

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 56

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE MAKING FINDINGS AND DETERMINATIONS AUTHORIZING MINOR CHANGES TO THE YEAR 2000 PLAN, THE URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, MODIFYING THE LANGUAGE REGARDING PROCEDURES FOR CHANGES OR AMENDMENTS

WHEREAS, the Year 2000 Plan, the Urban Renewal Plan for the City of Wilsonville, provides in Section 1200 Procedures for Changes or Amendments in the Approved Urban Renewal Plan; and

WHEREAS, Section 1201 of the Plan provides for the Urban Renewal Agency to adopt by resolution minor changes to the Plan which do not modify its goals and objectives; and

WHEREAS, Chapter 457 of the Oregon Revised Statutes has been amended as a result of voter-approved Measure 50; and

WHEREAS, the definition of a substantial amendment to an Urban Renewal Plan has been revised per ORS 457.085(2)(i)(A) & (B); and

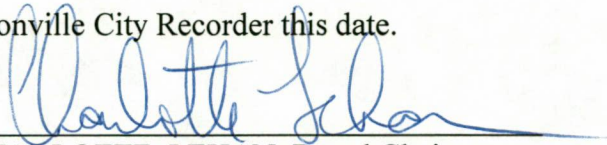
WHEREAS, simplifying and modifying Sections 604 and 1200 of the Plan will streamline administrative processes and improve the Agency's ability to meet Plan goals and objectives in a timely and expeditious manner.

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

1. That Sections 604, 1200, 1201, 1202, 1203 and 1204 are amended as described in Exhibit 'A' attached hereto and by this reference incorporated herein; and
2. That this modification of language is a minor change to the Year 2000 Plan; and
3. The Year 2000 Plan shall be amended, with this Resolution serving as the findings and Exhibit 'A' providing the revised language for Sections 604, 1200, 1201, 1202, 1203 and 1204 of the Plan.

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ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 20th day of March 2000, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Board Chair

ATTEST:



SANDRA C. KING, City Recorder

SUMMARY of Votes:

Board Chair Lehan	Yes
Board Member Kirk	Yes
Board Member Helser	Yes
Board Member Barton	Yes
Board Member Holt	Yes

(Deletions in ~~strikeouts~~; additions in **boldface**)

604. ~~Property Acquisition for Unspecified Purposes~~

~~If property acquisition, other than for the projects or activities identified in Sections 601 or 602, is considered by the Agency, such property acquisition shall constitute a minor change/amendment of this Plan.~~

Section 1200 Procedures for Changes or Amendments in the Approved Urban Renewal Plan

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. Amendments to the Plan are categorized and approved as either Minor Amendments, Council-Approved Amendments, or Substantial Amendments, as follows:**

~~The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency, the proposed modification will substantially change the Plan, such modification must be duly approved by the City in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 and of Section 1203 of the Plan shall apply.~~

~~The various types of Plan changes, clarifications, modifications or amendments and the official actions which shall be taken prior to their implementation, are as follows:~~

1201. Minor Changes Amendments

The Agency shall approve Minor Amendments to the Plan by a resolution of the Agency that describes the details of the minor change. Minor Amendments shall include:

A) Identification of property to be acquired that specifically requires a Minor Amendment pursuant to Section 602 of this Plan.

B) All other changes to the Plan which are not specifically identified in this Plan as a City Council-Approved Amendment or a Substantial Amendment.

~~Minor changes shall not modify the goals and objectives of this Plan or any of its provisions. Such minor changes may include:~~

~~— A) — Clarification of language or the State Legislature's changes in ORS Chapter and Section references;~~

~~— B) — Clarification of written or graphic Exhibits to this Plan;~~

~~— C) — Modification in the location of project improvements authorized by this Plan, resulting from detailed architectural, engineering, or planning analysis.~~

~~— D) — The identification of property to be acquired as provided for in Sections 601, 602 and 6093 of this Plan.~~

~~————— Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.~~

1202. City Council-Approved Amendments

City Council-Approved Amendments to the Plan shall be approved by the Agency by Resolution and then approved by the City Council by Resolution, but shall not require the notice, hearing, and approval procedures described in ORS 457.095, nor the special notice as described in ORS 45.120. City Council-Approved Amendments are:

A) Any change which significantly alters the Goals and Objectives of the Plan as listed in Section 402 of the Plan. If the Agency undertakes a Minor Amendment that alters the Goals and Objectives of the Plan, the Agency shall include findings in its resolution approving the Minor Amendment that show that the change to the Goals and Objectives is not a significant alteration.

1202-1203. Amendment to the City's Comprehensive Plan or to Any of Its Implementing Codes and Ordinances

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and City Council of the City of Wilsonville may approve amendments or modifications to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan.

Further, the City may from time to time, amend or approve new Building, health, Safety and other Codes which affect the implementation of this Urban Renewal Plan.

A) When such amendments, modifications or approvals have been officially adopted by the City, such amendments, modifications or approvals - which affect the provisions of this Urban Renewal Plan - shall, by this reference, become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

B) The City shall forward to the Agency, copies of such actions as are herein above described and the Agency shall prepare and approve a resolution recognizing that such City amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

~~1203~~ **1204. Substantial Changes Amendments**

~~Substantial changes shall require the notice, hearing, and approval procedures required of the original Plan by statute. Substantial changes are defined as those established by statute, including:~~

Substantial Amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial Amendments are:

~~1.A) Adding land to the urban renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area;~~

B) Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan.

~~2. Extending the date set forth in Section 1301 after which no bonded indebtedness shall be issued with respect to the Plan or any project undertaken or to be undertaken under the Plan; or~~

~~3. Increasing the maximum amount of bonded indebtedness, excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness, issued or to be issued under the Plan.~~