

# AGENDA

## CANBY CITY COUNCIL MEETING

February 1, 2006, 7:30 P.M.

Council Chambers

155 NW 2<sup>nd</sup> Avenue

*Mayor Melody Thompson*

*Council President Teresa Blackwell*

*Councilor Randy Carson*

*Councilor Walt Daniels*

*Councilor Roger Harris*

*Councilor Georgia Newton*

*Councilor Wayne Oliver*

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## CITY COUNCIL MEETING

### 1. CALL TO ORDER

A. Pledge of Allegiance and Moment of Silence

### 2. COMMUNICATIONS

### 3. CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

*(This is an opportunity for visitors to address the City Council on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Each citizen will be given 3 minutes to give testimony. Citizens are first required to fill out a testimony/comment card prior to speaking and hand it to the City Recorder. These forms are available by the sign-in podium. Staff and the City Council will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.)*

### 4. MAYOR'S BUSINESS

### 5. COUNCILOR COMMENTS & LIAISON REPORTS

### 6. CONSENT AGENDA

*(This section allows the City Council to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may be discussed if it is pulled from the consent agenda to New Business.)*

A. Approval of Accounts Payable \$204,927.03

B. Approval of Minutes of the January 16, 2006 City Council Workshop

C. Approval of Minutes of the January 18, 2006 City Council Executive Session & Regular Meeting

D. Approval of Annual Liquor License Renewals

Pg. 1

E. Appointment to City Budget Committee

Pg. 4

### 7. UNFINISHED BUSINESS

A. Findings, Conclusion & Final Order ANN 05-06 (Beck)

Pg. 5

B. Findings, Conclusion & Final Order ANN 05-07 (Netter)

Pg. 10

### 8. RESOLUTIONS & ORDINANCES

A. Res. 916, Referring Ballot Measure to Electorate a Proposed Annexation of 4.85 Acres and Authorizing Explanatory Statement

Pg. 15

- B. Ord. 1200, Adopting a Revised Code of the City of Canby Entitled the “Canby Municipal Code” Pg. 20
- C. Ord. 1201, Authorizing Contract with Ron Robinson Home Builder of Canby, Oregon for the Remodel of the Canby Transit Offices Pg. 23
- 9. NEW BUSINESS**
  - A. Discussion Regarding Enterprise Zones Pg. 27
- 10. CITY ADMINISTRATOR’S BUSINESS & STAFF REPORTS**
- 11. CITIZEN INPUT**
- 12. ACTION REVIEW**
- 13. EXECUTIVE SESSION: ORS 192.660(2)(e) Real Property and ORS 192.660(2)(h) Pending Litigation**
- 14. ADJOURN**

\*The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Kim Scheafer at 503.266.4021 ext. 233. A copy of this Agenda can be found on the City’s web page at [www.ci.canby.or.us](http://www.ci.canby.or.us).

**Interim Chief Greg  
Kroeplin**

# Memo

**To:** Mayor Thompson & Members of City Council  
**From:** Interim Chief Greg A. Kroeplin  
**CC:** Judi Christiansen, General Administration  
**Date:** January 9, 2006  
**Re:** Annual Liquor License Renewals

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I have reviewed the list of OLCC liquor licenses in Canby that are eligible for license renewal. Each license has been approved by me.

Dist. #	License Number	Tradename	Participant	License Type	Premises Address
<b>Local Government: CANBY</b>					
2	62829	7-ELEVEN STORE #2353-17845C	BAIRD, JOLENE BAIRD, REGENT W	O	109 SE 1ST, CANBY, OR
	62711	AMERICAN LEGION POST #122 CANBY	AMERICAN LEGION #122, CANBY	F-CLU	424 NW 1ST, CANBY, OR
	63935	BLACKJACK DELI & MORE	BLACKJACK DELI & MORE LLC	L	1110 SW 1ST AVE, CANBY, OR
	65726	CANBY BOWL	CANBY BOWL INC	L	145 SW 1ST, CANBY, OR
	62919	CANBY PUB & GRILL	BUTLER INVESTMENTS INC	F-COM	211 N GRANT, CANBY, OR
	65404	CUTSFORTH THRIFTWAY	GEF INC	O	225 NE 2ND, CANBY, OR
	72498	DALIA'S	PISCITELLI, GAIL D	F-COM	356 NW 1ST, CANBY, OR
	62939	DENNY'S RESTAURANT	CANBY-DENN INC	F-COM	1369 SE 1ST AVE, CANBY, OR
	65244	FISHER'S MEATS	STONE, WILLARD J	O	272 N GRANT, CANBY, OR
	63343	FRED MEYER	FRED MEYER STORES INC	O	1401 SE 1ST, CANBY, OR
	64207	FULTANO'S PIZZA	ROMINE PIZZA CO	L	715 SE 1ST, CANBY, OR
	63714	GODFATHER'S PIZZA	ARCADIA PIZZA COMPANY INC	L	1477 SE 1ST AVE #101, CANBY, OR
	64758	GOLD DRAGON	PHAN, LAM P PHAN, TRAM N	F-COM	204 SW 2ND, CANBY, OR
	65617	HOI TIN RESTAURANT	HUNG WON INC	L	1075 SW 1ST AVE, CANBY, OR
	69876	LA MEXICANA	LA HERMITA INC	O	733 SE 1ST AVE, CANBY, OR
	62426	LONE ELDER PIZZA	J & E INC	L	207 SW 1ST #106, CANBY, OR
	64594	LOS DORADOS MEXICAN RESTAURANT	LOS DORADOS INC	F-COM	1011 SW 1ST AVE, CANBY, OR
	69905	MI TIERRA MEXICAN RESTAURANT	LA HERMITA INC	F-COM	729 SE 1ST AVE, CANBY, OR
	64234	MIKE'S PLACE	NARDI ENTERPRISES INC	L	404 NW 1ST ST, CANBY, OR
	64235	MIKE'S PLACE	NARDI ENTERPRISES INC	O	404 NW 1ST ST, CANBY, OR
	64837	NUEVO VALLARTA RESTAURANT	PUERTO VALLARTA RESTAURANTS INC	F-COM	1385 SE 1ST AVE #104, CANBY, OR
	63833	RITE AID #5325	THRIFTY PAYLESS INC	O	1025 SW 1ST, CANBY, OR
	63968	SAFEWAY STORE #2604	SAFEWAY INC	O	1055 SW 1ST AVE, CANBY, OR
	72268	SEASONS GRILL	EPICURE ENTERPRISES INC	F-COM	101 N ELM ST, CANBY, OR
	64070	SHRIJI MARKET	SHRIJI INC	O	891 SE FIRST AVE, CANBY, OR
	64908	SMOKE 4 LESS	PRABEZ LLC	O	1021 SW 1ST AVE SUITE A, CANBY, OR
	62980	SPACE AGE FUEL & QUICK MART STORE	CHAO, LOO HANG SAECHAO, KOY CHIEN	O	1120 SW 1ST, CANBY, OR
	63599	T & M MART	YOUSSEF INC	O	293 SW 1ST, CANBY, OR
	62704	TAQUERIA ALONSO'S	MENDEZ, AMADA ALONSO, PABLO	L	851 SW FIRST AVE, CANBY, OR
	63820	THAI DISH	THAI DISH INC	L	108 N IVY ST, CANBY, OR
	50420	THE WILD HARE SALOON & CAFE	SIDEWINDER INC	F-COM	1190 SW FIRST, CANBY, OR
	64448	TNT MARKET	KHP 1 INC	O	164 SE 1ST ST, CANBY, OR
	65534	TRES CAFE'	TRES CAFE' INC	O	243 NW 2ND AVE, CANBY, OR
	65535	TRES CAFE'	TRES CAFE' INC	L	243 NW 2ND AVE, CANBY, OR

Dist. #	License Number	Tradename	Participant	License Type	Premises Address
Local Government: CANBY					
2	62656	WILLAMETTE VALLEY COUNTRY CLUB	WILLAMETTE VALLEY CNTRY CLUB INC	F-CLU	900 COUNTRY CLUB PL, CANBY, OR

INTERIM CHIEF  
FEE A. KROENIN  
01-04-06



**CITY OF CANBY  
APPLICATION  
BOARD/COMMITTEES/COMMISSIONS/COUNCIL**

Date: 12/19/06

Name: Michael Adams      Occupation: Technic Manager

Home Address:

Employer: Attensa Inc      Position: Technical Manager

Daytime Phone:      Evening Phone:

E-Mail Address: micamac@mac.com

For which position are you applying? Budget Committee

What are your community interests (committees, organizations, special activities)? Community planning, budget committees

Experience and educational background: 15 years in high technology (software development/QA) as a technician and manager, BS MIS/MS Technology Management

Reason for your interest in this position: Involvement in community, assist with and learn more about government

List any other City or County positions on which you serve or have served: Voter registration and voting polls

Information on any special membership requirements: \_\_\_\_\_

Referred by (if applicable): \_\_\_\_\_

Feel free to attach a copy of your resume and use additional sheets if necessary

**THANK YOU FOR YOUR WILLINGNESS TO SERVE CANBY**

*Please return to:*      City of Canby  
182 N Holly Street  
PO Box 930  
Canby, OR 97013

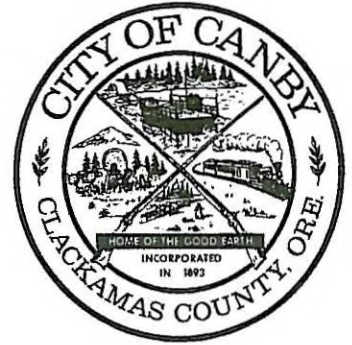
Phone: 503.266.4021 Fax: 503.266.7961

*Note: Please be advised that this information may be made available to anyone upon a public records request and may be viewable on the City's web site.*

9-30-05

RECEIVED  
OCT 19 2006  
CITY OF CANBY

# MEMORANDUM



**TO:** *Honorable Mayor Thompson and City Council*  
**FROM:** *Kevin Cook, Associate Planner*  
**THROUGH:** *Mark C. Adcock, City Administrator*  
**DATE:** *January 21, 2006*  
**RE:** *Annexation application ANN 05-06 (Beck)*

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Issue: Adoption of findings, conclusions, and final order for ANN 05-06 (4.5 acres located south of Territorial Rd, east of N Pine St. and west of Logging Rd. Trail).

Synopsis: After a public hearing on January 18, 2006, the City Council voted 6-0 to approve this annexation and forward to Canby voters. Findings are the final, written confirmation of that oral decision.

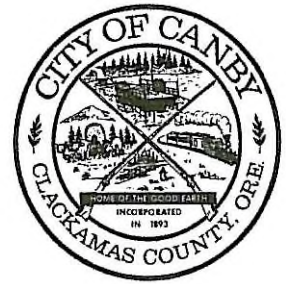
Recommendation: Staff recommends that City Council adopt the findings for ANN 05-06.

Rationale: The findings are a written version of the Council's oral decision.

Options:

1. Change the findings or
2. Adopt as written

Attached: Findings for ANN 05-06



**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF CANBY**

**A REQUEST TO ANNEX 4.5  
ACRES OF LAND INTO THE  
CITY OF CANBY**

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**FINDINGS, CONCLUSIONS & ORDER  
ANN 05-06**

**NATURE OF APPLICATION**

The applicant is seeking to annex a single 4.5 acre tax lot into the City of Canby. If annexed, the applicant proposes to construct 18 single family homes with vehicle access from N Pine St. The parcel currently contains one single-family residence.

**HEARINGS**

The Planning Commission held a public hearing and considered this application at its meeting on December 12, 2005. A quorum of the Commission voted 5-0 recommending approval. The City Council held a second public hearing to consider the application at its January 18, 2006 meeting. The Council voted 6-0 to forward the application on to Canby voters for a final decision at the ballot in the primary election on May 16, 2006.

**CRITERIA AND STANDARDS**

The Planning Commission forms a recommendation that the City Council may consider after conducting a public hearing. If the City Council approves the application, that approval is forwarded to Canby voters as a ballot measure where a final decision is reached during a general election. Section 16.84.040 of the Canby Municipal Code states that when reviewing a proposed annexation, the Council shall give ample consideration to the following:

1. Annexation shall be in keeping with prioritization categories, as designated on the adopted maps showing growth phasing (Urban Growth Element of the Comprehensive Plan).
2. Analysis of the "need" for additional property within the city limits shall be provided.
3. Smaller non-farm land shall be considered a priority for annexation over larger farm land;
4. Access shall be adequate to the site;



5. Adequate public facilities and services shall be available to service the potential (or proposed) development;
6. Compliance with other applicable city ordinances or policies;
7. Compliance of the application with the applicable sections of Oregon Revised Statutes Chapter 222. (In other words, a triple majority type application must contain proof that a triple majority does, in fact, exist, etc.);
8. Risk of natural hazards which might be expected to occur on the subject property shall be identified;
9. Urbanization of the subject property shall not have a significant adverse effect on specially designated open space, scenic, historic or natural resource areas;
10. Economic impacts which are likely to result from the annexation shall be evaluated in light of the social and physical impacts. The overall impact which is likely to result from the annexation and development shall not have a significant adverse effect on the economic, social and physical environment of the community, as a whole. The full text of the annexation criteria can be found in Section 16.84.040 of the Land Development and Planning Ordinance.

#### **FINDINGS AND REASONS**

The City Council deliberated on all evidence and testimony presented at the January 18, 2006 meeting. The City Council incorporates the November 28, 2005 Staff Report and Council deliberations as support for its decision. The City Council accepted and adopted the findings in the November 28, 2005 Staff Report.

## CONCLUSION

The City Council concludes that, based on the findings and conclusions contained in the November 28, 2005 staff report and the January 18, 2006 public hearing and based on Council deliberations on January 18, 2006:

1. The land is designated Priority "A" for annexation.
2. The current supply of platted residential land in Canby is estimated as follows:

R-1 Low Density	188 Lots	1.90 years
R-1.5 Medium Density	0 Lots	0.00 years
R-2 High Density	137 Lots	2.66 years

The supply of land in each category is less than the 3 year supply considered sufficient to meet the need for residential land.
3. The site is not well suited for agriculture.
4. Access is adequate to the site and will be further improved by the improvements of the roadway, including off-site improvements volunteered by the applicant, in conjunction with development.
5. The City and other affected service-providing entities have the capability to amply provide the area of the proposed annexation with urban level services upon future development.
6. The annexation proposal is in compliance with other applicable City ordinances or policies.
7. The annexation proposal complies with all applicable sections of Oregon Revised Statutes.
8. No natural hazards have been identified on the site.
9. The effect of urbanization of the subject property to designated open space, scenic, historic or natural resource areas is limited, in that the open space designation and requirements as found in the Parks Master Plan will be adhered to.
10. No adverse economic impacts are likely to result from the annexation of the subject property.

## ORDER

**IT IS ORDERED BY THE CANBY CITY COUNCIL** that annexation ANN 05-06 is **APPROVED** and will be forwarded to Clackamas County Elections Department to appear on the May 16, 2006 primary election ballot.

**CERTIFY THAT THIS ORDER** approving ANN 05-06 was presented to and **APPROVED** by the Canby City Council.

DATED this 1st day of February, 2006.

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Melody Thomson, Mayor  
City of Canby

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Kevin C. Cook  
Associate Planner

**ATTEST:**

**ORAL DECISION – January 18, 2006**

AYES: Carson, Oliver, Newton, Daniels, Harris, Blackwell

NOES: None

ABSTAIN: None

ABSENT: None

**WRITTEN FINDINGS – February 1, 2006**

AYES:

NOES:

ABSTAIN:

ABSENT:

# MEMORANDUM



**TO:** *Honorable Mayor Thompson and City Council*  
**FROM:** *Kevin Cook, Associate Planner*  
**THROUGH:** *Mark C. Adcock, City Administrator*  
**DATE:** *January 21, 2006*  
**RE:** *Annexation application ANN 05-07 (Netter / Snelson)*

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Issue: Adoption of findings, conclusions, and final order for ANN 05-07  
(1.95 acres at 1401 S. Fir St.).

Synopsis: After a public hearing on January 18, 2006, the City Council voted 6-0 to approve this annexation and forward to Canby voters. Findings are the final, written confirmation of that oral decision.

Recommendation: Staff recommends that City Council adopt the findings for ANN 05-07.

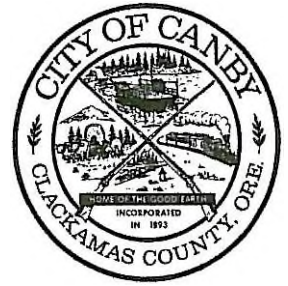
Rationale: The findings are a written version of the Council's oral decision.

Options:

1. Change the findings or
2. Adopt as written

Attached: Findings for ANN 05-07





**BEFORE THE CITY COUNCIL  
OF THE  
CITY OF CANBY**

**A REQUEST TO ANNEX 1.95  
ACRES OF LAND INTO THE  
CITY OF CANBY**

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**FINDINGS, CONCLUSIONS & ORDER  
ANN 05-07**

**NATURE OF APPLICATION**

The applicant is seeking to annex a single 1.95 acre tax lot into the City of Canby. If annexed, the applicant proposes to construct 12 new single family homes with vehicle access from S Fir St. The parcel currently contains one single-family residence and three outbuildings. The applicant's conceptual plan is very similar to the Sequoia Place subdivision immediately to the north of the subject parcel.

**HEARINGS**

The Planning Commission held a public hearing and considered this application at its meeting on December 12, 2005. A quorum of the Commission voted 5-0 recommending approval. The City Council held a second public hearing to consider the application at its January 18, 2006 meeting. The Council voted 6-0 to forward the application on to Canby voters for a final decision at the ballot in the primary election on May 16, 2006.

**CRITERIA AND STANDARDS**

The Planning Commission forms a recommendation that the City Council may consider after conducting a public hearing. If the City Council approves the application, that approval is forwarded to Canby voters as a ballot measure where a final decision is reached during a general election. Section 16.84.040 of the Canby Municipal Code states that when reviewing a proposed annexation, the Council shall give ample consideration to the following:

1. Annexation shall be in keeping with prioritization categories, as designated on the adopted maps showing growth phasing (Urban Growth Element of the Comprehensive Plan).
2. Analysis of the "need" for additional property within the city limits shall be provided.
3. Smaller non-farm land shall be considered a priority for annexation over larger farm land;

4. Access shall be adequate to the site;
5. Adequate public facilities and services shall be available to service the potential (or proposed) development;
6. Compliance with other applicable city ordinances or policies;
7. Compliance of the application with the applicable sections of Oregon Revised Statutes Chapter 222. (In other words, a triple majority type application must contain proof that a triple majority does, in fact, exist, etc.);
8. Risk of natural hazards which might be expected to occur on the subject property shall be identified;
9. Urbanization of the subject property shall not have a significant adverse effect on specially designated open space, scenic, historic or natural resource areas;
10. Economic impacts which are likely to result from the annexation shall be evaluated in light of the social and physical impacts. The overall impact which is likely to result from the annexation and development shall not have a significant adverse effect on the economic, social and physical environment of the community, as a whole. The full text of the annexation criteria can be found in Section 16.84.040 of the Land Development and Planning Ordinance.

#### **FINDINGS AND REASONS**

The City Council deliberated on all evidence and testimony presented at the January 18, 2006 meeting. The City Council incorporates the November 28, 2005 Staff Report and Council deliberations as support for its decision. The City Council accepted and adopted the findings in the November 28, 2005 Staff Report.

## CONCLUSION

The City Council concludes that, based on the findings and conclusions contained in the November 28, 2005 staff report and the January 18, 2006 public hearing and based on Council deliberations on January 18, 2006:

1. The land is designated Priority "A" for annexation.
2. The current supply of platted residential land in Canby is estimated as follows:

R-1 Low Density	188 Lots	1.90 years
R-1.5 Medium Density	0 Lots	0.00 years
R-2 High Density	137 Lots	2.66 years

The supply of land in each category is less than the 3 year supply considered sufficient to meet the need for residential land.
3. The site is not well suited for agriculture.
4. Access is adequate to the site and will be further improved by the improvements of the roadway, including off-site improvements volunteered by the applicant, in conjunction with development.
5. The City and other affected service-providing entities have the capability to amply provide the area of the proposed annexation with urban level services upon future development.
6. The annexation proposal is in compliance with other applicable City ordinances or policies.
7. The annexation proposal complies with all applicable sections of Oregon Revised Statutes.
8. No natural hazards have been identified on the site.
9. The effect of urbanization of the subject property to designated open space, scenic, historic or natural resource areas is limited, in that the open space designation and requirements as found in the Parks Master Plan will be adhered to.
10. No adverse economic impacts are likely to result from the annexation of the subject property.

## ORDER

**IT IS ORDERED BY THE CANBY CITY COUNCIL** that annexation ANN 05-07 is **APPROVED** and will be forwarded to Clackamas County Elections Department to appear on the May 16, 2006 primary election ballot.

**CERTIFY THAT THIS ORDER** approving ANN 05-07 was presented to and **APPROVED** by the Canby City Council.

DATED this 1st day of February, 2006.

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Melody Thomson, Mayor  
City of Canby

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Kevin C. Cook  
Associate Planner

**ATTEST:**

**ORAL DECISION – January 18, 2006**

AYES: Carson, Oliver, Newton, Daniels, Harris, Blackwell

NOES: None

ABSTAIN: None

ABSENT: None

**WRITTEN FINDINGS – February 1, 2006**

AYES:

NOES:

ABSTAIN:

ABSENT:



January 25, 2006

Memo to: Mayor/City Council

From: John H. Kelley, City Attorney

Re: Resolution No. 916 - Ballot measure/Summary for Voter's Pamphlet for  
Annexation 05-05 – Holmes Annexation

Attached is Resolution No. 916. It certifies to Clackamas County elections department for the May 16, 2006 election, Annexation 05-05, application from Thomas L. Holmes to annex 4.85 acres of property to the City. Both the Planning Commission and City Council unanimously approved it, and in accordance with the City Charter requirement for voter-approved annexations, the application must be voted on at the next election.

Attached to the Resolution is a Notice of City Measure Election with the Caption, Question and Summary for the ballot and the Explanatory Statement for the Voter's Pamphlet. The City is required to submit these documents when it refers an issue to a vote of the electorate. The deadline for having the material to the County is March 16, 2006.

The guideline for drafting the Notice and Explanatory Statement is that, "the City Attorney, to the best of his ability, give a true and impartial statement of the purpose of the measure in such language that the ballot title not create any argument for, or create prejudice against the measure". I believe the Notice and Statement I have prepared meets this criteria. If you agree, a motion to approve Resolution No. 916 is appropriate. If you are not satisfied with the language, please feel free to contact me before the meeting or draft some alternative language to bring to the meeting so that it can be discussed.

## **RESOLUTION NO. 916**

**A RESOLUTION AUTHORIZING AND DIRECTING THE CITY RECORDER TO CERTIFY TO THE CLACKAMAS COUNTY CLERK A MEASURE REFERRING TO THE ELECTORATE A PROPOSED ANNEXATION OF 4.85 ACRES DESCRIBED AS TAX LOT 2190 OF TAX MAP 3-1E-28DD LOCATED SOUTH OF NE TERRITORIAL ROAD, WEST OF N PINE STREET AND NORTH OF NE 16<sup>TH</sup> AVENUE; AUTHORIZING THE CITY RECORDER TO SEND AN EXPLANATORY STATEMENT FOR THE VOTER'S PAMPHLET; AND DOING ALL OTHER NECESSARY ACTS TO PLACE THE MATTER BEFORE THE VOTERS OF THE CITY OF CANBY FOR THE MAY 16, 2006 ELECTION.**

**WHEREAS**, the Canby City Council has heretofore approved an application filed by Thomas L. Holmes, the owner of tax lot 2190 of Tax Map 3-1E-28DD, to annex 4.85 acres into the City of Canby; and

**WHEREAS**, pursuant to the provisions of the Canby City Charter, the approval of the proposed annexation must be referred to the electorate of the City of Canby for an election; and

**WHEREAS**, ORS 250.035 requires a Notice of Measure be prepared by the City and submitted to the Clackamas County Elections Department by March 16, 2006 in order to appear on the ballot for the May 16, 2006 election; and

**WHEREAS**, pursuant to the Canby Municipal Code, the Canby City Attorney has prepared a Notice of City Measure Election and Summary for Voter's Pamphlet to be submitted to the Elections Department;

**NOW THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Canby, as follows:

1. The City Recorder of the City of Canby is hereby authorized and directed to certify to the Clackamas County Clerk for submission to the voters at the May 16, 2006 election, the Notice of City Measure. Such Notice of City Measure Election is attached to this Resolution in proper form and adopted by the City.
2. The City Recorder of the City of Canby is further authorized and directed to submit a Summary of the Measure to be placed in the voter's pamphlet explaining in clear and concise language the affect of such ballot measure. Such summary is attached to this Resolution in proper form and adopted by the City.

3. The City Recorder, the City Administrator and the City Attorney are hereby authorized to do all other necessary and proper acts to place the ballot measure before the voters at the May 16, 2006 election.

This Resolution shall take effect on February 1, 2006.

ADOPTED this 1st day of February, 2006, by the Canby City Council.

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Melody Thompson - Mayor

ATTEST:

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Kimberly Scheafer  
City Recorder, Pro-Tem

**CITY OF CANBY  
NOTICE OF CITY MEASURE ELECTION  
FOR THE MAY 16, 2006 ELECTION**

NOTICE IS HEREBY GIVEN that on Tuesday, May 16, 2006, an election will be held in the City of Canby, Clackamas County, Oregon. The following shall be the ballot title for the measure submitted to the City's voters on this date:

**CAPTION:** MEASURE APPROVING ANNEXATION OF 4.85 ACRES INTO CITY OF CANBY.

**QUESTION:** SHALL 4.85 ACRES LOCATED SOUTH OF NE TERRITORIAL, WEST OF N. PINE, NORTH OF NE 16<sup>TH</sup> BE ANNEXED INTO CANBY?

**SUMMARY:** Annexation is the legal process to bring property into the City limits. Thomas L. Holmes has filed an application as owner of a 4.85 acre parcel, asking the City to bring it into the City limits. The legal description of the property is Tax Lot 2190 of Tax Map 3-1E-28DD. The parcel is located south of NE Territorial Road, west of N. Pine Street and north of NE 16<sup>th</sup> Avenue. This application has previously been approved by the City Council following a public hearing on January 4, 2006. The property is an undeveloped piece of heavily wooded land. No buildings exist on the site. It is currently zoned Rural Residential Farm and Forest (RRFF 5) by Clackamas County. The City's Zoning Map designates the property for Medium Density Residential (R-1.5) zoning upon annexation. Any future development requires City review and must comply with land use laws.

The following authorized local government official hereby certifies that the above ballot title is true and complete, which includes completion of the ballot title challenge process.

\_\_\_\_\_  
Kimberly Scheafer  
City Recorder Pro-Tem

\_\_\_\_\_  
Date



## EXPLANATORY STATEMENT FOR VOTER'S PAMPHLET

### MEASURE APPROVING ANNEXATION OF 4.85 ACRES INTO THE CITY OF CANBY

Measure No. \_\_\_\_\_

Word Total 346 (500 max)

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This measure would approve the annexation of 4.85 acres into the city limits of the City of Canby. The property which would be included within the City boundaries is known as Tax Lot 2190 of Tax Map 3-1E-28DD and is located generally in the northeast part of the City. Tax Lot 2190 is currently zoned Rural Residential Farm and Forest (RRFF-5) under County zoning. If annexation into the City is approved by the voters, the parcel would be rezoned to R-1.5, Medium Density Residential, as required under the City's Comprehensive Land Use Plan (Comp Plan) and Zoning Map.

Tax Lot 2190 is owned by Thomas L. Holmes. Mr. Holmes has filed the application for annexation into the City of Canby. The City, following its Charter, has put this matter before the voters for approval.

The parcel is located south of NE Territorial Road, west of N. Pine Street and north of NE 16<sup>th</sup> Avenue. The 4.85 acres is undeveloped and contains no buildings. It is heavily wooded. Adjacent properties to the east and west are within current city limits. Adjacent properties to the north and south are located outside the current city limits. Property to the north and west are zoned for Medium Density Residential. Properties to the east and south are zoned Low Density Residential. Under the R-1.5 zoning regulations, the applicant proposes to develop an 33-unit development. However, annexation alone does not set the future uses to be built on the property. Any further development would have to comply with state and local land use laws and would be subject to public review.

The Canby Comp Plan also designates properties for annexation as Priority "A", "B" or "C". Priority "A" properties shall generally be annexed prior to those areas shown as Priority "B" which, in turn, shall generally be annexed prior to those areas shown as Priority "C". The property is priority "A". The Canby Planning Commission unanimously voted to approve the application and the Canby City Council unanimously voted to approve the application and refer it to a vote of the Canby electorate.

#### CITY OF CANBY

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Kimberly Scheafer,  
Canby City Recorder - Pro tem

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Date



## MEMORANDUM

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**DATE:** JANUARY 23, 2006  
**TO:** MAYOR THOMPSON AND CANBY CITY COUNCIL  
**FROM:** KIM SCHEAFER, EXECUTIVE ASSISTANT/CITY RECORDER PRO TEM  
**THROUGH:** MARK ADCOCK, CITY ADMINISTRATOR  
**RE:** ORDINANCE #1200

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**Issue:** This Ordinance is brought before the Council so that the codified Canby Municipal Code can formally be adopted.

**Background:** In March 2005 the Council passed Resolution 890 which provided for the codification of the Canby Municipal Code and substantive Legal Review. The League of Oregon Cities, Ordinance Service Program and Program Partner American Legal Publishing, undertook the revision and production of the codification of the city's municipal code book. In December 2005 we received copies of the codified Canby Municipal Code book. It has been reviewed by the City Attorney and is ready for formal adoption.

**Recommendation:** *Staff recommends approval of Ordinance #1200 which formally adopts the codified Canby Municipal Code.*

## ORDINANCE NO. 1200

### AN ORDINANCE ADOPTING A REVISED CODE OF THE CITY OF CANBY ENTITLED THE "CANBY MUNICIPAL CODE" AND DECLARING AN EMERGENCY.

#### THE CITY OF CANBY ORDAINS AS FOLLOWS:

##### Section 1. Adoption of Canby Municipal Code.

(A) The provisions of the document marked and designated as the "Canby Municipal Code" (hereinafter referred to as "Code") are hereby enacted as a general and permanent law of the City of Canby.

Section 2. Code Provisions as Law. The provisions of this Ordinance and the Code adopted in Section 1 of this Ordinance are the laws of the City of Canby and not merely prima facie evidence of the law.

Section 3. Effective Date of Code. The provisions of this Ordinance and the Code adopted in Section 1 will take effect on February 15, 2006.

##### Section 4. General Savings Provision.

(A) This Ordinance and the Code adopted in Section 1 shall not affect rights and duties that matured, penalties that were incurred and proceedings that were begun before the effective date in Section 3 of this Ordinance.

(B) The repealing provision of the Canby Code 1988 shall not affect or impair any act done, offense committed or liability, penalty, forfeiture or punishment incurred before the effective date in Section 3 of this Ordinance.

##### Section 5. Continuity of Existing Provisions.

(A) The provisions of the Code that are the same in substance as Code or Ordinance provisions that are in effect immediately before this code becomes effective are construed as restatements and continuations of the prior provisions.

(B) For purposes of adoption of the Code, the members of all city boards, committees, or commissions created under a Code or Ordinance provision repealed by this Ordinance shall continue to hold office for the period of time specified in the repealed provision.

(C) A person who holds a license, permit, right or privilege granted under a prior code provision repealed by this Ordinance may continue to operate under and use such license, permit, right or privilege until expiration thereof according to the terms of a code provision under which the license, permit, right or privilege was issued, unless the same is revoked sooner by the City.

Section 6. Emergency Clause. This Ordinance being enacted by the Council in the exercise of its police power and for the purpose of meeting an emergency, and being necessary for the immediate preservation of the public peace, health and safety, an emergency is hereby declared to exist and this Ordinance shall become effective immediately upon its adoption by the Council and approval by the Mayor.

**SUBMITTED** to the Canby City Council and read the first time at a regular meeting thereof on Wednesday, February 1, 2006, and ordered posted in three (3) public and conspicuous places in the City of Canby as specified in the Canby City Charter and to come before the City Council for final reading and action at a regular meeting thereof on Wednesday, February 15, 2006, commencing at the hour of 7:30 P.M. in the Council Meeting Chambers at Canby City hall in Canby, Oregon.

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Kimberly Scheafer  
City Recorder Pro Tem

**PASSED** on second and final reading by the Canby City Council at a regular meeting thereof on the 15<sup>th</sup> day of February, 2006, by the following vote:

YEAS \_\_\_\_\_

NAYS \_\_\_\_\_

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Melody Thompson  
Mayor

**ATTEST:**

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Kimberly Scheafer  
City Recorder Pro Tem





## **CITY COUNCIL MEMORANDUM**

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**DATE: JANUARY 24, 2006**  
**TO: MAYOR MELODY THOMPSON AND CITY COUNCIL**  
**FROM: MARGARET YOCHER, TRANSIT & GENERAL SERVICES DIRECTOR**  
**RE: ORDINANCE #1201**

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Synopsis:

Enlarge existing Transit Office space.

Issue:

The need for a confidential office for the Transit Tax Collector for the city has become imperative in the cost of doing business. An even greater need is the ability to store confidential transit tax files in an appropriate place. In September 2002 when we remodeled the Transit/Finance building at 123 NW Second, we had 2 ½ FTE's working in the space of approximately 600 Square feet. Due to our explosive growth, we now have 5 ½ FTE's working in the same amount of space.

When business owners come in with the need to have questions answered or the need for help in figuring out their transit tax, it becomes embarrassing to have to discuss these confidential matters very often amongst drivers, dispatchers and the general public that might be in the office.

This remodel was identified and needed in 2003. It was called out in the FY '04-05 budget; however with the facilities study being done; it was postponed until the study was completed. Accordingly, the study showed the Transit Department didn't necessarily need more space; they needed to move the operational staff out. While that is the long term solution; the more cost effective solution is to add a 9 x 13 addition to the existing office to accommodate confidential conversations with the business owners regarding their transit taxes. Once again the remodel project was called out in the FY '05-06 budget in the amount of \$18,000, however there has been an increase

in steel and lumber prices since the original budgeted amount. A supplemental budget is being put together by the finance department to accommodate the difference in price of \$3,143 from the original bid amounts done in 2003.

Recommendation:

Staff recommends that the Council approve Ordinance 1201 as written, authorizing the remodel of the Transit Offices.

THIS HAS BEEN REVIEWED  
BY THE FINANCE DIRECTOR  
*[Signature]*

## ORDINANCE NO. 1201

**AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH RON ROBINSON HOME BUILDER OF CANBY, OREGON FOR THE REMODEL AT THE CANBY TRANSIT OFFICES; AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Canby wishes to enlarge the existing square footage of the Transit Offices; and

**WHEREAS**, the cost of the remodel will be paid by the City of Canby which has budgeted said purchase for the fiscal year 2005-2006 budget; and

**WHEREAS**, in accordance with ORS Chapter 279 and Canby Public Purchasing Rules as set forth in Ordinance No. 1170 and Resolution No. 897, three written bids were obtained for the remodel of the Transit Offices as follows:

1. Ron Robinson Home Builder	\$21,143.00
2. Bland Construction Co., Inc.	\$22,110.00
3. E & M Construction	\$23,000.00

**WHEREAS**, Ron Robinson Home Builder of Canby, Oregon submitted the lowest quote of \$21,143.00

**WHEREAS**, the City Council meeting and acting as the Contract Review Board for the City of Canby has reviewed this quote, reviewed the staff report and believes it to be in the best interest of the City to enter into this contract; now therefore

### **THE CITY OF CANBY ORDAINS AS FOLLOWS:**

Section 1. The Mayor and City Administrator are hereby authorized and directed to make, execute and declare in the name of the City of Canby and on its behalf, a contract with Ron Robinson Home Builder of Canby, Oregon for the remodel at the Canby Transit offices for the quoted amount of \$21,143.00.

Section 2. In so much as it is in the best interest of the citizens of the City of Canby, Oregon to remodel the Canby Transit Offices without further delay, and to better serve the citizens of Canby, an emergency is hereby declared to exist and this ordinance shall therefore take effect immediately upon its enactment after final reading.

**SUBMITTED** to the Canby City Council and read the first time at a regular meeting thereof on February 1<sup>st</sup>, 2006, and ordered posted in three (3) public and conspicuous places in the City of Canby as specified in the Canby City Charter and to come before the City Council for final reading and action at a regular meeting thereof on February 15th, 2006, commencing at the hour of 7:30 P.M. in the Council Meeting Chambers at Canby City hall in Canby, Oregon.

\_\_\_\_\_  
Kimberly Scheafer  
City Recorder - Pro Tem

**PASSED** on second and final reading by the Canby City Council at a regular meeting thereof on the 15<sup>th</sup> day of February, 2006, by the following vote:

YEAS \_\_\_\_\_

NAYS \_\_\_\_\_

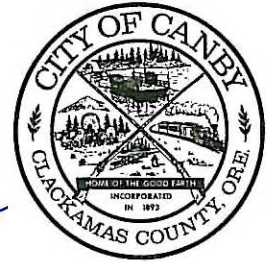
\_\_\_\_\_  
Melody Thompson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kimberly Scheafer,  
City Recorder - Pro Tem



# MEMORANDUM



**TO:** *Honorable Mayor Thompson and City Council*  
**FROM:** *John R. Williams, Community Development & Planning Director*  
**THROUGH:** *Mark C. Adcock, City Administrator*  
**DATE:** *January 25, 2006*  
**RE:** *Enterprise zones*

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The 2005 Legislature passed a law that allows the designation of nine new enterprise zones in Oregon. Enterprise zones allow qualified businesses to be exempted from local property tax liability on new capital investments for three to five years. Once the zone is established, a three-year exemption on new property is generally automatic – that is, it's not a discretionary, case-by-case procedure. The zones last 10 years (but the abatement on individual properties only lasts three to five).

Enterprise zones are one of the few incentive tools that are available to Oregon local communities. It is a national program, so companies are very aware of them and it's often one of the first questions we get from a large recruitment. There are 49 enterprise zones in Oregon, and no new zones were allowed until the last legislature expanded the number.

It is a competitive process and we expect that other jurisdictions will apply. The application process is somewhat involved and requires conversation with other taxing jurisdictions. In the case of Canby, an enterprise zone designation would likely overlap with the Urban Renewal District and so other entities - and the City - would not be negatively impacted. New businesses would receive tax exemptions for three to five years and the Urban Renewal District would lose the revenue for that period.

The purpose of this memo is to provide this information to the Council and ask if the Council has any interest in considering applying for enterprise zone designation. If so, I believe a workshop session would be appropriate to discuss process, timelines, economic impacts, potential revenues losses, and other issues.

Attached please find some basic information on enterprise zones from the state of Oregon. More information is available at [www.econ.state.or.us/enterthezones](http://www.econ.state.or.us/enterthezones) if you are interested in learning more before the meeting. Please call or email me with any questions you might have in advance. Thank you.



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#### What Are Oregon Enterprise Zones? May 2004

ORS 285C.055 (2003) sums up the purpose for enterprise zone legislation, first enacted by the Oregon Legislature in 1985, as follows:

"The health, safety and welfare of the people of this state are dependent upon the continued encouragement, development, growth and expansion of employment, business, industry and commerce throughout all regions of the state, but especially in those communities at the center of or outside of major metropolitan areas for which geography may act as an economic hindrance. . . . [T]here are areas in the state that need particular attention of government to help attract private business investment into those areas and to help resident businesses to reinvest and grow and that many local governments wish to have tax incentives and other assistance available to stimulate sound business investments that support and improve the quality of life."

#### Number and Size

Forty-nine enterprise zones are currently designated: 44 being "nonurban;" 5, urban. The boundary of a zone may be noncontiguous, but it must not encompass more than 12 square miles and must conform to restrictions on distances within the zone. Each zone terminates after 10 years, at which time local governments may apply to the Economic and Community Development Department for new opportunities or redesignation.

#### How it Works

In exchange for locating or expanding into an enterprise zone, eligible (generally non-retail) business firms receive total exemption from the property taxes normally assessed on new plant and equipment for at least three years (but up to five years) in the basic program. Longer-term tax incentives may be offered in certain zones. ([more on tax incentives](#))

#### Local Determination

Sponsored by local city/county governments or tribal governments, an enterprise zone typically serves as a focal point for local development efforts and incentives. Eighty-eight cities in 33 counties currently use enterprise zones to create better economic opportunities.

#### Role of Oregon Economic and Community Development Department

The Economic and Community Development Department is responsible for the designation and termination of enterprise zones and for changes to zone boundaries. In cooperation with the Department of Revenue and

[Grants](#)[Loans](#)[Tax Exemptions  
and Credits](#)

#### Local Application and Designation

Cities and counties across Oregon apply for designation of an enterprise zone. The statutes specify the following two threshold criteria for local economic

hardship in order for a proposed zone to be designated: household median income is 80 percent or less of state median income, or unemployment rate is 2.0 percentage points or more above comparable state unemployment rate, based on the most recent annual figures from a given source of the data.

The Economic and Community Development Department has the discretion to define or consider alternative but equally severe threshold criteria, one of which is that a proposed enterprise zone is located predominantly in a

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other state agencies, the Economic and Community Development Department also provides administrative rules, information materials, training, technical assistance and marketing support to local governments and county assessors for implementing business tax incentives.

"distressed area," which are areas that the department recognizes based on a sophisticated index of economic measures pursuant to a 1997 Law.

## Statutory Tax Incentives in an Oregon Enterprise Zone

### Three-to-Five-Year Property Tax Exemption\*

Through a short-term tax exemption, an Oregon enterprise zone induces eligible businesses of all sizes to make additional investments that will improve employment opportunities, spur economic growth and diversify business activity. Qualifying new plant & equipment in a zone receives a total exemption for at least three and—in some cases—up to five consecutive years from the local assessment of ad valorem property taxes, which can otherwise have a deterring effect on private investors seeking to start or enlarge operations with a substantial capital outlay. Enterprise zone property (except hotel/resorts and utilities) also is exempt for up to two years while it is being constructed or installed.

### Business Firm Eligibility

Prior to commencing construction/installations, an eligible business firm submits an application in order for local officials to "authorize" it. Eligible firms include manufacturers, processors, shippers and other operations that serve other organizations, as well as headquarters and call centers. Also, hotels, motels and resorts in 31 of the 49 zones are eligible as result of local governments' option. In the four specially designated "E-commerce" enterprise zones, any electronic commerce operation is eligible and may receive a special income tax credit. Otherwise, retail, construction, financial and certain other activities are explicitly ineligible under the statutes.

### Qualified Property

A new building, modification/addition to a building, or new machinery or equipment qualify for exemption, but not land, previously used property and minor personal property items.

### Requirements

In order for the business firm to qualify include:

#### 3-year enterprise zone exemption\*\*

- Increase full-time, permanent employment of the firm inside the enterprise zone by the greater of one new job or 10 percent (except for special-case local sponsor waivers)
- No concurrent job losses more than 30 miles from the zone
- Maintain employment levels during exemption period
- Enter into first-source agreement with local job training providers
- Satisfy local additional conditions, potentially imposed in an **urban** enterprise zone.

#### 4 or 5 years of exemption in total—same as 3-year, plus .

..

- "Compensation" of new workers at 150 percent of county

### Long-Term Rural Enterprise Zone Tax Incentives (1997 through 2006)

In certain "nonurban" enterprise zones—those inside a "county with chronically low income or chronic unemployment"—all property taxes on an entire qualified facility may be exempted during construction and then for 7 to 15 years. With the Governor's approval, corporate income tax credits can supplement this property tax relief. Special criteria restrict these incentives to rather exceptional investments in terms of minimum investment cost and a minimum number of new hires, which depend on the facility's location and the county's size, in addition to requirements equivalent to those noted above for the 5-year exemption.

\*Two Other Tangible Benefits for an Authorized Business Firm (regular, short-term exemption) are: (1) local government incentives such as fee waivers, reduced charges or regulatory/procedural expediency that are commonly part of the

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- average wage,
- Local approval by written agreement with the local zone sponsor,
  - Additional requirements that the local zone sponsor may reasonably request.

overall enterprise zone package, and (2) the firm has the right to buy or lease real estate in the zone that is publicly owned and otherwise available.

\*\*An urban enterprise zone may set local additional conditions related to employment.

### Legislative and Administrative History for Enterprise Zones

Years	Regular, Short-Term Enterprise Zone Exemption
1985-87	First enterprise zone bill passed, authorizing 30 zones in <i>economically lagging areas</i> . First ten zones designated by Governor Atiyeh per competition. Second ten zones designated. Zones terminated and "re-designated" to change zone boundary.
1987-89	Two sets of five zones designated by Gov. Goldschmidt. Business use sporadic.
1989-91	Major, new rewrite/reauthorization of property exemption—simplifying requirements, specifying eligibility by business type and particular property, advent of first-source agreements, stipulated processes. Statutes lengthen. Sponsor option for hotels, motels and destination resorts. Zone boundary changes permitted. Most zones allow hotel/motel/resorts. Ballot Measure 5.
1991-93	Legislation allows waiver of employment increase with investment in excess of \$25 million. Confusion with Ballot Measure 5 changes—"dead zones;" Attorney General advice emerging as key resource; boundary changes approved by Governor Roberts.
1993-95	New law for 5-year abatements with high compensation, local hiring and additional local requirements. Seven new "nonurban" zones authorized, and economic development director charged with ordering designation and boundary changes. Two mini-rounds lead to five designations, including Coburg.
1995-97	Legislation reauthorizes system, providing re-designation of zones as they sunset. Assessor approval of precertification mandated; local conditions by urban zones, and worker residency requirements eliminated due to A.G. Opinion. Coburg terminates by local request; two new designations. Ten zones sunset by operation of law, only nine (re-) applications, all of which are designated. Ballot Measure 50. Various zones see rising activity. Ongoing, critical A.G. advice. Local hotel/resort options re-established.
1997-99	Ten more zones sunset, 12 zones designated; additional applicants served through greatly expanded rural distances under new legislation. Five zones designated in face of rising competition. Series of administrative rules finalized to organize advice by Attorney General Office and accumulated procedural/technical experience and details. Long-term tax incentives bill.
1999-01	Legislation allows eligibility of call centers and headquarters, and authorizes 10 additional nonurban designations. Five zones sunset, 11 zones designated, with a few applicants turned away. Web site launched. <i>Administrative rule requiring taxing district notification for proposed zone designation or boundary change.</i>
2001-03	Legislation for reservation enterprise zones, electronic-commerce designations and minor issues. Highly competitive round to designate last four 1999 nonurban zones. Four zones and North Plains designated for E-commerce. Tribal designation (Umatilla).
2003-05	Legislation provides new productivity-based local waiver of job increase, creates Rural Renewable Energy Development Zones, allows hotel/resort option to vary within zone and changes precertification to "authorization" in conjunction with other procedural/technical improvements, as part of fully re-ordering statutes (Ch. 285C) to make them more useable. Two zones "sunset" and two application rounds. More boundary changes with new cosponsors. Web-based tool for local contacts and so forth.

### Comparison of Enterprise Zone Business Tax Incentives

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<b>Criteria/Requirements, Benefits or Usage</b>	<b>Regular, Short-Term Enterprise Zone Exemption on Taxable Property</b>	<b>Long-Term Rural Enterprise Zone Tax Incentives</b>
Where available	Any of 49 discrete areas (re-) designated & changeable, pursuant to Legislative authority first enacted in 1985	Only "nonurban" enterprise zones in counties currently meeting certain criteria for chronic economic hardship
Types of business	Manufacturing and other defined, "eligible" types	Any type
Exemption on property from ad valorem taxes	100 percent, but only qualified property	One hundred percent of new qualifying facility
Length of exemption period	Three to five years (preceded normally up to 2 years by "work-in-progress" exemption)	Construction period, plus 7 to 15 years, as locally determined
Credits against State business/corporate excise or income taxes	No (except for special credits in Electronic Commerce and Reservation Enterprise Zones and special criterion for higher pollution control credit).	Yes, with Governor's approval: over 5 to 15 years w/5 year carry-forward; only taxable income related to facility; big minimum for taxes paid, & 30% of State revenues to taxing districts/zone sponsor
Requirement of "discretionary" local approval	No, for standard 3 years; but, Yes, for extended abatement (1 or 2 extra years) by written agreement with (city/county) zone sponsor	Yes, agreement with zone sponsor and mandatory county (& city) resolution(s)
Requirement of State approval	No	No (Except for gubernatorial approval of tax credits)
Imposition of reasonable, additional local requirements	Only by sponsor policy in urban zones, and as part of extended abatement written agreement (and with waiver of minimum employment increase)	Yes, in written agreement, "including but not limited to contributions for local services or infrastructure benefiting the facility"
Minimum investment size	No (except that real property must total \$50,000 or more, and minimum cost for personal property items and \$25 million for local waiver of minimum employment increase)	Yes, but not more than \$12.5 or \$25 million, and often much lower, depending on location and total assessed value in county
Minimum employment requirement	Yes, greater of one new full-time, permanent job or a 10 percent increase (unless waived by local sponsor in special case of productivity increase or as noted above)	Ten to seventy-five new full-time employees, again, depending on location
Compensation/pay requirement for employees	Yes, with extended abatement, "compensation" => 150% of county average annual wage	Yes, same as for extended abatement under regular exemption
First-Source Hiring Agreement Required	Yes	No
Restriction against job losses elsewhere in state	Yes	Yes
Restrictions on applicable, qualified property that may be exempted	Yes (e.g., not land, vehicles or various personal property items)	No, except that existing property value is excluded
Usage by location	So far, across state diverse	Only one user so far in Riddle,

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	urban and rural locations, generally not suburban areas; much activity concentrated in only some zones while several have had little or no activity	South Douglas County; point of interest for prospects in several zones
Usage by Business Firm Type	Manufacturers, wood products, metals, shippers, pharmaceuticals, call centers, electronics, hotels, & many more	Only engineered wood products, <b>So Far</b>
Usage by Investment	Currently 100 to 150 at any one time, varying in size from less than \$100,000 to \$ billion	Investment in excess of \$100 million
Usage by business size/origin	Wide range, majority small-medium-sized and/or already operating in zone	Large, privately-held Oregon forest products manufacture
Usage in terms of employment	Tens of thousands of direct full-time jobs since inception; current exemptions associated with thousands of such new employees, as well as retention of existing workforce and spin-off effects	Eighty newly created jobs in rather distressed corner of the state
Usage over Time	Since 1986	Only since 2000

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