

RESOLUTION NO. 1903

A RESOLUTION OF THE CITY COUNCIL APPROVING AN AMENDMENT TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL DISTRICT BOUNDARIES AND ASSESSED VALUATION.

WHEREAS, the Wilsonville Urban Renewal Agency (the "Agency") has adopted Resolution No. 118 recommending an amendment to the Urban Renewal Plan known as The Year 2000 Plan, a copy of the amendment to the boundary description and map are marked Exhibits "B" and "C" respectively, attached hereto and incorporated by reference herein (Exhibit A is included within Exhibit B); and

WHEREAS, the Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section 1200 "Procedures for Changes or Amendments in the Approved Urban Renewal Plan" states that,

"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."; and

WHEREAS, Section 1202 of the Plan requires that the City Council approve by resolution any change to the Plan that alters the Goals and Objectives of the Plan; and

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan Area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, the City Council finds it is in the best interest of the public to further reduce the size of the Year 2000 Plan Area in a manner which reduces revenue impacts on taxing entities that levy taxes within the Area; and

WHEREAS, tax lots 3S-1W-12- 401 (Elligsen), 402 and 403 (Sysco Foods), and 404 (Argyle Capital), together known as (the "Parcel") is developed to the extent that no urban renewal projects remain to be completed within the Parcel; and

WHEREAS, it is the City Council's intent to return the Parcel's nearly \$15.7 million in Measure 50 assessed valuation to the tax roll; and

WHEREAS, the proposed area geographic reductions and reduction in assessed valuation will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects; and

WHEREAS, the Agency Board has reviewed this amendment to The Year 2000 Plan; and

WHEREAS, the Agency Board recommends by URA Resolution No. 118 that this amendment be adopted and approved by the City Council based on these recitals.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above recitals are hereby adopted as findings in support of the recommendations set forth in URA Resolution No. 118, which recommendations are adopted and approved as follows:

1.1 The existing Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, 102, and 115, and City of Wilsonville Resolution No. 1847 be amended to include that land area described in Exhibit B of this Resolution, attached hereto and incorporated herein by this reference. Exhibit B of this Resolution shall be titled "Amended Exhibit 1 of the Year 2000 Plan" and is made part of The Year 2000 Plan. The Plan Area and valuation is reduced in accordance with Exhibit B.

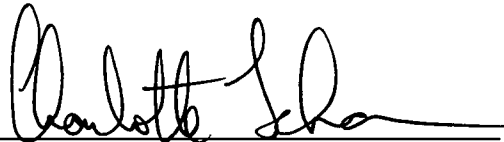
1.2 The existing Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution Nos. 32, 59, and 102, and City of Wilsonville Resolution No. 1847 be amended and replaced by the map which is Exhibit C of this Resolution entitled "Urban Renewal Boundary Map Revised per URA Resolution Nos. 32, 59, and 102 and City of Wilsonville Resolution Nos. 1847 and 1903". Exhibit C is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit B.

1.3 The existing Year 2000 Plan Area includes a total land area of 665 acres. The area removed by this Council-approved amendment to the Plan Area is a total reduction of 29.41 acres, leaving 636 acres in the Year 2000 Plan Area. The recommended findings and determination by the Agency that this reduction of land to the Plan Area by a Council-approved amendment to the Plan is not a substantial amendment to the Plan as

the term "substantial amendment" is defined in ORS 457.085 (2) (1) are hereby adopted and approved.

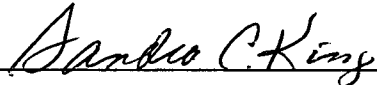
2. The effective date of this Resolution is October 4, 2004.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 4th day of October 2004, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Mayor

ATTEST:



Sandra C. King, City Recorder, CMC

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Kirk	Yes
Councilor Scott-Tabb	Excused
Councilor Holt	Yes
Councilor Knapp	Yes

List of Exhibits

Exhibit B Amended Legal Description of the Wilsonville Urban Renewal Year 2000 Plan Area
Exhibit C Amended Urban Renewal Year 2000 Plan Area Boundary Map

EXHIBIT 1

**LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON**

**Revisions: U.R.A. Resolution No. 32, No. 59, No. 102, & No. 115
And City of Wilsonville Resolution No. 1847 & No. 1903
10/04/04**

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Numerical

Lots and maps are taken from Assessor's tax maps from April 2004 and attached hereto. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at a point which bears South 88°47' 08" East, 989.69 feet from the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, said point being the point of intersection of the North line of the Northwest quarter of said Section 12 with the Northerly projection of the West line Partition Plat No. 1991-159, records of said county;

1. Thence East along the North line of said Section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, 1671.76 feet, to the North ¼ corner of said Section 12, Assessor's Plat 3 1W 12;
2. Thence South along the North-South centerline of said Section 12 to a point 649 feet, more or less, South of the center of section corner thereof, said point being the Northerly Southeast corner of Canyon Creek Meadows Plat No. 3314, Assessor's Plat 3 1W 12CA;
3. Thence Southwesterly 196 feet, more or less, to the Southerly Southeast corner of said Plat, said point being at the Western terminus of Frogpond Lane and the Northeast corner of Tax Lot No. 604, Assessor's Plat 3 1W 12D;
4. Thence continuing Southwesterly 38 feet, more or less, to the Southeast corner of said Tax Lot No. 604, said point being 25 feet from when measured perpendicular to the South line of said Plat No. 3314;
5. Thence West parallel with and 25 feet from said South line, 740 feet, more or less to the point of intersection of the South line of said Tax Lot No. 604 with the East right of way line of Canyon Creek Road North;
6. Thence South along said East right of way line 1,800 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of Boeckman Road (County Road No. 80 or Roberts), Assessor's Plat 3 1W 12D;

7. Thence East along said North right of way line to the point of intersection of said North right of way line with the East right of way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
8. Thence Southwesterly to the Northeast corner of Section 13, T3S, R1W, WM, Assessor's Plat 3 1W 13AA;
9. Thence South along the East line of the Northeast $\frac{1}{4}$ of said Section 13, 1,300 feet, more or less, to the Northerly Southeast corner of the plat of Landover, Plat No. 3246;
10. Thence West across said Plat No. 3246 to the West line thereof;
11. Thence North along said West line to the point of intersection of said West line with the East right of way line of Wilsonville Road (Market Road No. 12);
12. Thence Southwesterly along said East right of way line to the point of intersection of said East right of way line with the North line of the Daniel Minkler D.L.C. No. 44, Assessor's Plat 3 1W 13;
13. Thence East along the North line of said D.L.C. to the Northeast corner thereof, said point being on the East line of said Section 13;
14. Thence South along said East line to a point 450 feet, more or less, North of the Southeast corner of said Section 13, said point being the Southeast corner of Tax Lot 100, said Assessor's Plat;
15. Thence Northwesterly along the South line of said tax lot 100, 1,519, more or less, to the point of intersection of said South line with the East right of way line of said Wilsonville Road;
16. Thence South and West along said right of way line to the Northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
17. Thence counter clockwise around said tax lot 3600 to the North corner of tax lot 3700 (Recording No. 86-6963), said Assessor's Plat;
18. Thence Southerly along the West line of said tax lot 3700 to the point of intersection with the North right of way line of Kolbe Lane;
19. Thence East along said North right of way line to the point of intersection of said North right of way line with a line measured perpendicular from said North right of way line to the West corner of Tax Lot 3800 (Recording No. 72-32388), said Assessor's Plat;
20. Thence Southerly along said perpendicular line to the West corner of said Tax Lot 3800, said point being on the South right of way line of said Kolbe Lane (Schroeder Way);
21. Thence West along said South right of way line to the point of intersection of said South right of way line with the East line of Tax Lot No. 600 (recording No. 93-68993), Assessor's Plat No. 3 1W 24;
22. Thence clockwise around said Tax Lot No. 600 to the Southwest corner thereof;
23. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected line with the Easterly right of way line of Memorial Drive;
24. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of the South right of way line of said Memorial Drive with the West right of way line of Parkway Avenue (Frontage Road), said point being on the East right of way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
25. Thence along said East right of way line, Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;

26. Thence Westerly across I-5 to an angle point on the West right of way line of said Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
27. Thence South along said West right of way line 1,265 feet, more or less, to an angle point in said West right of way line, Assessor's Plat 3 1W 23AC;
28. Thence Westerly continuing along said right of way line, 272 feet, more or less, to an angle point in said right of way line at the Eastern terminus of 5th Street in the plat of Wilsonville, said Assessor's Plat;
29. Thence continuing Southerly along said West right of way line to the North bank of the Willamette River, Assessor's Plat 3 1W 23DB;
30. Thence Westerly along the North bank of the Willamette River to the East right of way line of the Oregon Electric Railroad, Assessor's Plat 3 1W 23CA;
31. Thence Northerly along said East right of way to the point of intersection of said East right of way line with the North right of way line of 2nd Street of said Wilsonville Plat;
32. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Boones Ferry Road (Market Road No. 27 or Main Street);
33. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Wilsonville Road (Market Rd. No. 6), Assessor's Plat 3 1W 23AB;
34. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Brown Road (County Road No. 355), Assessor's Plat 3 1W 22A;
35. Thence Northerly across Wilsonville Road to the point of intersection of the North right of way line of said Wilsonville Road with the East right of way line of said Brown Road;
36. Thence North along said East right of way line, 408 feet, more or less, to the Northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;
37. Thence East along the North line of said Tax Lot 801, 204 feet, more or less, to the Northeast corner thereof;
38. Thence South along the East line of said Tax Lot 801 and its Southerly projection to the point of intersection of said projected line with the North right of way line of said Wilsonville Road;
39. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 1301, Assessor's Plat 3 1W 14D;
40. Thence clockwise around said tax lot 1301 to the Northwest corner of tax lot 1300 (Recording No. 212-470), said Assessor's Plat;
41. Thence clockwise around said tax lot 1300 to the Southeast corner thereof, said point being on the North right of way line of said Wilsonville Road;
42. Thence East along said North right of way line to the West right of way line of Boone's Ferry Road;
43. Thence North along said West right of way line to an angle point on the East line of Parcel 2 of P.P. 2003-82, said Assessor's Plat;
44. Thence perpendicular from said West right of way line, Southeasterly 60 feet to a point in said Boone's Ferry Road;
45. Thence Northeasterly parallel with and 60 feet from said West right of way line 250 feet, more or less, to an angle point in the East right of way line of said Boone's Ferry Road;

46. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
47. Thence Easterly along said North right of way line to the Southwest corner of Tax Lot 2100, said Assessor's Plat, (recorded in Book 454, Page 152);
48. Thence Northeast, 250 feet, more or less to an angle point in said Tax Lot 2100;
49. Thence along the North line of said Tax Lot 2100, East 28 feet, more or less, to the point of intersection of said North line with the West right of way line (access control line) of the I-5 (Interstate Five) Freeway;
50. Thence Northerly along said West right of way line 70 feet, more or less, to a point being 240 feet from when measured perpendicular to the centerline of said Wilsonville Road;
51. Thence East, parallel with and 240 feet from said centerline, 577 feet, more or less, to the East right of way line of Frontage Road, said Assessor's Plat;
52. Thence Southerly along said East right of way line, 536 feet, more or less, to the point of intersection of said East right of way line with the North right of way line of said Wilsonville Road;
53. Thence East along the North right of way line of said Wilsonville Road to the point of intersection of said North right of way line with the West right of way line of Town Center Loop West;
54. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South line of Parcel 3 of PP 1991-202;
55. Thence West along said South line and its West projection across Frontage Road to the point of intersection of said projected line with the East right of way line of said Interstate Five (I-5) Freeway;
56. Thence North along said East right of way line to the Southwest corner of Parcel 1 of PP 2002-6, Assessor's Plat 3 1W 14A;
57. Thence East along the South line of said Parcel 1, 1,084 feet, more or less, to the point of intersection of said South line with the West right of way line of Parkway Avenue (Market Road No. 27);
58. Thence Northerly along said West right of way line to the point of intersection of said West right of way line with the South right of way line of Boeckman Road;
59. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Interstate Five (I-5) Freeway;
60. Thence South along said East right of way line to the point of intersection of said East right of way line with the East projection of the North line of Lot 5 of the Plat of Boberg, said Assessor's Plat;
61. Thence West along said East projected line, across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the Northeast corner of said Lot 5, said point being on the West right of way line of said Boones Ferry Road;
62. Thence Northerly along said West right of way line, 244 feet, more or less, to an angle point on the East line of Tax Lot 300, said Assessor's Plat;
63. Thence Northwesterly along the Northeasterly line of said Tax Lot 300, 388 feet, more or less, to the North corner thereof, said point being on the South right of way line of Boeckman Road, said Assessor's Plat;
64. Thence Northerly to an angle point in the South line of Parcel 7 of PP 2003-64, said point being the point of intersection of the West right of way line of Boone's Ferry Road with the North Right of way line of Boeckman Road, Assessor's Plat 3 1W 11D;

65. Thence Northeasterly along the West right of way line of said Boone's Ferry Road, 398 feet, more or less, to an angle point in the East line of said Parcel 7, said Assessor's Plat;
66. Thence East across Boone's Ferry Road and Interstate Five (I-5) Freeway to the Northwest corner of tax lot 702, Assessor's Plat 3 1W 11, said point being on the East right of way line of said Interstate Five (I-5) Freeway, 362 feet, more or less, North of the point of intersection of said East right of way line with the South line of the Southeast ¼ of Section 11, T3S, R1W, WM, Assessor's Plat 3 1W 11;
67. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
68. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Parkway Avenue;
69. Thence North along said West right of way line, 380 feet, more or less, to the point of intersection of said West right of way line with the West projection of the South line of Tax Lot 500, said Assessor's Plat;
70. Thence East along said West projection across Parkway Avenue to the Southwest corner of said tax lot 500, said point being on the East right of way line of said Parkway Avenue;
71. Thence Southeasterly along said East right of way line to the point of intersection of said East right of way line with the North right of way line of Boeckman Road;
72. Thence East along said North right of way line to the point of intersection of said North right of way line with the West right of way line of Canyon Creek Road;
73. Thence North along said West right of way line 1,136 feet, more or less, to the Southeast corner of Tax Lot 500, said Assessor's Plat;
74. Thence continuing along a portion of said West right of way line and along the East line of said Tax Lot 500 to the Northeast corner thereof, said point being a point on the South right of way line of Wiedmann County Road and 1,689 feet, more or less, East of the point of intersection of said South right of way line with the West line of the Northwest ¼ of Section 12, T3S, R1W, WM;
75. Thence West along said South right of way line to the point of intersection of said South right of way line with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;
76. Thence South along said East right of way line to the Northwest corner of Parcel 3 of P.P. 2002-47, Assessor's Plat 3 1W 11D;
77. Thence Southeasterly along the North line of said P.P. 2002-47 to the East corner thereof, said point being an angle point on the North line Parcel 2 of PP 2000-89, Assessor's Plat 3 1W 12;
78. Thence Southwesterly along said North line to a Northwest corner thereof;
79. Thence South and West along the West line of said P.P. 2000-89 to the Southerly Southwest corner of Tax Lot 507 (9.93 acre parcel adjacent to said Parcel 2), said Assessor's Plat;
80. Thence North and West along the West line of said Tax Lot 507 to the Northerly Southwest corner thereof, said point being on the East right of way line of Parkway Avenue (County Road No. 1233);
81. Thence West along the projection of the South line of said Tax Lot 507 to the point of intersection of said projected line with the West right of way line of said Parkway Avenue;
82. Thence Northerly along said West right of way line to a point 150 feet North of the South right of way line of Wiedmann County Road, Assessor's Plat 3 1W 11;

83. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the East right of way line of said Parkway Avenue;
84. Thence South along said East right of way line to the point of intersection of said East right of way line with the North right of way line of said Wiedmann County Road;
85. **Thence East along said North right of way line to the Southwest corner of Parcel 1 of Partition Plat No. 1993-133;**
86. **Thence North along the West line of said Parcel 1 and along the West line of Parcel 1 of Partition Plat No. 1991-159 to the Point of Commencement.**

Excepting:

Commencing at a point of intersection of the South right of way line of Boeckman Road (County Road No. 80 or Robert Road) with the East right of way line of Canyon Creek Road (Jensen Road), Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence East along the South right of way line of Boeckman Road to the Northwest corner of Lot 86 of the plat of Landover No. 2, Plat No. 3248, Assessor's Plat 3 1W 13AA;
2. Thence South along the West line of said plat, 27.85 feet to an angle point in said West line, said point being on the West right of way line of the old alignment of Wilsonville Road;
3. Thence continuing South along a portion of the West line of said plat and along the West line of the old Wilsonville Road right of way alignment to the point of intersection of said old West right of way line with the current West right of way line of Wilsonville Road;
4. Thence South and West along said current West right of way line to the point of intersection of said right of way line with the East right of way line of Town Center Loop East, Assessor's Plat 3 1W 13CD;
5. Thence Northerly along said East right of way line to the Southwest corner of Parcel 3 P.P. 1991-166, Assessor's Plat 3 1W 13;
6. Thence counter-clockwise around said P.P. 1991-166 to the Southwest corner of Parcel 2 of P. P. 1990-114, of said Assessor's Plat;
7. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right of way line of Vlahos Drive;
8. Thence North and perpendicular to said South right of way line of Vlahos Drive to the North right of way line of Vlahos Drive;
9. Thence West and Southwesterly along said North right of way to the Northerly right of way line of Town Center Loop East;
10. Thence Westerly along said Northerly right of way line to the East right of way line of Parkway Avenue (Market Road No. 27);
11. Thence North along said East right of way line to the Northwest corner of the plat of Ash Meadows, Plat No. 2583, Assessor's Plat 3 1W 13BC;
12. Thence Easterly along the North line of said Plat No. 2583 to the most Easterly corner thereof, said point being on the West line of Tax Lot 2601, Assessor's Plat 3 1W 13B;
13. Thence clockwise around said Tax Lot 2601 to the Southwest corner of the Plat of Bridle Trail Ranchetts;
14. Thence East along the South line of said Plat, 657 feet, more or less, to the Southeast corner of Canyon Creek Road South at the terminus of said road;



15. Thence North along the East right of way line of said Canyon Creek Road South to the point of intersection of said East right of way line with the South right of way line of Boeckman Road, said point being the **Point of Commencement**.

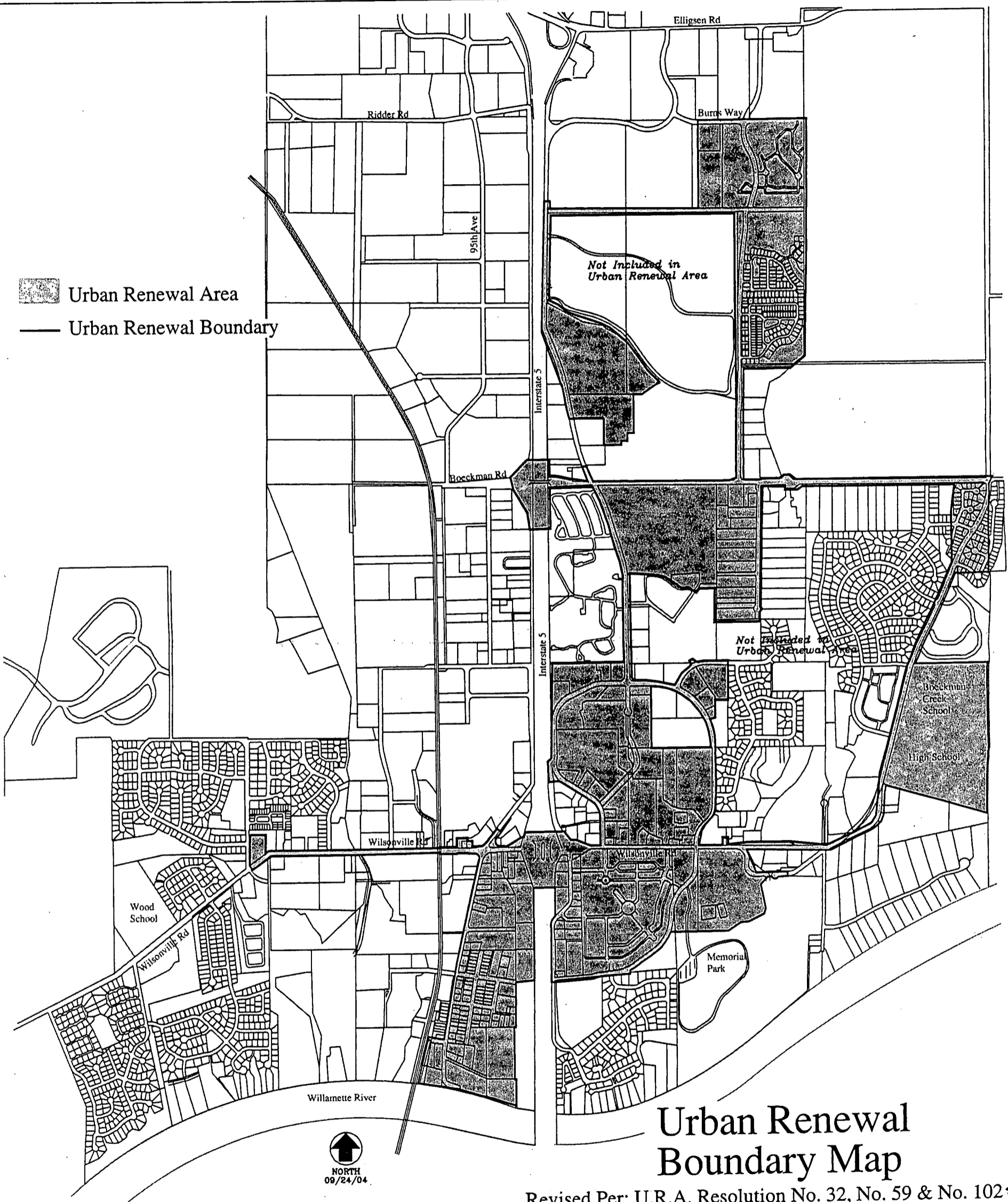
Excepting:

Commencing at a point of intersection of the West right of way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence North along the West line of Tax Lot No. 406 to the point of intersection of said West line with the South right of way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the **Point of Commencement**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **six-hundred thirty-six (636)** acres, more or less.

 Urban Renewal Area
 Urban Renewal Boundary



Urban Renewal Boundary Map

Revised Per: U.R.A. Resolution No. 32, No. 59 & No. 102 & 115
 And City of Wilsonville Resolution No. 1847 & No. 1903