RESOLUTION NO. URR 16-003

A RESOLUTION APPROVING A MINOR AMENDMENT TO THE CANBY URBAN RENEWAL PLAN TO ADD PROJECTS AND PROPERTIES TO THE PLAN TO ACCOMMODATE CIVIC BLOCK REDEVELOPMENT

WHEREAS, the Canby City Council established the Canby Urban Renewal Agency ("Agency") as an urban renewal agency to function within the City pursuant to Ordinance 1032 passed October 6, 1999; and

WHEREAS, the Agency is undertaking to carry out the Canby Urban Renewal Plan ("Plan") as amended, which enables the Agency to assist in development within the Renewal Area by participating in funding the acquisition, construction or rehabilitation of buildings within the Renewal Area; and

WHEREAS, the Agency previously found that participating in the redevelopment of the Civic Block would benefit the Renewal Area by creating a catalytic mixed use new development and redevelopment of existing public buildings will bring more residents and customers into the Area and increase business and investment opportunities within the Area; and

WHEREAS, the Agency further found that the Civic Block Redevelopment Project is important to carrying out the Plan objectives of improving and retaining existing businesses as well as improving attractive visual amenities for customers and community members throughout the Renewal Area; and

WHEREAS, consistent with those findings, the Agency was authorized and directed to support a new mixed use building and renovation of the City Hall and Former Police Buildings on sites within the Renewal Area, located between 1st and 2nd Avenues and Holly and Ivy Streets in Canby, Oregon 97013 in the County of Clackamas, State of Oregon; and

WHEREAS, tax lots 3S-1E 33CA 6300, 6200, 5600, 5900, and 6000 need to be added to the Urban Renewal Plan to facilitate this development as depicted in Exhibit A; and

WHEREAS, the Plan requires the Agency to approve a minor amendment to the Plan in order to facilitate this project.

NOW THEREFORE, IT IS HEREBY RESOLVED by the Canby Urban Renewal Agency that the Canby Urban Renewal Plan, attached as Exhibit "B", is amended as follows:

1. Section 600 (A) (1) of the Plan is hereby amended to add railroad quiet zone related modifications to the list of projects; and

2. Section 600 (A) (3) of the Plan is hereby amended to remove references to previous plans for a library and renovation of City Hall into council chambers and add language that to encourage development in the area; and

3. Section 600 (B) (1) of the Plan is hereby amended to add authorization to dedicate or sell agency property; and

4. Section 600 (C) (1) of the Plan is hereby amended to add agency owned tax lots where currently the City Hall, former Police Facility, Finance building and parking lot and the Development Services buildings are located. They include tax lots: 3S-1E 33CA 6300, 6200, 5600, 5900, and 6000; and

5. Incorporate other minor updates and corrections to clarify the Plan.

This Resolution shall take effect on September 21, 2016.

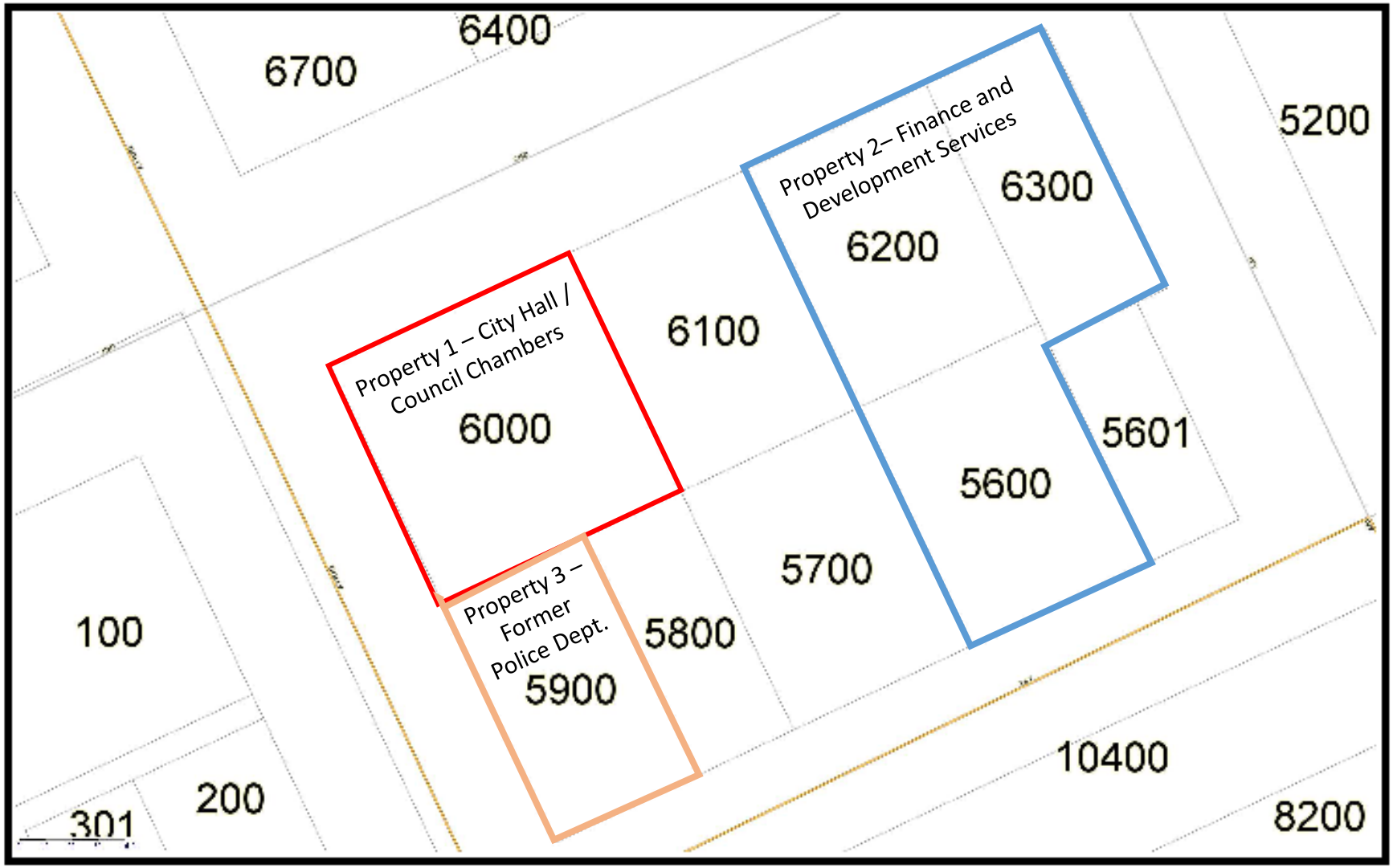
ADOPTED this 21st day of September 2016, by the Canby Urban Renewal Agency.

_____
Tim Dale
Chair

ATTEST:

_____
Kimberly Scheafer, MMC
City Recorder

Exhibit A: Civic Block Mixed-Use Project Taxlots (all 3S-1E 33CA)



City of Canby Oregon Web Maps v. 2.0

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City of Canby

Canby Urban Renewal Area

Urban Renewal Plan with Consolidated Amendments

November 1999
Revised September 21, 2016
To Include Amendments

CANBY URBAN RENEWAL PLAN ACKNOWLEDGMENTS

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

Urban Renewal Task Force

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

City of Canby Staff

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

Consultants on the Urban Renewal Plan

Charles Kupper, Spencer & Kupper

CANBY URBAN RENEWAL PLAN TABLE OF CONTENTS

100. THE URBAN RENEWAL PLAN 1
200. CITIZEN PARTICIPATION 1
300. RELATIONSHIP TO LOCAL OBJECTIVES 2
400. PROPOSED LAND USES 3
500. OUTLINE OF DEVELOPMENT 3
600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN 4
700. DEVELOPER'S OBLIGATIONS 9
800. AMENDMENTS TO THE RENEWAL PLAN 9
900. MAXLMUM INDEBTEDNESS 11
1000. FINANCING METHODS . …….11
1100 RELOCATION……..…… 11
1200. DEFINITIONS .....……12

EXHIBITS

EXHIBIT 1 ..... …… BOUNDARY MAP
EXHIBIT 2 ....ZONING MAP

ATTACHMENTS

ATTACHMENT A .....LEGAL DESCRIPTION
ATTACHMENT B .....COMPREHENSIVE PLAN GOALS
ATTACHMENT C ..... ZONING DESCRIPTIONS
ATTACHMENT D .....INCENTIVE PROGRAM

100 THE URBAN RENEWAL PLAN

A. General

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

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

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

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

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

B. The Renewal Plan Area Boundary

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

200. CITIZEN PARTICIPATION

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

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

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Canby Comprehensive Plan, and to implement development strategies and objectives for the Canby Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

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

B. Renewal Plan Goals and Objectives

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

Objectives:

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

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

Objectives:

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

Goal Three:
To improve and retain existing businesses

Objectives:

- Entice private investment in development and redevelopment of existing commercial and industrial areas of the district.
- Encourage retention and expansion of businesses within the commercial areas of the

district.
- Support and assist in implementing the Commercial District Revitalization Plan.

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

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

400. PROPOSED LAND USES

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

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

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

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

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

500. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Canby Urban Renewal Area. A substantial portion of the renewal area lacks

streets, water, sewer, and other infrastructure necessary to make productive use of the land. The conditions also pose a constraint to future development called for in the Comprehensive Plan. Project activities to treat these conditions include:

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

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

600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

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

A. PUBLIC IMPROVEMENTS

1. Street Construction and Circulation Improvements

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

2. Infrastructure and Utilities Improvements

This activity allows the Renewal Agency to construct and improve infrastructures and utilities throughout the Renewal Area. These projects include, but are not limited to, construction,

reconstruction, repair, upgrading, and over sizing or replacement of electric, water, sanitary sewer and storm drainage facilities, relocation of overhead lines to underground locations, and acquisition of land, right of ways, easements and other land rights. The list of infrastructures and utilities to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such improvements will be based upon an Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

3. Public Facilities

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

The new Canby Police Station will serve and benefit the Renewal Area because it will allow the Canby Police Department to provide more rapid, efficient service to property inside the Renewal Area and will allow the Police Department to continue to serve growth inside the Renewal Area. Additionally, relocation of the Police Department will allow further development in Canby's downtown core by freeing up property for more compatible uses.[1]

The new Canby Civic Center (including a new library, council chambers and city administration building) will serve and benefit the Renewal Area because it will allow the Canby Public Library and the City's administrative functions to provide improved and more efficient public services inside the Renewal area. The new Canby library will promote economic development in the downtown area by attracting additional customers to the downtown core. When renovated Canby's 1937 City Hall will be restored into a valuable historic asset that will also attract additional visitors downtown and encourage other development in the area. Participating in the development of a new Civic Center and renovation of the 1937 City Hall will benefit the Renewal Area by creating centerpieces for civic involvement and engagement within the Area thereby bringing more individuals into the Area and increasing business and investment opportunities within the Area. These projects are also important to carrying out the Plan objectives of improving and retaining existing businesses, and is consistent with the objective of providing attractive visual amenities for customers and community members throughout the Renewal Area.[2]

The proposed site of the Civic Center will provide for a concentration of vibrant activity in the downtown area, and consolidation of City services, thereby improving efficiency for the delivery of those services.[3]

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[1] This paragraph added by URR-06-006.
[2] This paragraph added by URR 14-006.
[3] This paragraph added by URR 14-006.

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

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

Three specific projects at the Canby Fire District's main station on S. Pine Street have been found to be in compliance with the goals and objectives of this plan and will benefit the Renewal Area: a 1,300 s.f. addition to house additional offices and volunteer personnel; a 2,322 s.f. remodel of existing space to accomplish the same goals; and a new garage/storage building on the northwest corner of the property. These projects will serve and benefit the Renewal Area because they will allow the Fire District to provide more rapid, efficient fire services to property inside the Renewal Area and will allow the Fire District to continue to serve growth inside the Renewal Area.[4]

B. PRESERVATION, REHABILITATION, AND REDEVELOPMENT

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

1. Redevelopment Through New Construction
Redevelopment through new construction may be achieved by public or private property owners,

[4] This paragraph added by URR-06-002.

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

Pursuant to this Section 600.B(1) the Agency may make grants as described in the "Incentive Program for Job Creation and New Construction" that is attached to this plan as Attachment D.[5]

2. Preservation, Rehabilitation, and Conservation

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

C. ACQUISITION AND REDEVELOPMENT OF PROPERTY

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

1. Acquisition requiring City Council ratification.

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

a. Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800 B. 1. of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

b. Where conditions exist that may affect the health, safety and welfare of the Renewal Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800 B. 1. of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

c. All acquisition requiring the use of the Renewal Agency's powers of eminent domain: If such plan amendment is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired in Section 600 C.3. of this Plan. The map exhibit shall be

[5] This paragraph added by URR-06-003.

appropriately numbered and shall be included in part two as an official part of this Urban Renewal Plan.

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

a. Where it is determined that the property is needed to provide public improvements and facilities in the Renewal Area as follows:
   - Right-of-way acquisition for streets, alleys or pedestrian ways.
   - Right of way and easement acquisition for water, sewer, and other utilities.
   - Property acquisition for public use, or for public buildings and facilities.

b. Where the owner of real property within the boundaries of the Renewal Area wishes to convey title of such property by any means, including by gift.

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

3. Properties to be acquired
The following properties have been identified for acquisition by the Canby Urban Renewal Agency[6]

Map Number	Tax Lot Number	Street Address
3S-1E-34	*1707*	*No Address*
3S-1E-33DB	*2500*	*301 NE 3rd Avenue*
3S-1E33DB	*3600*	*316 NE 2nd Avenue*
3S-1E33DB	*3601*	*326 NE 2nd Avenue*
3S-1E-33DB	*3700*	*325 NE 2nd Avenue*
3-1E-33DB	*3100*	*210 NE 2nd Avenue*
3-1E-33CA	*4600*	*194 NE 2nd Avenue*
3-1E-33CA	*4700*	*184 NE 2nd Avenue*
3-1E-33CA	*6300*	*111 NW 2nd Avenue*
3S-1E-33CA	*6200*	*133 NW 2nd Avenue*
3S-1E-33CA	*5600*	*133 NW 2nd Avenue*
3S-1E-33CA	*5900*	*122 N Holly Street*
3S-1E-33CA	*6000*	*182 N. Holly Street*

D. PROPERTY DISPOSITION

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property

[6] This paragraph added by URR-08-002.

which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

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

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

E. TECHNICAL, FINANCIAL AND DESIGN PLAN(S)

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

F. PLAN ADMINISTRATION

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

700. REDEVELOPER'S OBLIGATIONS

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

1. The Redeveloper shall develop or redevelop property in accordance with the land-use

provisions and other requirements specified in this Plan.

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

800. AMENDMENTS TO THE RENEWAL PLAN

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

A. Substantial Amendments

Substantial amendments to the Plan consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1% shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.1201
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095; and notice as provided in ORS 457.120.
3. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than $1,000,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The $1,000,000 amount will be adjusted annually from 1999 costs according to the "Engineering News Record" construction cost index for the Northwest area of the United States.

B. Minor Amendments Requiring Approval by City Council.

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

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

C. Other Minor Amendments.

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

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.

2. Acquisition of property for purposes specified in Section 600 C. 2 a. and 2b, of this Plan.
3. Addition of a project substantially different from those identified in Section 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than $1,000,000 in 1999 dollars.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

900. MAXIMUM INDEBTEDNESS

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

1000. FINANCING METHODS

A. General

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

B. Tax Increment Financing

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

C. Prior Indebtedness

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

1100. RELOCATION

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

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

1200. DEFINITIONS

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

"Area" means the area included within the boundaries of the Canby Urban Renewal District.
"City" means the City of Canby, Oregon.
"City Council" means the City Council of the City of Canby, Oregon.
"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.
"County" means the County of Clackamas, State of Oregon.
"Displaced" person or business means any person or business that is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.
"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.
"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan, for the Canby Urban Renewal Area, Part Two - Exhibits.
"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.
"Plan" means the Canby Urban Renewal Plan for the Canby Urban Renewal Area, Parts One and Two.
"Planning Commission" means the Planning Commission of the City of Canby, Oregon.
"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.
"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).
"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land. "Text" means the Urban Renewal Plan for the Canby Urban Renewal Area, Part One - Text.
"Urban Renewal Agency" means the Urban Renewal Agency of the City of Canby, Oregon.
"Urban Renewal Area", "Canby Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this Plan.

EXHIBIT 1

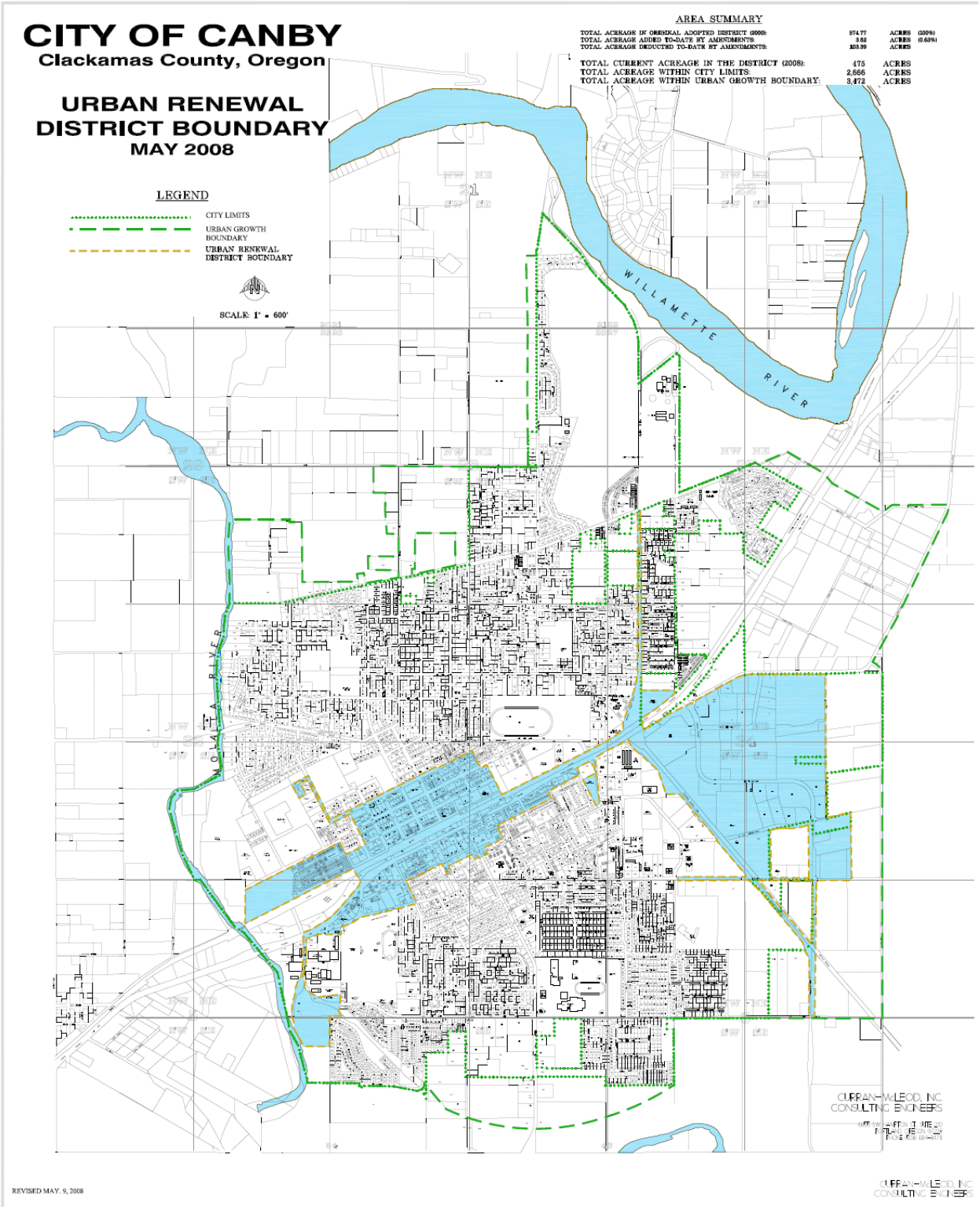
CITY OF CANBY
Clackamas County, Oregon
URBAN RENEWAL
DISTRICT BOUNDARY
MAY 2008
LEGEND
CITY LIMITS
URBAN GROWTH BOUNDARY
URBAN RENEWAL DISTRICT BOUNDARY
SCALE: 1" = 600'
AREA SUMMARY
TOTAL ACREAGE IN ORIGINAL ADOPTED DISTRICT (2000): 574.77 ACRES (100%)
TOTAL ACREAGE ADDED TO-DATE BY AMENDMENTS: 3.62 ACRES (0.63%)
TOTAL ACREAGE DEDUCTED TO-DATE BY AMENDMENTS: 103.39 ACRES
TOTAL CURRENT ACREAGE IN THE DISTRICT (2008): 475 ACRES
TOTAL ACREAGE WITHIN CITY LIMITS: 2,666 ACRES
TOTAL ACREAGE WITHIN URBAN GROWTH BOUNDARY: 3,472 ACRES
WILLAMETTE RIVER
MOLALLA RIVER
CURRAN-McLEOD, INC.
CONSULTING ENGINEERS
REVISED MAY. 9, 2008
CURRAN-McLEOD, INC.
CONSULTING ENGINEERS

EXHIBIT 2

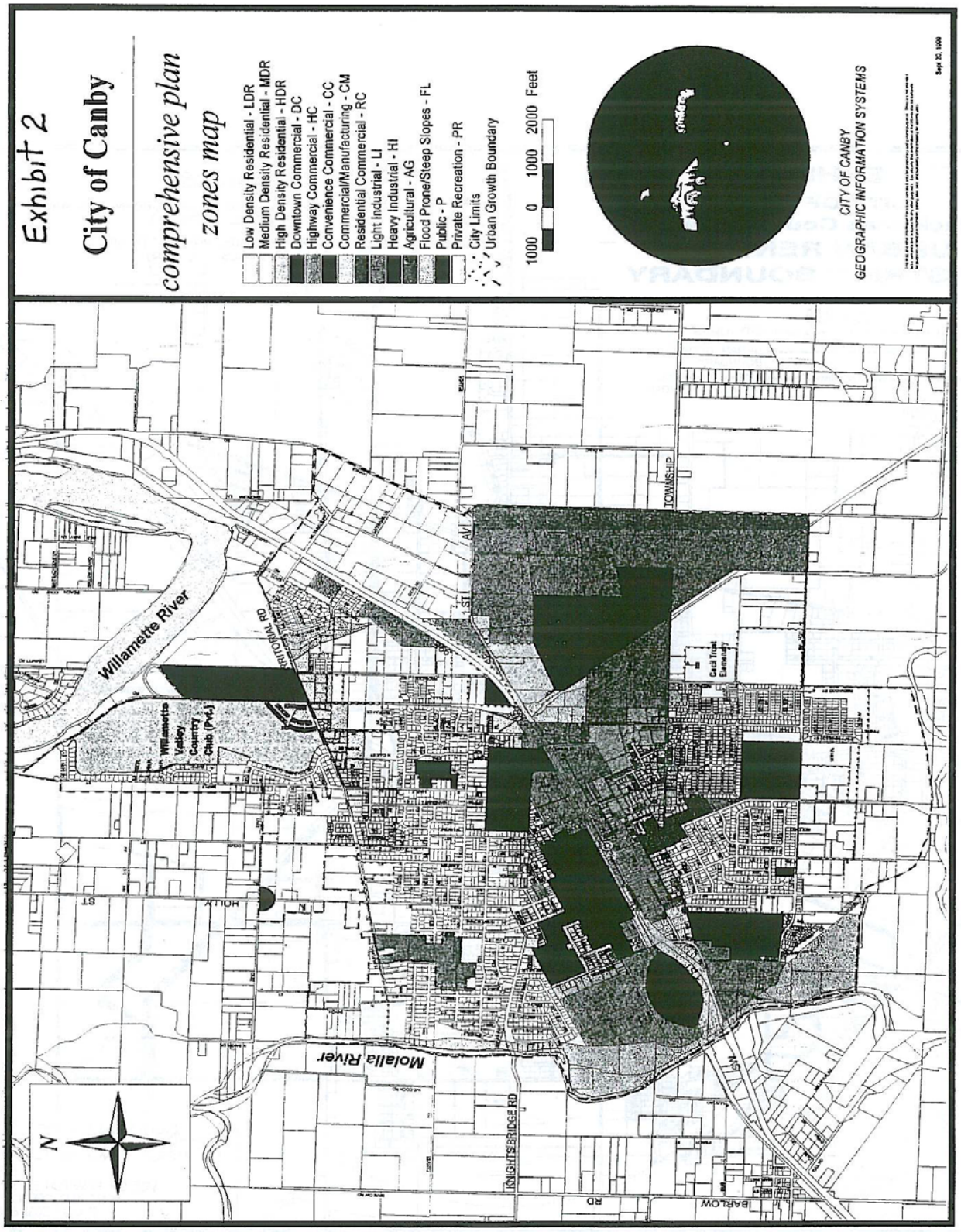
Exhibit 2
City of Canby
comprehensive plan
zones map
Low Density Residential - LDR
Medium Density Residential - MDR
High Density Residential - HDR
Downtown Commercial - DC
Highway Commercial - HC
Convenience Commercial - CC
Commercial/Manufacturing - CM
Residential Commercial - RC
Light Industrial - LI
Heavy Industrial - HI
Agricultural - AG
Flood Prone/Steep Slopes - FL
Public - P
Private Recreation - PR
City Limits
Urban Growth Boundary
1000 0 1000 2000 Feet
CITY OF CANBY
GEOGRAPHIC INFORMATION SYSTEMS
Willamette River
Molalla River
Willamette Valley Country Club (Pvt.)
Canal Trail Elementary
HOLLY
ST
N
BERGER RD
KNIGHTS BRIDGE RD
BARLOW
RD
S
TOWNSHIP
AVI
ST
N

ATTACHMENT A

CITY OF CANBY

DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY[7]

Modified May 2008

Beginning at the intersection of the northern boundary of the Union Pacific Railroad right-of-way and the western right-of-way boundary of North Cedar Street in Section 33, Township 4 South, Range 1 East, Willamette Meridian; thence southwesterly approximately 2,360 feet along the northern right-of-way boundary of the Union Pacific Railroad to the western line of Donation Land Claim No. 48; thence north approximately 650 feet along the western line of Donation Land Claim No. 48 to the southern right-of-way boundary of Northwest 3rd Avenue; thence northeasterly approximately 2,050 feet along the aforementioned right-of-way boundary to the western right-of-way boundary of North Cedar Street; thence southeasterly 270 feet along the said right-of-way boundary to the projection of the southern right-of-way boundary of Northwest 2nd Avenue; thence northeasterly approximately 420 feet along the said boundary to the eastern right-of-way boundary of North Douglas Street; thence northwesterly approximately 660 feet along the aforementioned right-of-way line to the southern right-of-way boundary of Northwest 4th Avenue; thence southwesterly approximately 420 feet along the said right-of-way boundary to the western right-of-way line of North Cedar Street; thence northwesterly approximately 1,000 feet to a line parallel to and 15 feet south of the northern boundary of that tract of land conveyed to Robert D. Owens under instrument number 91-34264, Clackamas County deed records; thence southwesterly approximately 150 feet to the eastern boundary of that tract of land conveyed to the Canby Utility Board under instrument number 73-21808; thence southwesterly approximately 235 feet along the boundary of the said property; thence southwesterly approximately

[7] This legal description from URR-08-002

150 feet along the boundary of the said property; thence northwesterly approximately 250 feet along the boundary of the said property; thence northeasterly along the property line approximately 360 feet to the eastern right-of-way boundary of North Cedar Street; thence southeasterly approximately 935 feet to the northern right-of-way boundary of Northwest 4th Avenue; thence northeasterly approximately 3,025 feet along the aforementioned right-of-way boundary to the projection of the eastern boundary of North Knott Street; thence southeasterly approximately 375 feet to southern right-of-way boundary of Northeast 3rd Avenue; thence northeasterly approximately 130 feet to the westernmost property corner of that tract of land conveyed to Larry R. Beck under instrument number 92-35987, Clackamas County deed records; thence southeasterly approximately 630 feet along the western boundary of that tract of land conveyed to Larry R. Beck under instrument number 92-35987, Clackamas County deed records, to the northern boundary of the Union Pacific right-of-way; thence northeasterly approximately 3,060 feet to the eastern right-of-way boundary of the Molalla Forest Road; thence south approximately 225 feet along the projection of the aforementioned right-of-way boundary to the southern right-of-way line of Pacific Highway U.S. 99E; thence northeasterly approximately 4,800 feet along the aforementioned right-of-way line and following the southern right-of-way boundary of Haines Road (Southeast 1st Avenue) to the eastern right-of-way boundary of South Walnut Street; thence approximately 2,680 feet south along said boundary to the northern boundary of that tract of land conveyed to Jean M. Rover under instrument 98-73646, Clackamas County deed records; thence northeasterly approximately 410 feet to the northernmost point of said tract; thence south approximately 1,300 feet along the projection of the eastern right-of-way boundary of said tract to the southern right-of-way boundary of Township Road; thence westerly approximately 2,000 feet along the said right-of-way boundary to the western right-of-way boundary of the Molalla Forest Road; thence northwesterly approximately 3,800 feet along the said right-of-way boundary to the southern

right-of-way boundary of Pacific Highway U.S. 99E; thence southwesterly along the southern right-of-way line approximately 770 feet to the centerline of South Pine Street right-of-way; thence southerly along said centerline approximately 615 feet to a point of centerline curvature left; thence continuing along the projected centerline alignment, said projection being along the eastern boundary of Parcel 2 of Partition Plat 1994-106, a distance of approximately 265 feet to the southeast corner of said parcel 2; Thence southwesterly along the southern boundary of said parcel 2 a distance of approximately 56.8 feet to the southwest corner of said parcel 2; Thence northwesterly along the western boundary of said Parcel 2, a distance of approximately 550 feet to the northwest corner of said Parcel 2; thence northeasterly along the northern boundary of said Parcel 2, a distance of approximately 265.6 feet to the northeast corner of said Parcel 2, said point being on the western boundary of South Pine Street; thence northwesterly along the western boundary of South Pine Street right-of-way a distance of approximately 280 feet to the southern boundary of Pacific Highway U.S. 99E; thence southwesterly along the southern right-of-way line approximately 275 feet along the aforementioned right-of-way line to the westernmost corner of that tract of land conveyed to George Ray Hellhake under instrument number 93-22323, Clackamas County deed records; thence southeasterly approximately 150 feet along the western boundary of said property to the southern right-of-way boundary of that tract of land conveyed to the City of Canby under instrument number 69-10296-7; thence southwesterly approximately 700 feet along that property line to the westernmost corner of that tract of land conveyed to Albert A. & Maxine C. Seida under instrument number 73-27889, Clackamas County deed records; thence southeasterly approximately 150 feet along the western boundary of said property to the southern right-of-way boundary of Southeast 2nd Avenue; thence southwesterly approximately 1,170 feet along the aforementioned right-of-way boundary to the westernmost corner of that tract of land conveyed to Carl O. Shipley under instrument number 90-55-042, Clackamas County deed

records; thence southeasterly approximately 265 feet along the western boundary of said property to the northernmost corner of that tract of land conveyed to James M. & Clarice M. Murphy under instrument number 92-51952, Clackamas County deed records; thence southwesterly approximately 400 feet along the northern boundary of the aforementioned property to the westernmost corner of that tract of land conveyed to Douglas B. Harbord under instrument number 90-01561, Clackamas County deed records; thence southeasterly approximately 140 feet along the western boundary of said property to the southern right-of-way boundary of Southeast 3rd Avenue; thence southwesterly approximately 175 feet along the aforementioned right-of-way line to the western right-of-way boundary of South Ivy Street; thence northwesterly approximately 35 feet along the aforementioned right-of-way boundary to the northern right-of-way boundary of Southwest 3rd Avenue; thence southwesterly approximately 100 feet along said right-of-way boundary to the easternmost corner of that tract of land conveyed to the Zoar Evangelical Lutheran Church of Canby under instrument number 365-522, Clackamas County deed records; thence northwesterly approximately 95 feet along the eastern boundary of said property; thence southwesterly approximately 490 feet along the northern boundary line of the aforementioned property; thence southeasterly approximately 130 feet along the western boundary of that tract of land conveyed to Vena P. Berg under instrument number 357-305, Clackamas County deed records, to the southern right-of-way boundary of Southwest 3rd Avenue; thence southwesterly approximately 100 feet along the aforementioned right-of-way boundary to the projection of the eastern right-of-way boundary of South Grant Street; thence northwesterly approximately 225 feet along said right-of-way line to the southern right-of-way boundary of Southwest 2nd Avenue; thence southwesterly approximately 750 feet along the aforementioned right-of-way boundary to the eastern right-of-way boundary of South Elm Street; thence southeasterly approximately 470 feet along said right-of-way boundary to the southern right-of-way boundary of Southwest 4th Avenue; thence southwesterly approximately 1,600

feet along the aforementioned right-of-way boundary to the western right-of-way boundary of South Aspen Street; thence southerly approximately 170 feet along said right-of-way to the southern right-of-way boundary of Southwest 5th Avenue; thence westerly along said boundary and continuing along the southern right-of-way boundary of Pacific Highway U.S. 99E approximately 700 feet to the eastern right-of-way boundary of South Berg Parkway; thence southerly approximately 800 feet along the eastern right-of-way boundary of South Berg Parkway to the northern tip of that tract of land conveyed to the City of Canby under instrument number 675-570, Clackamas County deed records; thence southeasterly approximately 850 feet along the northeast boundary of said property and continuing along the northern boundary of that adjoining tract of land conveyed to Fred A. & Nancy M. Kahut under instrument number 78-26233, Clackamas County deed records; thence southerly approximately 425 feet along the eastern boundary of said property and continuing southeasterly along the eastern boundary of that adjoining tract of land conveyed to the City of Canby under instrument number 675-570, Clackamas County deed records; thence westerly 265 feet along the southern boundary of said property to the northeast corner of that tract of land conveyed to the City of Canby under instrument number 508-343, Clackamas County deed records; thence southerly approximately 580 feet along the eastern boundary of said property; thence westerly approximately 500 feet along the southern boundary; thence northwesterly approximately 235 feet northwesterly along the western boundary of said property and continuing northerly along the western right-of-way boundary of South Berg Parkway to the northern right-of-way boundary of Pacific Highway U.S. 99E; thence northeasterly approximately 1,500 feet to the extension of the western right-of-way boundary of North Cedar Street; thence northwesterly approximately 280 feet along said boundary to the point of beginning.

INCLUSIONS:

1. The Molalla Forest Road right-of-way from the northern right-of-way boundary of Pacific

Highway U.S. 99E to the southern right-of-way boundary of Northeast Territorial Road.

2. The Township Road right-of-way from the projection of the centerline of the right-of-way of South Redwood Street to the western right-of-way boundary of the Molalla Forest Road.

3. That tract of land conveyed to Portland General Electric under instrument number 76-08517, Clackamas County deed records.

4. The Molalla Forest Road right-of-way from the southern boundary of the right-of-way of Township Road to the northern boundary of the right-of-way of Southeast 13th Avenue.

5. The Sequoia Parkway right-of-way from the southern boundary of the right-of-way of Township Road southerly approximately 650 feet, thence continuing as a 74 foot strip along the projection of the above referenced right-of-way, approximately 650 feet to the centerline of the Southern Pacific Railroad Molalla Branch, thence continuing the 74 foot wide strip southerly, parallel and abutting the eastern boundary of the Molalla Forest Road, to the northern boundary of the right-of-way of Southeast 13th Avenue.

EXCLUSIONS:

1. Beginning at the southwest corner of that tract of land conveyed to the City of Canby under instrument number 239-313, Clackamas County deed records; thence northerly approximately 900 feet along the bearing of the western property boundary of said property to a point 80 feet measured perpendicular to and south of the northern boundary of SE 4th Avenue; thence easterly approximately 775 feet along a line parallel to and 80 feet south measured perpendicular of the northern right-of-way of Southeast 4th Avenue to a line parallel to and offset 44 feet from the western right-of-way boundary of South Walnut Street; thence southerly approximately 1,080 feet following the aforementioned offset boundary line to the northern right-of-way boundary line of Township Road; thence westerly approximately 750 feet along

said right-of-way boundary line to the point of beginning.

2. The portion that falls within the above-described boundary of that tract of land identified as Lot 6 of the Canby Market Center, a duly-recorded plat, recorded as instrument number 2000-009910, Clackamas County deed records.

ATTACHMENT B

CANBY URBAN RENEWAL PLAN
COMPREHENSIVE PLAN GOALS AND OBJECTIVES

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

Canby Comprehensive Plan Goals and Policies

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

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

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

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

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

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

ATTACHMENT C

CANBY URBAN RENEWAL PLAN
RENEWAL AREA ZONING DESIGNATIONS

THE FOLLOWING IS EXAMPLE ONLY.

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

Permitted Uses in this zone are:

R-1 Low density residential zone

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

R-2 High density residential zone

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

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

Permitted uses in this zone are:

C-1 Downtown commercial zone

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

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

Permitted Uses in this zone are:

C-2 Highway commercial zone

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

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

Permitted Uses In this Zone are:

M-1 Light industrial zone

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

M-2 Heavy industrial zone

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

ATTACHMENT D

CANBY URBAN RENEWAL AGENCY
First Amended Incentive Program for
Job Creation & New Construction[8]

INTRODUCTION

In an effort to assist target businesses critical to Canby's economic development, the Canby Urban Renewal District (URD) is offering system development charge (SDC) credits for job creation. The credits range from $500 to $2,000 per qualifying job and will be applied to any industrial/manufacturing project paying City of Canby SDCs that is located within Canby's URD.

The URD has a limited amount of funds available for this program. These funds are available on a first-come, first-served basis until they are exhausted in any fiscal year, provided that the URD may decide to equitably allocate the proceeds, if more than one application is submitted during any given fiscal year. This program is treated as a grant program providing that recipients comply with the construction and job creation requirements as outlined in their application.

Applicants will pay all SDC fees up-front to the City of Canby. After job creation and retention goals have been met by the applicant, the Canby Urban Renewal Agency may refund SDCs in accordance with the SDC Grant Agreement entered into between the applicant and the City.

ELIGIBILITY

Businesses must meet the following criteria to be eligible for this program:

- Projects must be located in the Canby URD.
- Projects must be for industrial/manufacturing businesses only.
- Credits will only be applied to City of Canby SDCs paid by the applicant on the qualifying project. City of Canby SDCs are assessed for Transportation, Sanitary Sewer, Storm Sewer, and Parks.
- Credits will only be awarded for full-time jobs meeting the salary levels provided under the heading Credit Amounts below.
- The maximum credit allowed to an applicant will be the lesser of the following: (a) $100,000; (b) 100% of the SDCs actually paid by the applicant for the project (excluding any credits that were given); (c) the balance of the remaining grant funds at the time the grant requirements are fully met; or (d) an equitable share of the remaining grant funds at the time the grant requirements are fully met if there are other qualified applications for reimbursement.
- Applications for credits should be filed no later than 90 days after the payment of the SDCs for which credits are sought. We encourage applications to be filed well in advance of payments.

[8] This First Amended Incentive Program from URR-08-009.

- Businesses must enter into an agreement with the URD to provide a pre-defined number of new jobs, with specified salary requirements. Once created, those jobs must remain filled for a minimum of 24 months. (New jobs created may start at any time within two years of final occupancy of the building.)
- Businesses must agree to allow the URD to monitor and audit payroll records in order to confirm that the agreed upon job creation and retention goals are being met. Businesses that do not meet the requirements of the SDC Grant Agreement will not receive the credits.
- Businesses located outside City limits but requiring City services will only be eligible if they enter into an annexation agreement with the City. The application must follow applicable local, state and federal rules. Credit will only be issued in such cases following annexation into City limits.
- Applicants may be either a building owner, developer, or business owner or their representatives. Funds will be issued to the individual/business that paid the SDCs to the City of Canby.
- Non-profits, government agencies, and other users that do not pay property taxes are ineligible.
- The Urban Renewal Agency reserves the right to modify or interpret any eligibility standard or credit level on a case-by-case basis if deemed necessary.

CREDIT AMOUNTS

Credits will be issued as follows:

- $500 per full-time job paying between $20,800 and $27,560 per year ($10.00 to $13.25 per hour).
- $1,000 per full-time job paying between $27,561 and $34,320 per year ($13.26 to $16.50 per hour).
- $1,500 per fall-time job paying between $34,321 and $39,520 per year ($16.51 to $19.00 per hour).
- $2,000 per full-time job paying over $39,521 per year (over $19 per hour).

APPLICATION REQUIREMENTS

Businesses applying for this incentive program must provide the following:

1. Completed SDC Incentive Program Grant Application.
2. Copy of statement of estimated SDC fees by the City of Canby or receipt of actual fees paid, if applying after payment date.
3. Job creation plan and agreement to submit annual employment reports.

PROCESS

1. Staff will review the application and make sure it is complete and accurate.
2. Staff will make a recommendation to the Canby Urban Renewal Agency, which will make a final decision on the application.
3. If approved, staff and applicant will finalize job creation and employment reporting plan and a written contract will be signed.
4. Staff will monitor job creation and maintenance data. Upon successful completion of plan, a rebate will be issued and a report provided to the Canby Urban Renewal Agency.

CREDIT FORMAT

Applicant will pay the full amount of SDCs to the City of Canby upon issuance of a building permit. A rebate will be issued to applicant only upon verification that all jobs listed in the plan were created or remained filled for the 24 months required.