

ORDINANCE NO. 656

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING THE 2008 SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED.

WHEREAS, the Urban Renewal Agency of the City of Wilsonville (the "Agency") has prepared and has proposed to the City Council for its approval the 2008 Substantial Amendment to The West Side Urban Renewal Plan (the "Plan") for an urban renewal area within the boundaries of the City of Wilsonville which is commonly known as Wilsonville's West Side Urban Renewal District; and

WHEREAS, such 2008 Substantial Amendment and its accompanying Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of the development of the 2008 Substantial Amendment; and

WHEREAS, additional notice of the City Council hearing on the 2008 Substantial Amendment has been prepared and sent in accordance with ORS 457.120; and

WHEREAS, the 2008 Substantial Amendment and Report were forwarded to the Wilsonville Planning Commission on October 8, 2008, for recommendations and the Planning Commission has reviewed the 2008 Substantial Amendment and Report and adopted PC Resolution No. LP08-0008 recommending the City Council adopt an ordinance approving The West Side Plan proposed 2008 Substantial Amendment; and

WHEREAS, the 2008 Substantial Amendment was forwarded to the governing body of each affected taxing district, and the Agency has consulted and conferred with such taxing districts; and

WHEREAS, the City Council has received no recommendations of disapproval from any of the governing body of any of the affected taxing districts; and

WHEREAS, the City Council has received and considered the recommendation of approval from Clackamas County; and

WHEREAS, pursuant to ORS 457.095, Wilsonville City Council has reviewed the 2008 Substantial Amendment to The West Side Urban Renewal Plan; and

The City Council finds the 2008 Substantial Amendment to The West Side Urban Renewal Plan should be adopted and approved, based on the findings listed below.

NOW THEREFORE, THE CITY OF WILSONVILLE HEREBY ORDAINS AS FOLLOWS:

Section 1: Findings. In support of its approval of the 2008 Substantial Amendment to The West Side Urban Renewal Plan, the following findings of fact and conclusions are adopted:

FINDINGS

1. The above recitals are hereby incorporated as findings as if fully set forth herein.
2. That the area described in the 2008 Substantial Amendment to The West Side Urban Renewal Plan is blighted as defined in Report on the Plan Sections II.A.1 and 2 and II.B.
3. The rehabilitation and redevelopment is necessary to protect the public health, safety, or welfare of the City of Wilsonville pursuant to Plan Goals and Objectives Section III.1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 4C, 4D, 5A, and 5B.
4. That the 2008 Substantial Amendment to The West Side Urban Renewal Plan conforms to the City's Comprehensive Plan as a whole.
5. The provisions have been made to house displaced persons within their financial means and in accordance with ORS 281.045 – ORS 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing. Any relocation activities shall be accomplished pursuant to Section IX of the Plan.
6. That the acquisition of real property provided for is necessary and proper for public purposes as identified in Section VIII of the Plan.

7. That the approval and carrying out of the 2008 Substantial Amendment to the Plan is economically sound and feasible as identified in Chapter VIII in the Report on the 2008 Substantial Amendment.
8. That the City shall assume and complete any activities prescribed it by the Urban Renewal Plan.
9. That Wilsonville City Council hereby incorporates by reference the 2008 Substantial Amendment to The West Side Urban Renewal Plan, attached to this Ordinance as Exhibit "A", as support for its above-mentioned findings.
10. That Wilsonville City Council further relies on the Report of the 2008 Substantial Amendment to The West Side Urban Renewal Area, attached to this Ordinance as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and entire record before the City Council in making its findings in support of this Ordinance.

CONCLUSIONS

1. Wilsonville City Council hereby approves the 2008 Substantial Amendment to The West Side Urban Renewal Plan, pursuant to the provisions of ORS 457, and directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.
2. Wilsonville City Council directs the City Recorder to record a copy of the Ordinance approving the 2008 Substantial Amendment to The West Side Urban Renewal Plan with the Recording Officer of Clackamas County, Oregon, pursuant to ORS 457.125, and directs the City Recorder to send a copy of this Ordinance to the Urban Renewal Agency for the City of Wilsonville, Oregon.

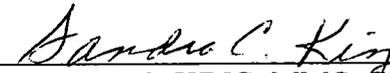
SUBMITTED to the Wilsonville city Council and read the first time at a regular meeting thereof on the 1st day of December 2008 and scheduled for second reading at a special meeting on the 29th day of December 2008 commencing at the hour of 7 p.m. at the Wilsonville City Hall.


SANDRA C. KING, MMC, City Recorder

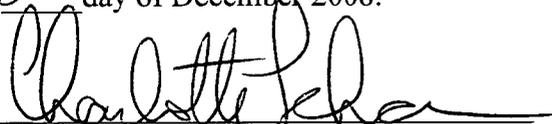
ENACTED by the City Council on the 29th day of December 2008, by the following votes:

YEAS: -5-

NAYS: -0-


SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this ^{29TH} day of December 2008.


CHARLOTTE LEHAN, Mayor

SUMMARY of Votes:

Mayor Lehan	<u>YES</u>
Councilor Knapp	<u>YES</u>
Councilor Kirk	<u>YES</u>
Councilor Núñez	<u>YES</u>
Councilor Ripple	<u>YES</u>

Attachments:

- Exhibit A – 2008 Substantial Amendment
- Exhibit B – Report of the 2008 Substantial Amendment
- Exhibit C – URA Resolution No. 176
- Exhibit D – Public Notice Mailed to Every Owner of Real Property in the City
- Exhibit E – Letters to Other Affected Taxing Districts
- Exhibit F – The Entire Planning Commission Record Regarding The 2008 Substantial Amendment to the Urban Renewal Plan (bound separately)
- Exhibit G- Letter from Clackamas County

WILSONVILLE WEST SIDE URBAN RENEWAL PLAN
First Substantial Amendment to the Plan
September 15, 2008

BACKGROUND TO THE FIRST SUBSTANTIAL AMENDMENT

The Wilsonville West Side Urban Renewal Plan (the "Plan") was adopted in November, 2003. Due to economic conditions, assessed value growth and tax increment revenue in the area has lagged behind initial projections. In order to assist the Plan in carrying out project activities and hasten the date when assessed values can be returned to the tax roll, the First Substantial Amendment to the Plan adds 62 acres of land to the boundary increasing the Plan acreage from 394 acres to 456 acres.

The addition of land to the boundary exceeds 1% of the existing 394 acres of Plan area, and thus requires a substantial amendment to the Plan. The addition of acreage can be accomplished within the 20% maximum acreage addition allowed by ORS 457.

SUMMARY OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN

The First Substantial Amendment to the Plan makes the following changes to the Plan:

- Adds 62 acres to the Plan boundary, and \$14,130,809 assessed value to the Plan's frozen base of assessed values.
- Revises the boundary map and legal description of the Plan boundary to reflect the addition of land in this First Substantial Amendment
- Updates one section in the Report on the Plan to list the deficient conditions in the areas to be added to the Plan.

TEXT OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN

This First Substantial Amendment to the Plan shows text which is deleted by ~~strikeout~~. New text added to the Plan in this First Substantial Amendment is shown by *italics*.

1. CHANGES TO THE PLAN

The First Substantial Amendment to the Plan makes the following changes to Section IV of the Plan:

IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Figure 1 shows the boundaries of the Area *as revised by the First Substantial Amendment*. Exhibit A contains a legal description of the boundaries *as revised by the First Substantial Amendment*. Figure 3 shows that the estimated total assessed value of the Area, which will constitute its Certified Base, is ~~\$3,362,161~~ *\$17,852,887*. The Certified Base value of the Year 2000 Urban Renewal Plan, as amended, is ~~\$55,230,442~~ *\$35,882,830*. The total assessed value, not including increment is ~~\$1,393,369,233~~ *\$1,817,968,755* and the total of the two Certified Bases constitutes

4.2% 2.95% of the City's assessed value. ~~excluding the incremental assessed value of the Year 2000 Urban Renewal Plan.~~

The total acreage of both urban renewal areas constitutes ~~23.7%~~ 23% of the City's acreage. The Plan thus complies with the statutory limits (ORS 457.420) on the value and size of urban renewal areas using tax increment financing.

Figure 3: Assessed Value and Acreage of Area

Area	Assessed Value, Not Including Increment	% of City Total	Acres	% of City Total
City of Wilsonville	\$1,393,369,233 \$1,817,968,755	100.0%	4,503.68 4,740	100.0%
Urban Renewal Areas:				
Year 2000 Urban Renewal Area	\$55,230,442 \$35,882,830	4.0% 1.97%	672.00 626.85	14.9% 13.33%
Wilsonville West Side Urban Renewal Area	\$3,362,131 \$17,852,887	0.2% .98%	395.00 456.00	8.8% 9.69%
UR SUBTOTAL:	\$58,592,573 \$52,735,717	4.2% 2.9%	1,067.00 1082.85	23.7% 23%
Source: 2002-03 Clackamas County Parcel database				

VII. PROPOSED LAND USES AND DEVELOPMENT STANDARDS

The First Substantial Amendment to the plan makes the following additions to Section VII of the Plan:

ZONING DISTRICT	DESCRIPTION
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<i>C1 Central Commercial</i>	<i>The C1 Central Commercial district allows for a broad range of uses in keeping with the City's historic commercial area and central business districts. Development in the C1 district is intended to be characterized by high building coverage and close placement of buildings. Development is also to be pedestrian-oriented with a strong emphasis on a pleasant streetscape.</i>
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The First Substantial Amendment makes no further changes to the Plan.

REPORT ON FIRST SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN

CHANGES TO THE REPORT ON THE URBAN RENEWAL PLAN

This First Substantial Amendment to the Report on the Plan shows text which is deleted by ~~strikeout~~. New text added to the Report in this First Substantial Amendment is shown by *italics*.

The First Substantial Amendment to the plan makes the following changes to Section II of the Report on the Plan:

II. EXISTING PHYSICAL, ECONOMIC AND SOCIAL CONDITIONS AND IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Wilsonville West Side Urban Renewal Area (the "Area"), documenting the occurrence of "blighted areas" as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use and Zoning

The first Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIA 1. of the Report on the Plan. Table One "Primary Land Use" and Table Two "Zoning Districts (2002-03)" reflect data as of the date of adoption of the plan.

2. Infrastructure

The First Substantial Amendment to the Urban Renewal Plan makes the following addition to Section IIA 2. of the Report on the Plan:

The First Substantial Amendment to the Plan adds three new areas to the West Side Renewal Plan boundary. The areas added to the boundary are added to help treat infrastructure deficiencies and blight in those areas.

Area #1, termed the "Old Town Area" has deficiencies in curbs, streets, and sidewalks, and vehicular access that limit development of the area.

Area #2, termed "The Grove", contains vacant abandoned buildings formerly used for institutional purposes. This land represents an ideal site to help the City meet its moderate income housing goals, but it lacks the water, sewer, and streets necessary to support new development.

Area #3, termed "Villebois – SAP North", contains land located within the Villebois Master

Plan area but currently not included within the West Side Urban Renewal Plan Area which encompasses the remainder of Villebois. This land currently lacks water, sewer and street improvements necessary to support new development.

B. Economic Conditions

The First Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIB of the Report on the Plan. Tables Three through Five reflect data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section V of the Report on the Plan:

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The first Substantial Amendment to the Plan adds no new projects to the Plan. Table Six reflects data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VI of the Report on the Plan:

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The First Substantial Amendment to the Plan adds no new projects to the Plan. Tables Seven and Eight reflect data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VII of the Report on the Plan:

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUE REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The assessed value increases and tax increment revenue projected in the original plan have fallen well below the anticipated levels. The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Table Nine reflects data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

VIII FINANCIAL ANALYSIS OF THE PLAN

The First Substantial Amendment to the Plan adds three areas to the Plan boundary. These three areas have potential for long-range development. The assessed value increases and tax increment revenue projected in the original plan have fallen well below the projected levels. The addition of the three areas is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Therefore, no changes are made to Table Ten in this section. The Plan is considered financially feasible.

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

IX IMPACT OF THE TAX INCREMENT FINANCING

The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values to the levels projected in the original Plan. Therefore, no changes are made to Table Eleven in this section.

The First Substantial Amendment to the Urban Renewal Plan makes no further changes to the Report on the Plan.

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 176

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A CITY COUNCIL APPROVED AMENDMENT TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL DISTRICT BOUNDARIES AND ASSESSED VALUATION.

WHEREAS, The Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section 1200 "Procedures for Changes or Amendments in the Approved Urban Renewal Plan" states that,

"The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate."; and

WHEREAS, Section 1202 of the Plan requires that the City Council approve by resolution any change to the Plan that alters the Goals and Objectives of the Plan; and

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan Area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, the Agency finds it is in the best interest of the public to further reduce the size of the Year 2000 Plan Area to maintain a \$4,000,000 annual increment cap for the Plan Area and reduce revenue impacts on taxing entities that levy taxes within the Area; and

WHEREAS, tax lots 3S1W23AC 100 and 101 and tax lots 3S1W23AB 100, 101, 102, 200, 201, 300, 400, 401, 402, 403, 500, 600, 700, 800, 801, 900, 1000, 1100, 2000, 2100, 2101, 2200, 2301, and 2302, together known as (the "Parcel") when fully developed will produce tax increment revenue in excess of City Council's goal of a \$4,000,000 annual increment cap for the Year 2000 Plan Area; and

WHEREAS, it is the Agency's intent to add this acreage subsequent to its removal from the Year 2000 Plan Area to the City's West Side Urban Renewal Plan boundary through a Substantial Amendment; and

WHEREAS, the proposed area geographic reductions and reduction in assessed valuation from the Year 2000 Plan Area will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects; and

WHEREAS, the proposed boundary adjustment will add a connection east across Interstate 5 at 5th Street to connect the remaining Year 2000 Plan Area on the west side of Interstate 5 to the Year 2000 Plan Area on the east side of Interstate 5; and

WHEREAS, this added acreage to the Year 2000 Plan Area consists of approximately .77 acres; and

WHEREAS, this acreage can be added to the Year 2000 Plan Area through minor amendment as it is less than 1% of the Year 2000 Plan Area which is 658 acres.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The existing Year 2000 Urban Renewal Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, and 118, and City of Wilsonville Resolution No. 1847, 1903, 2055, 2072 and City of Wilsonville Ordinance No. 639 shall be amended as described in Exhibit A of this Resolution, attached hereto and incorporated herein by this reference. Exhibit B of this Resolution, attached hereto and incorporated herein by this reference, incorporates all edits to the Legal Description indicated in Exhibit A and shall be titled "Exhibit 1" of the Year 2000 Plan and is made part of The Year 2000 Plan. The Plan Area and valuation is reduced in accordance with Exhibit B.

2. The existing Year 2000 Urban Renewal Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 99, 102, 115, and 118 and City of Wilsonville Resolution No. 1847, 1903, 2055, 2072 and City of Wilsonville Ordinance No. 639 shall be amended and replaced by the map which is Exhibit C of this Resolution entitled "East Side Urban Renewal Boundary Revised per URA Resolution Nos. 32, 59, 99, 102, 115, and 118 and City of Wilsonville Resolution No. 1847, 1903, 2055, 2072 and City of Wilsonville Ordinance No. 639". Exhibit C is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit B.

3. The existing Year 2000 Plan Area includes a total land area of 658 acres. The area removed by this proposed Council-approved amendment to the Plan Area is a total land reduction of twenty-nine (29) acres, leaving 629 acres in the Year 2000 Plan Area. The Agency finds and determines that this reduction of land to the Plan Area by a Council-approved amendment to the Plan is not a substantial amendment to the Plan as the term "substantial amendment" is defined in ORS 457.085 (2) (1) and recommends this finding and determination be adopted and approved by City Council.

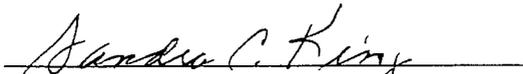
4. The effective date of this Resolution is November 17th, 2008.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 17th day of November 2008, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Chair

ATTEST:


Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Chair Lehan	Yes
Board Member Kirk	Yes
Board Member Knapp	Yes
Board Member Ripple	Excused
Board Member Núñez	Excused

List of Exhibits

Exhibit A Edited Legal Description of the Wilsonville Urban Renewal Year 2000 Plan Area

Exhibit B Legal Description Incorporating Exhibit A Edits

Exhibit C Amended Urban Renewal Year 2000 Plan Area Boundary Map

EXHIBIT 1

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115,
and No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No.
2055, No. 2072, No. _____ & Ordinance No. 639**

10/22/08

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from ~~May 2007~~ **July, 2008** and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,150 feet, more or less, to the point of intersection of said East right of way line and the North line of Tax Lot 100, also being a point on the South right of way line of Roanoke Drive (South), of said Plat No. 3 1W 12BD;
5. Thence Easterly along said South right of way line 490 feet, more or less, to the southerly extension of the East right of way line of McLeod Street;
6. Thence North along the Southerly extension of said East right of way line and said East right of way line 430 feet, more or less, to the Northwest Corner of Tax Lot 6400;

7. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the Southwesterly projection of the Southeasterly right of way line of Colvin Lane;
8. Thence Northeasterly along said Southwesterly projection of said Colvin Lane and the Southeasterly right of way line of Colvin Lane to the Northeast corner of Tax Lot 2800;
9. Thence along the East lines of Tax Lot 2800, Tax Lot 2700, Tax Lot 2600 and the East and South lines of Tax Lot 2500 a distance of 215 feet, more or less, to the point of intersection of the South line of Tax Lot 2500 and the Easterly right of way line of Roanoke Drive (North), of said Plat No. 3 1W 12BD;
10. Thence Southeasterly along said Easterly right of way line 15 feet to the Northwest corner of Tax Lot 2400;
11. Thence along the North and East lines of Tax Lot 2400 and the East lines of Tax Lot 2300, Tax Lot 2200 and Tax Lot 2100 to said North-South centerline of said Section 12;
12. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
13. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
14. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
15. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
16. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
17. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
18. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
19. Thence South along the East line of the Northeast $\frac{1}{4}$ of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
20. Thence West across said Plat No. 3246 to the West line thereof;
21. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
22. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
23. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
24. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;

25. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
26. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
27. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
28. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
29. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
30. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
31. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
32. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
33. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
34. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
35. **DELETED**
36. **DELETED**
37. **DELETED**
38. **DELETED**
- 38A. **Thence Westerly across said Interstate five (I-5) to the point of intersection of the West right of way line of said Interstate five with the Eastern terminus of the South right of way line of 5th Street, Assessor's Plat 3 1W 23AC;**
39. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
40. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
41. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
42. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
43. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of ~~Wilsonville Road (Market Rd. No. 6), Assessor's Plat 3 1W 23AB~~ **5th Street, Assessor's Plat 3 1W 23 BD;**

- 43A. Thence West along said South right of way line to the point of intersection of said South right of way line with the West right of way line of the Oregon Electric Railroad;
- 43B. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of said 5th Street;
- 43C. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
- 43D. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
- 43E. Thence East along the easterly projection of said South right of way line to the point of intersection of said easterly projection and the East right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
- 43F. Thence Southerly along said East right of way line to the North line of the Plat of Wilsonville, Assessor's Plat 3 1W 23AC;
- 43G. Thence East along said North line and the easterly projection thereof, 824 feet, more or less, to the West line of Tax Lot 101, also being a point on the East line of the Thomas Bailey D.L.C.;
- 43H. Thence South along the West line of said Tax Lot 101 and the West line of Tax Lot 100 to the Southwest Corner of said Tax Lot 100, also being an angle point in the West right of way line of Interstate five (I-5) at the Eastern Terminus of 5th Street, Plat of Wilsonville;
- 43I. Thence East along the South line of said Tax Lot 100, 272 feet, more or less, to the Southeast corner thereof, also being an angle point in said West right of way line;
- 43J. Thence Easterly across said Interstate five to the point of intersection of the Westerly projection of the North right of way line of Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of said Interstate five, Assessor's Plat No. 3 1W 24CB;
- 43K. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
- 43L. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
- 43M. Thence Northwesterly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Road No. 6), also being the Northeast corner of Tax Lot No. 101 (recording No. 98-030367);
- 43N. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Boones Ferry Road (Market Road No. 27), also being the Northwest corner of Tax Lot No. 700 (recording No. 2006-011467);
- 43O. Thence South along said East right of way line to the point of intersection of said East right of way line with the Easterly projection of the North right of way line of Bailey Street;

- 43P. Thence West along said Easterly projection to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road;
- 43Q. Thence North along said West right of way line to the point of intersection of said West right of way line with the South right of way line of said Wilsonville Road (Market Road No. 6);
44. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;
45. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
46. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
47. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
48. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
49. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
50. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
51. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
52. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
53. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
54. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
55. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
56. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
57. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
58. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
59. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
60. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
61. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;

62. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
63. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
64. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
65. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;
66. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
67. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
68. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
69. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
70. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
71. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
72. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
73. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
74. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
75. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
76. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast ¼ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
77. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
78. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
79. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;

80. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
81. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
82. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
83. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
84. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest $\frac{1}{4}$ of Section 12, T3S, R1W, WM;
85. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
86. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
87. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
88. Thence Southwesterly along said North line to a Northwest corner thereof;
89. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
90. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
91. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
92. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
93. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
94. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
95. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
96. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;
5. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
6. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
7. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
8. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
9. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
10. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
11. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
12. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
13. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
14. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
15. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
16. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
17. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
18. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
19. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
20. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872),

Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:

Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains ~~six hundred fifty eight (658)~~ **six hundred twenty-nine (629) acres**, more or less.

EXHIBIT 1

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 99, No. 102, No. 115,
and No. 118 And City of Wilsonville Resolution No. 1847, No. 1903, No.
2055, No. 2072, No. _____ & Ordinance No. 639**

10/22/08

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from July, 2008 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 1,255 feet, more or less, to the North right of way line of Wiedemann Road, Assessor's Plat 3 1W 12BD;
3. Thence West along said North right of way line 835 feet, more or less, to the point of intersection of said North right of way line with the East right of way line of Canyon Creek Road North;
4. Thence Southerly along said East right of way line 1,150 feet, more or less, to the point of intersection of said East right of way line and the North line of Tax Lot 100, also being a point on the South right of way line of Roanoke Drive (South), of said Plat No. 3 1W 12BD;
5. Thence Easterly along said South right of way line 490 feet, more or less, to the southerly extension of the East right of way line of McLeod Street;
6. Thence North along the Southerly extension of said East right of way line and said East right of way line 430 feet, more or less, to the Northwest Corner of Tax Lot 6400;

7. Thence Northeasterly and Southeasterly along the North lines of said Tax Lot 6400 and Tax Lot 8000 to the point of intersection of said north line and the Southwesterly projection of the Southeasterly right of way line of Colvin Lane;
8. Thence Northeasterly along said Southwesterly projection of said Colvin Lane and the Southeasterly right of way line of Colvin Lane to the Northeast corner of Tax Lot 2800;
9. Thence along the East lines of Tax Lot 2800, Tax Lot 2700, Tax Lot 2600 and the East and South lines of Tax Lot 2500 a distance of 215 feet, more or less, to the point of intersection of the South line of Tax Lot 2500 and the Easterly right of way line of Roanoke Drive (North), of said Plat No. 3 1W 12BD;
10. Thence Southeasterly along said Easterly right of way line 15 feet to the Northwest corner of Tax Lot 2400;
11. Thence along the North and East lines of Tax Lot 2400 and the East lines of Tax Lot 2300, Tax Lot 2200 and Tax Lot 2100 to said North-South centerline of said Section 12;
12. Thence South along said north-south centerline to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 2 1W 12CA;
13. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
14. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
15. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
16. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;
17. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
18. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
19. Thence South along the East line of the Northeast $\frac{1}{4}$ of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
20. Thence West across said Plat No. 3246 to the West line thereof;
21. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
22. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
23. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
24. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;

25. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
26. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
27. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
28. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
29. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
30. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
31. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
32. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
33. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
34. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
35. Thence Westerly across said Interstate five (I-5) to the point of intersection of the West right of way line of said Interstate five with the Eastern terminus of the South right of way line of 5th Street, Assessor's Plat 3 1W 23AC;
36. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
37. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
38. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
39. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
40. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of 5th Street, Assessor's Plat 3 1W 23 BD;
41. Thence West along said South right of way line to the point of intersection of said South right of way line with the West right of way line of the Oregon Electric Railroad;
42. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of said 5th Street;

43. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
44. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
45. Thence East along the easterly projection of said South right of way line to the point of intersection of said easterly projection and the East right of way line of said Boones Ferry Road (Market Rd. No. 27 or Main Street);
46. Thence Southerly along said East right of way line to the North line of the Plat of Wilsonville, Assessor's Plat 3 1W 23AC;
47. Thence East along said North line and the easterly projection thereof, 824 feet, more or less, to the West line of Tax Lot 101, also being a point on the East line of the Thomas Bailey D.L.C.;
48. Thence South along the West line of said Tax Lot 101 and the West line of Tax Lot 100 to the Southwest Corner of said Tax Lot 100, also being an angle point in the West right of way line of Interstate five (I-5) at the Eastern Terminus of 5th Street, Plat of Wilsonville;
49. Thence East along the South line of said Tax Lot 100, 272 feet, more or less, to the Southeast corner thereof, also being an angle point in said West right of way line;
50. Thence Easterly across said Interstate five to the point of intersection of the Westerly projection of the North right of way line of Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of said Interstate five, Assessor's Plat No. 3 1W 24CB;
51. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
52. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
53. Thence Northwesterly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Road No. 6), also being the Northeast corner of Tax Lot No. 101 (recording No. 98-030367);
54. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Boones Ferry Road (Market Road No. 27), also being the Northwest corner of Tax Lot No. 700 (recording No. 2006-011467);
55. Thence South along said East right of way line to the point of intersection of said East right of way line with the Easterly projection of the North right of way line of Bailey Street;
56. Thence West along said Easterly projection to the point of intersection of said North right of way line with the West right of way line of said Boones Ferry Road;
57. Thence North along said West right of way line to the point of intersection of said West right of way line with the South right of way line of said Wilsonville Road (Market Road No. 6);
58. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;

59. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
60. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
61. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
62. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
63. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
64. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
65. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
66. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
67. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
68. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
69. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;
70. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
71. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
72. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
73. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
74. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
75. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;
76. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
77. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
78. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
79. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;

80. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
81. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
82. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
83. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
84. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
85. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
86. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
87. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
88. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;
89. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
90. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast $\frac{1}{4}$ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
91. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
92. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
93. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;
94. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
95. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
96. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
97. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
98. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a

- point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest ¼ of Section 12, T3S, R1W, WM;
99. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
 100. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
 101. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
 102. Thence Southwesterly along said North line to a Northwest corner thereof;
 103. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
 104. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
 105. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
 106. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;
 107. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
 108. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
 109. Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;
 110. Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the **Point of Commencement**.

Excepting:

Commencing at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the centerline of Boeckman Creek;

5. Thence Northeasterly along the centerline of Boeckman Creek to the Northeast corner of Tax Lot 2600, Assessor's Plat 3 1W 13CD;
6. Thence West along the north line of said Tax Lot 2600 to the Northwest corner thereof;
7. Thence counter-clockwise around the westerly lines of said Tax Lot 2600 and Tax Lot 2700 to the Northeast corner of Tax Lot 2707;
8. Thence West along the North lines of said Tax Lot 2707 and Tax Lot 3000 to the most easterly Southwest corner of Lot 2, Block 1, Courtside Estates;
9. Thence Northwesterly along the South line of said Lot 2 144 feet, more or less to the East right of way line of Town Center Loop East;
10. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
11. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
12. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
13. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
14. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
15. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
16. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
17. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
18. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
19. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;
20. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

Excepting:

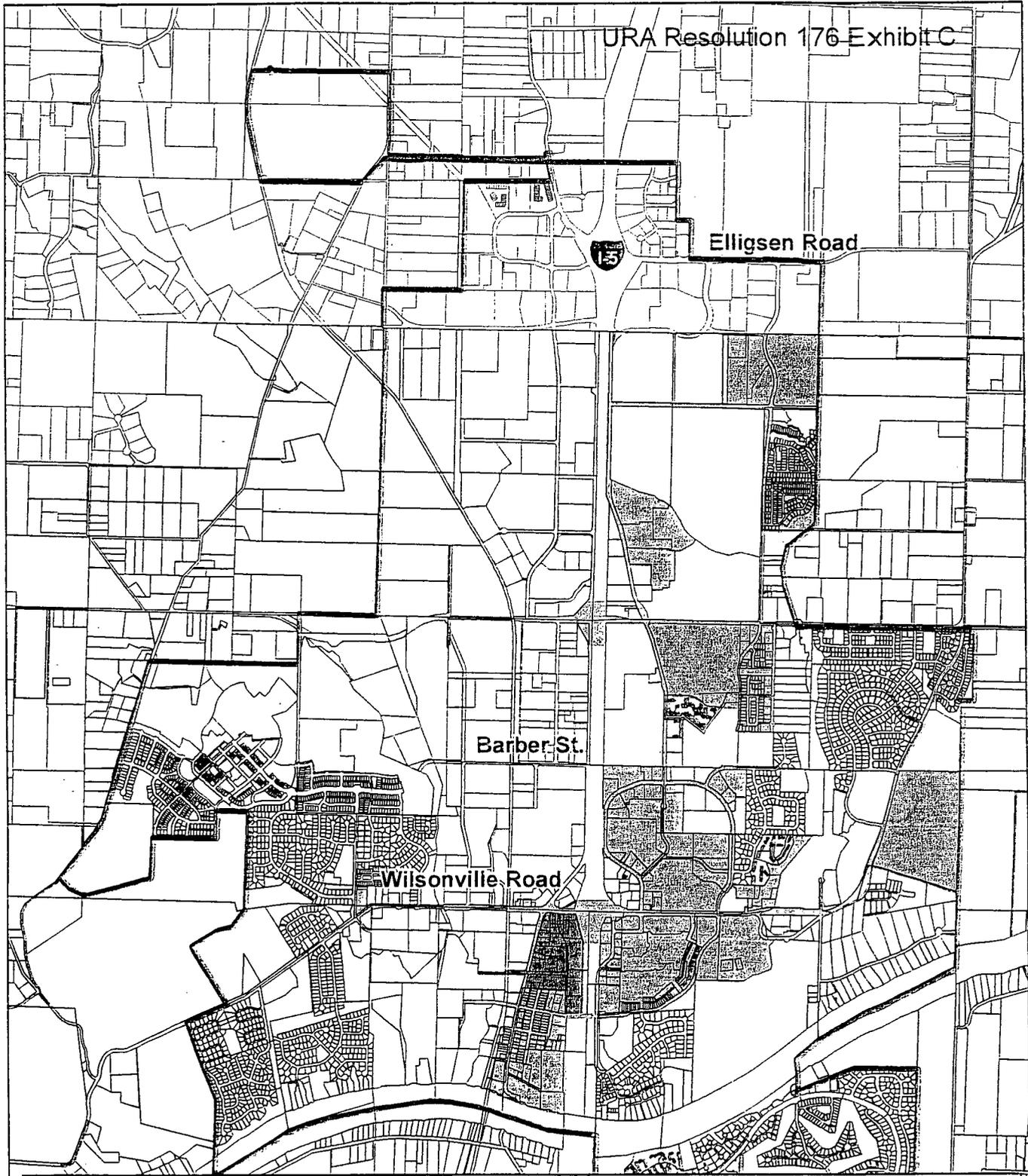
Commencing at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

Excepting:

Tax Lot 2702 per Assessor's Plat 3 1W 13CD, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains six-hundred twenty-nine (629) acres, more or less.



The City of Wilsonville Urban Renewal Districts

 City Limits
UGB

-  Changes to URA
-  East Side to West Side Connection
-  East Side URA

Assessed Values Source:
Clackamas County GIS 4/2008



 Feet
0 2,000



September 2008

**COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE: November 17, 2008
TO: Urban Renewal Agency Board Chair and Members
FROM: Kristin Retherford, Urban Renewal Project Manager
SUBJECT: Proposed Urban Renewal Plan Amendment to District Boundaries and Assessed Valuation

Recommendation: Staff recommends the Agency Board adopt a Resolution recommending City Council amend The Year 2000 Plan to reduce district size and assessed valuation.

Background: There have been numerous changes in the residential, industrial and commercial development of the community and in the Year 2000 Plan area since adoption of the Plan. Staff believes it is in the best interest of the public to reduce the size of the Year 2000 Plan Area in a manner which will contribute to Council's goal of maintaining a \$4,000,000 annual increment cap for the Year 2000 Plan Area. This reduction will allow property in Old Town currently in the Year 2000 Plan Area to be added to the West Side Plan Area through a Substantial Amendment to better meet West Side Plan goals and objectives.

The proposed boundary reduction will remove tax lots 3S1W23AC 100 and 101 and tax lots 3S1W23AB 100, 101, 102, 200, 201, 300, 400, 401, 402, 403, 500, 600, 700, 800, 801, 900, 1000, 1100, 2000, 2100, 2101, 2200, 2301, and 2302, together known as (the "Parcel"), from the Plan Area.

These tax lots, when fully developed, will produce tax increment revenue in excess of City Council's goal of a \$4,000,000 annual increment cap for the Year 2000 Plan Area. Removal of the Parcel from the district boundary reduces the Plan Area by 29 acres. The current tax assessed value of the Parcel is \$9,444,899. It is intended that this acreage and assessed value will be added to the West Side Plan Area by Substantial Amendment in December of 2008 and that this action will help speed West Side Plan projects to address blight within the West Side Plan Area.

This Resolution will add less than one acre of land to the Year 2000 Plan Area to maintain a connection between acreage in the Plan Area on the west side of Interstate 5 and the remainder of the Plan Area on the east side of Interstate 5. This addition of acreage amounts to less than 1% of the Year 2000 Plan Area and is a minor amendment.

Staff has determined this amendment regarding Plan boundaries and valuation has sufficient influence on Plan Goals and Objectives that it should be processed as a Council-Approved Amendment. Staff is recommending the Agency Board recommend to City Council adoption of this amendment.

**CITY OF WILSONVILLE CITY COUNCIL
PUBLIC HEARING NOTICE**

**CONSIDERATION OF SUBSTANTIAL AMENDMENT TO WILSONVILLE'S
WEST SIDE URBAN RENEWAL PLAN**

PUBLIC NOTICE is hereby given that the **Wilsonville City Council** will hold a public hearing on **December 1, 2008**, beginning at the hour of 7:00 p.m. at Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon for the purpose of hearing and considering public testimony on an ordinance adopting a substantial amendment to the West Side Urban Renewal Plan. The substantial amendment will add 62 acres to the West Side area.

This amendment **will not** modify the Plan's existing maximum amount of indebtedness which is \$40,000,000.

ORS 457.120 requires this notice to state that the adoption of this ordinance may impact property tax rates. The ordinance, if approved, is subject to referendum.

A copy of the ordinance can be inspected or obtained seven (7) days prior to the public hearing by contacting Sandra C. King, CMC, City Recorder, 29799 SW Town Center Loop East, Wilsonville, OR 97070, (503) 570-1506. The West Side Urban Renewal Plan and Report can be viewed on the City of Wilsonville website at www.ci.wilsonville.or.us or at the Wilsonville Library. Public testimony, both oral and written will be accepted at the public hearing. Written statements are encouraged and may be submitted to the City Recorder.

Specific questions or suggestions concerning the substantial amendment should be directed to Kristin Retherford, Project Manager, (503) 570-1539.

Assistive listening devices are available for persons with impaired hearing and can be scheduled for this meeting. The City will endeavor to provide qualified sign language interpreters without cost if requested at least 48 hours prior to the meeting. To obtain such services call the office of the City Recorder at (503) 570-1506.

AFFIDAVIT OF MAILING & POSTING
NOTICE OF PUBLIC HEARING
IN THE CITY OF WILSONVILLE

Note: List of the addresses is in the record held in the Recorder's office. It is available for inspection.

SCK

STATE OF OREGON)
COUNTIES OF CLACKAMAS)
AND WASHINGTON)
CITY OF WILSONVILLE)

I, Brenda Howe, do hereby certify that I am Project Coordinator for the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Public Hearing is a true copy of the original notice; that on November 17, 2008, I did cause to be mailed and posted copies of such notice in the exact form hereto attached to the following property owners and parties of interest: WC Sec 4.012(.02)(A.)

SEE LISTING ATTACHED

And posted at the following locations:

Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville OR 97070
Wilsonville Public Library, 8200 SW Wilsonville Road, Wilsonville OR 97070
Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville OR 97070

Witness my hand this 17th day November, 2008.

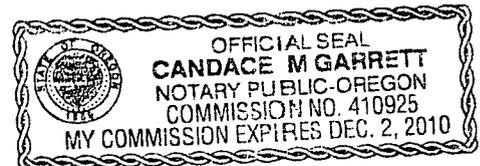
Brenda Howe

Brenda Howe, Project Coordinator

Subscribed and sworn to before me this 17 day of November, 2008.

Candace M. Garrett
NOTARY PUBLIC STATE OF OREGON

My commission expires: 12-2-2010



King, Sandy

From: King, Sandy
Sent: Thursday, November 13, 2008 12:05 PM
To: LEGAL NOTICE (gcacka@eaglenewspapers.com)
Subject: Public Hearing Notice
Importance: High
Attachments: BJH2515-06.doc

Please publish the attached hearing notice in the November 18 and 25 editions of the Wilsonville Spokesman and send proof of publication.

Call me if you have questions.

Sandra C. King, MMC
City Recorder
City of Wilsonville
503-570-1506

PUBLIC RECORDS LAW DISCLOSURE: Messages to and from this e-mail address is a public record of the City of Wilsonville and may be subject to public disclosure. This e-mail is subject to the State Retention Schedule.

11/13/2008

CITY OF WILSONVILLE CITY COUNCIL

PUBLIC HEARING NOTICE

**SUBSTANTIAL AMENDMENT TO THE WEST SIDE
URBAN RENEWAL PLAN**

NOTICE is hereby given that the Urban Renewal Agency of the City of Wilsonville will hold a public hearing on **December 1, 2008**, beginning at 7 p.m. in the Wilsonville City Hall, 29799 Town Center Loop East, for the purpose of hearing and considering public testimony on an ordinance **adopting a Substantial Amendment to the West Side Urban Renewal Plan for the West Side Urban Renewal area**. It includes land both inside the City and outside the City in Clackamas County.

The adoption of the ordinance may impact property tax rates. The proposed maximum amount of indebtedness that can be issued or incurred under the plan is \$40 million. The ordinance, if approved, is subject to referendum.

A copy of the ordinance, urban renewal plan and accompanying report can be obtained by contacting Kristin Retherford, Project Manager at 503-570-1539. Public testimony, both oral and written will be accepted at the public hearing. Written statements may be submitted to the City Recorder, 29799 Town Center Loop East, Wilsonville, OR 97070, 503-570-1506.

October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Roger Stinson
Clackamas Soil & Water Conservation
421 High Street, Suite 105
Oregon City, Oregon 97045

Certified Mail

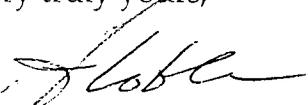
Dear Mr. Stinson:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

The Substantial Amendment is specifically limited to increasing acreage within the district from 395 acres to 457 acres. Approximately half of the 62 acres to be added to the district is land currently within the City's Year 2000 Urban Renewal Plan district and constitutes a boundary adjustment rather than newly added urban renewal acreage within the City.

The City of Wilsonville invites your comments and the City's Urban Renewal Project Manager, Ms. Kristin Retherford, is available should you wish to meet to be briefed on the Plan Amendment. If you have any comments or questions, please direct them to the attention of Ms. Retherford no later than December 1, 2008, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1539 or by email at retherford@ci.wilsonville.or.us.

Very truly yours,


Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Steve Schreiber
Chief Financial Officer
Port of Portland
P. O. Box 3529
Portland, Oregon 97208-3529

Certified Mail

Dear Mr. Schreiber:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

The Substantial Amendment is specifically limited to increasing acreage within the district from 395 acres to 457 acres. Approximately half of the 62 acres to be added to the district is land currently within the City's Year 2000 Urban Renewal Plan district and constitutes a boundary adjustment rather than newly added urban renewal acreage within the City.

The City of Wilsonville invites your comments and the City's Urban Renewal Project Manager, Ms. Kristin Retherford, is available should you wish to meet to be briefed on the Plan Amendment. If you have any comments or questions, please direct them to the attention of Ms. Retherford no later than December 1, 2008, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1539 or by email at retherford@ci.wilsonville.or.us.

Very truly yours,

Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



"Serving The Community With Pride"

October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Chief Jeff Johnson
Tualatin Valley Fire & Rescue
20665 SW Blanton Street
Aloha, Oregon 97007

Certified Mail

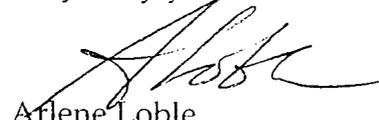
Dear Chief Johnson:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

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Very truly yours,


Arlene Loble
City Manager

Enclosures:
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Boundary Adjustment Map

BJH2497-04



"Serving The Community With Pride"

October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Don Staehely
ESD Clackamas County
P. O. Box 216
Marylhurst, Oregon 97036

Certified Mail

Dear Mr. Staehely:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

The Substantial Amendment is specifically limited to increasing acreage within the district from 395 acres to 457 acres. Approximately half of the 62 acres to be added to the district is land currently within the City's Year 2000 Urban Renewal Plan district and constitutes a boundary adjustment rather than newly added urban renewal acreage within the City.

The City of Wilsonville invites your comments and the City's Urban Renewal Project Manager, Ms. Kristin Retherford, is available should you wish to meet to be briefed on the Plan Amendment. If you have any comments or questions, please direct them to the attention of Ms. Retherford no later than December 1, 2008, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1539 or by email at retherford@ci.wilsonville.or.us.

Very truly yours,

Arlene Loble
City Manager

Enclosures:
Substantial Amendment
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Boundary Adjustment Map

BJH2497-04



October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Sheriff Craig Roberts
Clackamas County Law Enforcement
2051 Kaen Road
Oregon City, Oregon 97045

Certified Mail

Dear Sheriff Roberts: *Craig*

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

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Very truly yours,

Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Jonathan Mantay
County Administrator
Clackamas County
2051 Kaen Road
Oregon City, Oregon 97045

Certified Mail

Dear Mr. Mantay:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

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Very truly yours,


Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



"Serving The Community With Pride"

October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Chris Robuck
Clackamas Community College
19600 South Molalla Avenue
Oregon City Oregon 97045

Certified Mail

Dear Mr. Robuck:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

The Substantial Amendment is specifically limited to increasing acreage within the district from 395 acres to 457 acres. Approximately half of the 62 acres to be added to the district is land currently within the City's Year 2000 Urban Renewal Plan district and constitutes a boundary adjustment rather than newly added urban renewal acreage within the City.

The City of Wilsonville invites your comments and the City's Urban Renewal Project Manager, Ms. Kristin Retherford, is available should you wish to meet to be briefed on the Plan Amendment. If you have any comments or questions, please direct them to the attention of Ms. Retherford no later than December 1, 2008, and they will be added to the record of the Council hearing. She can be reached by phone at (503) 570-1539 or by email at retherford@ci.wilsonville.or.us.

Very truly yours,

Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Roger Woehl
Superintendent
Wilsonville / West Linn School
P. O. Box 35
West Linn, Oregon 97068

Certified Mail

Dear Mr. Woehl:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

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Very truly yours,

Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Mr. Michael Jordan
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, Oregon 97232-2736

Certified Mail

Dear Mr. Jordan:

Mike

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

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Very truly yours,

Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04
BJH2323L-04



October 15, 2008



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

Ms. Elizabeth Knight
Clackamas County Vector Control
1102 Abernathy Road
Oregon City, Oregon 97045

Certified Mail

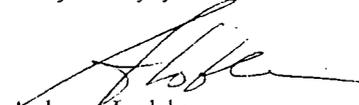
Dear Ms. Knight:

On December 1, 2008 the City of Wilsonville City Council will hold a public hearing on a Substantial Amendment to its West Side Urban Renewal Plan. The purpose of this Substantial Amendment is to make boundary adjustments to the West Side Urban Renewal district. **These boundary adjustments will have no financial impact on any taxing entities.**

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Very truly yours,



Arlene Loble
City Manager

Enclosures:
Substantial Amendment
Report on the West Side Urban Renewal Plan
Boundary Adjustment Map

BJH2497-04



REPORT ON FIRST SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN

CHANGES TO THE REPORT ON THE URBAN RENEWAL PLAN

This First Substantial Amendment to the Report on the Plan shows text which is deleted by ~~strikeout~~. New text added to the Report in this First Substantial Amendment is shown by *italics*.

The First Substantial Amendment to the plan makes the following changes to Section II of the Report on the Plan:

II. EXISTING PHYSICAL, ECONOMIC AND SOCIAL CONDITIONS AND IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Wilsonville West Side Urban Renewal Area (the "Area"), documenting the occurrence of "blighted areas" as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use and Zoning

The first Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIA 1. of the Report on the Plan. Table One "Primary Land Use" and Table Two "Zoning Districts (2002-03)" reflect data as of the date of adoption of the plan.

2. Infrastructure

The First Substantial Amendment to the Urban Renewal Plan makes the following addition to Section IIA 2. of the Report on the Plan:

The First Substantial Amendment to the Plan adds three new areas to the West Side Renewal Plan boundary. The areas added to the boundary are added to help treat infrastructure deficiencies and blight in those areas.

Area #1, termed the "Old Town Area" has deficiencies in curbs, streets, and sidewalks, and vehicular access that limit development of the area.

Area #2, termed "The Grove", contains vacant abandoned buildings formerly used for institutional purposes. This land represents an ideal site to help the City meet its moderate income housing goals, but it lacks the water, sewer, and streets necessary to support new development.

Area #3, termed "Villebois – SAP North", contains land located within the Villebois Master

Plan area but currently not included within the West Side Urban Renewal Plan Area which encompasses the remainder of Villebois. This land currently lacks water, sewer and street improvements necessary to support new development.

B. Economic Conditions

The First Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIB of the Report on the Plan. Tables Three through Five reflect data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section V of the Report on the Plan:

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The first Substantial Amendment to the Plan adds no new projects to the Plan. Table Six reflects data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VI of the Report on the Plan:

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The First Substantial Amendment to the Plan adds no new projects to the Plan. Tables Seven and Eight reflect data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VII of the Report on the Plan:

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUE REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The assessed value increases and tax increment revenue projected in the original plan have fallen well below the anticipated levels. The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Table Nine reflects data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

VIII FINANCIAL ANALYSIS OF THE PLAN

The First Substantial Amendment to the Plan adds three areas to the Plan boundary. These three areas have potential for long-range development. The assessed value increases and tax increment revenue projected in the original plan have fallen well below the projected levels. The addition of the three areas is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Therefore, no changes are made to Table Ten in this section. The Plan is considered financially feasible.

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

IX IMPACT OF THE TAX INCREMENT FINANCING

The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values to the levels projected in the original Plan. Therefore, no changes are made to Table Eleven in this section.

The First Substantial Amendment to the Urban Renewal Plan makes no further changes to the Report on the Plan.

WILSONVILLE WEST SIDE URBAN RENEWAL PLAN
First Substantial Amendment to the Plan
September 15, 2008

BACKGROUND TO THE FIRST SUBSTANTIAL AMENDMENT

The Wilsonville West Side Urban Renewal Plan (the "Plan") was adopted in November, 2003. Due to economic conditions, assessed value growth and tax increment revenue in the area has lagged behind initial projections. In order to assist the Plan in carrying out project activities and hasten the date when assessed values can be returned to the tax roll, the First Substantial Amendment to the Plan adds 62 acres of land to the boundary increasing the Plan acreage from 394 acres to 456 acres.

The addition of land to the boundary exceeds 1% of the existing 394 acres of Plan area, and thus requires a substantial amendment to the Plan. The addition of acreage can be accomplished within the 20% maximum acreage addition allowed by ORS 457.

SUMMARY OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN

The First Substantial Amendment to the Plan makes the following changes to the Plan:

- Adds 62 acres to the Plan boundary, and \$14,130,809 assessed value to the Plan's frozen base of assessed values.
- Revises the boundary map and legal description of the Plan boundary to reflect the addition of land in this First Substantial Amendment
- Updates one section in the Report on the Plan to list the deficient conditions in the areas to be added to the Plan.

TEXT OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN

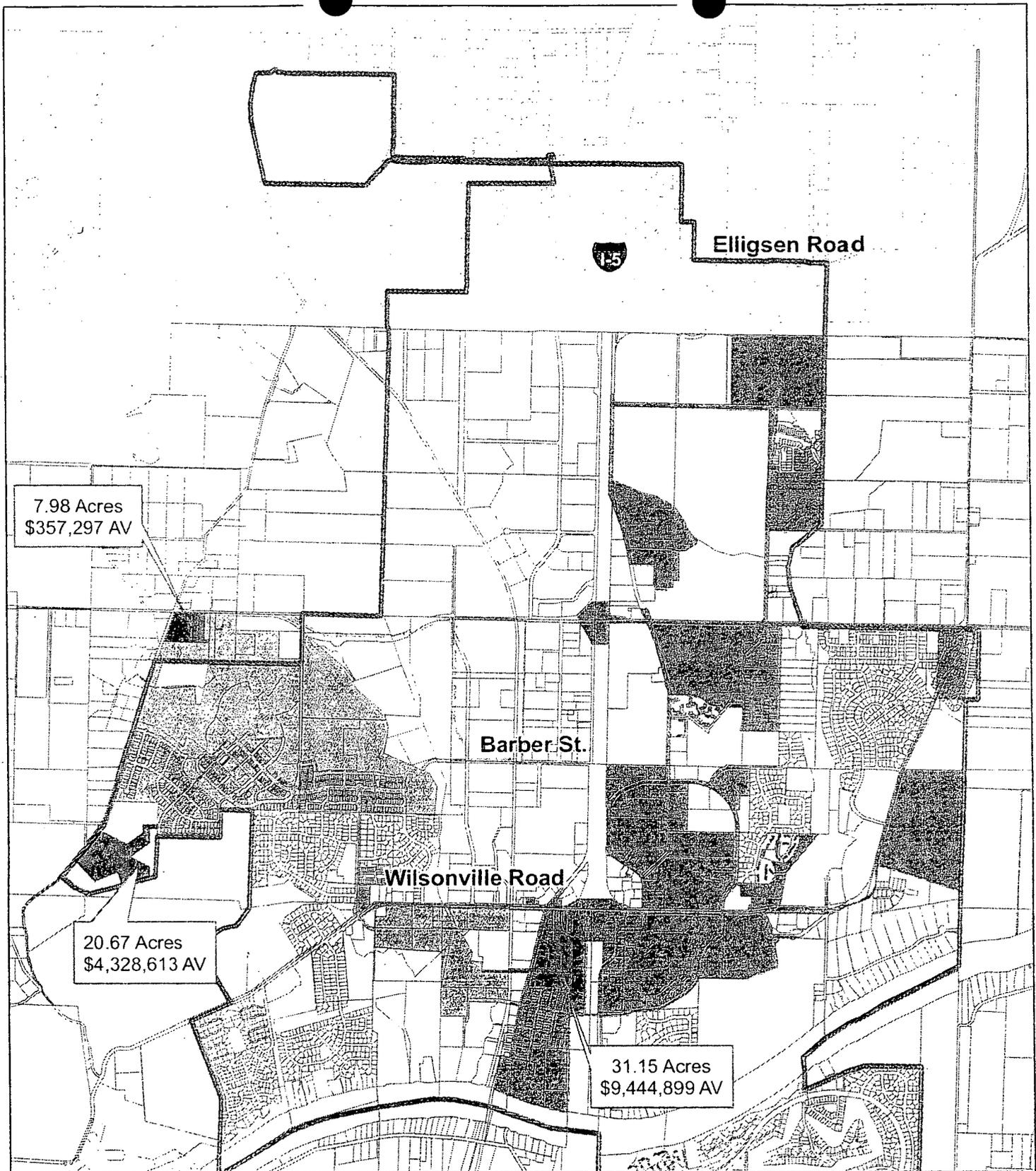
This First Substantial Amendment to the Plan shows text which is deleted by ~~strikeout~~. New text added to the Plan in this First Substantial Amendment is shown by *italics*.

1. CHANGES TO THE PLAN

The First Substantial Amendment to the Plan makes the following changes to Section IV of the Plan:

IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Figure 1 shows the boundaries of the Area *as revised by the First Substantial Amendment*. Exhibit A contains a legal description of the boundaries *as revised by the First Substantial Amendment*. Figure 3 shows that the estimated total assessed value of the Area, which will constitute its Certified Base, is ~~\$3,362,161~~ *\$17,852,887*. The Certified Base value of the Year 2000 Urban Renewal Plan, as amended, is ~~\$55,230,442~~ *\$35,882,830*. The total assessed value, not including increment is ~~\$1,393,369,233~~ *\$1,817,968,755* and the total of the two Certified Bases constitutes



The City of Wilsonville Urban Renewal Districts

 City Limits
UGB

-  Changes to URA
-  West Side URA
-  East Side URA

Assessed Values Source:
Clackamas County GIS 4/2008



0  Feet
2,000



September 2008

LP08-0008

West Side Urban Renewal District Substantial Amendment

Planning Commission Record

LP08-0008
Substantial Amendment to the West Site Urban Renewal Plan
Planning Commission Record Index

October 8, 2008 Planning Commission actions:

- Notice of Decision
- Resolution No. LP08-0008
- Motion
- Minutes

Exhibit E: PowerPoint presentation shown at the October 8, 2008 Planning Commission meeting

Staff Report for the October 8, 2008 Planning Commission meeting included:

- Exhibit A: Map: Proposed Changes to the Urban Renewal Districts
- Exhibit B: Wilsonville West Side Urban Renewal Plan, First Substantial Amendment to the Plan
- Exhibit C: Report on First Substantial Amendment to the West Side Urban Renewal Plan
- Exhibit D: Legal Description, Wilsonville Urban Renewal District showing proposed amendments, Legal Description, Wilsonville Urban Renewal District, and West Wilsonville Urban Renewal District – 456 acres Map

LP08-0008
Substantial Amendment to the West Site Urban Renewal Plan
Planning Commission Record Index

October 8, 2008 Planning Commission actions:

- Notice of Decision
- Resolution No. LP08-0008
- Motion
- Minutes



NOTICE OF DECISION

PLANNING COMMISSION

RECOMMENDATION TO CITY COUNCIL

FILE NO.: LP08-0008

APPLICANT: City of Wilsonville

REQUEST: Planning Commission recommendation that the City Council adopt an ordinance approving a substantial amendment to the West Side Urban Renewal Plan

After conducting public meeting on October 8, 2008, the Planning Commission voted to recommend this action to the City Council by passing Resolution No. LP08-0008.

The City Council is scheduled to conduct a Public Hearing on this matter on December 1, 2008, at 7:00 p.m., at the Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact Kristin Retherford, Urban Renewal Project Manager, 29799 SW Town Center Loop East, or telephone (503) 682-4960.

**PLANNING COMMISSION
RESOLUTION NO. LP08-0008**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A
SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN**

WHEREAS, the Wilsonville Planning Director submitted proposed Ordinance amendments to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held a Public Hearing on October 8, 2008 to review the proposed substantial amendment to the West Side Urban Renewal Plan and to gather additional testimony and evidence regarding the Ordinance; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties; and

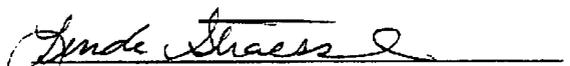
NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt all Planning Staff Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve and adopt the proposed substantial amendment to the West Side Urban Renewal Plan, as reviewed and amended by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 8th day of October 2008, and filed with the Planning Administrative Assistant on October 9, 2008.


Wilsonville Planning Commission

Attest:


Linda Straessie, Administrative Assistant II

SUMMARY of Votes:

Chair Hurst:	<u>Aye</u>
Commissioner Meyer:	<u>Nay</u>
Commissioner Kohls:	<u>Absent</u>
Commissioner McGuire:	<u>Aye</u>
Commissioner Montclair:	<u>Aye</u>
Commissioner Peck:	<u>Aye</u>
Commissioner Phelps:	<u>Aye</u>

PLANNING COMMISSION

**WEDNESDAY, OCTOBER 8, 2008
6:00 P.M.**

**Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon**

MOTIONS

II. PUBLIC MEETING

A. LP08-0008 – West Side Urban Renewal District Substantial Amendment

The Planning Commission is to Review and Provide Recommendation to the Wilsonville City Council Regarding a Substantial Amendment to the West Side Urban Renewal Plan

**Commissioner Phelps recommended approval of LP08-0008 to City Council.
Commissioner McGuire seconded the motion. The motion passed 5 to 1 with Commissioner Meyer opposing.**

Respectfully submitted,

By Paula Pinyerd of ABC Transcription for
Linda Straessle, Administrative Assistant II

PLANNING COMMISSION

WEDNESDAY, OCTOBER 8, 2008
6:00 P.M.

Wilsonville City Hall
29799 SW Town Center Loop East
Wilsonville, Oregon

Approved
November 12, 2008

Minutes

I. CALL TO ORDER - ROLL CALL

Chair Hurst called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Steve Hurst, Robert Meyer, Ray Phelps, Marta McGuire, Carol Montclair, Yvonne Peck, and City Councilor Tim Knapp. Dustin Kohls was absent.

City Staff: Sandi Young, Paul Lee and Chris Neamtzu.

II PUBLIC MEETING

A. LP08-0008 – West Side Urban Renewal District Substantial Amendment

The Planning Commission is to Review and Provide Recommendation to the Wilsonville City Council Regarding a Substantial Amendment to the West Side Urban Renewal Plan

Kristin Retherford, Urban Renewal Project Manager, presented LP08-0008 via PowerPoint presentation, which was entered into the record as Exhibit E, with the following additional comments:

- The proposed substantial amendment, which strictly regarded acreage additions, that was passed by resolution on September 15, 2008 by the Urban Renewal Agency (URA), who was encouraging Council to adopt an ordinance enacting it.
 - * Anytime more than 1% was added to a planned area, the process moved from a minor to substantial amendment, requiring an URA resolution, Planning Commission recommendation, notice to all the taxing districts, and then, and enacting of an ordinance by City Council.
- Three different areas, about 60 acres total, would potentially be added in the substantial amendment, which included:
 - * The Fred Meyer site and some of its adjacent properties, about 31.15 acres currently in Old Town and the East Side Urban Renewal Area. Proposals called for moving this acreage from the East Side into the West Side Urban Renewal Area, while the area to the south would remain in the East Side Urban Renewal Area.
 - Moving this acreage would require passing a minor amendment to the East Side Urban Renewal Plan and the legal description.
 - * Two areas considered for inclusion when the West Side Urban Renewal Plan (Plan) was originally created, but withheld because of acreage limits due to the City's size.
 - Just more than 20 acres of the former Living Enrichment Center (LEC) property, now in the Villebois Master Plan Area.
 - Another area in the northwest corner of the Villebois Village Master Plan Area.
 - Both areas would be developed in the future and would have income that would be captured to pay for West Side Planning projects, [inaudible] infrastructure for the West Side.

- She also reviewed the major projects included in the West Side Urban Renewal Plan that lead to adding the other areas, specifically the Fred Meyer property, with the following comments:
 - * Several West Side Plan Area projects had been completed: the Boeckman Road Extension (95th Street to Tooze Road), Barber Street improvements related to the Commuter Rail project, (Boberg Road to Kinsman Road), the acquisition of a school site in Villebois area, and the funding of several Villebois Park improvements and improvements at the Brown Road intersection into Villebois.
 - However, as these projects moved forward, infrastructure costs also skyrocketed. Several projects, particularly the Boeckman Road Extension project, were quite a bit more expensive than originally forecasted when the Plan was adopted.
 - As construction costs skyrocketed, projections for the Urban Renewal increment also decreased within the last year, due to housing issues; builders in the Villebois area had filed for bankruptcy, and housing starts have also decreased over the last couple years.
 - This combination of increased costs and decreased revenues left the City in a tough position as it sought to finish projects within the Plan area, while trying to meet Plan objectives, and to provide additional infrastructure to serve additional development there.
 - * Major uncompleted projects within the West Urban Renewal Plan included:
 - The second phase of the Boeckman Road Extension project (Tooze Road to Grahams Ferry Road). The City is under obligation to complete this project by 2011, unless the City amended its intergovernmental agreement (IGA) with the Oregon Department of Transportation (ODOT). Federal funding received for that project was used on the first phase, but the City was obligated to complete the second phase, would be done with Urban Renewal and/or other City funds for a total estimated cost of about \$4 to \$5 million.
 - The Barber Street Extension, running from Kinsman Road across the wetlands into Villebois, was tied to a City agreement with Villebois developers to connect both areas.
 - The City's development agreement for Sophia Park required a \$2 million contribution of Urban Renewal Funds.
 - The Kinsman Road Extension (Barber Street to Boeckman Road) tied into providing water to Sherwood as well as a suitable route for truck traffic, which could no longer go through Villebois.
 - Villebois Water SDC reimbursements for fire sprinkler systems. This was a critical negotiating tool in getting the Fire District to support the West Side Urban Renewal District's creation. She explained that builders received SDC credits from the City to install fire sprinklers within the homes, and those SDC funds were to be reimbursed by Urban Renewal. To date, the City has not made those reimbursements due to the lack of income because not as many properties have been developed in Villebois as was anticipated.
 - The Old Town/Wilsonville Road connection.
- She explained how the City benefited from assessed value in terms of Urban Renewal dollars and the benefits resulting from returning property back to the tax rolls as far as contributions back to the General Fund.
 - * The 31.15 acres that included the Fred Meyer property has just under a \$10 million assessed value, which equaled about \$160,000 in Urban Renewal Tax increment.
 - Every year, the City removes land from the East Side District and returns it to the tax rolls. Fiscal year 2009 projections showed \$141,000 returning to the tax rolls. To date, the City had returned about \$565,000 to the General Fund from the East Side District. This was consistent with City and Urban Renewal Agency goals to continue returning that tax increment and the assessed value to the tax rolls so it could go to other taxing agencies.
 - * Returning the Fred Meyer property to the tax rolls contributed about \$22,000 per \$10 million of assessed value to the General Fund; \$21,000 went to the County; \$58,000 to the school district, funneled from the State; \$17,000 to the Fire Department; and \$42,000 was split among other taxing districts.

- Because of the housing downturn, the City did not capture enough of the incremental value needed to continue development in Villebois and to complete Urban Renewal Plan objectives.
- * At build out, market value for the property is anticipated to be about \$60 million, with an assessed value of approximately \$36 million, resulting in \$576,000 of tax increment revenue to contribute to projects and [inaudible] on the West Side to move those projects forward. Returning the Fred Meyer property to the tax rolls would mean about \$80,000 returning to the General Fund.
- * The assessed value of the Fred Meyer site would benefit the West, but not the East Side Urban Renewal District due to a \$4 million cap placed on tax increment and the East Side's commercial growth.
- Due to accomplished projects on the West Side, the City held current short-term debt of about \$30 million; remaining capacity to fund further projects in the West Side Urban Renewal area was about \$1.6 million. However, because of the current bonding climate and revenue projection shortfalls, the City did not anticipate being able to do any further bonding on West Side projects until 2012.
 - * Housing starts were a third of last year, and last year the City experienced revenue shortfall projections at Villebois; however commercial starts on the East Side were up over last year.
- The West Side District was hurting, and a significant list of projects still had to be completed for development to continue. Adding the acreage and capturing the new tax increment of the future development of the Villebois properties and from development expected at the Fred Meyer site in the next couple years would definitely benefit the West Side Urban Renewal District.

Commissioner Phelps:

- Asked if commercial starts had accounted for the East/West property shift.
 - * Ms. Retherford answered no, because even though commercial starts were up on the East Side, the City would not capture any of that value due to the \$4 million cap.
- Questioned whether the City was robbing Peter to pay Paul.
 - * Ms. Retherford answered no because of all the new commercial starts on the East Side were in excess of the \$4 million cap, so removing the property would not hurt the East Side District at all.

Commissioner Montclair asked for a breakdown of the timeframes and estimated budgets for Future West Side Urban Renewal Projects.

Ms. Retherford revisited some details of her earlier remarks and added the following comments:

- ODOT seemed amenable to allowing a couple more years beyond 2011 for the second phase of the Boeckman Road Extension, which had a \$4 million estimated budget. As with any project, however, delays would significantly increase those costs and bonding and interest rates would also be more expensive.
- Many developers awaited completion of the Barber Street Extension (Kinsman Road to Coffee Lake Drive) to get Villebois residents to the commuter rail site. No urban renewal funding was available for construction, but \$3.7 million in federal funds were available for preliminary engineering, environmental and right-of-way work that would occur over the next couple years. The City also hopes to have the West Side Urban Renewal District rebounding in that time, so the Barber Street Extension could be built with City funds hopefully starting in 2011. The City's estimated portion would be about \$7 million.
- The timeframe for the Kinsman Road Extension design and engineering work would coincide with the Barber Street project. Both would use federal highway funds, and while Barber Street was considered the higher priority, the City also had to work on design and environmental work for the Kinsman Road extension due to Army Corps of Engineers requirements.
 - * The City would use about \$1.4 million in federal funds to pay for the Kinsman Road extension, the approximate cost estimate for the preliminary engineering. The City's cost estimate was about \$15 or \$16 million, but nothing would occur before 2011 or 2012 at the earliest.

- Villebois Water SDC reimbursements used about \$800,000 in Urban Renewal Reimbursement Funds.
 - * No external timeline existed for repaying the money, other than the Water SDC Fund was short by that amount, until Urban Renewal paid back the money, which could be two or five years and was a policy decision.
- The Old Town/Wilsonville Road connection was slated as one of the final projects once the others were accomplished. She guessed the cost estimate to be in the \$10 million range, but recalled the project involving a very significant right-of-way issue.
- She agreed these initial estimates were likely to increase with inflation, rising construction costs, etc.
- She noted that shifting the Fred Meyer property would only touch on the anticipated funding needed for the West Side projects and that the Plan was largely dependant on continued development of Villebois. Transferring Fred Meyer into the West Side District would help buy time for the Boeckman Road Extension, but would primarily help move forward more rapidly with the Barber Street Extension.
- Shifting the Fred Meyer site would also help secure further bonding, showing that sure development was in place. A site like Fred Meyer is considered a better candidate than a housing development, where occupancy was more uncertain.
- The substantial amendment was a difficult choice. The goal was to do the projects and get the assessed value back on the tax rolls, which the City had been doing consistently on the East Side District, and even ahead of schedule. The East Side had a significant portion of housing, but also a much larger commercial/industrial base being formed around the Mentor Graphics campus.
- She clarified the LEC site was planned for residential development.

Commissioner Meyer:

- Clarified that the City had incurred \$30 million of debt so far, with \$1.6 million left to spend for \$40 million in future projects. Given the \$30 million in short-term debt, he questioned if the City was in any danger of defaulting with its lender.
 - * Ms. Retherford answered no, adding that Finance Director Gary Wallis was working with its lender to convert its debt from short- to long-term financing.
 - * Transferring Fred Meyer to the West Side District would ensure a greater chance of long-term financing at a better interest rate, as it would offer guaranteed revenue that would come in sooner than further development at Villebois.
 - * Currently, the City was only paying the interest on its short-term debt, not the principal.
- Asked if the current tax increment could support \$30 million of short term debt.
 - * Ms. Retherford replied that Mr. Wallis had told her it could.
- Confirmed that the additional indebtedness would be a substantial amendment that the City would plan on pursuing in 2011.
- Clarified that the City made a substantial amendment last year to increase the City's indebtedness of the East Side Plan to pay for the Wilsonville Road/I-5 Interchange project to free trips for Fred Meyer, which was currently in the East Side Urban Renewal District.
 - He took issue with moving Fred Meyer out of the district when that project was primarily tied to taking on that additional debt in the East Side Plan.
 - * Ms. Retherford responded that, on the other hand, the Villebois development was the other main competitor for those trips, so the interchange improvements and additional debt acquired by the East Side district served Villebois as well.
- Acknowledged the opportunity cost involved in moving Fred Meyer due to property cap in the East Side District, was serving its debt, and returning property to the tax rolls thus benefitting the City, schools, County, Fire District, etc. He encouraged the East Side to continue doing so.
 - * With a 20-year window existing for tying up property in Urban Renewal Funding, the City was not getting the incremental tax to the General Fund for residents moving into Villebois, so the long-term effects on the General Fund were a bit of a concern. What if the City ended up with

- capital projects but lacked the operating funds to serve them? He worried about the impact of tying up too much General Fund monies in Urban Renewal.
- Asked if the City was in danger of defaulting on any IGAs or developer agreements.
 - * Ms. Retherford replied the Boeckman Road Extension was the only project where the City had an obligation under an IGA. ODOT representatives had indicated support of a timeline extension in the last couple weeks due to the current economic climate.
 - * The Barber Street Extension was the most pressing project involving a development agreement. However, she did not see the City defaulting on that because the project could move with federal funds. The City was developing an IGA right now with ODOT to obligate those funds.
 - Even then, the environmental impact and right-of-way acquisition would likely mean a three-year process, so the City would not be able to start until about the same time as when the City could obtain further urban renewal bonding for the construction.
 - Inquired if the substantial amendment would positively or negatively affect the City's bond ratings in any way, or the City's ability to obtain favorable bonding rates.
 - * Ms. Retherford understood following discussions with Mr. Wallis that the City's situation would improve by moving the Fred Meyer property, which offered an additional guarantee that would offset some of the increment the City was not getting from development at Villebois. [Inaudible]
 - Noted the percentage of urban renewal acreage totaled 23% of the City's total, and asked for the legal cap.
 - * Ms. Retherford answered 25%. She confirmed that the more acres the City maintained in its existing Urban Renewal Districts, the less ability it had to create new urban renewal districts. However, the City could annex additional land areas outside of the City, as done in Villebois.
 - * She noted the City had been returning land from the East Side District annually, which provided additional capacity.

Commissioner Montclair:

- Confirmed the City's \$30 million in short-term debt was due annually, and asked whether the City intended to move to long-term debt, given the current economic climate.
 - * Ms. Retherford noted the short-term debt could continue on an annual basis for another year or two, if favorable long-term financing were not available. She explained that anything beyond two years was considered long-term debt. Rolling the short-term debt over to 10-year long-term financing was a strategy of the East Side District.
 - * She clarified that the purpose of moving Fred Meyer to the East Side District was not just to secure financing, but also to get better terms.
- Commented that the Fred Meyer property seemed to have become a bit of a pawn, since assumptions were made about how that parcel would contribute to the East Side, and now it was being moved.
 - * Ms. Retherford clarified that Fred Meyer has been in the East Side District for a number of years, long before last year's substantial amendment was approved that increased the East Side's maximum indebtedness. Fred Meyer was not added to that district as a guarantee the City would have the increment to fund the substantial amendment.
 - In short, having Fred Meyer was not a strategy to secure last year's East Side substantial amendment or for the interchange project. Although the I-5 Interchange work did benefit Fred Meyer, other entities south of Boeckman Road also benefited, whether they were on the East or West side.
 - * Interchange improvements were being funded by East Side Urban Renewal since the boundaries had been that way historically and because that was the City's most solvent urban renewal area.
 - * She believed any questions would be about why the City did not just return the Fred Meyer acreage to the tax rolls. She reiterated that City Council and the Urban Renewal Agency consistently worked to put land back on the tax rolls for the other taxing districts.
- Believed it was important to recognize these were extraordinary economic times and things happened that nobody could have foreseen.

- * Ms. Retherford added that had the Villebois area developed according to the projections in place at the time the Plan was developed, the City would be in a much more solvent position. However, building has slowed to just 43 housing starts, a third of last year's figure, which hurt, especially when the City was spending about \$26 million on a road project.
- Thought it important to respond in the best way possible, so the City did not risk default or having a lowered credit rating.
 - * Ms. Retherford agreed. She added that although the City would not return Fred Meyer to the tax rolls if the Plan was approved, significant development was still occurring within the East Side Plan Area that would be returned to the tax rolls.
 - * Development was occurring within an urban renewal area that had spurred that development. Relevant examples included the Mentor Graphics and pads in Town Center that had sat empty for years, until Urban Renewal Funding became available to pay for roads and other infrastructure.
- Suggested the Plan might best be considered an adjustment, and thanked Ms. Retherford for her observations.

Commissioner Peck inquired how quickly the Fred Meyer property might be developed.

- * Ms. Retherford replied that Fred Meyer had been in the City's development queue for several months, and had an application scheduled before the DRB in November. Fred Meyer's stated goal was to have a store open for business by Thanksgiving 2009. Though there were a lot of moving pieces, such as tying in with the City's infrastructure and the I-5 Interchange, a 2009-2010 timeframe still seemed likely.

Commissioner McGuire believed the amendment made sense, adding that she would consider the East/West Side Urban Renewal Districts more holistically. If moving Fred Meyer did not harm the East Side District because it had reached the cap, and helped the West Side, then it made sense, in addition to helping the City address its lending issues. Additionally some projects, particularly the Barber Street Extension, would be critical in continuing development in Villebois.

Chair Hurst:

- Asked about the importance of transferring the Old Town parcel now, instead of next year.
 - * Ms. Retherford replied that transferring that parcel now would help Mr. Wallis in securing long-term debt and getting better terms.
 - * Also, the County Assessor's Office made adjustments to urban renewal boundaries once a year and everything had to be submitted each year by December 31st to adjust tax rolls for the following year.
 - * In order to receive the benefits of tax increment, the Fred Meyer property had to be brought in before development occurred. Since the development's timeline was uncertain, waiting one year might cause the City to miss the opportunity to capture the increase in assessed value from the Fred Meyer property.
 - * Currently, the property's assessed value is \$9 million. Once Fred Meyer was fully built out, that figure could jump to \$36 million.
 - * She had scheduled the substantial amendment to occur now because of the County's paperwork deadline. If the Commission made a recommendation to Council, Staff would send notices to all the taxing districts. The amendment would return to City Council for a public hearing at the first or second meeting in December, and be passed in time as a Christmas present to the County Tax Assessor.
- Clarified that the number one reason for the substantial amendment was to secure additional and more favorable debt; any increment benefits were secondary.
- Asked if Mr. Wallis had received information about how lending terms would differ with or without the additional parcel's inclusion. It would be ideal to know for certain that inclusion of the parcel would help the City

- * Ms. Retherford did not know as she had discussed that specifically with Mr. Wallis, though he indicated better rates would be available based on his discussions with Bank of America.
- * She added that last week, she learned from Bank of America representative that Bank of America still had the capacity to bond, but were getting extremely selective about whom they were bonding. From this, and her conversations with Mr. Wallis, she inferred that the more favorable increment climate that the URA could document, the more likely the City would get better rates, and also the bonding that might not be available otherwise.
- Asked if there had been any discussion of how the federal government's \$700 billion bailout package might affect housing starts and development.
 - * Ms. Retherford was not sure, because so many forces were at play at the national level, and trying to anticipate what might happen would be difficult. She believed the strategy within the City's own scope of control, was to do what it could locally to help the situation in the West Side District, regardless of what happened nationally.
 - * If the housing sector did rebound, the City could complete the Plan sooner and return all of Villebois to the tax rolls sooner, as well as taking a property with little tax assessed value to millions in tax assessed value, which would return to the General Fund and other taxing agencies. The sooner the City could build those projects and spread that development, the better. The substantial amendment was critical to keeping it moving and solvent now.

Commissioner Meyer:

- Confirmed that the cost of acquiring the Villebois school site was about \$4.1 million and understood that the school district would either repay the land value or the City or URA would work out a way to be compensated back for that acquisition through other development agreements.
 - * Ms. Retherford agreed. She explained that when the Agency moved forward to acquire the property, the school district was not in a position to acquire it themselves, nor to enter into an agreement with the City about the terms of repayment, or even if they wanted to acquire the site.
 - * City Council acted at that time without an agreement in place with the school district because a landowner was interested in selling their property and because the City wanted to secure property in the area before developers bought it up. The City knew the school district would want a school there at some point in the future and terms could be agreed upon later.
 - * In the same timeframe, the district acquired the site on Advance Road for a middle and elementary school, which could be developed as a sports field. Through negotiations between policymakers, the Superintendent and City Manager, the City decided on a land exchange, instead of taking cash for the Villebois school site.
 - The district would develop a school at Villebois and develop sports fields that the City could use and that would be a community park area for Villebois residents.
 - In exchange, the City would receive 10 acres at the Advance Road site for the development of sports fields.
 - * The agreement tied into a number of factors, including master planning at Frog Pond, as well as the Parks and Recreation Master Plan, both of which called for the City to acquire a 10-acre site at Frog Pond.
 - * Purchasing such a site at Frog Pond would have cost the City \$5 to \$6 million, so engaging in the exchange put Wilsonville ahead financially.
- Responded that the West Side District was servicing \$4 million in debt for the acquisition of the school property, and in exchange, would receive land outside the UGB without being compensated in a cash form.
- Believed the substantial amendment was a short-term fix to the West Side Urban Renewal District.
 - * A School District Capital Improvement Bond on the November ballot seemed highly likely to pass and would give the district the cash it needed to proceed with the Villebois school site.
- Asserted that had the City not proceeded with the land swap, it might have been positioned to recoup some of the cost of the debt the City currently had to serve in the West Side URA.

- * Ms. Retherford agreed, but stated it was unlikely the City would have received the full \$4 million; a price arrangement would have probably been negotiated, resulting in a couple million dollars.
- * As it stood, the City would get sports field development, a school at Villebois and 10 acres that the City did not have to buy at a higher price outside [inaudible].
- * She conceded that the West Side District was carrying the burden of that land exchange. She believed the policy decision was that in the bigger picture, it was a better arrangement for the community as a whole.
- Said he might disagree about coming out ahead. The assertion that land would absolutely cost more in Frog Pond might not be true today, or next year the way land values were plummeting.
 - * Ms. Retherford agreed. She noted that the Villebois school site land was purchased at about \$150,000 per acre less than peak land prices when the school district sold its Frog Pond property.
 - * Land values have lost ground; however, by the time the City had moved forward in acquiring Frog Pond land, which would likely be in 5 to 10 years, those values would likely have gone back into the \$500,000 per acre range, or greater.

There were no further questions from the Commission.

Commissioner Phelps recommended approval of Resolution LP08-0008 to City Council.

Commissioner McGuire seconded the motion.

Planning Commission Discussion

Commissioner Phelps was very comfortable with the Resolution. As a former chief financial officer at Metro, what he learned most about public financing was timing.

- One person's misfortune might possibly be another's good fortune and he believed that this was one of those circumstances where the City was positioning. The proposal's maneuvering did not throw anything into deficit, but enhanced, slowing the return to the tax rolls of some of the monies that would otherwise inure to the City.
- He believed that, on the whole, it was a good measure to enhance the West Side District within a time frame that the City could take advantage of its first available opportunity. He bet that the markets would return within a year to 18 months.
 - * For those reasons, he encouraged the Commission to recommend approval of the resolution to City Council.

Commissioner Meyer voiced concern about the opportunity cost of moving the Fred Meyer site and not having the East Side's properties come back on the tax rolls.

- He remained concerned about some of the assumptions being made regarding the West Side, especially the lack of information about the supposed higher cost for the indebtedness.
- He supported moving the other two sites, which were adjacent, but disagreed with moving the Fred Meyer site from one URA to the other.

Chair Hurst stated that he agreed, in principle, with Commissioner Meyer's concerns. It was tough to have set out on a course based on assumptions and good planning, but then have it go awry.

- He was not concerned about the other two sites, only the Old Town site.
- There were a lot of variables about the national and housing markets. Both might rebound within 12 to 36 months, but how and when remained unclear. No one has firm idea of what would happen, which seemed like squeezing Jell-O.
- One part of the proposal that made sense was that the City seemed to have a fair grasp that transferring the property put the City in a better position to negotiate a short-term debt situation into a long-term one. In that case, he looked at it as maximizing an asset.

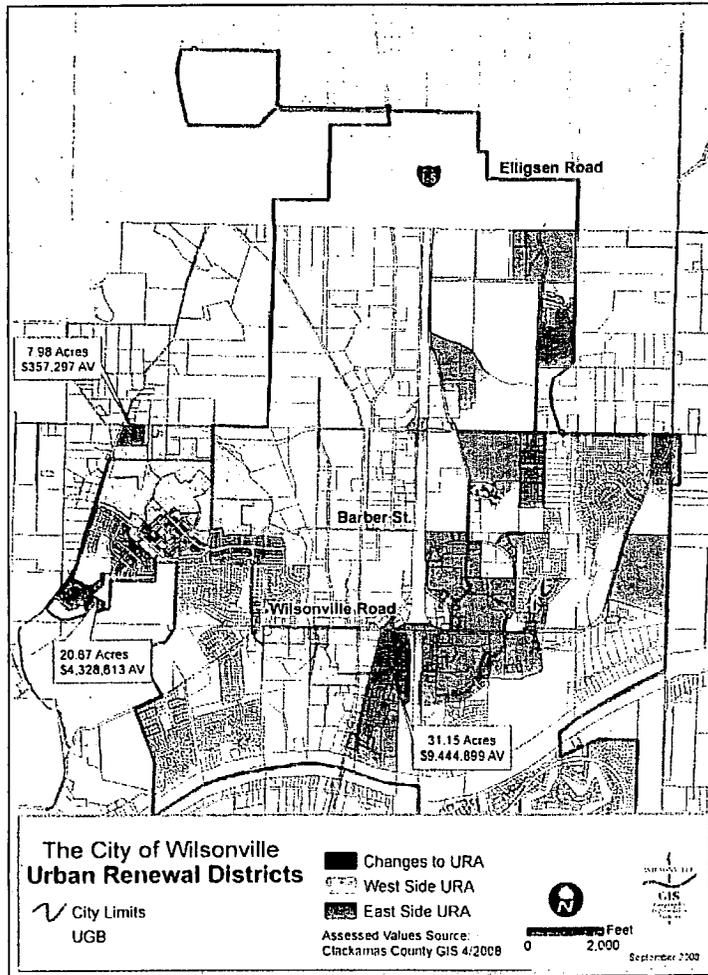
- While the proposal had to be analyzed for financial purposes, it was a community asset and leveraging that asset was one thing the City had control over to improve its debt situation.
- He was sad that an approval might deprive the school district and other agencies of some short-term funds, but again, the opportunity cost was there.
- He was frustrated that the amendment was such a late-blooming issue. He realized the City was reacting to a lot, but had the City seen this coming earlier, it might have had more specifics about the dollars and cents.
- For the record, he admonished City Council not to just take the Commission's recommendation wholesale and implement it, but urged Council to utilize the interim time to have Staff research the hard dollar numbers.
 - If including the Old Town segment had a very moderate effect on the City's rate, or the terms it was given, he would say it was not worth doing. At this point, the Commission lacked the hard dollar numbers to make a completely informed decision, which was frustrating.
 - A more specific grasp was needed of future project costs, time frames, legal situations, partnerships, and again, the dollars and cents figures for the renegotiated debt. If the return was not there, then let the school district have some money.
- This was an extremely complex issue and extremely difficult to grapple with, partly because of the uncertainties in the near future. However, the Commission might reasonably assume that it could control that debt, and determine the best debt situation it could get into as a city.
- He was willing to move the recommendation forward to City Council, as long as Council fine-tooth combed the language, and got specifics before voting it up or down.

The motion passed 5 to 1, with Commissioner Meyer opposing.

Commissioner Phelps supported Chair Hurst's request for additional clarification of the data and requested that the information compiled by Staff be distributed to the Commission. A lot of good data had been provided that he wanted for his records.

LP08-0008
Substantial Amendment to the West Site Urban Renewal Plan
Planning Commission Record Index

Exhibit E: PowerPoint presentation shown at the October 8, 2008 Planning Commission meeting



Proposed additions to the West Side URA

Old Town

The Grove (LEC)

Villebois (NW Corner)

Completed West Side UR Projects

- Boeckman Road Extension – 95th to Tooze
- Barber Road Improvements – Boberg to Kinsman
- School Site Acquisition
- Villebois Park Improvements
- Brown Road Intersection

Future West Side Urban Renewal Projects

- Boeckman Road – Tooze to Grahams Ferry Road
- Barber Street Extension
- Sophia Park Urban Renewal Contribution
- Kinsman Road Extension
- Villebois Water SDC reimbursement for fire sprinkler systems
- Old Town/Wilsonville Road Connection

Tax impact per \$10 million AV

\$160,000 Urban Renewal Tax Increment

Or, if returned to the tax rolls, then:

City	\$22,000
County	\$21,000
WLWV Schools	\$58,000
Fire District	\$17,000
Others	\$42,000

Assessed Values Returned

Estimate of Taxes Returned to Jurisdictions

	Taxes for FYE 2009	Cumulative Effect
City of Wilsonville	\$141,000	\$565,000
Clackamas County	\$135,000	\$539,000
WLWV Schools	\$273,000	\$1,091,000
Fire District	\$85,000	\$342,000
Others	\$206,000	\$824,000
Total	\$840,000	\$3,361,000

West Side Urban Renewal Debt

- Current short term debt is \$30 million
- Remaining capacity to fund West Side Urban Renewal Projects is \$1.6 million until further bonding occurs
- Housing starts 1/3 of last year's numbers (Villebois tax increment less than forecasted)
- Commercial starts up over last year in the East Side URA
- Fred Meyer AV will be approximately \$36M (\$576,000 tax increment revenue or \$79,200 to City's general fund)

LP08-0008
Substantial Amendment to the West Side Urban Renewal Plan
Planning Commission Record Index

Staff Report for the October 8, 2008 Planning Commission meeting included:

- Exhibit A: Map: Proposed Changes to the Urban Renewal Districts
- Exhibit B: Wilsonville West Side Urban Renewal Plan, First Substantial Amendment to the Plan
- Exhibit C: Report on First Substantial Amendment to the West Side Urban Renewal Plan
- Exhibit D: Legal Description, Wilsonville Urban Renewal District showing proposed amendments, Legal Description, Wilsonville Urban Renewal District, and West Wilsonville Urban Renewal District – 456 acres Map



**COMMUNITY DEVELOPMENT DEPARTMENT
 STAFF REPORT**

DATE: October 8, 2008
 TO: Planning Commission
 FROM: Kristin Retherford, Urban Renewal Project Manager
 SUBJECT: West Side Urban Renewal Plan Area Proposed Substantial Amendment

This evening staff is presenting to the Planning Commission for recommendation a Substantial Amendment to the West Side Urban Renewal Plan which will amend the Plan boundary and increase the amount of acreage within the Plan area. The City of Wilsonville Urban Renewal Agency passed a resolution approving this amendment on September 15, 2008.

Staff has previously discussed with Council and the Agency Board the impact the current economic climate has had on increment revenue in the West Side Urban Renewal Plan area. Due to the slowdown in the housing market, the Plan area has experienced significant delays in the projected growth of assessed values. Earlier recommendations for alleviating this situation included moving Old Town acreage currently in the Year 2000 Plan area to the West Side Plan area, and adding acreage at the former LEC site to the West Side Plan area. By capturing increment from Fred Meyer's upcoming development in Old Town and future increment when the former LEC property is redeveloped, the Agency will be able to more effectively treat infrastructure deficiencies and blight within the Plan area, speed the progress of plan activities, complete the plan, increase assessed values in the Plan area, and ultimately return these assessed values to the tax roll sooner than if these areas were not added to the Plan boundary.

By adjusting the Plan area boundaries in Old Town as indicated on the attached map, the Agency would keep the southern portion of Old Town in the Year 2000 Plan area and move 31.15 acres in the northern part of Old Town, including the undeveloped Fred Meyer property, to the West Side Plan area. The Agency would also add 20.67 acres of developable land at the former LEC property to the Plan area (excluding SROZ acreage), and 7.98 acres at the northwest corner of Villebois which is a part of SAP North. This would result in the addition of 59.8 acres to the West Side Plan area and leave room for a further small addition of acreage in the future.

West Side Acreage Additions and Assessed Taxable Value

Area	Acreage	Assessed Taxable Value
Old Town	31.15	\$9,444,899
The Grove (LEC)	20.67	\$4,328,613
SAP N, PDP 2	7.98	\$ 357,297
Total	59.8	\$14,130,809

The legal description for the proposed Substantial Amendment coming before the Planning Commission for approval this evening reflects a 62-acre increase in the Plan area rather than 59.8 acres. This slight difference takes into account a correction made by the surveyors to the previously described Plan boundary.

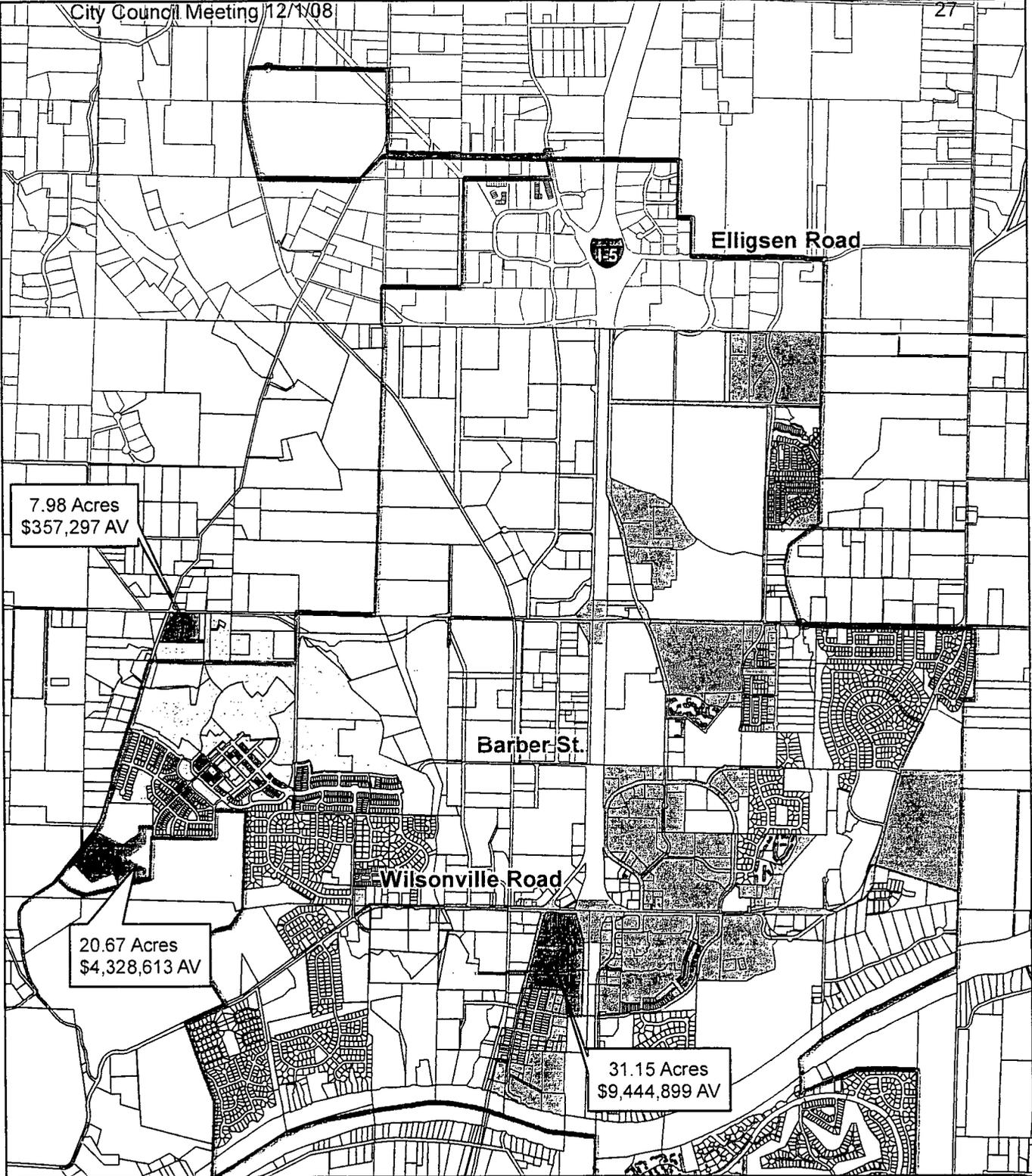
The Plan amendment and its accompanying report have been prepared in accordance with statutory requirements. Following review and recommendation by the Planning Commission, the amended Plan and Report will be forwarded to the governing body of each taxing district affected by the Plan and public notice of a Council hearing on the amended Plan to occur in December will be provided.

This timeline will allow for adoption of an Ordinance amending the Plan prior to December 31, 2008, which will allow for the Substantial Amendment to be finalized in time to meet the annual deadline set forth by the Clackamas County Tax Assessor.

Staff urges the Planning Commission to recommend this Substantial Amendment to the West Side Urban Renewal Plan to the Wilsonville City Council for public hearing and adoption in December subsequent to notification to affected taxing authorities and public notice.

Exhibits:

- Exhibit A: Map: Proposed Changes to the Urban Renewal Districts
- Exhibit B: Wilsonville West Side Urban Renewal Plan, First Substantial Amendment to the Plan
- Exhibit C: Report on First Substantial Amendment to the West Side Urban Renewal Plan
- Exhibit D: Legal Description, Wilsonville Urban Renewal District showing proposed amendments, Legal Description, Wilsonville Urban Renewal District, and West Wilsonville Urban Renewal District – 456 acres Map



The City of Wilsonville Urban Renewal Districts

 City Limits
UGB

-  Changes to URA
-  West Side URA
-  East Side URA

Assessed Values Source:
Clackamas County GIS 4/2008



Exhibit B

**WILSONVILLE WEST SIDE URBAN RENEWAL PLAN
First Substantial Amendment to the Plan
September 15, 2008**

BACKGROUND TO THE FIRST SUBSTANTIAL AMENDMENT

The Wilsonville West Side Urban Renewal Plan (the "Plan") was adopted in November, 2003. Due to economic conditions, assessed value growth and tax increment revenue in the area has lagged behind initial projections. In order to assist the Plan in carrying out project activities and hasten the date when assessed values can be returned to the tax roll, the First Substantial Amendment to the Plan adds 62 acres of land to the boundary increasing the Plan acreage from 394 acres to 456 acres.

The addition of land to the boundary exceeds 1% of the existing 394 acres of Plan area, and thus requires a substantial amendment to the Plan. The addition of acreage can be accomplished within the 20% maximum acreage addition allowed by ORS 457.

SUMMARY OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN

The First Substantial Amendment to the Plan makes the following changes to the Plan:

- Adds 62 acres to the Plan boundary, and \$14,130,809 assessed value to the Plan's frozen base of assessed values.
- Revises the boundary map and legal description of the Plan boundary to reflect the addition of land in this First Substantial Amendment
- Updates one section in the Report on the Plan to list the deficient conditions in the areas to be added to the Plan.

TEXT OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN

This First Substantial Amendment to the Plan shows text which is deleted by ~~strikeout~~. New text added to the Plan in this First Substantial Amendment is shown by *italics*.

1. CHANGES TO THE PLAN

The First Substantial Amendment to the Plan makes the following changes to Section IV of the Plan:

IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Figure 1 shows the boundaries of the Area *as revised by the First Substantial Amendment*. Exhibit A contains a legal description of the boundaries *as revised by the First Substantial Amendment*. Figure 3 shows that the estimated total assessed value of the Area, which will constitute its Certified Base, is ~~\$3,362,164~~ *\$17,852,887*. The Certified Base value of the Year 2000 Urban Renewal Plan, as amended, is ~~\$55,230,442~~ *\$35,882,830*. The total assessed value, not including increment is ~~\$1,393,369,233~~ *\$1,817,968,755* and the total of the two Certified Bases constitutes

Exhibit B

4.2% 2.95% of the City's assessed value. ~~excluding the incremental assessed value of the Year 2000 Urban Renewal Plan.~~

The total acreage of both urban renewal areas constitutes ~~23.7%~~ 23% of the City's acreage. The Plan thus complies with the statutory limits (ORS 457.420) on the value and size of urban renewal areas using tax increment financing.

Figure 3: Assessed Value and Acreage of Area

Area	Assessed Value, Not Including Increment	% of City Total	Acres	% of City Total
City of Wilsonville	\$1,393,360,233 \$1,817,968,755	100.0%	4,503.68	100.0%
Urban Renewal Areas:				
Year 2000 Urban Renewal Area	\$56,230,442 \$35,882,830	4.0% 1.97%	672.00 626.85	14.9% 13.33%
Wilsonville West Side Urban Renewal Area	\$3,362,134 \$17,852,887	0.2% .98%	395.00 456.00	.8% 9.69%
UR SUBTOTAL:	\$68,592,573 \$52,735,717	4.2% 2.9%	1,067.00 1082.85	23.7% 23%

Source: 2002-03 Clackamas County Parcel database

VII. PROPOSED LAND USES AND DEVELOPMENT STANDARDS

The First Substantial Amendment to the plan makes the following additions to Section VII of the Plan:

ZONING DISTRICT	DESCRIPTION
<i>C1 Central Commercial</i>	<i>The C1 Central Commercial district allows for a broad range of uses in keeping with the City's historic commercial area and central business districts. Development in the C1 district is intended to be characterized by high building coverage and close placement of buildings. Development is also to be pedestrian-oriented with a strong emphasis on a pleasant streetscape.</i>

The First Substantial Amendment makes no further changes to the Plan.

Exhibit C

REPORT ON FIRST SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN

CHANGES TO THE REPORT ON THE URBAN RENEWAL PLAN

This First Substantial Amendment to the Report on the Plan shows text which is deleted by ~~strikeout~~. New text added to the Report in this First Substantial Amendment is shown by *italics*.

The First Substantial Amendment to the plan makes the following changes to Section II of the Report on the Plan:

II. EXISTING PHYSICAL, ECONOMIC AND SOCIAL CONDITIONS AND IMPACT ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Wilsonville West Side Urban Renewal Area (the "Area"), documenting the occurrence of "blighted areas" as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use and Zoning

The first Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIA 1. of the Report on the Plan. Table One "Primary Land Use" and Table Two "Zoning Districts (2002-03)" reflect data as of the date of adoption of the plan.

2. Infrastructure

The First Substantial Amendment to the Urban Renewal Plan makes the following addition to Section IIA 2. of the Report on the Plan:

The First Substantial Amendment to the Plan adds three new areas to the West Side Renewal Plan boundary. The areas added to the boundary are added to help treat infrastructure deficiencies and blight in those areas.

Area #1, termed the "Old Town Area" has deficiencies in curbs, streets, and sidewalks, and vehicular access that limit development of the area.

Area #2, termed "The Grove", contains vacant abandoned buildings formerly used for institutional purposes. This land represents an ideal site to help the City meet its moderate income housing goals, but it lacks the water, sewer, and streets necessary to support new development.

Area #3, termed "Villebois - SAP North", contains land located within the Villebois Master

Exhibit C

Plan area but currently not included within the West Side Urban Renewal Plan Area which encompasses the remainder of Villebois. This land currently lacks water, sewer and street improvements necessary to support new development.

B. Economic Conditions

The First Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIB of the Report on the Plan. Tables Three through Five reflect data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section V of the Report on the Plan:

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The first Substantial Amendment to the Plan adds no new projects to the Plan. Table Six reflects data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VI of the Report on the Plan:

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The First Substantial Amendment to the Plan adds no new projects to the Plan. Tables Seven and Eight reflect data as of the date of a doption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VII of the Report on the Plan:

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUE REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The assessed value increases and tax increment revenue projected in the original plan have fallen well below the anticipated levels. The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Table Nine reflects data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

Exhibit C

VIII FINANCIAL ANALYSIS OF THE PLAN

The First Substantial Amendment to the Plan adds three areas to the Plan boundary. These three areas have potential for long-range development. The assessed value increases and tax increment revenue projected in the original plan have fallen well below the projected levels. The addition of the three areas is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Therefore, no changes are made to Table Ten in this section. The Plan is considered financially feasible.

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

IX IMPACT OF THE TAX INCREMENT FINANCING

The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values to the levels projected in the original Plan. Therefore, no changes are made to Table Eleven in this section.

The First Substantial Amendment to the Urban Renewal Plan makes no further changes to the Report on the Plan.

13723 URD
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mrn/ccs/mjf

EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal District Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from ~~April 2004~~ **July, 2008** and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Sections 11, 14, 15, 22 and 23, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at the point of intersection of the South right of way line of Wilsonville Road (Market Road No. 6), with the West right of way line of the Oregon Electric Rail Road, Assessor's Plat 3 1W 23B;

1. Thence South along said West right of way line, 380 feet, more or less, to the Northeast corner of P.P. 1990-92;
2. Thence West along the North line of said P.P. 1990-92, 700 feet, more or less;
3. Thence Southwesterly leaving said North line, 180 feet, more or less, to an angle point on the Southwesterly line of said P.P. 1990-92, said point being the Southerly terminus of a 100.87 foot line;
4. **DELETED**
- 4A. Thence Southerly and Easterly around said P.P. 1990-92 to the Northwest corner of Tract A per said Partition Plat;
- 4B. Thence East along the North line of said Tract A, 494 feet, more or less, to the West right of way line of said Oregon Electric Rail Road;
- 4C. Thence East across said Oregon Electric Rail Road to the North right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
- 4D. Thence East along said North right of way line and the easterly projection thereof to the point of intersection of said easterly projection and the East right of way line of Boones Ferry Road (Market Rd. No. 27 or Main Street);

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- 4E. Thence Northerly along said East right of way line to the point of intersection of said Easterly right of way line and the South right of way line of Wilsonville Rd (Market Rd. No. 6);
- 4F. Thence East along said South right of way line to the point of intersection of said South right of way line and the West right of way line of Interstate Five (I-5);
- 4G. Thence Southeasterly along said West right of way line to an angle point on the East line of Tax Lot 100;
- 4H. Thence South along said West right of way line 1,265 feet, more or less, to an angle point in said West right of way line, Assessor's Plat 3 1W 23AC;
- 4I. Thence Westerly continuing along said right of way line, 272 feet, more or less, to an angle point in said right of way line at the Eastern terminus of 5th Street in the plat of Wilsonville, also being the Southwest corner of Tax Lot 100, said Assessor's Plat;
- 4J. Thence North along the West line of said Tax Lot 100 and Tax Lot 101, 450 feet, more or less, to the easterly extension of the North line of the Plat of Wilsonville;
- 4K. Thence West along said easterly projection and said North line, 824 feet, more or less, to the East right of way line Main Street (Market Rd. No. 27 or Boones Ferry Road);
- 4L. Thence Northerly along said East right of way line to the point of intersection of said Easterly right of way line and the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
- 4M. Thence West along the South right of way line of Bailey Street to the point of intersection of said South right of way line and the East right of way line of the Oregon Electric Railroad;
- 4N. Thence West across said Oregon Electric Rail Road to the West right of way line of said Oregon Electric Railroad, also being the Northeast corner of Tax Lot 600, Assessor's Plat 3 1W 23B;
5. Thence South along said West right of way line, 580 feet, more or less, to the point of intersection with the South right of way line of 5th Street, Assessor's Plat 3 1W 23BD;

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6. Thence West along said South right of way line, 680 feet, more or less, to the East right of way line of County Road No. 2206;
7. Thence South along said East right of way line, 240 feet, more or less, to the point of intersection of said East right of way line with the Easterly extension of the South line of Tax Lot 400;
8. Thence West along said projected line, 30 feet to the Southeast corner of said Tax Lot 400;
9. Thence West along the South line of said Tax Lot 400, 497 feet, more or less, to the Southwest corner thereof, said point being on the East line of the Robert Short D.L.C. (No. 46), said point also being on the West line of the Thomas Bailey D.L.C. (No. 45), 516 feet, more or less, South of the Northwest corner thereof;
10. Thence North along the East line of said Short D.L.C., 1,146 feet, more or less, to the Southeast corner of Tax Lot 1300, Assessor's Plat 3 1W 23B, said point being 630 feet, more or less, North of the Northwest corner of said Bailey D.L.C.;
11. Thence North 87° 25' West along the South line of said Tax Lot 1300 and the South line of Tax Lot 1600 and the Westerly projection thereof, 1,239 feet, more or less, to a point on the West line of ~~Tax Lot 1900~~ **Tax Lot 1990**;
12. Thence North along said West line, 290 feet, more or less, to the point of intersection of said West line with the South right of way line of Brown Road (County Road No. 355), Assessor's Plat No. 3 1W 22A;
13. Thence Northwesterly along said South right of way line, 409 feet, more or less, to the point of intersection of said right of way line with the South right of way line of Wilsonville Road (Market Road No. 6);
14. Thence Northwesterly across Wilsonville Road to the point of intersection of the North right of way line of Wilsonville Road with the West right of way line of Brown Road, Assessor's Plat No. 3 1W 22A;
15. Thence North along said West right of way line and its projection, 1,875 feet, more or less, to the point of intersection of said projected line with the North line of said Short D.L.C., Assessor's Plat No. 3 1W 15;
16. Thence West along said North D.L.C. line, 2,530 feet, more or less, to the Northerly Northwest corner of Tax Lot 2902;
17. Thence South 480 feet, more or less, to an angle point in the North line thereof;

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18. Thence West, 1,150 feet, more or less, to the Northwest corner thereof, said point being on the East line of Government Lot 4, Section 15, T3S, R1W, WM, **also being a point on the East line of Tax Lot 2800;**
19. **DELETED;**
- 19A. Thence North along said East line, also being the East line of Tax Lot 2800, 162 feet, more or less to a point on said East line;
- 19B. Thence West 160 feet, more or less;
- 19C. Thence South, parallel with said East line, 250 feet, more or less;
- 19D. Thence South 53° West, 440 feet, more or less;
- 19E. Thence South 64° East, 390 feet, more or less;
- 19F. Thence South, parallel with said East line, 250 feet, more or less, to the South line of said Tax Lot 2800;
- 19G. Thence South 74° West along said South line, 485 feet, more or less, to a point on said South line;
- 19H. Thence North 22° West, 298 feet, more or less;
- 19I. Thence South 67° West, 425 feet, more or less;
- 19J. Thence North 45° West, 470 feet, more or less, to the Easterly right of way line of Graham's Ferry Road (County Road No. 13);
- 19K. Thence Northeasterly along said Easterly right of way line, 720 feet, more or less, to a point on said right of way line;
- 19L. Thence South 63° East, 493 feet, more or less;
- 19M. Thence North 55° East, 345 feet, more or less;
- 19N. Thence North, parallel with the East line of said Tax Lot 2800, **144 feet, more or less;**

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- 19O. Thence East, 293 feet, more or less, to said East line;**
- 19P. Thence North along said East line, 372 feet, more or less, to a point 110 feet, more or less, North of the Northeast corner of said Government Lot 4, said point being the Northeast Corner Thereof;**
20. Thence West along the said ~~South~~ **North** line and its Westerly projection to the point of intersection of said projected line with the West right of way line of Graham's Ferry Road (County Road No. 13);
21. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of Brown Road (County Road No. 355);
22. Thence East along said North right of way line 1,946 feet, more or less, to the point of intersection of said North right of way line with the ~~proposed~~ North right of way line of Boeckman Road extension, said point being a point of curvature with a 900 foot radius curve;
23. Thence along said ~~proposed~~ North right of way line and along said curve to the right, an arc length of 462 feet, more or less, to a point of tangency;
24. Thence South 61° East, 323 feet, more or less, to a point of curvature with a 1,000 foot radius curve;
25. Thence along said curve to the left, an arc length of 532 feet, more or less, to a point of tangency;
26. Thence North 89° East, 606 feet, more or less, to a point of curvature with a 750 foot radius curve;
27. Thence along said curve to the left, an arc length of 500 feet, more or less, to a point of reverse curvature with a 1,300 foot radius curve;
28. Thence along said curve to the right, an arc length of 911 feet, more or less, to the point of intersection of said ~~proposed~~ North right of way line with the proposed West right of way line the Kinsman Road extension in the Southwest ¼ of Section 11, T3S, R1W, WM;
29. Thence North along said proposed West right of way line, 100.00 feet;
30. Thence East 61.00 feet to the East line of said proposed right of way line, said point being on the West line of Tax Lot No. 900;

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31. Thence South along said proposed East right of way line 100.00 feet to the North right of way line of Boeckman Road;
32. Thence East along said North right of way line, 2,200 feet, more or less, to the point of intersection of said North right of way line with the West right of way line of Boone's Ferry Road, Assessor's Plat No. 3 1W 11;
33. Thence Southerly across said Boeckman Road to the point of intersection of said West right of way line with the South right of way line of said Boeckman Road;
34. **DELETED**
35. **DELETED**
36. **DELETED**
- 36A. **Thence West along said South right of way line, 2,200 feet, more or less, to the point of intersection of said South right of way line with the proposed East right of way line of Kinsman Road Extension, Assessor's Plat 3 1W 14B;**
37. Thence South, along said proposed East right of way line, parallel with and 64 feet from said proposed West right of way line when measured at right angles, 77 feet, more or less, to a point of curvature with a 598 foot radius curve;
38. Thence along said curve to the left, an arc distance of 143 feet, more or less, to a point of tangency;
39. Thence South 13° East, 19 feet, more or less, to a point of curvature with a 662 foot radius curve;
40. Thence along said curve to the right, an arc distance of 156 feet, more or less, to a point of tangency;
41. Thence South, 1,231 feet, more or less, to a point of curvature with a 968 foot radius curve;
42. Thence along said curve to the left, an arc distance of 372 feet, more or less, to a point of tangency;
43. Thence South 21° East, 372 feet, more or less, to a point of curvature with a 662 foot radius curve;
44. Thence along said curve to the right, an arc distance 218 feet, more or less, to a point of reverse curvature with a 42 foot radius curve;

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45. Thence along said curve to the left, an arc distance of 64 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Barber Street;
46. **DELETED**
- 46A. **Thence East along said North right of way line, 2,225 feet, more or less, to the point of intersection of said North right of way line with the West right of way line of SW Boones Ferry Road, Assessor's Plat 3 1W 14A;**
47. Thence South along said West right of way line, ~~30 feet~~ **55 feet**, more or less, to the point of intersection of said West right of way line with the South right of way line of said Barber Street;
48. Thence West along said South right of way line and the West projection thereof also being the South right of way line of proposed Barber Street extension, ~~1,071 feet~~ **2,540 feet**, more or less, to a point of curvature with a 640 foot radius curve, **Assessor's Plat 3 1W 14B;**
49. Thence along said curve to the left, an arc length of 544 feet, more or less, to a point on the East line of ~~Tax Lot 390~~ **Tax Lot 300**, Assessor's Plat No. 3 1W 15;
50. Thence South 67° 30' East along the East line of said ~~Tax Lot 390~~ **Tax Lot 300**, 89 feet, more or less, to an angle point in said East line;
51. **DELETED**
52. **DELETED**
- 52A. **Thence South 31° East along the East line of said Tax Lot 300, 272 feet, more or less, to an angle point in said East line;**
53. Thence continuing along said East line South 4° West, 565 feet, more or less, to the Southeast corner thereof, said point being on the North line of R. V. Short DLC (No. 46), 196 feet, more or less, West of the Northeast corner thereof;
54. Thence West along the North line of said DLC (No. 46), 1,330 feet, more or less, to the point of intersection of said North line with the East right of way line of Brown Road (County Road No. 355);
55. Thence South along said East right of way line, 1,850 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of

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Wilsonville Road (Market Road No. 6), ~~Assessor's Plat No. 3 1W 14G~~ **Assessor's Plat 3 1W 22A;**

- 56. Thence Southeasterly across Wilsonville Road to the point of intersection of said East right of way line with the South right of way line of said Wilsonville Road, Assessor's Plat No. 3 1W 22AA;
- 57. Thence Southerly and Easterly along the Northeasterly right of way line of said Brown Road, 306 feet, more or less, to the West line of ~~Tax Lot 1990~~ **Tax Lot 1990**, Assessor's Plat No. 3 1W 23B;
- 58. Thence North along said West line, 210 feet, more or less, to the point of intersection of said West line with the Westerly projection of the South line of Tax Lot No. 1500;
- 59. Thence East along said projected line, 20 feet, more or less, to the Southwest corner of said Tax Lot 1500;
- 60. Thence East along the South line of said Tax Lot 1500, 188 feet, more or less, to the Southeast corner thereof;
- 61. Thence North along the East line of said Tax Lot 1500, 208 feet, more or less to the Northeast corner thereof, said point being on the South right of way line of Wilsonville Road (Market Road No. 6);
- 62. Thence East along said South right of way line, 2,280 feet, more or less, to the **Point of Commencement.**

Exception 1:

DELETED

Exception 2:

Commencing at the Northwest corner of Tax Lot No. 1000, Assessor's Plat No. 3 1W 15, said point being the point of intersection of the South right of way line of Brown Road (County Road No. 355) with the North-South center of Section line, Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

- 1. Thence East along said South right of way line, 719 feet, more or less, to the point of intersection of said South right of way line with the ~~proposed~~ South right of way line of Boeckman Road extension, 80 feet from when measured perpendicular to

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the proposed North right of way line thereof, said point being a point of curvature with an 820 foot radius curve;

2. Thence parallel with said proposed North right of way line, along said curve to the right, an arc length of 421 feet, more or less, to a point of tangency;
3. Thence South 61° East 323 feet, more or less, to a point of curvature with an 820 foot radius curve;
4. Thence along said curve to the left, an arc length of 574 feet, more or less, to a point of tangency;
5. Thence North 89° East 606 feet, more or less, to a point of curvature with an 830 foot radius curve;
6. Thence along said curve to the left, an arc length of 553 feet, more or less, to a point of reverse curvature with a 1,220 foot radius curve;
7. Thence along said curve to the right, an arc length of 856 feet, more or less, to a point of tangency;
8. Thence East, 30 feet, more or less, to the point of intersection of said ~~proposed~~ South right of way line with the proposed West right of way line of Kinsman Road extension, 64 feet from when measured perpendicular to the proposed East right of way line thereof, lying in the Northwest ¼ of Section 14, T.3S., R.1W., W.M., **Assessor's Plat 3 1W 14B**;
9. Thence South along said West right of way line, parallel with said proposed East right of way line, 77 feet, more or less, to a point of curvature with a 662 foot radius curve;
10. Thence along said curve to the left, an arc distance of 159 feet, more or less, to a point of tangency;
11. Thence South 13° East, 19 feet, more or less, to a point of curvature with a 598 foot radius curve;
12. Thence along said curve to the right, an arc distance of 141 feet, more or less, to a point of tangency;
13. Thence South, 1,231 feet, more or less, to a point of curvature with a 1,032 foot radius curve;

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14. Thence along said curve to the left, an arc distance of 396 feet, more or less, to a point of tangency;
15. Thence South 21° East, 372 feet, more or less, to a point of curvature with a 598 foot radius curve;
16. Thence along said curve to the right, an arc distance of 188 feet, more or less, to a point of compound curvature with a 42 foot radius curve;
17. Thence along said curve to the right, an arc distance of 69 feet, more or less, to a point of tangency, said point being on the ~~proposed~~ North right of way line of Barber Street extension, ~~60 feet from when measured perpendicular to the proposed South right of way line thereof;~~
18. Thence West, along said ~~proposed~~ North right of way line ~~parallel with said proposed South right of way line~~, 140 feet, more or less, to a point of curvature with a 700 foot curve;
19. Thence along said curve to the left, an arc length of 612 feet, more or less, to a point on the East line of ~~Tax Lot No. 399~~ **Tax Lot 300**, Assessor's Plat No. 3 1W 15;
20. Thence North 67° 30' West, along said East line, ~~294 feet~~, **750 feet**, more or less;
21. Thence North 10° 30' East, continuing along said East line, 452 feet, more or less;
22. Thence North 14° West, continuing along said East line, 100 feet, more or less, to the Northeast corner thereof, said point being the Southeast corner of ~~Tax Lot 100~~ **Tax Lot 180**;
23. Thence North 14° West along the East line of said ~~Tax Lot 100~~ **Tax Lot 180**, 100 feet, more or less;
24. Thence North 28° West, continuing along said East line, 117 feet, more or less;
25. Thence North 52° West, continuing along said East line, ~~479 feet~~, **643 feet**, more or less;
26. Thence North 33° West, ~~leaving~~ **continuing along** said East line, ~~425 feet~~, **145 feet**, more or less;
27. Thence North 42° West 300 feet, more or less;

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- 28. Thence North 50° West 725 feet, more or less, to the Northwest corner of said ~~Tax Lot No. 100~~ **Tax Lot 180**;
- 29. Thence South along the West line of said ~~Tax Lot No. 100~~ **Tax Lot 180**, 500 feet, more or less, to the point of intersection of said West line with the Easterly projection of the South line of Tax Lot No. 700;
- 30. Thence West along said projected line, 40 feet, more or less, to the Southeast corner thereof;
- 31. Thence West along the South line of said Tax Lot 700, 435 feet, more or less, to the Southwest corner thereof;
- 32. Thence North along the West line of said Tax Lot 700, 500 feet, more or less, to the Northwest corner thereof, said point being on the South line of Tax Lot 1000, said Assessor's Plat;
- 33. Thence West along said South line, 800 feet, more or less, to the Southwest corner thereof, said point being on the East line of P. P. 1994-182;
- 34. Thence North along said East line, 320 feet, more or less, to the Northeast corner thereof, said point being the **Point of Commencement**.

Exception 3:

~~Commencing at the Northeast corner of Tax Lot 2990 Assessor's Plat No. 3 1W 15, Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;~~

- 1. **DELETED**
- 2. **DELETED**
- 3. **DELETED**
- 4. **DELETED**
- 5. **DELETED**
- 6. **DELETED**

Tax Lot numbers 2995 and 2996, Assessor's Plat No. 3 1W 15, Lying in Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

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The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains ~~three hundred and ninety four (394)~~ **four hundred and fifty six (456)**, acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage and the difficulty in computing the area of proposed roadway alignments shown, the acreage given hereon should be considered accurate to the nearest 10 acres.

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EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal District Area Map (Exhibit 2).

Lots and maps are taken from Assessor's tax maps from July, 2008 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, lying in Sections 11, 14, 15, 22 and 23, Township 3 South, Range 1 West of the Willamette Meridian, bounded as follows:

Commencing at the point of intersection of the South right of way line of Wilsonville Road (Market Road No. 6), with the West right of way line of the Oregon Electric Rail Road, Assessor's Plat 3 1W 23B;

1. Thence South along said West right of way line, 380 feet, more or less, to the Northeast corner of P.P. 1990-92;
2. Thence West along the North line of said P.P. 1990-92, 700 feet, more or less;
3. Thence Southwesterly leaving said North line, 180 feet, more or less, to an angle point on the Southwesterly line of said P.P. 1990-92, said point being the Southerly terminus of a 100.87 foot line;
4. Thence Southerly and Easterly around said P.P. 1990-92 to the Northwest corner of Tract A per said Partition Plat;
5. Thence East along the North line of said Tract A, 494 feet, more or less, to the West right of way line of said Oregon Electric Rail Road;
6. Thence East across said Oregon Electric Rail Road to the North right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
7. Thence East along said North right of way line and the easterly projection thereof to the point of intersection of said easterly projection and the East right of way line of Boones Ferry Road (Market Rd. No. 27 or Main Street);

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8. Thence Northerly along said East right of way line to the point of intersection of said Easterly right of way line and the South right of way line of Wilsonville Rd (Market Rd. No. 6);
9. Thence East along said South right of way line to the point of intersection of said South right of way line and the West right of way line of Interstate Five (I-5);
10. Thence Southeasterly along said West right of way line to an angle point on the East line of Tax Lot 100;
11. Thence South along said West right of way line 1,265 feet, more or less, to an angle point in said West right of way line, Assessor's Plat 3 1W 23AC;
12. Thence Westerly continuing along said right of way line, 272 feet, more or less, to an angle point in said right of way line at the Eastern terminus of 5th Street in the plat of Wilsonville, also being the Southwest corner of Tax Lot 100, said Assessor's Plat;
13. Thence North along the West line of said Tax Lot 100 and Tax Lot 101, 450 feet, more or less, to the easterly extension of the North line of the Plat of Wilsonville;
14. Thence West along said easterly projection and said North line, 824 feet, more or less, to the East right of way line Main Street (Market Rd. No. 27 or Boones Ferry Road);
15. Thence Northerly along said East right of way line to the point of intersection of said Easterly right of way line and the South right of way line of Bailey Street, Assessor's Plat 3 1W 23AB;
16. Thence West along the South right of way line of Bailey Street to the point of intersection of said South right of way line and the East right of way line of the Oregon Electric Railroad;
17. Thence West across said Oregon Electric Rail Road to the West right of way line of said Oregon Electric Railroad, also being the Northeast corner of Tax Lot 600, Assessor's Plat 3 1W 23B;
18. Thence South along said West right of way line, 580 feet, more or less, to the point of intersection with the South right of way line of 5th Street, Assessor's Plat 3 1W 23BD;
19. Thence West along said South right of way line, 680 feet, more or less, to the East right of way line of County Road No. 2206;

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20. Thence South along said East right of way line, 240 feet, more or less, to the point of intersection of said East right of way line with the Easterly extension of the South line of Tax Lot 400;
21. Thence West along said projected line, 30 feet to the Southeast corner of said Tax Lot 400;
22. Thence West along the South line of said Tax Lot 400, 497 feet, more or less, to the Southwest corner thereof, said point being on the East line of the Robert Short D.L.C. (No. 46), said point also being on the West line of the Thomas Bailey D.L.C. (No. 45), 516 feet, more or less, South of the Northwest corner thereof;
23. Thence North along the East line of said Short D.L.C., 1,146 feet, more or less, to the Southeast corner of Tax Lot 1300, Assessor's Plat 3 1W 23B, said point being 630 feet, more or less, North of the Northwest corner of said Bailey D.L.C.;
24. Thence North 87° 25' West along the South line of said Tax Lot 1300 and the South line of Tax Lot 1600 and the Westerly projection thereof, 1,239 feet, more or less, to a point on the West line of Tax Lot 1990;
25. Thence North along said West line, 290 feet, more or less, to the point of intersection of said West line with the South right of way line of Brown Road (County Road No. 355), Assessor's Plat No. 3 1W 22A;
26. Thence Northwesterly along said South right of way line, 409 feet, more or less, to the point of intersection of said right of way line with the South right of way line of Wilsonville Road (Market Road No. 6);
27. Thence Northwesterly across Wilsonville Road to the point of intersection of the North right of way line of Wilsonville Road with the West right of way line of Brown Road, Assessor's Plat No. 3 1W 22A;
28. Thence North along said West right of way line and its projection, 1,875 feet, more or less, to the point of intersection of said projected line with the North line of said Short D.L.C., Assessor's Plat No. 3 1W 15;
29. Thence West along said North D.L.C. line, 2,530 feet, more or less, to the Northerly Northwest corner of Tax Lot 2902;
30. Thence South 480 feet, more or less, to an angle point in the North line thereof;
31. Thence West, 1,150 feet, more or less, to the Northwest corner thereof, said point being on the East line of Government Lot 4, Section 15, T3S, R1W, WM, also being a point on the East line of Tax Lot 2800;

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32. Thence North along said East line, also being the East line of Tax Lot 2800, 162 feet, more or less to a point on said East line;
33. Thence West 160 feet, more or less;
34. Thence South, parallel with said East line, 250 feet, more or less;
35. Thence South 53° West, 440 feet, more or less;
36. Thence South 64° East, 390 feet, more or less;
37. Thence South, parallel with said East line, 250 feet, more or less, to the South line of said Tax Lot 2800;
38. Thence South 74° West along said South line, 485 feet, more or less, to a point on said South line;
39. Thence North 22° West, 298 feet, more or less;
40. Thence South 67° West, 425 feet, more or less;
41. Thence North 45° West, 470 feet, more or less, to the Easterly right of way line of Graham's Ferry Road (County Road No. 13);
42. Thence Northeasterly along said Easterly right of way line, 720 feet, more or less, to a point on said right of way line;
43. Thence South 63° East, 493 feet, more or less;
44. Thence North 55° East, 345 feet, more or less;
45. Thence North, parallel with the East line of said Tax Lot 2800, 144 feet, more or less;
46. Thence East, 293 feet, more or less, to said East line;

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47. Thence North along said East line, 372 feet, more or less, to a point 110 feet, more or less, North of the Northeast corner of said Government Lot 4, said point being the Northeast Corner Thereof;
48. Thence West along the said North line and its Westerly projection to the point of intersection of said projected line with the West right of way line of Graham's Ferry Road (County Road No. 13);
49. Thence North along said West right of way line to the point of intersection of said West right of way line with the North right of way line of Brown Road (County Road No. 355);
50. Thence East along said North right of way line 1,946 feet, more or less, to the point of intersection of said North right of way line with the North right of way line of Boeckman Road extension, said point being a point of curvature with a 900 foot radius curve;
51. Thence along said North right of way line and along said curve to the right, an arc length of 462 feet, more or less, to a point of tangency;
52. Thence South 61° East, 323 feet, more or less, to a point of curvature with a 1,000 foot radius curve;
53. Thence along said curve to the left, an arc length of 532 feet, more or less, to a point of tangency;
54. Thence North 89° East, 606 feet, more or less, to a point of curvature with a 750 foot radius curve;
55. Thence along said curve to the left, an arc length of 500 feet, more or less, to a point of reverse curvature with a 1,300 foot radius curve;
56. Thence along said curve to the right, an arc length of 911 feet, more or less, to the point of intersection of said North right of way line with the proposed West right of way line the Kinsman Road extension in the Southwest ¼ of Section 11, T3S, R1W, WM;
57. Thence North along said proposed West right of way line, 100.00 feet;
58. Thence East 61.00 feet to the East line of said proposed right of way line, said point being on the West line of Tax Lot No. 900;
59. Thence South along said proposed East right of way line 100.00 feet to the North right of way line of Boeckman Road;

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60. Thence East along said North right of way line, 2,200 feet, more or less, to the point of intersection of said North right of way line with the West right of way line of Boone's Ferry Road, Assessor's Plat No. 3 1W 11;
61. Thence Southerly across said Boeckman Road to the point of intersection of said West right of way line with the South right of way line of said Boeckman Road;
62. Thence West along said South right of way line, 2,200 feet, more or less, to the point of intersection of said South right of way line with the proposed East right of way line of Kinsman Road Extension, Assessor's Plat 3 1W 14B;
63. Thence South, along said proposed East right of way line, parallel with and 64 feet from said proposed West right of way line when measured at right angles, 77 feet, more or less, to a point of curvature with a 598 foot radius curve;
64. Thence along said curve to the left, an arc distance of 143 feet, more or less, to a point of tangency;
65. Thence South 13° East, 19 feet, more or less, to a point of curvature with a 662 foot radius curve;
66. Thence along said curve to the right, an arc distance of 156 feet, more or less, to a point of tangency;
67. Thence South, 1,231 feet, more or less, to a point of curvature with a 968 foot radius curve;
68. Thence along said curve to the left, an arc distance of 372 feet, more or less, to a point of tangency;
69. Thence South 21° East, 372 feet, more or less, to a point of curvature with a 662 foot radius curve;
70. Thence along said curve to the right, an arc distance 218 feet, more or less, to a point of reverse curvature with a 42 foot radius curve;
71. Thence along said curve to the left, an arc distance of 64 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Barber Street;
72. Thence East along said North right of way line, 2,225 feet, more or less, to the point of intersection of said North right of way line with the West right of way line of SW Boones Ferry Road, Assessor's Plat 3 1W 14A;

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73. Thence South along said West right of way line, 55 feet, more or less, to the point of intersection of said West right of way line with the South right of way line of said Barber Street;
74. Thence West along said South right of way line and the West projection thereof also being the South right of way line of proposed Barber Street extension, 2,540 feet, more or less, to a point of curvature with a 640 foot radius curve, Assessor's Plat 3 1W 14B;
75. Thence along said curve to the left, an arc length of 544 feet, more or less, to a point on the East line of Tax Lot 300, Assessor's Plat No. 3 1W 15;
76. Thence South 67° 30' East along the East line of said Tax Lot 300, 89 feet, more or less, to an angle point in said East line;
77. Thence South 31° East along the East line of said Tax Lot 300, 272 feet, more or less, to an angle point in said East line;
78. Thence continuing along said East line South 4° West, 565 feet, more or less, to the Southeast corner thereof, said point being on the North line of R. V. Short DLC (No. 46), 196 feet, more or less, West of the Northeast corner thereof;
79. Thence West along the North line of said DLC (No. 46), 1,330 feet, more or less, to the point of intersection of said North line with the East right of way line of Brown Road (County Road No. 355);
80. Thence South along said East right of way line, 1,850 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Wilsonville Road (Market Road No. 6), Assessor's Plat 3 1W 22A;
81. Thence Southeasterly across Wilsonville Road to the point of intersection of said East right of way line with the South right of way line of said Wilsonville Road, Assessor's Plat No. 3 1W 22AA;
82. Thence Southerly and Easterly along the Northeasterly right of way line of said Brown Road, 306 feet, more or less, to the West line of Tax Lot 1990, Assessor's Plat No. 3 1W 23B;
83. Thence North along said West line, 210 feet, more or less, to the point of intersection of said West line with the Westerly projection of the South line of Tax Lot No. 1500;

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- 84. Thence East along said projected line, 20 feet, more or less, to the Southwest corner of said Tax Lot 1500;
- 85. Thence East along the South line of said Tax Lot 1500, 188 feet, more or less, to the Southeast corner thereof;
- 86. Thence North along the East line of said Tax Lot 1500, 208 feet, more or less to the Northeast corner thereof, said point being on the South right of way line of Wilsonville Road (Market Road No. 6);
- 87. Thence East along said South right of way line, 2,280 feet, more or less, to the **Point of Commencement.**

Exception 1:

Commencing at the Northwest corner of Tax Lot No. 1000, Assessor's Plat No. 3 1W 15, said point being the point of intersection of the South right of way line of Brown Road (County Road No. 355) with the North-South center of Section line, Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

- 1. Thence East along said South right of way line, 719 feet, more or less, to the point of intersection of said South right of way line with the South right of way line of Boeckman Road extension, 80 feet from when measured perpendicular to the proposed North right of way line thereof, said point being a point of curvature with an 820 foot radius curve;
- 2. Thence parallel with said proposed North right of way line, along said curve to the right, an arc length of 421 feet, more or less, to a point of tangency;
- 3. Thence South 61° East 323 feet, more or less, to a point of curvature with an 820 foot radius curve;
- 4. Thence along said curve to the left, an arc length of 574 feet, more or less, to a point of tangency;
- 5. Thence North 89° East 606 feet, more or less, to a point of curvature with an 830 foot radius curve;
- 6. Thence along said curve to the left, an arc length of 553 feet, more or less, to a point of reverse curvature with a 1,220 foot radius curve;
- 7. Thence along said curve to the right, an arc length of 856 feet, more or less, to a point of tangency;

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8. Thence East, 30 feet, more or less, to the point of intersection of said South right of way line with the proposed West right of way line of Kinsman Road extension, 64 feet from when measured perpendicular to the proposed East right of way line thereof, lying in the Northwest $\frac{1}{4}$ of Section 14, T.3S., R.1W., W.M., Assessor's Plat 3 1W 14B;
9. Thence South along said West right of way line, parallel with said proposed East right of way line, 77 feet, more or less, to a point of curvature with a 662 foot radius curve;
10. Thence along said curve to the left, an arc distance of 159 feet, more or less, to a point of tangency;
11. Thence South 13° East, 19 feet, more or less, to a point of curvature with a 598 foot radius curve;
12. Thence along said curve to the right, an arc distance of 141 feet, more or less, to a point of tangency;
13. Thence South, 1,231 feet, more or less, to a point of curvature with a 1,032 foot radius curve;
14. Thence along said curve to the left, an arc distance of 396 feet, more or less, to a point of tangency;
15. Thence South 21° East, 372 feet, more or less, to a point of curvature with a 598 foot radius curve;
16. Thence along said curve to the right, an arc distance of 188 feet, more or less, to a point of compound curvature with a 42 foot radius curve;
17. Thence along said curve to the right, an arc distance of 69 feet, more or less, to a point of tangency, said point being on the North right of way line of Barber Street extension;
18. Thence West, along said North right of way line, 140 feet, more or less, to a point of curvature with a 700 foot curve;
19. Thence along said curve to the left, an arc length of 612 feet, more or less, to a point on the East line of Tax Lot 300, Assessor's Plat No. 3 1W 15;
20. Thence North $67^{\circ} 30'$ West, along said East line, 750 feet, more or less;

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21. Thence North 10° 30' East, continuing along said East line, 452 feet, more or less;
22. Thence North 14° West, continuing along said East line, 100 feet, more or less, to the Northeast corner thereof, said point being the Southeast corner of Tax Lot 180;
23. Thence North 14° West along the East line of said Tax Lot 180, 100 feet, more or less;
24. Thence North 28° West, continuing along said East line, 117 feet, more or less;
25. Thence North 52° West, continuing along said East line, 643 feet, more or less;
26. Thence North 33° West, continuing along said East line, 145 feet, more or less;
27. Thence North 42° West 300 feet, more or less;
28. Thence North 50° West 725 feet, more or less, to the Northwest corner of said Tax Lot 180;
29. Thence South along the West line of said Tax Lot 180, 500 feet, more or less, to the point of intersection of said West line with the Easterly projection of the South line of Tax Lot No. 700;
30. Thence West along said projected line, 40 feet, more or less, to the Southeast corner thereof;
31. Thence West along the South line of said Tax Lot 700, 435 feet, more or less, to the Southwest corner thereof;
32. Thence North along the West line of said Tax Lot 700, 500 feet, more or less, to the Northwest corner thereof, said point being on the South line of Tax Lot 1000, said Assessor's Plat;
33. Thence West along said South line, 800 feet, more or less, to the Southwest corner thereof, said point being on the East line of P. P. 1994-182;
34. Thence North along said East line, 320 feet, more or less, to the Northeast corner thereof, said point being the **Point of Commencement**.

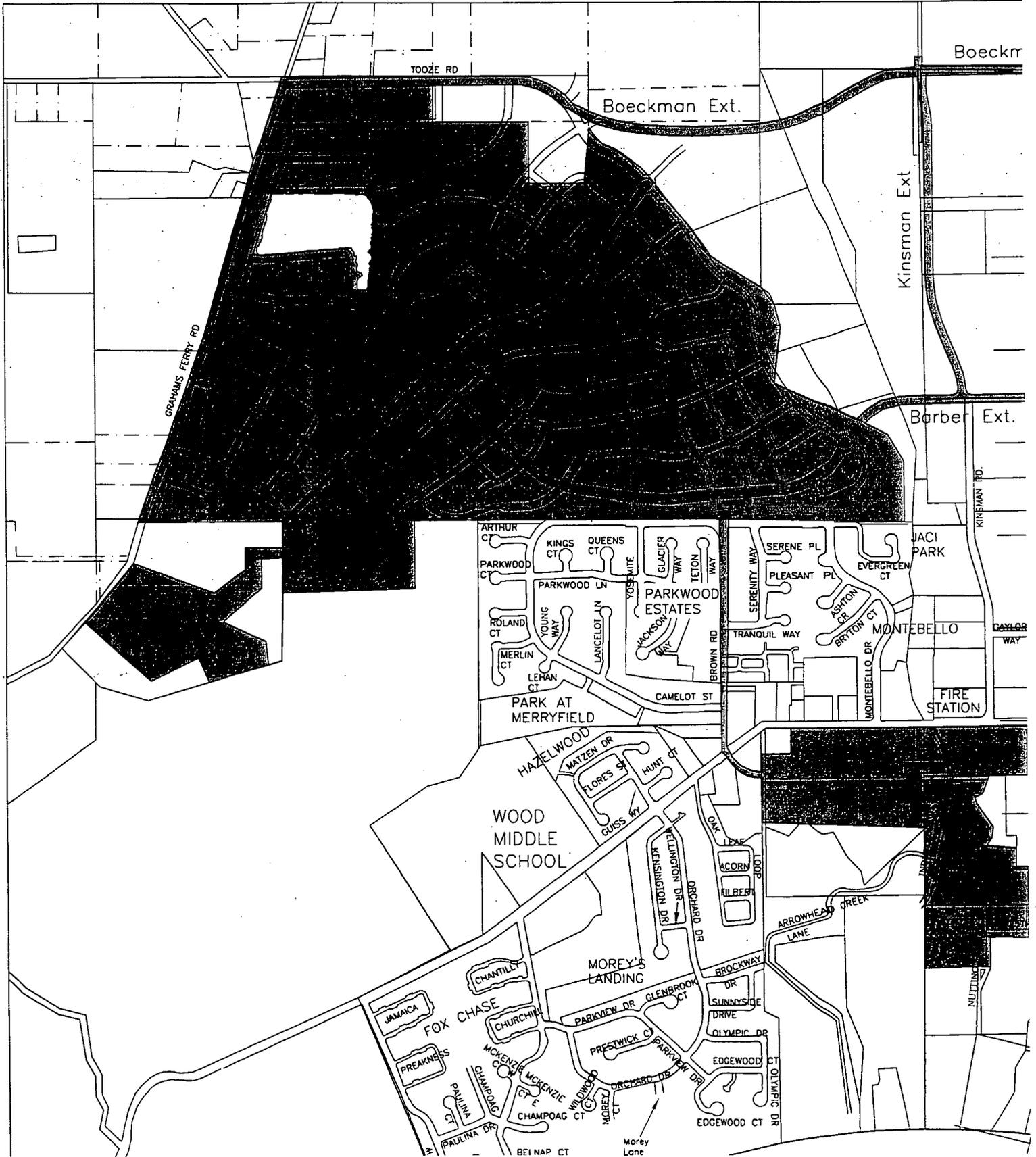
Exception 2:

Tax Lot numbers 2995 and 2996, Assessor's Plat No. 3 1W 15, Lying in Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

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The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains four hundred and fifty six (456), acres, more or less.

Due to the possibility of errors in the acreage shown on the Assessor's tax maps used to compute the property acreage and the difficulty in computing the area of proposed roadway alignments shown, the acreage given hereon should be considered accurate to the nearest 10 acres.



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**PLANNING COMMISSION
RESOLUTION NO. LP08-0008**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING
THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING A
SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN**

WHEREAS, the Wilsonville Planning Director submitted proposed Ordinance amendments to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after providing the required notice, held a Public Hearing on October 8, 2008 to review the proposed substantial amendment to the West Side Urban Renewal Plan and to gather additional testimony and evidence regarding the Ordinance; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties; and

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt all Planning Staff Reports along with the findings and recommendations contained therein and, further, recommends that the Wilsonville City Council approve and adopt the proposed substantial amendment to the West Side Urban Renewal Plan, as reviewed by the Planning Commission; and

BE IT RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 8th day of October 2008, and filed with the Planning Administrative Assistant on October 9, 2008.

Wilsonville Planning Commission

Attest:

Linda Straessle, Administrative Assistant II

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SUMMARY of Votes:

Chair Hurst: _____

Commissioner Meyer: _____

Commissioner Kohls: _____

Commissioner McGuire: _____

Commissioner Montclair: _____

Commissioner Peck: _____

Commissioner Phelps: _____



M. Barbara Cartmill
Agency Manager

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 25, 2008

Ms. Arlene Loble
City Manager
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Ms. Loble,

We appreciate the opportunity to review and comment on the City of Wilsonville's proposed major amendment to the West Side Urban Renewal District.

Our review shows boundary modifications between the East and West Side districts along with additional acreage being taken into the West Side District. The amendment does not increase your maximum indebtedness; ideally, the additional increment will allow the district to keep to its projected timeline.

Our County Administrator, Jon Mantay, reviewed Wilsonville's proposal with the Board of County Commissioners, and they have expressed approval of the amendment.

Sincerely,

M. Barbara Cartmill
Development Agency Manager

cc: Jonathan Mantay, County Administrator
Cam Gilmour, Director Transportation and Development
Kristin Retherford, Wilsonville Urban Renewal Project Manager