

Exhibit A

The Molalla Urban Renewal Plan

**Prepared for:
The Molalla City Council**

July, 2008

MOLALLA URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The Molalla City Council appointed a citizen advisory body to direct the public involvement and management efforts for preparation of this renewal plan. Members of the advisory committee and City of Molalla staff gave generously of their time in providing direction and assistance on all key issues involved in preparing the plan.

Members of the Advisory Committee

Name		Affiliation
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Jamie	Johnk	Clackamas County
Wayne	Kostur	Molalla River School District
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MOLALLA URBAN RENEWAL PLAN

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100. INTRODUCTION

The Molalla 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 City of Molalla respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This urban renewal plan for the Molalla Urban Renewal Area was approved by the City Council of City of Molalla on ___ by Ordinance No. ___.

200. CITIZEN PARTICIPATION

The Molalla urban renewal plan was developed in an extensive series of public meetings. Renewal planning was initiated in September, 2007 with a renewal feasibility study. The feasibility study included three public work session meetings with a committee consisting of Council members and citizens. The feasibility report was presented at a meeting of the Molalla City Council in February, 2008. After discussion of the feasibility report, the City Council approved proceeding with preparation of an urban renewal plan.

Work on a renewal plan started in April, 2008. Four public meetings were held during the preparation of the renewal plan. Each meeting was built around discussion and public input on key elements of the urban renewal plan. 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 City of Molalla Planning Commission met to review the Plan on July 29, 2008 at 7 p.m. in City Hall. The City Council scheduled a public hearing on adoption of this Plan on Aug. 13, 2008 at 7 p.m. in the Molalla Adult Center, 315 Kennel St. 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 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. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES: GOALS

The purpose of this Renewal plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Molalla Comprehensive Plan, the Molalla Downtown Development Plan, and the Oregon Highway 211 Streetscape Plan.

In addition, the renewal plan committee developed a set of renewal plan goals and objectives in its public meetings on the plan. Those goals are:

- Carry out public improvements, pursue acquisitions and provide incentives to attract economic investment and redevelopment in Molalla.
- Encourage creation and expansion of enterprises that will provide goods and services the community needs.
- Provide more family wage jobs in Molalla.
- Increase property values in Molalla.
- Enhance overall community appearance and livability.
- Help diversify the city’s economic base.
- Help implement the city’s comprehensive plan, downtown master plan, and enhance recreational opportunities in the community.

500. PROPOSED LAND USES

A. Land Use Plan

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

Zoning Classifications in the Renewal Area

Zoning in the renewal area is shown in the boundary map attached as Exhibit 1 of this plan. Zoning classifications in the area are:

ZONING DISTRICT	DESCRIPTION
C1 Central Commercial	The CI Central Commercial district allows for a broad range of uses in keeping with Molalla's historic commercial area and central business districts. Development in the CI 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.
C2 General Commercial	The C2 district is intended to provide for those types of retail, wholesale, transportation, and service uses which because of traffic, size and other requirements depend upon particular

locations to serve the needs of the community and its trading area. Thus, the zone allows a full range of retail and service businesses with a local or regional market, and is to be characterized by attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is expected to be generally auto-oriented, and intended to be aesthetically pleasing for motorists, pedestrians, and the businesses themselves.

M1 Light Industrial

Light Industrial areas are designated for non-polluting industries, which are generally compatible with residential and commercial activities. In the M1, Light Industrial district, attention is given to the protection of surrounding areas from off-site impacts.

M2 Heavy Industrial

This M2 District is designated for uses that have a strong industrial orientation. Specific regulations protect the health, safety and welfare of the public, address the character of the area and provide certainty to property owners, developers and neighbors about the limits of what is allowed.

R1 Residential

The R1 District is primarily intended for single-family detached dwellings and manufactured homes on lots consisting of not less than six thousand, three hundred (6,300) square feet.

R2 Residential

The R2 District is primarily intended for single-family detached dwellings on lots of not less than six thousand, three hundred (6,300) square feet or duplex/two-family dwellings on lots of not less than seven thousand, five hundred (7,500) square feet.

R3 Residential

The R3 District is primarily intended for duplex and multi-family dwelling structures on lots consisting of seven thousand, five hundred (7,500) square feet but also allows for single-family detached structures on lots consisting of six thousand, three hundred (6,300) square feet.

Public/Semi-public

The purpose and function of this district is for the siting of public or semi-public facilities. The regulations in this chapter are to ensure that these facilities are properly located and that they are compatible with surrounding neighborhoods.

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area.

600. OUTLINE OF DEVELOPMENT

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

- Making improvements to streets, sidewalks, and crossings in the renewal area
- Making improvements to deficient water, sewer and storm drainage in the area
- Contributing to funding improvements to public facilities and in the renewal area
- Improving the physical appearance of the renewal area
- Improving parking availability in the renewal area.
- Providing incentives for the repair and rehabilitation of substandard structures in the project area.
- Providing incentives to new public and private building investments in the renewal area.
- Section 700 of this plan provides further description of each urban renewal project to be undertaken within the 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, county, and county laws, policies, and procedures, and will be coordinated with the Downtown Master Plan. Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them. The Renewal Agency may prepare a Design Plan which will better define project locations. **The listing of projects is not an order of priority.** Priorities will be decided as funds become available, and opportunities arise.

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:

- Develop a pedestrian/bicycle trail along abandoned railroad line.

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:

- Make streetscape improvements identified in the Downtown Master Plan.
- Install, and repair deficiencies in sidewalks in downtown Molalla.
- Install crosswalks and curb extensions in downtown Molalla.
- Participate in widening of Oregon Highways 211 and 213.
- Commercial Parkway extension to South Road and OR Highway 213.
- Molalla Forest Road improvements, including
 - ❖ Improve Molalla Forest Road from Mathias to OR Highway 213.
 - ❖ Improve Mathias Road/Main Street Connection.
 - ❖ Widen Mathias Road.

C. Public Utilities

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

- Place utilities underground throughout project area as funds permit.
- Provide water, sewer, and storm services as necessary to treat blighting conditions in renewal area, and to meet future development needs in renewal area.

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. These improvements may include street furniture, special lighting fixtures, landscaping, street trees, irrigation, decorative pavers, signs, and other fixtures and improvements. Areas for streetscape improvements include:

- Streetscape improvements along Highway 211.
- Streetscape improvements in downtown Molalla.

E. Public Safety Improvements

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

- Participate in funding traffic signals and signage at
 - ❖ OR Highway 211 and Thelander.
 - ❖ The intersection of Main and Molalla.
 - ❖ OR211 and Ridings.

F. 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 public facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Urban Renewal Area, and the importance of the project in carrying out Plan objectives.

Potential public facilities to be funded may include:

- Assist in improvements to fire station and public safety training facility
- Develop new public parking facilities.
- Assist in improvements to, or construction of public facilities, including city hall, and a conference/community center.

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 Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of public and private buildings or properties within the 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 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:

- Grants, and 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.
- Transfer of assembled sites at fair reuse value.

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. The procedures for acquiring and disposing of property are described in Sections 800 of this Plan.

5. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, 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 in 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 is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. The use of eminent domain is allowed for all public purposes of this plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying ownership interest in all or part of the property to a private party for economic development by or the commercial benefit of the private party. All authorized uses of eminent domain will require approval by the City Council. All acquisitions 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 1100C4. 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 1100C5. 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:

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

1. Right-of-way acquisition for streets, alleys or pedestrian ways.
2. Right of way and easement acquisition for water, sewer, and other utilities.
3. 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 Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all 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, and conditions running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

No property acquisition is under consideration at the time this plan is adopted, therefore no specific disposition schedule is included. It is anticipated that any property acquired by the renewal agency will be disposed of within five years of its acquisition.

900. REDEVELOPER'S OBLIGATIONS

A Redeveloper is any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land. Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Renewal Agency may require the Redeveloper to submit plans and specifications for the property as a condition of Renewal Agency assistance. 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 of these plans to any additional zoning, planning, or design review bodies required by the City.

4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

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 Chapter 35 of the Oregon Revised Statutes, and any other applicable laws or regulations. The Renewal 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 renewal 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 per ORS Chapter 457

1. Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.
2. Adding land to the urban renewal area that is in excess of one percent of the existing area of 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 City Council by non-emergency ordinance after a hearing requiring “special notice” per ORS 457. 120.

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 \$750,000. The \$750,000 amount will be adjusted annually from the year 2008 according to the “Engineering News Record” construction cost index for the Northwest area.

C. Minor Amendments.

Minor amendments may be approved by the Renewal Agency 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. 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 \$750,000. The \$750,000 amount will be adjusted annually from the year 2008 according to the “Engineering News Record” construction cost index for the Northwest area.
2. Increases in the Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.
3. Acquisition of property for purposes specified in Section 800A1 and 800A2 of this Plan. **Note – Minor amendments to the plan to acquire properties specified in Sections 800A1 and A2 must be ratified by the City Council.** The City Council approval may be in the form of a resolution.
4. Acquisition of properties for purposes specified in Section 800B of this plan. These acquisitions do not require approval by the City Council.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this plan is Twenty-Six million, one hundred and seventy-five thousand dollars (\$26,175,000). This amount is the principal of indebtedness, and does not include interest on indebtedness.

1300. FINANCING METHODS

A. General

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

“**Area**” means the area included within the boundaries of the Molalla 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.

“**County**” means Clackamas County, Oregon.

“**City Council**” means the City Council of City of Molalla, Oregon.

“**Comprehensive Plan**” means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

“**Displaced**” person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

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

“**Exhibit**” means an attachment, either narrative or map, to the Urban renewal plan for the Molalla Urban Renewal Area, Part Two - Exhibits.

“**ORS**” means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

“Plan” means the Urban renewal plan for the Molalla Urban Renewal Area, Parts One and Two.

“Planning Commission” means the Planning Commission of the City of Molalla, 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 individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

“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, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at written down 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 Molalla Urban Renewal Area, Part One - Text.

“Urban Renewal Agency” means the Urban Renewal Agency of City of Molalla, Oregon.

“Urban Renewal Area”, “Molalla Urban Renewal Area”, or “Renewal Area” means the geographic area for which this Urban renewal plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

Molalla Urban Renewal Plan

City of Molalla, Oregon

Part Two: Exhibits

EXHIBITS

Exhibit 1 Map of Plan Boundary and Zoning

ATTACHMENTS

Attachment A Boundary Description

CITY OF MOLALLA
PLANNING DEPARTMENT

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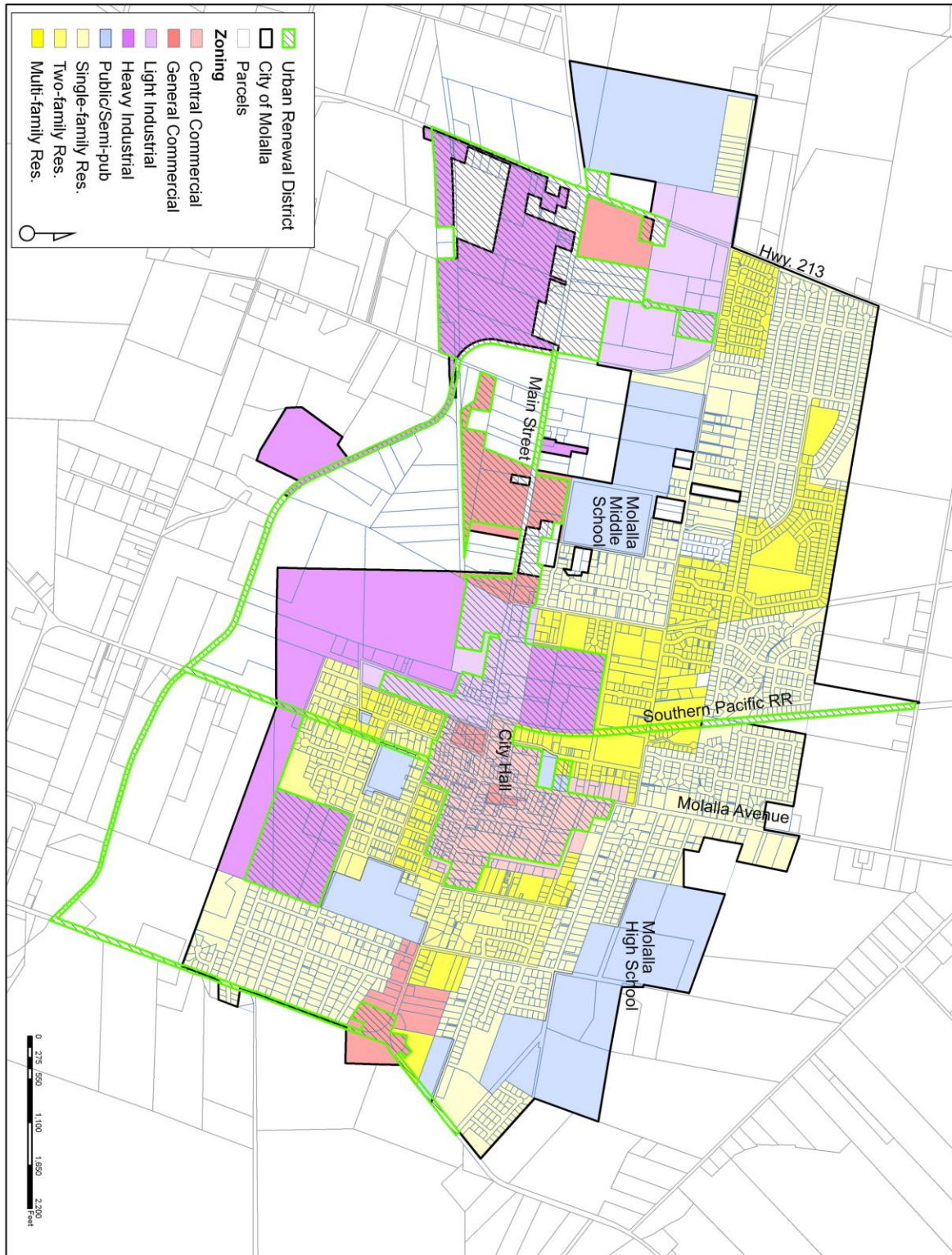


EXHIBIT 1 – BOUNDARY AND ZONING MAP OF MOLALLA URBAN RENEWAL AREA

ATTACHMENT 1 – BOUNDARY DESCRIPTION

July 14, 2008

Legal Description
2008 City of Molalla Urban Renewal District
 Clackamas County Assessor’s Maps:

5 2E 16	5 2E 9CA	5 2E 8AA
5 2E 16AB	5 2E 9CB	5 2E 8A
5 2E 17A	5 2E 9CC	5 2E 8AC
5 2E 17AA	5 2E 9BC	5 2E 8B
5 2E 16AC	5 2E 5	5 2E 8C
5 2E 9D	5 2E 7A	5 2E 8DB
5 2E 9DC	5 2E 7AA	5 2E 8DD
5 2E 9DA	5 2E 7D	

An urban renewal district situated in the Northwest one-quarter of Township 5 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2, Partition Plat 1997-147, said Clackamas County Plat Records; thence North 10.13° East, a distance of 405.1 feet; thence North 70° West, a distance of 330 feet; thence North 10.14° East, a distance of 47 feet; thence North 80.01° West, a distance of 173.4 feet to a point along the West line of the Grange Ave. right-of-way, South 16.54° West, a distance of 604.8 feet from the Southwest Corner of Parcel 2, Partition Plat 2000-101, said Clackamas County Plat Records; thence North 10.08° East, a distance of 891.7 feet; thence North 69.76° West, a distance of 500 feet; thence North 10.16° East, a distance of 215.1 feet to a point at the Southeast corner of Parcel 2 of Partition Plat 2003-102, said Clackamas County Plat Records; thence North 70.03° West, a distance of 200 feet; thence North 10.14° East, a distance of 174.6 feet; thence North 70.04° West, a distance of 202.3 feet; thence North 77.18° West, a distance of 58.1 feet to a point along the West edge of the right-of-way of Molalla Ave.; thence South 10.10° West, a distance of 604.6 feet; thence North 79.95° West, a distance of 401.1 feet; thence South 9.82° West, a distance of 200.5 feet; thence South 80.06° East, a distance of 400 feet; thence South 10.13° West, a distance of 200 feet; thence North 80.08° West, a distance of 459 feet; thence South 21.90° West, a distance of 74.6 feet; thence South 9.70° West, a distance of 307 feet; thence South 83.27° West, a distance of 62.6 feet to a point along the West boundary of the Kennel Ave. right-of-way; map 5 2E 8AD missing; thence North 80.30° West, a distance of 180 feet to a point along the East line of the right-of-way of the Southern Pacific R.R. at the intersection of the East line of the Southern Pacific R.R. right-of-way and the South line of the Toliver Rd. right-of-way, North 83.07° East, a distance of 1173.5 feet from the Northeast Corner of Rachel Larkins D.L.C. No. 43, said Clackamas County Plat Records; thence 1699.4 feet North then Northwest following a line coinciding with the East line of the Southern Pacific R.R. right-of-way, South 79.49° East, a distance of 85.7 feet from the Northeast corner of Parcel 1, Partition Plat 1999-62, said Clackamas County Plat Records; thence North 4.90° West, a distance of 3448.2 feet; thence North 79.80° West, a distance of 74.5 feet; thence South 4.74° East, a distance of 4134.5 feet; thence North 80.29° West, a distance of 966.9 feet; thence South 10.11° West, a distance of 600 feet; thence South 80.29° East, a distance of 30 feet; thence South 10.15° West, a distance of 452.5 feet; thence North 81.17° West, a distance of 460.1 feet; thence North 34.43° West, a distance of 76.7 feet to point at the Southeast corner of Clark Estates 3934, said Clackamas County Plat Records; thence North 80.40° West, a distance of 505.1 feet; thence South 9.93° West, a distance of 69.5 feet; thence North 80.21° West, a distance of 350 feet; thence North 9.74° East, a distance of 123 feet along the East edge of the S. Leroy Avenue right-of-way; thence North 80.04° West, a distance of 215 feet; thence North 9.74° East, a distance of 97.5 feet; thence North 80.04° West, a distance of 560.1 feet; thence South 10.19° West, a distance of 424.5 feet; thence North 89.93° West, a distance of 58.9 feet; thence North 79.94° West, a distance of 1527.7 feet along the north right-of-way line of State Hwy 211; thence South 23.79° West, a distance of 56.5 feet; thence South 79.70° East, a distance of 1518.5 feet along the South right-of-way line of State Hwy

211; thence South 22.10° West, a distance of 669 feet; thence North 80.01° West, a distance of 200 feet; thence South 10.16° West, a distance of 266 feet; thence North 76.33° West, a distance of 263.9 feet; thence North 8.72° East, a distance of 249.1 feet; thence north 80.01° West, a distance of 437 feet; thence South 22.10° West, a distance of 209 feet; thence South 77.47° East, a distance of 380.5 feet; thence South 34.05° East, a distance of 211 feet; thence North 88.62° East, a distance of 1891.7 feet; thence North 80.01° West, a distance of 484.1 feet; thence North 10.05° East, a distance of 655.6 feet; thence South 80.06° East, a distance of 616.5 feet along the South right-of-way line of Hwy 211;

thence South 0.73° East, a distance of 590.8 feet; thence South 89.78° East, a distance of 40.2 feet; thence South 79.96° East, a distance of 857.1 feet along the South line of Parcel 1, Partition Plat 2000-62, said Clackamas County Plat Records; thence North 10.12° East, a distance of 336.1 feet; thence North 79.88° West, a distance of 253.3 feet; thence North 10.71° East, a distance of 172.5 feet; thence South 81.44° East, a distance of 18.7 feet; thence North 10.56° East, a distance of 23.9 feet; thence South 83.57° East, a distance of 28.4 feet; thence South 10.99° West, a distance of 125.3 feet; thence South 79.90° East, a distance of 535.6 feet; thence South 17.97° West, a distance of 258.8; thence South 70.35° East, a distance of 335 feet to a point along the east line of the S. Shaver Avenue right-of-way; thence South 20.19° West, a distance of 934.7 feet along the east line of the S. Shaver Avenue right-of-way; thence South 70.29° East, a distance of 240 feet; thence North 20.20° East, a distance of 930.2 feet; thence South 69.71° East, a distance of 367.6 feet; thence South 20.46° West, a distance of 64.5 feet; thence South 79.54° East, a distance of 240 feet; thence South 20.37° West, a distance of 3269.8 feet, to a point at the intersection of the West line of the Molalla Ave. right-of-way and the North line of the Molalla Forest Rd. right-of-way; thence Northeast coinciding with the north line of the Molalla Forest Rd. right-of-way, a distance of approximately 6850 feet to a point at the intersection of the East line of the Molalla Forest Rd. right-of-way and the South line of the State Hwy 211 right-of-way; thence North 78.65° West, a distance of 60.7 feet;

thence North 24.75° East, a distance of 56.9 feet; thence North 10.17° East, a distance of 281.8 feet; thence North 15.11° East, a distance of 250.9 feet; thence North 80.01° West, a distance of 835.5 feet to a point at the Northwest corner of Parcel 3, Partition Plat 1993-141, said Clackamas County Plat Records; thence North 10.09° East, a distance of 436.5 feet; thence South 80.30° East, a distance of 30 feet; thence North along the East line of the Industrial Way right-of-way, a distance of approximately 509 feet to a point South 49.98° East, a distance of 67.6 feet from the Southeast corner of Parcel 4, Partition Plat 2000-05, said Clackamas County Plat Records; thence South 80.17° East, a distance of 309.6 feet; thence North 10.11° East, a distance of 470.9 feet to a point along the South line of the Toliver Rd. right-of-way; thence North 80.39° West, a distance of 368 feet; thence South along the West line of the Industrial Way right-of-way to a point South 10.13° West, a distance of approximately 977 feet, to a point a distance of 522 feet from the Southeast corner of Parcel 4, Partition Plat 2000-05, said Clackamas County Plat Records; thence North 80.60° West, a distance of 409.2 feet; thence South 10.21° West, a distance of 933 feet to a point along the North line of the State Hwy 211 right-of-way; thence North 79.82° West, a distance of 733.1 feet; thence North 42.56° West, a distance of 62.7 feet to a point along the East line of the State Hwy 213 right-of-way; thence North 20.35° East, a distance of 717.8 feet; thence South 80.34° East, a distance of 320.7 feet; thence North 9.66° East, a distance of 182.5 feet; thence South 80.34° East, a distance of 17.8 Feet; thence North 10.05° East a distance of 150 feet; thence North 80.66° West, a distance of 337.9 feet; thence South 20.61° West, a distance of 843.6 feet; thence North 84.32° West, a distance of 304.7 feet; thence South 9.75° West, a distance of 341.3 feet;

thence North 81.26° East, a distance of 272.7 feet; thence South 21.98° West along the West line of the State Hwy 213 right-of-way, a distance of 2163.7 feet; thence North 85.31° East, a distance of 524.9 feet; thence North 87.34° East, a distance of 150.8 feet; thence North 88.61° East, a distance of 613.4 feet; thence North 0.89° East, a distance of 231 feet; thence North 88.89° East, a distance of 404.5 feet; thence South 1.36° East a distance of 220 feet; thence 89.19° East, a distance of 1179.3 feet to a point along the East line of the Ona Way right-of-way; thence North 22.14° East, a distance of 236.8 feet to a point at the intersection of the South line of the Molalla Forest Rd. right-of-way and the West line of the Ona Way right-of-way, South 22.14° East, a distance of 236.805 feet from the Northwest corner of D.L.C No.43, said Clackamas County Plat Records; thence coinciding with the South line of the Molalla Forest Rd. right-of-way

Southeast, a distance of approximately 5707 feet to a point at the intersection of the South line of the Molalla Forest Rd. right-of-way and the East line of the Molalla Ave. right-of-way, North 20.01° East, a distance of 1727.77 feet from the Southeast corner of the John Larkins CL., said Clackamas County Plat Records; thence continuing along the South line of the Molalla Forest Rd. right-of-way Southeast, a distance of approximately 3676.7 feet to a point at the intersection of the South line of the Molalla Forest Rd. right-of-way and the East line of the Mathias Rd. right-of-way, North 14.72° East, a distance of 1316.6 feet from the Southwest Corner of D.L.C No. 39, said Clackamas County Plat Records; thence North 20.12° East, a distance of 4597.8 feet coinciding with the East line of the Mathias Rd. right-of-way to a point North 68.51° East, a distance of 75.453 feet from the Northeast Corner of the W.M. Engle D.L.C. No. 44, said Clackamas County Plat Records;

thence continuing Northeast along the South line of the State Hwy 213 right-of-way, a distance of approximately 1468.1 feet to a point South 76.96° West, a distance of 448.7 feet of the Northwest Corner of D.L.C No. 53, said Clackamas County Plat Records; thence North 47.45° West, a distance of 60.3 feet to a point along the East line of the State Hwy 213 right-of-way; thence South 51.66° West, a distance of 1273.3 feet to a point South 38.32° East, a distance of 39.1 feet from the Southeast Corner of Parcel 2, Partition Plat 1995-31, said Clackamas County Plat Records; thence North 38.32° West, a distance of 39.1 feet to a point at the Southeast Corner of Parcel 2, Partition Plat 1995-31, said Clackamas County Plat Records; thence North 51.71° East, a distance of 98.6 feet to a point at the Northeast Corner of Parcel 2, Partition Plat 1995-31, said Clackamas County Plat Records; thence North 40.50° West, a distance of 120 feet to a point at the Northwest Corner of Parcel 2, Partition Plat 1995-31, said Clackamas County Plat Records; thence South 51.72° West, a distance of 131.3 feet to a point at the Southwest Corner of Parcel 2, Partition Plat 1995-31, said Clackamas County Plat Records; thence North 78.35° West, a distance of 101.2 feet; thence South 8.32° West, a distance of 220 feet; thence North 70.35° West, a distance of 221.3 feet to a point along the North line of the State Hwy 211 right-of-way North 69.86° West, a distance of 143.2 feet from the Southeast Corner of Parcel 1, Partition Plat 2000-01, said Clackamas County Plat Records; thence South 23.67° West, a distance of 484.2 feet to a point at the Southeast Corner of Parcel 2, Partition Plat 1995-146; thence South 56.36° East, a distance of 257 feet; thence North 20.12° East, a distance of 177 feet; thence South 69.90° East, a distance of 105 feet to a point along the West line of the Co. Rd. No. 925 right-of-way; thence South 21.25° West, a distance of 4129.6 feet to a point at the intersection of the West line of the Mathias Rd. right-of-way and the North line of the Molalla Forest Rd. right-of-way North 12.63° East, a distance of 1416.8 feet from the Southwest Corner of D.L.C. No. 39, said Clackamas County Plat Records; thence Northwest along a line coinciding with the North line of the Molalla Forest Rd. right-of-way, a distance of approximately 3626.6 feet to a point at the intersection of the North line of the Molalla Forest Rd. right-of-way and the East line of the Molalla Ave. right-of-way North 48.45° West, a distance of 627.8 feet from the Northwest corner of Parcel 1, Partition Plat 1194-116, said Clackamas County Plat Records; thence North 20.21° East along the East line of the Molalla Ave. right-of-way, a distance of 1612.8 feet;

thence South 69.94° East, a distance of 2231.1 feet; thence North 20.78° East, a distance of 995.5 feet; thence North 70.77° West, a distance of 1256.5 feet; thence South 20.52° West, a distance of 975.4 feet; thence North 69.81° West, a distance of 987.3 feet to a point along the East line of the Molalla Ave. right-of-way; thence North 20.42° East 1711.2 feet to a point at the intersection of the East line of the Molalla Ave. right-of-way and the North line of the 3rd St. right-of-way South 17.71° West, a distance of 680.1 feet from the Northwest Corner of Wm. Engle D.L.C. No. 44, said Clackamas County Plat Records; thence South 70.04° East, a distance of 254.5 feet; thence North 20.46° East, a distance of 350 feet; thence South 70.04° East, a distance of 851.5 feet; thence North 19.87° East, a distance of 359.6 feet to a point along the North line of the State Hwy 211 right-of-way, North 70.02° West, a distance of 200 feet from the Southwest Corner of Parcel 2, Partition Plat 1997-147, said Clackamas County Plat Records; thence South 70.02° East, a distance of 296.6 feet to the point of Beginning.

Said urban renewal district containing 363.95 acres, more or less. Subject to easements of record.