,498	\$1,811	\$1,275,028	\$155,516	\$102,721
2017-18	\$305,897,871	\$735,164	\$1,067,155	\$21,413	\$472,673	\$1,988	\$1,399,942	\$170,752	\$112,785
2018-19	\$334,751,625	\$804,509	\$1,167,815	\$23,433	\$517,258	\$2,176	\$1,531,991	\$186,858	\$123,423
2019-20	\$365,244,573	\$877,792	\$1,274,192	\$25,567	\$564,376	\$2,374	\$1,671,542	\$203,880	\$134,666
2020-21	\$378,688,030	\$910,101	\$1,321,091	\$26,508	\$585,149	\$2,461	\$1,733,066	\$211,384	\$139,622
2021-22	\$412,152,233	\$990,525	\$1,437,834	\$28,851	\$636,858	\$2,679	\$1,886,215	\$230,063	\$151,961

SECTION XI. Relocation Report

An Analysis of Existing Residences or Businesses Required to Relocate

There is no property currently identified for acquisition in the Canby Urban Renewal Plan.

A Description of the Relocation Methods to be Used

The Renewal Agency will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

An Enumeration by Cost Range of Housing Units to be Removed or Altered

There are no housing units currently identified for acquisition or removal in the Canby Urban Renewal Plan.

An Enumeration by Cost Range of New Housing Units to be Added

There are no new housing units currently identified as being added to the project area

REPORT ON THE CANBY URBAN RENEWAL PLAN

Appendix A

Assumptions made in revenue projections for the Report

1. The frozen base of assessed values for the Plan is established as of the 1999-2000 tax year. The estimated assessed value of the base is estimated at \$66,204,000. That is based on a conversion of a preliminary real market value for the area, as of July, 1999. Actual assessed values for the 1999-2000 tax year are not known at the time this report was prepared.
2. The estimated annual rate of growth in existing property values in the area is 2.75% .
3. New construction within the EID portion of the Plan is estimated at only \$500,000 annually, since this area of the project is largely built out.
4. A 160,000 s.f. Fred Meyer store, and 70,000 s.f. of satellite retail space will appear on the tax rolls in the year 2000-01, with an assessed value of \$14 million.
5. A second phase retail development of 14 acres will add \$11.2 million in value in 2003-04.
6. New values in the Industrial area of the project will begin appearing on the tax roll in 2004-05.
7. No absorption or market study is available for the industrial area, therefore the new construction values added in the Industrial area are estimated using the following assumptions:
 - The typical building type in the Industrial area will be a flex-space product.
 - Land and buildings in the industrial area will be valued at \$60 per square foot, in 1999 dollars
 - Average building coverage will be 30% per acre
 - Land will be absorbed at 12.5 acres annually until the 286 acres in the Plan area is exhausted
8. It is assumed that the City of Canby will annex all land in the renewal area currently outside Canby's corporate limits, and that the annexations will be done in a manner which allows full development of the industrial land within Plan boundaries.
9. It is assumed that a short and longer range renewal area investment strategy will be formulated, and that timely and sufficient public and private investments will be made to provide the infrastructure needed to open the industrial area for development.
10. It is assumed that the Renewal Agency will utilize LID's, System Development Charges, and other funding sources to complete or accelerate the funding for project activities.

STATE OF OREGON 99-118320
CLACKAMAS COUNTY
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records of Clackamas County
RECEIPT# AND FEE: 105138 \$250.00
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