ORDINANCE 1230

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE WARRENTON URBAN RENEWAL PLAN AMENDMENT AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

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

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Warrenton Urban Renewal Plan Amendment, called the Amended and Restated Warrenton Urban Renewal Plan attached hereto as Exhibit A (the "Amendment"). The Plan authorizes certain urban renewal activities within the Warrenton Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated October 8, 2019 attached hereto as Exhibit B (the "Report") to accompany the Amendment as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Amendment and Report to the Warrenton Planning Commission (the "Commission") for review and recommendation. The Commission considered the Amendment and Report on August 15, 2019 and adopted a finding that the Amendment conformed with the Warrenton Comprehensive Plan, Planning Commission action attached hereto as Exhibit C; and

WHEREAS, the Amendment and the Report were forwarded on July 24, 2019 to the governing body of each taxing district affected by the Amendment, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on August 28, 2019 the City met with the Clatsop County Board of Commissioners to review the Amendment, including proposed maximum indebtedness for the Amendment and Clatsop County passed a Resolution on September 25, 2019 to approve the Amendment attached hereto as Exhibit D; and

WHEREAS, on August 14, 2019, the City met with Warrenton/Hammond School District Board to review the Amendment, including proposed maximum indebtedness for the Amendment and the Warrenton Hammond School District passed a Resolution on September 11, 2019 to approve the Amendment attached hereto as Exhibit E; and

WHEREAS, on October 8, 2019, the Warrenton City Commission reviewed the Amendment, including proposed maximum indebtedness for the Amendment and passed Resolution No. 2550 to approve the Amendment attached hereto as Exhibit F; and

WHEREAS, the City Commission has not received any written recommendation from the governing bodies of the affected taxing districts; and
WHEREAS, in the August utility bills, the City caused notice of the hearing to be held before the Commission on the Amendment, including the required statements of ORS 457.120(3), to be mailed to utility customers within City’s incorporated limits; and

WHEREAS, on October 8, 2019 the City Commission held a public hearing to review and consider the Amendment, the Report, the recommendation of the Warrenton Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, The City Commission found that the Amendment conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Commission does by this Ordinance desire to approve the Amendment.

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

Section 1. The Amendment complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Warrenton Planning Commission Recommendation, and the public testimony before the City Commissioner:

1. The process for the adoption of the Amendment, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;

2. The area designated in the Amendment as the Warrenton Urban Renewal Area (“Area”) is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Amendment because of conditions described in the Report in the Section “Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services”, including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(a)(E)e and g;

3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City’s Comprehensive Plan;

4. The Amendment conforms to the Warrenton Comprehensive Plan and the Warrenton Economic Vitality Roadmap and provides an outline for accomplishing the projects described in the Amendment, as more fully described in Section XII of the Amendment and in the Warrenton Planning Commission Recommendation;

5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Amendment and therefore the Amendment does not include provisions to house displaced persons;

6. Adoption and carrying out the Amendment is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a
division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections of the Report;

7. The City shall assume and complete any activities prescribed it by the Amendment; and

8. The Agency consulted and conferred with affected overlapping taxing districts prior to the Amendment being forwarded to the City Commission.

9. The City of Warrenton, Clatsop County and Warrenton/Hammond School District have all passed resolutions concurring with the maximum indebtedness increase in the Amendment.

Section 2: The Amended and Restated Warrenton Urban Renewal Plan is hereby approved based upon review and consideration by the City Commission of the Amendment and Report, the Warrenton Planning Commission Recommendations, the resolutions from Clatsop County, the Warrenton/Hammond School District and the City of Warrenton,, each of which is hereby accepted, and the public testimony in the record.

Section 3: The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

Section 4: The Agency shall thereafter cause a copy of the Amendment to be recorded in the Records of Clatsop County, Oregon.

Section 5: The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Amendment including the provisions of ORS 457.135, in The Columbia Press no later than four days following adoption of this Ordinance.

Adopted by the City Commission of the City of Warrenton this 12th day of November, 2019.

Attachments: Exhibit A – Warrenton Urban Renewal Plan Amendment
Exhibit B – Report on the Warrenton Urban Renewal Plan Amendment
Exhibit C – Warrenton Planning Commission Report and Recommendation on the Warrenton Urban Renewal Plan Amendment
Exhibit D - Clatsop County Concurrence Resolution
Exhibit E - Warrenton/Hammond School District Concurrence Resolution
Exhibit F - City of Warrenton Concurrence Resolution

Section 6. This ordinance shall become effective 30 days after second reading

First Reading: October 8, 2019
Second Reading: November 12, 2019

ADOPTED by the City Commission of the City of Warrenton, Oregon this day of November, 2019.

APPROVED

Henry A. Balensifer, Mayor

Attest:

Dawne Shaw, City Recorder