



TILLAMOOK URBAN RENEWAL PLAN

Tillamook Urban Renewal Agency
October 11, 2006

TILLAMOOK URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The Tillamook City Council appointed a Citizen Advisory Committee to oversee the preparation of the Plan, and provide a forum for citizen involvement in all phases of preparation of the Plan. Members of the committee are:

Members of the Citizens Advisory Committee

- Bob McPheeters, Mayor
- Carolyn Decker, Councilor
- Doug Henson, Councilor
- Don Hurd
- Rick Adams
- Rob Ridderbusch
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100. INTRODUCTION

The Tillamook Urban Renewal Plan consists of Part One – Text, and Part Two – Exhibits.

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

This Tillamook Urban Renewal Plan for the Tillamook Urban Renewal Area was approved by the Tillamook City Council on July 17, 2006 by Ordinance No. 1211.

200. CITIZEN PARTICIPATION

This Tillamook Urban Renewal Plan was developed in a series of eight public meetings and public “open house” workshops. The meetings and workshops were held between January and September 2006. The meetings were conducted by a Citizens Advisory Committee (CAC), approved by the City Council. The CAC reviewed and helped develop all aspects of the Urban Renewal Plan and Report. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs, and tax impacts of carrying out the project. The public involvement process included well-publicized open house workshops in April and September 2006. The April workshop was set up in roundtable fashion to provide information on urban renewal and to allow broad discussion and input on boundaries, goals and activities to be funded. The September workshop was to review the draft urban renewal plan and to allow discussion of key elements of the plan and report.

The City Planning Commission met to review the Plan on November 2, 2006. The Tillamook County Board of Commissioners met to discuss inclusion of Tillamook land in the plan area in October 25, 2006. The Tillamook City Council scheduled a public hearing on adoption of this Plan on November 6, 2006. Additional notice for the City Council’s hearing on adoption of the Plan was provided as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

The boundary of the Tillamook Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. (NOTE: If inconsistencies exist between Exhibit 1 and Attachment “A”, Attachment “A” governs.)

400. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Urban Renewal Plan is to eliminate blighting influences found in the Tillamook Urban Renewal Area, to implement goals and objectives of the Tillamook Comprehensive Plan, and to support the continued development of the plan area as a safe, clean and affordable mixed-use community.

A. URBAN RENEWAL PLAN GOALS AND MISSION STATEMENT

The Tillamook Urban Renewal Plan conforms to and supports goals and policies of the Tillamook Comprehensive Plan. The Plan also is intended to carry out the following mission and goals established by The Citizen Advisory Committees for the Tillamook Urban Renewal Plan:

Mission Statement

The mission of the Tillamook City Urban Renewal District is to stabilize and improve property values, thus improving the quality of life for those who live, work, and visit within the area. Elimination of existing blight in commercial, industrial, and/or residential properties will aid in providing positive results.

Introduction

The City of Tillamook Urban Renewal Plan has been prepared in pursuant of Oregon Revised Statutes (ORS) Chapter 457, and all applicable laws and ordinances of the State of Oregon and the City of Tillamook.

The Plan will assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities.

Goals & Objectives

Goal One:

Promote private development to increase the City's economic base

Objectives:

- *Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.*
- *Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.*
- *Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial*

businesses.

- *Increase the number of family wage jobs within the district.*
- *Help create economic vitality by promoting and creating activities and encouraging uses that bring a significant*
- *Support and assist in implementing the City's Comprehensive & Town Center Plans.*

Goal Two:

Improve and retain existing profitable businesses.

Objectives:

- *Entice private investments in new development and redevelopment in the commercial area of the district.*
- *Encourage retention and expansion of profitable businesses within the commercial areas of the district.*
- *Support and assist in implementing the City's Comprehensive and Town Center plans.*

Goal Three:

Provide efficient, safe and effective streets, streetscapes and open spaces.

Objectives:

- *Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.*
- *Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.*
- *Construct new streets to provide connectivity and encourage private investment.*
- *Address and improve pedestrian safety on Main and Pacific Avenues.*
- *Improve pedestrian and bicycle access to and through the renewal area.*
- *Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.*
- *Construct or reconstruct utilities (including electrical, water, sewer and storm sewer) as necessary to encourage and permit development of private properties and public amenities.*

Goal Four:

Maintain, remodel and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and

increase public utilization of the renewal area.

Objectives:

- *Evaluate the adequacy of public facilities serving the renewal area.*
- *Repair, improve or construct new public facilities to enable appropriate service within the renewal area.*
- *Develop convenient, attractive parking facilities close to shopping, entertainment and business destinations.*
- *Improve or construct public parking facilities to support profitable business and activities in the area.*

Goal Five:

Upgrade and repair existing buildings within the renewal area.

Objectives:

- *Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal plan.*
- *Repair and improve existing historical buildings for architectural continuity and a revitalized appearance.*
- *Improve the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities by repairing or upgrading existing buildings to current code.*
- *Promote the redevelopment of existing buildings and areas that are inconsistent with the goals and objectives of this Plan in manners that benefit the entire economic development effort and the property owners.*

Goal Six:

Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City.

Objectives:

- *Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market rate rental and owner-occupied housing which support prospective residential markets in, adjacent to, and near the area.*
- *Provide assistance to help maintain and assist in the*

rehabilitation of the stock of existing housing in the renewal area.

- *Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.*
- *Rehabilitate existing housing stock.*

Methods

The activities identified in Section 700 of the Urban Renewal Plan are intended to carry out the Mission Statement and Goals of this Plan.

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Tillamook Urban Renewal Area shall be in accordance with the regulations prescribed in Tillamook's Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, state or federal laws regulating the use of property in the Urban Renewal Area.

Zoning Classifications in the Urban Renewal Area

Zoning classifications in the urban renewal area are:

Tillamook Urban Renewal Area Zoning	
Zoning Classification	Description
C-N – Neighborhood Commercial	The intent of these provisions is to provide for the local shopping needs of several neighborhoods in locations easily accessible to those neighborhoods by local transit service, automobile, bicycle or walking
C-H – Highway Commercial	This district is intended to provide for those commercial uses which are appropriate to major thoroughfare or highway locations, and are dependent upon thoroughfare travel, and for those establishments that require large land areas.
C-C – Central Commercial	This district is intended to serve as the central trading area for the City and surrounding urbanized areas.
T-C – Town Center	This district implements the Tillamook Town Center Plan. The district is intended to create a pedestrian-oriented, mixed-use downtown core and preserve and enhance the historic buildings and character of the Town Center.
I-G – General Industrial	This district is intended to provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and residential and light commercial uses.
I-L – Light Industrial	This district is intended to provide for those heavier commercial and light industrial uses located in existing built-up areas of the City.
R-7.5 – Single-Family Residential	The intent of these provisions is to encourage, accommodate, maintain and protect a suitable environment for family living. The R-7.5 District is intended to provide for single-family residential homes at urban standards in areas with community services.
R-5.0 – Single-Family & Duplex Residential	The intent of these provisions is to encourage, accommodate, maintain and protect a suitable environment for family living at urban standards in areas with community services.
R-0 – Multiple Use Residential	This district is intended to provide for high density multiple family developments in locations close to shopping and services, transportation or public open space, and in appropriate locations to provide a transitional use area between residential areas and other less restrictive districts. The allowance of

	small-scale commercial services and retail is intended to encourage compatible mixed use development that is transportation-efficient, and enhances the function of this district.
O – Open Space	The intent of these provisions is to maintain, preserve, conserve and otherwise continue in existence desirable and appropriate uses of open space lands in the more undeveloped sections of the City in order to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the city and its citizens.
P&S-P – Public and Semi-Public	The intent of these provisions is to recognize areas for those uses which generate large public gatherings.

600. OUTLINE OF DEVELOPMENT

The Tillamook Urban Renewal Plan consists of activities and actions which treat the causes of blight and deterioration in the Tillamook Urban Renewal Area. Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing improvements to curb, sidewalk and streets in the project area
- Providing infrastructure upgrades to service new development in the project Urban Renewal Area.
- Providing incentives to new public and private building investments in the project Urban Renewal Area.
- Providing assistance to create and maintain affordable housing in the project Urban Renewal Area.
- Providing incentives for the repair and rehabilitation of deficient structures in the project Urban Renewal Area.
- Contributing to funding new parks and public buildings in the project Urban Renewal Area.

Section 700 provides further description of each urban renewal project to be undertaken within the Tillamook Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable

federal, state and county laws, policies and procedures. The Renewal Agency may fund these activities, in full or in part, or it may seek other sources of funding for them.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Projects that may be undertaken include:

- Hoquarten Trail project
- A public plaza or town square as part of a civic center in downtown Tillamook
- Mini parks in the renewal area
- Improvements to Marine Park
- Improvements to Goodspeed Park and Carnahan Park

B. Street, Curb and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets and sidewalks. Street, curb and sidewalk improvements may include:

- Improve pedestrian safety and visibility by treatments such as improved corner bulb – outs, and pedestrian crossings at the following locations:
 1. US 101 (Pacific Avenue and Main Avenue) and 2nd Street
 2. On Main and Pacific Avenues, between 1st and 12th Streets
 3. From 1st Street to 5th Street - Reconstruct/repair existing sidewalks to make them compatible with the Americans with Disabilities Act
- Construct sidewalks on Highway 131 from Ocean Avenue west to Trask River Bridge

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm and sanitary sewer facilities in the area. Other utility improvements may include:

- Contribute to Wi-Fi program for the City

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. Streetscape improvements may include trees, directional signs, banners, street furniture, waste containers, decorative lighting, decorative pavers and other design elements improving and lending a distinctive look to the street or area. Streetscape improvements may include:

- Streetscaping with priority on the Town Center District, Front to 5th Streets, and Madrona to Grove Avenues.
- Streetscaping Main and Pacific Avenues from 1st to 12th Streets
- Streetscaping 3rd Street from Pacific Avenue to Trask River bridge
- Making Alley improvements between 1st and 3rd Streets
- Building gateways at key locations, including Main Avenue at the intersection of Hwy. 101 South and Hwy 6 on Pacific Avenue at the intersection of Hwy. 101 North and 4th Street, and at a location on West 3rd Street

E. Pedestrian, Bicycle, and Transit and Parking Improvements

The Renewal Agency may participate in funding improvements to public transit facilities and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These activities will improve transit options and facilitate pedestrian and bicycle usage in the Tillamook Urban Renewal Area. These improvements may include:

- Contribute to transit facility at City Hall
- Implement parking recommendations from the Tillamook Refinement Plan, including:
 - a) Provide convenient parking for recreational vehicles
 - b) Acquire property immediately east of Stillwell Avenue on Second Street to expand employee and visitor parking
 - c) Construction of one or more surface parking areas on parcels currently vacant, for use by visitors, employees
 - d) Add signage to guide visitors to parking areas off the state highway

F. Public Safety Improvements

The Renewal Agency may participate in funding improvements needed for public safety purposes. Public safety improvements may include:

- Contribute to traffic signal at 3rd Street & Stillwell Avenue
- Contribute to traffic signal at 2nd Street and Main Avenue

G. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Tillamook Urban Renewal Area and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded may include:

- City Hall improvements or replacement
- Tillamook Museum improvements
- Carlich House improvements

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area and encourage infill and reuse in the Tillamook Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Tillamook Urban Renewal Area.

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Tillamook Urban Renewal Area. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write-down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.

4. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes.

5. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with prepar-

ation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs incurred by the management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying any ownership or possessory interest in all or part of the property to a private party for economic development by, or the commercial benefit of, a private party. This restriction shall not apply to property which, by reason of dilapidated condition, compromised structural integrity, or failed mechanical systems poses an actual identifiable threat of harm to public safety or health. All acquisition of property will require an amendment to the plan as set forth in Section 1100.

A. Acquisition requiring City Council approval.

Acquisitions described in Section 800 A1, and A2 of this plan will require an amendment as set forth in Section 1100 B2. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Acquisition of land for development by the public or private sector.
2. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

B. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100 C2. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property can be acquired without condemnation and is needed to provide public improvements and facilities as follows:

- a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this Plan is prepared, no properties are identified for acquisition. If Plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

D. Property Disposition Policies and Procedures

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

All real property acquired by the Renewal Agency for redevelopment in the Tillamook Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair reuse value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

900. REDEVELOPER'S OBLIGATIONS

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

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

1000. RELOCATION

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

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

1100. PLAN AMENDMENTS

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments are limited to amendments:

- Adding land to the Tillamook Urban Renewal Area that is in excess of one percent of the existing area of the Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the Tillamook City Council by non-emergency ordinance after a hearing notice of which is provided to individual households as prescribed in ORS 457.

B. Other Amendments Requiring Approval by Ordinance of City Council

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council and require consultation with taxing districts and presentation to the Planning Commission but will not require the special notice prescribed in ORS 457.120:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2006 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Acquisition of property for purposes specified in Section 800 A1 and 800 A2 of this Plan.

C. Minor Amendments

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

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 800 B1 and 800 B2 of this Plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700, if the addition or modification of the project costs less than \$500,000 in 2006 dollars.
4. Increases in the Florence Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.

From time to time during the implementation of this Plan, the Planning Commission and the City Council may officially approve amendments or modifications to the City's Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulation or ordinances, which affect the implementation of this Plan. When such amendments, modifications, or approvals have been officially enacted by the City Council, such amendments, modifications or approvals which affect the provisions of the Plan shall, by reference, become a part of this Plan.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this Plan is twelve million, two hundred and twenty-eight thousand dollars (\$12,228,000). This amount is the principal of indebtedness and does not include interest or indebtedness incurred to refund existing indebtedness.

1300. FINANCING METHODS

A. General

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

methods and conditions of payment of such loans. The funds obtained by the Renewal Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

This Plan will be financed, in whole or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Tillamook Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX, of the Oregon Constitution and ORS 457.420 to 457.460.

C. Prior Indebtedness

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

1400. DEFINITIONS

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

"Agency", "Renewal Agency" or "Urban Renewal Agency" means the Tillamook Renewal Agency Board, which is the Urban Renewal Agency for Tillamook.

"Area" means the area included within the boundaries of the Tillamook Urban Renewal Area.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"Tillamook" means Tillamook, Oregon.

"Board" means the board of the Tillamook Urban Renewal Agency

"Commission" means the Planning Commission of Tillamook, Oregon.

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

"Development Agency" means the Tillamook Development Agency Board.

"Displaced" person or business means any person or business required to relocate as a

result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

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

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

"Mixed Use" means a development site, or a single building containing multiple uses. For example, a common type of mixed use development is one that includes residential and retail uses, with related parking. Other combinations of uses are possible.

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

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

"Planning Commission" means the Planning Commission of Tillamook, Oregon.

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

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085 (3).

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

"Rehabilitation Loans and Grants" – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency to carry out the Rehabilitation and Conservation activities of this Plan.

"Redevelopment Assistance" – Financial assistance provided by the Renewal Agency to private or public developers of property within the Urban Renewal Area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the redevelopment through new construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure,

landscaping of public places, providing technical information and assistance to potential redevelopers, re-sale of land at reduced prices, and such other assistance as the Agency determines is within its authority, and necessary.

"State" means the State of Oregon.

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

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

Tillamook Urban Renewal Plan

Tillamook, Oregon

Part Two-Exhibits

EXHIBITS

Exhibit 1 Map of Plan Boundary

ATTACHMENTS

Attachment A Boundary Description