

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

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

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

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated August 15, 2016 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 County’s Planning Commission (the “Commission”) for review and recommendation. The Commission considered the Amendment and Report on August 3, 2017 and adopted a finding that the Amendment conformed with the Coos County Comprehensive Plan; and

WHEREAS, the Amendment and the Report were forwarded on July 26, 2017 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, the County Commission has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on August 10, 2017 the County caused notice of the hearing to be held before the Commission on the Amendment, including the required statements of ORS 457.120(3) and (4), to be mailed to addresses within the Coos Bay and North Bend School Districts and published notice in the The World newspaper; and

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

WHEREAS, on August 31, 2017 the County Commission held a public hearing to review and consider the Amendment, the Report, the recommendation of the Coos County Planning Commission and the public testimony received on or before that date, and to receive additional public testimony; and

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

NOW THEREFORE, THE COOS COUNTY COMMISSION 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 Coos County Planning Commission Recommendation, and the public testimony before the County Commission:

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 legal requirements;

2. The area designated in the Amendment as the North Bay 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)(e), (f), 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 County services and will fail to develop and/or redevelop according the goals of the County’s Comprehensive Plan;

4. The Amendment conforms to the County Comprehensive Plan and provides an outline for accomplishing the projects described in the Amendment, as more fully described in the Amendment and in the County’s Planning Commission Recommendation;

5. The Amendment conforms to the County Economic Development Plan as more fully described in the Amendment;

6. 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;

7. No acquisition of property is anticipated as a result of the Amendment. If property is acquired for right of way improvements, it will be added to the Plan as property to be acquired:

8. 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 Section “Financial Analysis of the Plan” of the Report;

9. The County shall assume and complete any activities prescribed it by the Amendment; and

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

Section 4: The North Bay Amendment is hereby approved based upon review and consideration by the County Commission of the Amendment and Report, the Coos County Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 5: The County Administrator shall forward forthwith to the Agency a copy of this Ordinance.

Section 6: The Agency shall thereafter cause a copy of the Amendment to be recorded in the Records of Coos County, Oregon.

Section 7: The County Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in The World no later than four days following adoption of this Ordinance.

Adopted by the County Commission of Coos County this 12th day of September 2017.

Attachments: Exhibit A – North Bay Urban Renewal Plan Amendment
Exhibit B – Report on the North Bay Urban Renewal Plan Amendment