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City of Warrenton
PO Box 250
Warrenton, Or 97146

City of Warrenton, Oregon

Ordinance No. 1112A

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND ADOPTING THE WARRENTON URBAN RENEWAL PLAN

WHEREAS, the Warrenton Urban Renewal Agency ("Agency"), as the duly authorized and acting urban renewal agency of the City of Warrenton, Oregon, is proposing to undertake certain redevelopment activities in a designated area within the City of Warrenton pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has prepared an Urban Renewal Plan which is attached to this Ordinance as Exhibit A, and incorporated herein by this reference ("Plan"). The Plan authorizes the redevelopment activities, including the acquisition and disposition of property described therein; and

WHEREAS, the Agency has caused the preparation of a report accompanying the Plan as required by ORS 457.085(3) ("Report"), which Report dated August, 2007 attached to this Ordinance as Exhibit B and incorporated herein by this reference; and

WHEREAS, the Plan and the Report were forwarded to the City of Warrenton Planning Commission for recommendation and the Planning Commission considered the Plan and Report on June 21, 2007, and recommended that the Commission adopt the Plan; and

WHEREAS, the Plan and the Report were forwarded on June 15, 2008 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with said districts; and

WHEREAS, the City Commission and the Agency have received written recommendations from the governing bodies of the affected taxing districts and have considered such; and

WHEREAS, on June 11, 2007 the City caused notice of the hearing to be held before the City Commission on the Plan for the Warrenton Urban Renewal Area, including the required statements of ORS 457.120 (3), to be mailed to postal patrons within the city of Warrenton;

WHEREAS, on June 28, 2007, the City Commission held a public hearing to review and consider the Plan, the Report, the recommendation of the Planning Commission, and the public testimony received on that date, and does by this Ordinance desire to approve the Plan; and

WHEREAS, the City Commission hereby determines and finds that the Plan complies with all requirements or ORS Chapter 457 and the specific criteria of 457.095(1) through

(7), in that, based on the information provided in the Report, the Findings and Recommendation of the Planning Commission and the public testimony before the City Commission:

1. The area designated in the Plan as the Plan Area meets the statutory definition of "blight", as defined by ORS 457.457.010(1) and is eligible for inclusion within the Plan because of: depreciated land and improvements, vacant parcels, inadequate storm water drainage, obsolete and deteriorated buildings and unimproved streets and sidewalks.
2. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety and welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to fulfill its land use functions under the City's Comprehensive Plan.
3. The Plan conforms to the Warrenton Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan;
4. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan;
5. The acquisition of real property provided for in the Plan is necessary for the development of public facilities and related private development in the Area and for the development of adequate streets and utilities, as more fully described in Section VII of the Report.
6. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to, section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Section VIII of the Report; and
7. The City shall assume and complete any activities prescribed it by the Plan.

**NOW THEREFORE, THE COMMISSION OF THE CITY OF WARRENTON
HEREBY ORDAINS THAT:**

Section 1: The Warrenton Urban Renewal Plan is hereby approved and adopted, based upon review and consideration by the City Commission of the Report, the recommendations of the Planning Commission, each of which is hereby accepted, and the public testimony in the record.

Exhibit "A"

WARRENTON URBAN RENEWAL DISTRICT PLAN
PART 1 OF 2

Prepared for:

City of Warrenton
P.O. Box 250
Warrenton, Oregon 97146-0250

August, 2007

Adopted by Ordinance No. 1112-A by the Warrenton Commission on August 28, 2007.

Prepared by:

The Benkendorf Associates Corp.
2701 NW Vaughn, Suite 461
Portland, Oregon 97210

Johnson Gardner, LLC
319 SW Washington, Suite 1020
Portland, Oregon 97204

V. PROPERTY ACQUISITION AND RELOCATION PLAN	33
VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS ..	34
A. GENERAL DESCRIPTION OF FINANCING METHODS.....	34
B. SELF LIQUIDATION OF COSTS OF PROJECTS.....	34
C. PRIOR INDEBTEDNESS.....	35
D. DEBT MANAGEMENT	35
VII. RENEWAL PLAN AMENDMENTS.....	36
APPENDICES	37
APPENDIX 1 – ORS REQUIREMENTS	37
APPENDIX 2 – LEGAL DESCRIPTION.....	38

LIST OF TABLES

TABLE 1: PLANNED LAND USES	11
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LIST OF EXHIBITS

EXHIBIT 1: URBAN RENEWAL DISTRICT BOUNDARY	12
EXHIBIT 2: EXISTING ZONING DISTRICTS	13

8. **Lot** means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Clatsop County
9. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Warrenton Urban Renewal Area.
10. **ORS** means the Oregon Revised Statutes (State Law and, specifically, Chapter 457, thereof.
11. **Persons** means any individual, family, business, firm association, or corporate entity.
12. **Plan** means the Warrenton Urban Renewal Plan consisting of the text and accompanying exhibits
13. **Project** means any work or undertaking carried out under ORS 457.170 in an Urban Renewal Area.
14. **Projects or Activities** means the development or improvement projects described in Section III herein.
15. **Property Owner** means any individual who owns property within the Warrenton Urban Renewal Area.
16. **Renewal Area** means the Warrenton Urban Renewal Area.
17. **Report** means the report accompanying the Plan prepared pursuant to ORS 457.085(3).
17. **State** means the State of Oregon.
18. **Text** means the Warrenton Urban Renewal Plan Text for the Warrenton Urban Renewal Area.
19. **Appropriate base materials** may include, but not be limited to, brick, pre-cast concrete pavers or textured concrete.

- Develop "gateways" to the Downtown and the Marina on S. Main Avenue and E. Harbor St.
- Promote the improvement of downtown store-fronts by offering low interest loans and small grants as an incentive to building owners and businesses.

Goal 2. To Prepare Master Plans for the Downtown and Warrenton Marina.

- Prepare a master plan for the Downtown that will create a unique mixed-use area and community center.

Projects could include:

1. Pedestrian Friendly Streetscape improvements and Parking
2. Acquisition and Redevelopment of vacant/under-utilized properties.
3. Bike and Pedestrian Trails with Portals, Bike Trail-heads with directional signage, restrooms, rest areas, etc.
4. Tourist oriented Directional Signage
5. Underground/Reconfigure Electric Poles

- Prepare a Master Maintenance and Improvement Plan for the Warrenton Marina that will upgrade the quality and attractiveness of the facilities and serve as a magnet for other commercial activities.

Projects could include:

1. New Floats and Access Ramps
2. Parking and pedestrian pathways
3. Restrooms and Fish Cleaning Station
4. Acquire specific properties adjacent to the marina in order to redevelop lands with complementary uses.

Goal 3. A Utilization of the Urban Renewal District's programs and funds to facilitate the expansion of existing businesses and attract new businesses.

- Create a package of programs to assist business and building/land owners improve the appearance and economic value of their properties and businesses.

Goal 4. An Inventory of the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting and sewer and water services. Based on the inventory, prepare a Master Plan and Phasing Schedule to improve/mitigate the deficiencies.

- Facilitate the development of high density housing (apartments and condominiums) in the downtown with commercial uses on the main floor, if feasible. Incentives should be offered to encourage the development of low and moderate income units.

- A portion of the tax increment revenues in excess of those forecasted will be utilized to facilitate affordable housing and housing rehabilitation.

D. PLAN ADMINISTRATION

The City of Warrenton Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in Exhibit 1 and further described in Section II. The Plan has been prepared by the Warrenton Urban Renewal Advisory Committee for the Warrenton City Commission. The Urban Renewal Agency of Warrenton shall administer the Plan in accordance with ORS 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

E. EFFECTIVE PERIOD OF THE PLAN

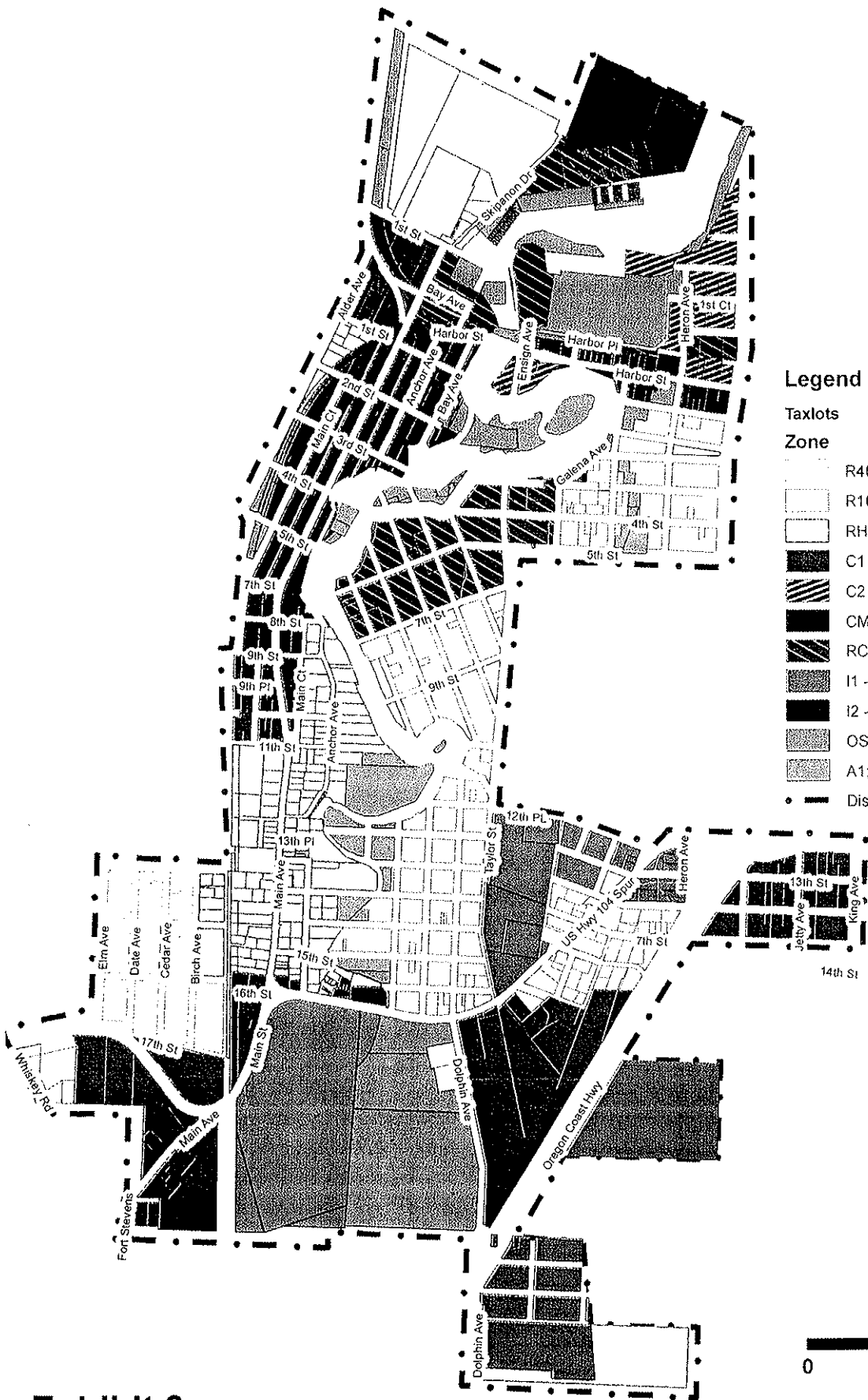
The Plan projects will be completed in twenty years or 2027. If the projects in this Plan, and any additional projects, added to the Plan, are completed earlier, and all indebtedness is paid, the Agency will take action to terminate the Plan.

Table 1	
Planned Land Uses - City of Warrenton	
Existing Zoning	Area (acres)
Low Density Residential (R40)	20.25
Intermediate Density Residential (R10)	79.72
High Density Residential (RH)	97.78
General Commercial (C1)	119.03
Marine Commercial (C2)	13.52
Mixed Use Commercial (CMU)	11.16
Recreation Commercial (RC)	41.15
General Industrial (I1)	63.68
Water Dependent Industrial Shorelands (I-2)	16.46
Open Space Institutional (OSI)	47.91
Aquatic Zones (A1, A2 and A-5)	87.90
Total:	598.56

The use and development of the land within the Warrenton Urban Renewal District shall be governed by the City of Warrenton Comprehensive Plan and Zoning Ordinance.

The following text includes the purpose of the zoning districts as well as the uses permitted by the specific zoning district definitions. All of the Warrenton Urban Renewal Area is located within the City limits, and all of it is located within the City of Warrenton Urban Growth Boundary (UGB). The City of Warrenton has designated the land uses for the entire area within its UGB in its Comprehensive Plan.

The City of Warrenton Zoning Map commercial designations for the District are primarily General, Recreation and Mixed Use Commercial. The residential designations are primarily Intermediate Density and High Density Residential. The Warrenton High School and some General Industrial properties have also been included.



Legend

Taxlots

Zone

- R40 - Low Density Residential
- R10 - Intermediate Density Residential
- RH - High Density Residential
- C1 - General Commercial
- C2 - Water Dependent Commercial
- CMU - Mixed Use Commercial
- RC - Recreation Commercial
- I1 - General Industrial
- I2 - Weyerhaeuser Mill
- OSI - Open Space Institutional
- A1; A2; A5 - Aquatic Zones
- District Boundary

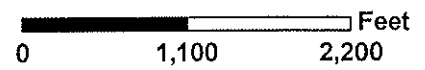


Exhibit 2
 City of Warrenton, OR
 Existing Zoning Districts

The Benkendorf Associates Corp.
 2701 N.W. Vaughn St., Suite 461
 Portland, OR 97210

2.2.100 Purpose – The purpose of the Intermediate Density Residential Zone is to provide areas within the City which have the capacity to accommodate single-family dwellings in conventional subdivisions or planned unit developments. These areas are intended for service by municipal utilities and urban type street systems, and, consequently, the residents must be willing to support the costs associated with this density of development. Certain public facilities and other non-residential uses are permitted when desirable conditions and safeguards are satisfied. This zone includes those areas in Hammond that were in Hammond’s Low Density Residential Zone(R-10).

2.2.110 Permitted Land Uses – The following uses and their accessory uses are permitted in the R-10 zone if the Planning Director determines that the uses conform to the standards in Section 2.2.130 through 2.2.140, applicable Zoning Ordinance standards, and other City laws:

- A. Single-family detached dwelling.
- B. Modular home.
- C. Manufactured home subject to standards in Chapter 3.13.
- D. Residential home (Care Facility).
- E. Family day care center.
- F. Cemetery.
- G. Farming, grazing, truck gardening, orchards and production of nursery stock.
- H. A temporary dwelling for no more than six months while building a permanent residence.

Chapter 2.4 – High Density Residential (R-H) District

Sections:

2.4.100 Purpose

2.4.110 Permitted Land Uses

2.4.100 Purpose – The High Density Residential zone is intended to encourage the development of duplexes and other multi-family dwellings. It provides for high density uses in locations close to the downtown area or other locations which have suitable streets, utilities and other characteristics. Certain non-residential uses are allowed if they will not detract from the character of this district. Land in the Hammond area that was in the Town’s R-H zone has been placed in the zone.

2.4.110 Permitted Land Uses – The following uses and their accessory uses are permitted in the R-H zone if the Planning Director determines that the uses

Chapter 2.7 – Marine Commercial Shorelands (C-2) District

Sections:

2.7.100 Purpose

2.7.110 Permitted Land Uses

2.7.100 Purpose – The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities;
- B. Potential for aquaculture;
- C. Protected areas subject to scour which would require little dredging for use as marinas;
- D. Potential for recreational utilization of coastal waters or riparian resources.

2.7.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the C-2 zone if the Planning Director determines that the uses conform to the standards in Section 2.7.130, applicable Development Code Standards, and other City laws;

- A. Water-dependent commercial uses, including but not limited to:
 - 1. Marina or moorage facilities
 - 2. Boat building or repair
 - 3. Marine fuel storage and dispensing
 - 4. Marine equipment sales, repair or manufacture

Chapter 2.6 – Commercial Mixed Use (C-MU) District

Sections:

2.6.100 Purpose and Applicability

2.6.110 Permitted Land Uses

2.6.100 Purpose and Applicability

- A. Purpose: A city goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial

B. Public and Institutional

9. Church, synagogue, or other place of worship.
10. Clubs, lodges, similar uses.
11. Government buildings and uses.
12. Libraries, museums, community centers, and similar uses.
13. Public parking lots and garages, subject to design standards in Section 3.2.3(E).
14. Public and private utility structures.
15. Transportation facilities and improvements subject to the standards of Section 2.0.4.

C. Commercial

16. Personal and business service establishments such as a barber or beauty shop, clothes cleaning or a funeral home.
17. Professional, financial, business and medical offices. Drive-through facilities are not permitted within the C-MU District.
18. Retail business establishments and processing uses (e.g., bakery) of goods sold on site.
19. Amusement enterprises such as a theater or bowling alley.
20. Technical, professional, vocational and business schools.
21. Eating and drinking establishments. Drive-through facilities are not permitted within the C-MU District.
22. Hotel, motel or other tourist accommodation, including bed and breakfast.

Chapter 2.9 – Recreational Commercial (R-C) District

Sections:

2.9.100 Purpose

2.9.110 Permitted Land Uses

2.9.100 Purpose – The purpose of the Recreational – Commercial zone is to provide for water-dependent and water-related development along certain shorelands in Warrenton near the Hammond Marina and the Skipanon River marinas. Water-dependent recreational and tourist-related commercial development have the highest priority in the Recreational-Commercial zone. Other uses may be allowed so long as they do not preempt water-dependent uses. Lands in the Town of Hammond's C-2 zone are in this zone.

Chapter 2.10 – General Industrial (I-1) District

Sections:

2.10.100 Purpose

2.10.110 Permitted Land Use

2.10.100 Purpose – The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, trans-shipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

2.10.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the I-1 Zone if the Planning Director determines that the uses conform to the standards of Section 2.10.130, applicable Zoning Ordinance standards, and other City laws:

- A. Production, processing, assembling, packaging or treatment of such products as food products, pharmaceutical, hardware and machine products.
- B. Production, processing, assembling, packaging or treatment of articles and products from previously-prepared or semi-finished materials, such as paper, wood, rubber, plastics, fibers and sheet metal.
- C. Research and development laboratories.
- D. Printing facilities.
- E. Public utility facilities such as power stations, sewage and water treatment plants.
- F. Storage and distribution services and facilities including truck terminals, warehouses and storage buildings and yards, contractor's establishments, lumber yards and sales or similar uses.
- G. Automobile and vehicle repair, welding and service part facilities.
- H. Airport support structures: hangars, weather stations, fuel terminals storage buildings, etc.

Chapter 2.11- Water Dependent Industrial Shorelands (I-2) District

Sections:

2.11.100 Purpose

2.11.110 Permitted Land Uses

2.11.100 Purpose – Water-Dependent Industrial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- C. Replacement and repair of existing public recreational park facilities or construction of minor betterment and improvements to existing park facilities which do not cause an increase in overall visitor capacity or have significant land use impacts (e.g., shelter, restrooms, replacement or repair of existing roads and parking spaces).
- D. Outdoor recreation.
- E. Temporary uses subject to the provisions of Chapter 4.9.
- F. Government buildings and uses.
- G. Transportation facilities and improvements subject to the standards of Section 2.0.4.

Chapter 2.13 – Aquatic Development (A-1) District

Sections:

2.13.100 Purpose

2.10.110 Permitted Land Uses

2.13.100 Purpose – The purpose of the Aquatic Development Zone is to provide for navigation and other identified needs for public, commercial, and industrial water-dependent uses in the Columbia River Estuary. The objective of the Aquatic Development Zone is to ensure optimum utilization of appropriate aquatic areas by providing for intensive development. Such areas include deep-water adjacent to or near the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material, areas of minimal biological significance needed for uses requiring alteration of the estuary, areas that are not in Aquatic Conservation or Aquatic Natural Zones, and areas for which an exception to Statewide Planning Goal 16, Estuarine Resources, has been adopted.

2.13.110 Permitted Land Uses - The following uses and activities and their accessory uses and activities are permitted in the A-1 Zone if the Planning Director determines that the uses conform to the standards in Section 2.13.130, applicable Development Code standards, and other City laws:

- A. Water-dependent commercial or industrial uses, including in-water log storage and industrial piers and wharves.
- B. Navigational structures.
- C. Water-dependent public recreational facilities; including boat ramps, docks, moorages and marinas for commercial and recreational marine craft.
- D. Shoreline stabilization.
- E. Flowlane disposal of dredged material.
- F. Pipelines, cables, and utility crossings.
- G. stormwater and treated waste water outfalls.

Chapter 2.16 – Coastal Lake and Freshwater Wetlands (A-5) District

Sections:

2.16.100	Purpose
2.16.110	Zone Boundaries
2.16.120	Permitted Land Uses

Purpose – The purpose of the Coastal Lake and Freshwater Wetland Zone is to assure the conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Clatsop Plains to assure a diversity of species and ecological relations. Low intensity uses which do not result in major alterations are appropriate in this zone. Low to moderate intensity recreation is appropriate in coastal lakes. This zone includes coastal lakes, significant non-estuarine freshwater marshes and important upland biological habitat.

Zone Boundaries – The A-5 zone shall be designated on the City of Warrenton Comprehensive Plan/Zone Map, and shall conform to the 1"=400' photo-contour maps entitled Significant Shoreland and Wetland Biological Habitats on file at the City of Warrenton and hereby adopted by reference.

2.16.120 Permitted Land Uses – The following uses and their accessory uses are permitted in the A-5 Zone if the Planning Director determines that the uses conform to the standards in Section 2.16.140, applicable Zoning Ordinance Standards, and other City laws:

- A. Low intensity recreation
- B. Passive restoration
- C. Vegetative shoreline stabilization
- D. Bridges and access roads
- E. Individual docks limited to 500 square feet for recreational or fishing use and necessary piling.
- F. Submerged cable, sewer line, waterline or other pipeline.
- G. Maintenance and repair of existing structures.

B. TYPES OF PROJECTS

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

C. URBAN RENEWAL PROJECTS

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

1. Gateway Improvements

- Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

2. Public Improvements

- Inventory the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.
- Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority.
- Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

3. Pedestrian/Bicycle Improvements

- Provide pedestrian friendly streetscape improvements in the downtown.
- Develop bike and pedestrian trails with trailheads and restrooms, directional signage and rest areas.

The Warrenton Urban Renewal Plan conforms with the provisions and policies of the City of Warrenton Comprehensive Plan. The Urban Renewal Plan is consistent with specific goals and policies of the Comprehensive Plan which are noted in the following Section A through E. There is a direct relationship between the projects identified in Section III and the specific policies identified below.

A. ARTICLE 3 - LAND AND WATER USE POLICIES

3.310 Residential Lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:

(a) The High Density Residential zone is intended to encourage the development of duplexes and other multi-family dwellings. It provides for high density uses in locations close to the downtown area or other locations which have suitable streets, utilities and other characteristics. Certain non-residential uses are allowed if they will not detract from the character of this district. Land in the Hammond area that was in the Town's R-H zone has been placed in this zone.

(c) The purpose of the Intermediate Density Residential Zone is to provide areas within the City which have the capacity to accommodate single-family dwellings in conventional subdivisions or planned unit developments. These areas are intended for service by municipal utilities and urban type street systems, and, consequently, the residents must be willing to support the costs associated with this density of development. Certain public facilities and other non-residential uses are permitted when desirable conditions and safeguards are satisfied. This zone includes those areas in Hammond that were in Hammond's Low Density Residential Zone (R-10).

(6) New single family and multifamily housing may be allowed in some of the City's commercial zones. Residential densities in these commercial zones may not exceed those in a High-Density Residential district.

3.330 Industrial Lands

(1) It is the City's policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry, increase the local tax base and insure a stable economy. Industrial development shall take place in the following areas:

(a) The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, transshipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

(2) Appropriate industrial, commercial and other uses are allowed to occur in the Aquatic Development Zone (A-1). Waters in these locations may be used more intensively than those in a Conservation or Natural zone. Marinas, port facilities, aquaculture and other water-dependent development facilities are the primary uses which are permitted with standards or allowed as a conditional use. Piers, secured floats, dredging and filling are acceptable when adequately justified.

B. ARTICLE 4 - NATURAL FEATURES POLICIES

4.330 Drainage and Erosion

Runoff and water erosion shall be controlled by requiring sound management practices in new subdivisions and large-scale developments and by preparing and implementing a comprehensive storm drainage study.

C. ARTICLE 7 – COMMUNITY FACILITIES AND SERVICES POLICIES

7.310 Community Facilities and Services

It is the City's policy to help meet community needs by establishing a capital improvements program, using appropriate site acquisition methods, carefully selecting service activities and undertaking other desirable actions.

The City will continue to make necessary improvements to its community facilities and services as the need for such improvements dictate, and to the extent funding sources or mechanisms are available.

V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Warrenton Urban Renewal Plan provides the opportunity for property in the District to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Urban Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses and other payments, as deemed necessary.

All relocation activities will be undertaken and payments made in accordance with the requirements specified in the ORS 35.500 et seq.

C. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency or the City of Warrenton in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. DEBT MANAGEMENT

The Agency will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2028. The Agency therefore anticipates terminating the collection of tax increment revenues in FY 2027/2028.

APPENDIX 1 – ORS REQUIREMENTS

The following matrix describes where in the Warrenton Urban Renewal Plan the requirements of ORS 457.085 are satisfied.

ORS Requirement	Applicable Urban Renewal Plan Sections
457.085(2)(a)	III
457.085(2)(b)	I, III, VI
457.085(2)(c)	I, Appendices
457.085(2)(d)	IV
457.085(2)(e)	II
457.085(2)(f)	V
457.085(2)(g)	III, V
457.085(2)(h)	VII

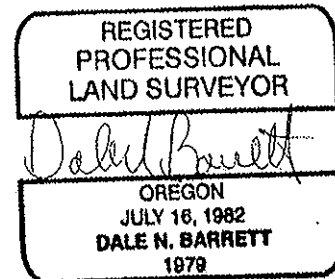
the north right-of-way line of 5th Street; thence west on said north right-of-way line, a distance of 30 feet, more or less to a point; thence northeasterly, a distance of 30 feet, more or less; thence northwesterly, a distance of 30 feet to a point on the north right-of-way line of SW 6th Street; thence west on said north right-of-way line, a distance of 36 feet, more or less to the intersection of the north right-of-way line of SW 5th Street; thence northwesterly on said north right-of-way line, a distance of 120 feet, more or less to a point on the west right-of-way line of SW Alder Avenue; thence northeasterly on said west right-of-way line, a distance of 2,440 feet, more or less to the intersection of the westerly right-of-way line of Market Street; thence northwesterly on said westerly right-of-way line, a distance of 460 feet, more or less to a jog in the said right-of-way line; thence west 65 feet, more or less to a point on the east line of Block 115, Plat of Alder Meadows 2nd Extension; thence northerly on said east block line, a distance of 190 feet, more or less to the westerly right-of-way line of Market Street; thence northerly on said westerly right-of-way line, a distance of 600 feet to a point on the south right-of-way line of NW 3rd Street; thence northwesterly on said south right-of-way line, a distance of 90 feet, more or less to the west right-of-way line of NW Birch Avenue; thence northeasterly on said west right-of-way line, a distance of 275 feet, more or less to the intersection point with the west right-of-way line of Market Street; thence northwesterly on said west right-of-way line, a distance of 210 feet, more or less to the south right-of-way line of SW 4th Street; thence southeasterly on westerly extension of Lot 1, Plat of G. Clifford Barlow and on the south line of Lots 1 - 7 of said plat, a distance of 1,640 feet, more or less to the west right-of-way line of NE Skipanon Drive; thence northeasterly on said west right-of-way, a distance of 490 feet, more or less to the center line of Madison Avenue; thence southeast on the easterly extension of said center line, a distance of 50 feet, more or less to the center line of NE Skipanon Drive; thence east, a distance of 50 feet, more or less to the northwest corner of Tax Lot 403, Map 8-10-22BB; thence following the north line of said Lot 403 and Lot 400 said map easterly, a distance of 1,060 feet, more or less to the north line of said Section 22; thence east on said Section 22, a distance of 620 feet, more or less to a point on the west line of Block 14, Plat of Portoria; thence southwest on said plat line, a distance of 445 feet, more or less to a point on the south right-of-way line of NE 3rd Place; thence west on said south right-of-way line, a distance of 20 feet, more or less to the east right-of-way line of NE Iredale Avenue; thence south on said east right-of-way line, a distance of 1,500 feet, more or less to an angle point in said east right-of-way line; thence continuing on said east right-of-way line southwest, a distance of 790 feet, more or less to a point on the north right-of-way line of SE 2nd, also being an angle point in the east right-of-way line of SE Iredale Avenue; thence continuing on said east right-of-way line south, a distance of 870 feet, more or less to a point on the south line of SE 5th Street; thence west on said south right-of-way line, a distance of 1,810 feet, more or less to a point on the east right-of-way line of SE Ensign Avenue; thence southeasterly on said east right-of-way line, a distance of 280 feet, more or less to an angle point on said east right-of-way line; thence continuing on the east right-of-way line of SE Ensign Avenue, a distance of 1,900 feet, more or less to a point on the north right-of-way line of SE 12th Place; thence east on said north right-of-way line, a distance of 590 feet to an angle point on said north right-of-way line; thence southeasterly on said north right-of-way line, a distance of 725 feet, more or less to a point on the

thence S 87° 15' 58" E for a distance of 2.06 feet, more or less, to a 5/8" rebar set with a red plastic cap marker "OREGON STATE HIGHWAY 101" as found as Monument "95" per map B-9505;

thence S 06° 06' 55" E for a distance of 699.06 feet, more or less, to a 5/8" rebar set with a plastic cap marker "HLB INC" as shown on map B-9505;

thence N 89° 50' 58" E for a distance of 821.77 feet, more or less, to a 5/8" rebar set with a plastic cap marker "HLB INC" as shown on map B-9505 to the northeast corner of Block 1 vacated plat of Herrington-Elliot Addition to Warrenton;

thence south on the east line of said blocks 1 and 14, a distance of 450 feet, more or less; thence west, a distance of 1,820 feet to a point on the west right-of-way line of SE Dolphin Avenue; thence north on said west right-of-way line, a distance of 1,230 feet, more or less to the northeast corner of Block 5, Plat of "Subdivision of Portsmouth" Addition to Warrenton; thence west on the north lines of Blocks 5 - 7, a distance of 1,125 feet, more or less to the northwest corner of Block 7; thence south on the west line of said Block 7, a distance of 50 feet, more or less to the point of beginning.



RENEWAL DATE: DEC. 31, 07

TABLE OF CONTENTS

I. Introduction 3

II. Description of Existing Conditions and Anticipated Impacts..... 4

 A. Physical Conditions.....4

 1. GENERAL DESCRIPTION 4

 2. EXISTING LAND USE..... 4

 3. COMPREHENSIVE PLAN AND ZONING DESIGNATIONS 4

 4. LAND USE ANALYSIS 7

 B. Social and Economic Conditions 8

 POPULATION..... 8

 HOUSING..... 8

 INCOME 9

 EMPLOYMENT..... 10

 C. Urban Renewal Area Qualifications.....11

 D. Condition of Area Infrastructure..... 11

 E. Impacts on City Services and Costs12

III. Reasons for Selection of the Renewal Area Involved in the Program . 13

IV. Relationship Between the Projects to be Undertaken in the Program
 and the Existing Conditions in the Area 15

V. Citizen Participation 16

VI. Relocation Report 17

VII. Project Costs and Timing..... 18

 A. Projects and Cost Estimates.....18

 B. Future Public Improvements21

 C. Estimated Completion Date21

The City of Warrenton Urban Renewal Report has been prepared to provide the essential background information on the area to the Urban Renewal Agency, the City of Warrenton Planning Commission and City Commission, and the citizens of the community. The report has been prepared to comply with State law regarding Urban Renewal (ORS 457.085). It is intended to be used in conjunction with the *Warrenton Urban Renewal Plan*. The capitalized headings at the beginning of each major section of this report directly correspond to the information required by ORS 457.

The areas across the river from the downtown and many parcels adjacent to the marina are planned for Recreation and Commercial.

The remaining areas within the district are planned for High Density Residential, Intermediate Density Residential, Mixed Use Commercial and General Industrial.

4. LAND USE ANALYSIS

The substantial number of vacant lots(44%), throughout the urban renewal area represent a stagnant and unproductive condition of the central area of the City. This large amount of vacant land, as well as the underutilized properties and vacant buildings contribute to the low economic values of the district. The City's size, substantial wetland conditions, and other factors have contributed to a fragmented urbanization pattern.

The downtown area is relatively small, comprised of a few blocks on S. Main south of E. Harbor as well as the commercial uses fronting on E. Harbor Drive south of the marina.

The residential areas have a mixed character of well maintained residences and a number of units with substantial deferred maintenance. One of the major factors that contribute to the characteristics of these areas is the lack of public improvements including paved streets, sidewalks, lighting and storm drainage management.

INCOME

The following table illustrates household and family income in 1999. As noted, 51.7 per cent of the households and 37.6 per cent of the families have annual incomes less than \$35,000.

**Table 2:
Household and Family Income**

INCOME IN 1999	Number	Percent
Households	1,613	100
Less than \$10,000	183	11.3
\$10,000 to \$14,999	151	9.4
\$15,000 to \$24,999	256	15.9
\$25,000 to \$34,999	244	15.1
\$35,000 to \$49,999	258	16
\$50,000 to \$74,999	338	21
\$75,000 to \$99,999	109	6.8
\$100,000 to \$149,999	38	2.4
\$150,000 to \$199,999	27	1.7
\$200,000 or more	9	0.6
Median household income (dollars)	33,472	(X)
Families	1,108	100
Less than \$10,000	64	5.8
\$10,000 to \$14,999	95	8.6
\$15,000 to \$24,999	114	10.3
\$25,000 to \$34,999	143	12.9
\$35,000 to \$49,999	237	21.4
\$50,000 to \$74,999	298	26.9
\$75,000 to \$99,999	93	8.4
\$100,000 to \$149,999	33	3
\$150,000 to \$199,999	22	2
\$200,000 or more	9	0.8
Median family income (dollars)	42,946	(X)
Per capita income (dollars)	16,874	(X)
Median earnings (dollars):		
Male full-time, year-round workers	31,654	(X)
Female full-time, year-round workers	21,133	(X)

C. URBAN RENEWAL AREA QUALIFICATIONS

ORS 457.420 specifies that the Urban Renewal Area identified in the Plan along with other urban renewal areas in the City may not exceed 25% of the City's land area or 25% of the City's assessed value.

The City of Warrenton contains approximately 17.4 square miles within its City limits. Based on the county assessor's tax lot data, the total acreage in the boundary is approximately 1.45 square miles. The area in the urban renewal district boundary represents 8.3% of the total area in Warrenton and is within ORS 457's 25% acreage limitation for urban renewal areas.

As noted above, the total assessed valuation within an urban renewal area is limited to no more than 25% of the total municipal assessed value. A review of the Clatsop County 2005/2006 Tax Rate and Valuation Summary Report and Clatsop County Assessor's records indicate the following:

- The City of Warrenton comprised a total taxable assessed value (TAV) of \$295,529,253.
- The proposed urban renewal district comprises a total TAV of \$54,790,225.
- The resulting Urban Renewal District's share of City taxable assessed value is 18.54%
- The plan meets the Oregon State law requirement.

D. CONDITION OF AREA INFRASTRUCTURE

a. Transportation and Access

The transportation linkages to the Urban Renewal Area are Oregon Coast Highway 101, Alternate 101 and State Highway 104. Highway 101 dissects the southeastern part of the area and Highway 104 traverses the entire district from the southern boundary to where it exits the northern Urban Renewal Area boundary. Highway 104 continues northwest to the Hammond area. Harbor Drive provides access from Highway 101 west to Highway 104 south of the marina and intersects with Highway 104 (S. Main Avenue) at the northern part of the downtown area. All of these highways are in satisfactory condition, however there are pedestrian crossings on both highways that could benefit from safety improvements.

III. REASONS FOR SELECTION OF THE URBAN RENEWAL AREA INVOLVED IN THE PROGRAM

The geographic area of the City was selected for an Urban Renewal District to eliminate the inhibiting conditions to economic development and improve the condition and quality of the businesses and residences. The major conditions limiting the productive use of this area for urban purposes are described below.

The Urban Renewal Feasibility Analysis revealed the following conditions that constitute "blight" within the boundary:

1. Depreciated Values and Reduced Utilization of the Area – The following table provides a summary of the qualitative characteristics of land parcels within the study area regarding utilization of land in the study area.

**Table 4:
Urban Renewal Study Area Parcel Counts by Tax-Exempt Status and Improvements**

Area Parcels	Total	Fully	Vacant	Improved		Subtotal
		Exempt	Taxable	Exempt	Taxable	
<i>Totals</i>	<i>1,067</i>	<i>27</i>	<i>473</i>	<i>153</i>	<i>414</i>	<i>567</i>
<i>Percentages of Total Parcels:</i>		<i>2.5%</i>	<i>44.3%</i>	<i>14.3%</i>	<i>38.8%</i>	<i>53.1%</i>

SOURCE: 2006 Clatsop County Assessor Data and Johnson Gardner, LLC

A review of the parcel data reveals underutilization, given the following about the 1,067-parcel study area:

- **Non-Taxable Parcels:** Public sector and other tax-exempt ownership comprises 17% (16.8 %) of study area parcels. A great number of these parcels (153, or 14.7%) have taxable improvements but are developed on publicly-owned tax-exempt land. This would indicate a significant share of land area and potential taxable value not assessed and, therefore, not producing property tax for the City, despite service costs to the City.
- **Unimproved Properties:** Despite comprising much of the Warrenton city center, 44.3% of study area parcels (473 parcels) are unimproved.

A second important measure of underutilization of land in the study area is the ratio of improvement value to land value. A high ratio will indicate that development has economic value for the good of commerce within an area, tax revenue generation, and general public welfare. In general, a healthy city center of a smaller community would be expected to have an improvement value to land value ratio of at least 4:1 or 5:1.

IV. RELATIONSHIP BETWEEN THE PROJECTS TO BE UNDERTAKEN IN THE PROGRAM AND THE EXISTING CONDITIONS IN THE AREA

The Urban Renewal Area as expressed above, is an area around which projects have been planned. The existing conditions in the area include deficiencies related to the lack of infrastructure and public amenities which inhibits new development and investment in the area. The proposed projects are designed to correct the deficiencies described in this Report. The projects will provide the infrastructure necessary to encourage development and revitalization of the Renewal Area in accordance with the City's Comprehensive Plan.

VI. RELOCATION REPORT

The Urban Renewal Plan anticipates the acquisition and redevelopment of property which may result in the displacement of residents. Although the Agency has not identified specific parcels which will require acquisition at this point in time, it does intend to establish a Relocation Policy which will call for the Agency's assistance to those residents that may be displaced when a formal acquisition analysis is completed. When the Agency does acquire developed and/or occupied property, it will assist displaced persons in finding replacements facilities. All displaced persons shall be contacted to determine relocation needs and shall be provided information on available space and be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 35.500 et.seq. and any other applicable laws or regulations.

Phase IV

1. Streetscape on Anchor Avenue from Harbor to the River	\$300,000
Complete: 2026	
Total:	\$2,770,000

Marina

Phase I

1. Prepare Master Improvement and Maintenance Plan	\$75,000
2. Float and Ramp Replacement – Phase 1	200,000
3. Fish Cleaning Station	75,000
Sub-Total:	\$350,000
Complete: 2010	

Phase II

Float and Ramp Replacement – Final Phases	\$500,000
Restrooms/Harbor Master Office	250,000
Parking Lot Improvements	100,000
Sub-Total:	\$850,000
Complete: 2014	

Phase III

Additional Parking and Pedestrian Pathways	\$100,000
Property Acquisition and Redevelopment	200,000
Relocate Non-Marine Businesses and Redevelop with Marina-oriented businesses	400,000
Sub-Total:	\$700,000
Complete: 2026	
Total:	\$1,900,000

B. FUTURE PUBLIC IMPROVEMENTS

As private development occurs within the Urban Renewal Area, or as the Agency attempts to stimulate it, future public improvements including streets, sidewalks, water, storm sewer, landscaping, lighting, drainage, etc. will be undertaken to permit, or compliment the new development.

C. ESTIMATED COMPLETION DATE

The projects are estimated to be completed no later than 2027.

B. ESTIMATED AMOUNT OF MONEY REQUIRED UNDER ORS 457

The Plan anticipates a total of \$10,416,266 in tax increment revenues which will be used in its entirety to repay indebtedness issued or incurred to finance the projects contained in the Plan. An additional \$68,536 is projected to be received from earnings on reserve fund balances.

**Table 6:
Projected Revenues, Debt Service and Other Expenditures**

Year	Cumulative New Incremental Assessed Values	Annual Revenue	Interest Grants & Other Earnings	Other Revenue	Total District Revenue	District Bonds Sold	Non-Bond Debt	Use of Increment		Debt Service Reserve Fund
								Debt Service Payment	Payment	Balance
2007-08	\$1,643,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2008-09	\$20,362,825	\$214,313	\$0	\$0	\$214,313	\$1,800,000	\$0	(\$163,362)	\$0	\$50,951
2009-10	\$22,617,416	\$241,996	\$1,529	\$0	\$243,525	\$0	\$0	(\$163,362)	\$0	\$131,114
2010-11	\$24,939,645	\$270,649	\$3,933	\$0	\$274,582	\$1,700,000	\$0	(\$341,269)	(\$70,620)	\$64,428
2011-12	\$27,331,542	\$300,304	\$1,933	\$0	\$302,237	\$0	\$0	(\$341,269)	(\$40,964)	\$25,397
2012-13	\$29,795,195	\$328,806	\$762	\$0	\$329,567	\$0	\$0	(\$341,269)	(\$12,463)	\$13,696
2013-14	\$32,332,757	\$358,233	\$411	\$0	\$358,644	\$0	\$0	(\$341,269)	\$0	\$31,071
2014-15	\$34,946,447	\$388,617	\$932	\$0	\$389,549	\$0	\$0	(\$341,269)	\$0	\$79,351
2015-16	\$37,638,547	\$419,988	\$2,381	\$0	\$422,368	\$0	\$0	(\$341,269)	\$0	\$160,451
2016-17	\$40,411,410	\$452,378	\$4,814	\$0	\$457,192	\$0	\$0	(\$341,269)	\$0	\$276,374
2017-18	\$43,267,459	\$485,822	\$8,291	\$0	\$494,113	\$1,800,000	\$0	(\$585,831)	(\$100,009)	\$184,656
2018-19	\$46,209,189	\$520,352	\$5,540	\$0	\$525,892	\$0	\$0	(\$585,831)	(\$65,479)	\$124,717
2019-20	\$49,239,172	\$556,005	\$3,742	\$0	\$559,746	\$0	\$0	(\$585,831)	(\$29,826)	\$98,633
2020-21	\$52,360,054	\$592,816	\$2,959	\$0	\$595,775	\$0	\$0	(\$585,831)	\$0	\$108,577
2021-22	\$55,574,562	\$630,824	\$3,257	\$0	\$634,081	\$0	\$0	(\$585,831)	\$0	\$156,827
2022-23	\$58,885,506	\$670,067	\$4,705	\$0	\$674,772	\$0	\$0	(\$585,831)	\$0	\$245,768
2023-24	\$62,295,778	\$710,585	\$7,373	\$0	\$717,958	\$0	\$1,150,000	(\$855,873)	(\$145,288)	\$107,853
2024-25	\$65,808,358	\$752,420	\$3,236	\$0	\$755,656	\$0	\$0	(\$855,873)	(\$103,452)	\$7,637
2025-26	\$69,426,315	\$795,615	\$229	\$0	\$795,844	\$0	\$0	(\$677,966)	\$0	\$125,515
2026-27	\$73,152,811	\$840,214	\$3,765	\$0	\$843,979	\$0	\$0	(\$677,966)	\$0	\$291,529
2027-28	\$76,991,103	\$886,262	\$8,746	\$0	\$895,008	\$0	\$0	(\$433,403)	\$0	\$753,133

SOURCE: Clatsop County Assessor's Office & Johnson Gardner, LLC

districts equal their permanent tax rates times the projected incremental assessed value. Note that the property tax revenues foregone by the Warrenton-Hammond School District do not result in revenue losses to the School District because of the system of state funding of K-12 education. The impacts are shown to illustrate what they would be if the school funding system is materially changed and property tax revenues become directly relevant.

Within a relatively short amount of time after the tax increment revenues terminate, the additional revenues that are available to these taxing districts are projected to repay the districts for revenues foregone during the Plan.

F. IMPACTS ON TAXPAYERS

In addition to the revenues foregone by taxing districts, the financing of the Plan may impact tax payers, in that the rates calculated by the County Assessor for dollar based levies (such as bonds or dollar based local option levies) issued before October of 2001, per ORS 457.010-4(A)(b), will be slightly higher. This is a result of the incremental assessed value within the Area being excluded from the rate calculation to meet a pre-existing, fixed annual bond debt service obligation or local option levy revenue schedule.

The primary dollar based levy affected by the establishment of an urban renewal district will be the following:

- *City of Warrenton General Obligation Bond (Series 1998)*: A reduction in taxable assessed value growth of 18.5% due to urban renewal district establishment is estimated to increase the existing bond levy rate from approximately \$0.72 per thousand to \$0.84 per thousand.

Other dollar based levies affected include the following, but not significantly since the urban renewal district represents a significantly smaller share of taxable assessed value in the following jurisdiction:

- Port of Astoria District bond obligation issued in 1991.