

## ORDINANCE NO. 745

**AN ORDINANCE TERMINATING THE 9805 SW BOECKMAN ROAD URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 726, AND THE 29899 SW BOONES FERRY ROAD URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 729, AND AMENDING THE URBAN RENEWAL LEGAL DESCRIPTIONS AND BOUNDARY MAPS FOR THE 26755 SW 95<sup>th</sup> AVENUE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 725, THE 27255 SW 95<sup>th</sup> AVENUE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 728, AND THE BUILDING 83 – 26440 SW PARKWAY AVENUE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 730.**

WHEREAS, the first readings of Ordinances 725, 726, 728, 729 and 730 to establish six new single-property urban renewal districts (the sixth was by Ordinance 727 and was in Washington County) were approved at a regular meeting of the Wilsonville City Council held on October 21, 2013, at 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon; and

WHEREAS, the second readings of these ordinances were approved at a regular Wilsonville City Council meeting held on the November 4, 2013 at 7:00 p.m. at Wilsonville City Hall, after which Ordinances 725, 726, 727, 728, 729 and 730 were adopted by the Wilsonville City Council thereby creating six new single-property urban renewal districts (“TIF Zones”) in the City of Wilsonville; and

WHEREAS, after recordation of Ordinances 725, 726, 728, 729 and 730 with Clackamas County, Urban Renewal Agency staff was notified in the spring of 2014 by the Clackamas County Tax Assessor’s Office of requested revisions to the urban renewal plan legal descriptions and maps to comply with new formatting standards for new urban renewal districts; and

WHEREAS, since the creation of these six TIF Zones, the properties identified in the 9805 SW Boeckman Road Urban Renewal Plan and the 29899 SW Boones Ferry Road Urban Renewal Plan, have been purchased or leased in a manner that precludes the use of the TIF Zone property tax incentive program in each of these locations, thus rendering these specific TIF Zones unnecessary as an economic development incentive; and

WHEREAS, in response to a strengthening local economy and the original intent of the TIF Zone program, the City seeks to terminate by this Ordinance, the 9805 SW Boeckman Road Urban Renewal Plan adopted by Ordinance 726 and the 29899 SW Boones Ferry Road Urban Renewal Plan adopted by Ordinance 729; and

WHEREAS, to comply with Clackamas County's legal description and mapping requirements the City has obtained revised legal descriptions and boundary maps for the three remaining single-property urban renewal districts created by Ordinances 725, 728, and 730; and

WHEREAS, the City is now amending and replacing the urban renewal legal description and boundary map contained in the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan adopted by Ordinance 725, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit A; and

WHEREAS, the City is now amending and replacing the urban renewal legal description and boundary map contained in the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan adopted by Ordinance 728, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit B; and

WHEREAS, the City is now amending and replacing the urban renewal legal description and boundary map contained in the Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan adopted by Ordinance 730, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit C; and

WHEREAS, upon adoption of Ordinance 745, Urban Renewal Agency Staff will record it with Clackamas County in order to terminate the 9805 SW Boeckman Road Urban Renewal Plan adopted by Ordinance 726 and the 29899 SW Boones Ferry Road Urban Renewal Plan adopted by Ordinance 729, and amend the urban renewal boundary legal description and map for the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan adopted by Ordinance 725, the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan adopted by Ordinance 728, and the Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan adopted by Ordinance 730; and

WHEREAS, Urban Renewal Agency Staff will notify the Clackamas County Tax Assessor and other taxing districts consulted during the creation of these urban renewal plans of these terminations and amendments.

**NOW THEREFORE, THE COUNCIL OF THE CITY OF WILSONVILLE  
ORDAINS AS FOLLOWS:**

Section 1. The Wilsonville City Council terminates the 9805 SW Boeckman Road Urban Renewal Plan adopted by Ordinance 726 and the 29899 SW Boones Ferry Road Urban Renewal Plan adopted by Ordinance 729.

Section 2. The Wilsonville City Council amends and replaces the urban renewal legal description and boundary map for the 26755 SW 95<sup>th</sup> Avenue Urban Renewal Plan adopted by Ordinance 725, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit A.

Section 3. The Wilsonville City Council amends and replaces the urban renewal legal description and boundary map for the 27255 SW 95<sup>th</sup> Avenue Urban Renewal Plan adopted by Ordinance 728, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit B.

Section 4. The Wilsonville City Council amends and replaces the urban renewal legal description and boundary map for the Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan adopted by Ordinance 730, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit C.

Section 5. Staff is directed to duly notify the Clackamas County Tax Assessor and other taxing districts consulted as recited above.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting held on August 4, 2014 at 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for second reading at a special meeting to be held on September 4, 2014 at 7:00 p.m. at Wilsonville City Hall.

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Sandra C. King, MMC, City Recorder

ENACTED BY THE City Council on the 4th day of September, 2014 by the following votes:

YEAS: -4-

NAYS: -0-

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Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this \_\_\_\_\_ day of September, 2014.

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TIM KNAPP, MAYOR

**SUMMARY OF VOTES:**

Mayor Knapp	Yes
Councilor Goddard	Absent
Councilor Starr	Yes
Councilor Fitzgerald	Yes
Councilor Stephens	Yes

**Attachments:**

- Exhibit A – Amended Legal Description and Map for Ordinance 725
- Exhibit B – Amended Legal Description and Map for Ordinance 728
- Exhibit C – Amended Legal Description and Map for Ordinance 730

TL 1903 URD  
03/11/14 -15645  
Cmd/jlm

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**WILSONVILLE URBAN RENEWAL DISTRICT**

That tract of land lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and more particularly described as follows:

All of Parcel 1, Partition Plat 2001-119, records of said county, Assessor's Plat 3 1W 11;

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **9.76**, acres, more or less.

The above described land, being Tax Lot 1903, taken from Assessor's Tax Map 3 1W 11, from July, 2013. Tax Lots information is for reference only.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jered McGrath 3/14/14*  
OREGON  
JUNE 13, 2008  
JERED McGRATH  
79419

Renews: 12/31/2014

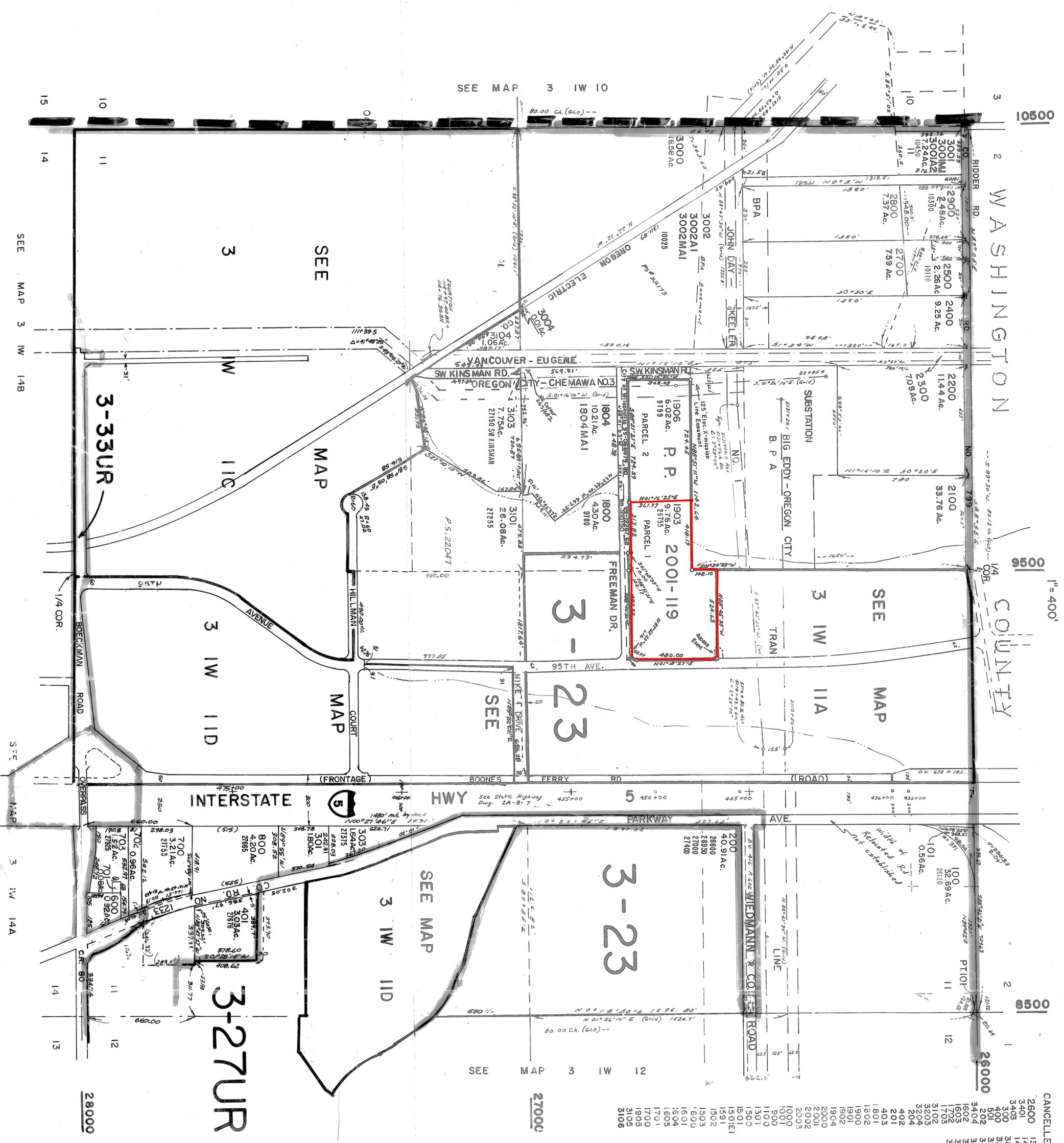
This map was prepared for assessment purpose only.

SECTION 11 T3S. R1W. W.M. CLACKAMAS COUNTY

3 IW 11 WILSONVILLE

CANCELLED

- 2600 1300
- 3401 1401
- 3403 1400
- 300 3100
- 300 3200
- 501 3201
- 202 3202
- 3404 3300
- 1602 3301
- 1603 3400
- 1703 3402
- 3102 704
- 3203 1907
- 3204 1908
- 204 1809
- 402 201
- 201 1803
- 403 3003
- 1801 3002A2
- 1802 3002A3
- 1901 1804A1
- 1902 500
- 1904 3001A1



3.2.70 M.G.

SEE MAP 3 IW 14B

SEE MAP 3 IW 10

SEE MAP 3 IW 12

3 IW 11 WILSONVILLE

TL 3101 URD  
03/04/14 - 15365  
Cmd/jlm

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**WILSONVILLE URBAN RENEWAL DISTRICT**

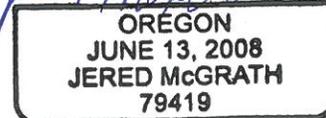
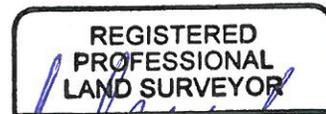
That tract of land described in Deed Document 2013-033861 lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and more particularly described as follows:

**BEGINNING** at the center one quarter corner of said section 11, being on the south line of Lot 6, per the plat WILSONVILLE BUSINESS CENTER, recorded as 2880, in bk 94 pg 2 said county plat records and shown on surveys 22047 and 24729 said county records;

1. Thence Easterly along said south line 530 feet more or less, to the West right-of-way line of 95<sup>th</sup> Avenue;
2. Thence Southerly along said West right-of-way line 977 feet more or less, to the northerly end of a curve concave northwesterly being the northerly right-of-way line of Hillman Court;
3. Thence Southwesterly and westerly along said Northerly right-of-way line 1039 feet, more or less, to interior corner on the Easterly line of Lot 1 per the plat WILSONVILLE BUSINESS CENTER PHASE 2, recorded as 2986, in bk 97 pg 18;
4. Thence Northwesterly along said Easterly line of Lot 1, 516.58 feet, more or less to the Northeast corner of said Lot 1 and the southerly most southeast corner of that tract of land described in deed doc. 2005-071739;
5. Thence Northeast along the east line of said 2005-071739, 509.86 feet, more or less, to an angle point is said east line;
6. Thence continuing along said east line Northerly, 147.84 feet, more or less, to northeast corner of said 2005-071739 being on the east-west one quarter line of said section 11
7. Thence easterly along said East-West one-quarter section line 479.83 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **25.79** acres, more or less.

The above described land, being Tax Lot 3101, taken from Assessor's Tax Map 3 1W 11, from July, 2013. Tax Lots information is for reference only.



Renews: 12/31/2014



**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**WILSONVILLE URBAN RENEWAL DISTRICT**

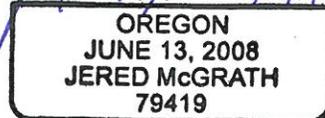
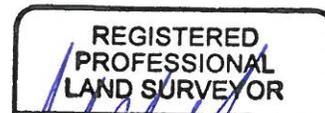
That portion of tracts of land lying in Sections 11 and 12, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and more particularly described as follows:

**BEGINNING** at the point of intersection of the South right of way line of Wiedmann Road with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;

1. Thence East along said South right of way line, 1820 feet;
2. Thence South, 650 feet;
3. Thence West, 1820 feet, more or less, to said East right of way line of Parkway Avenue;
4. Thence North along said East right of way line, 650 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas, and the State of Oregon, contains **27.16** acres, more or less.

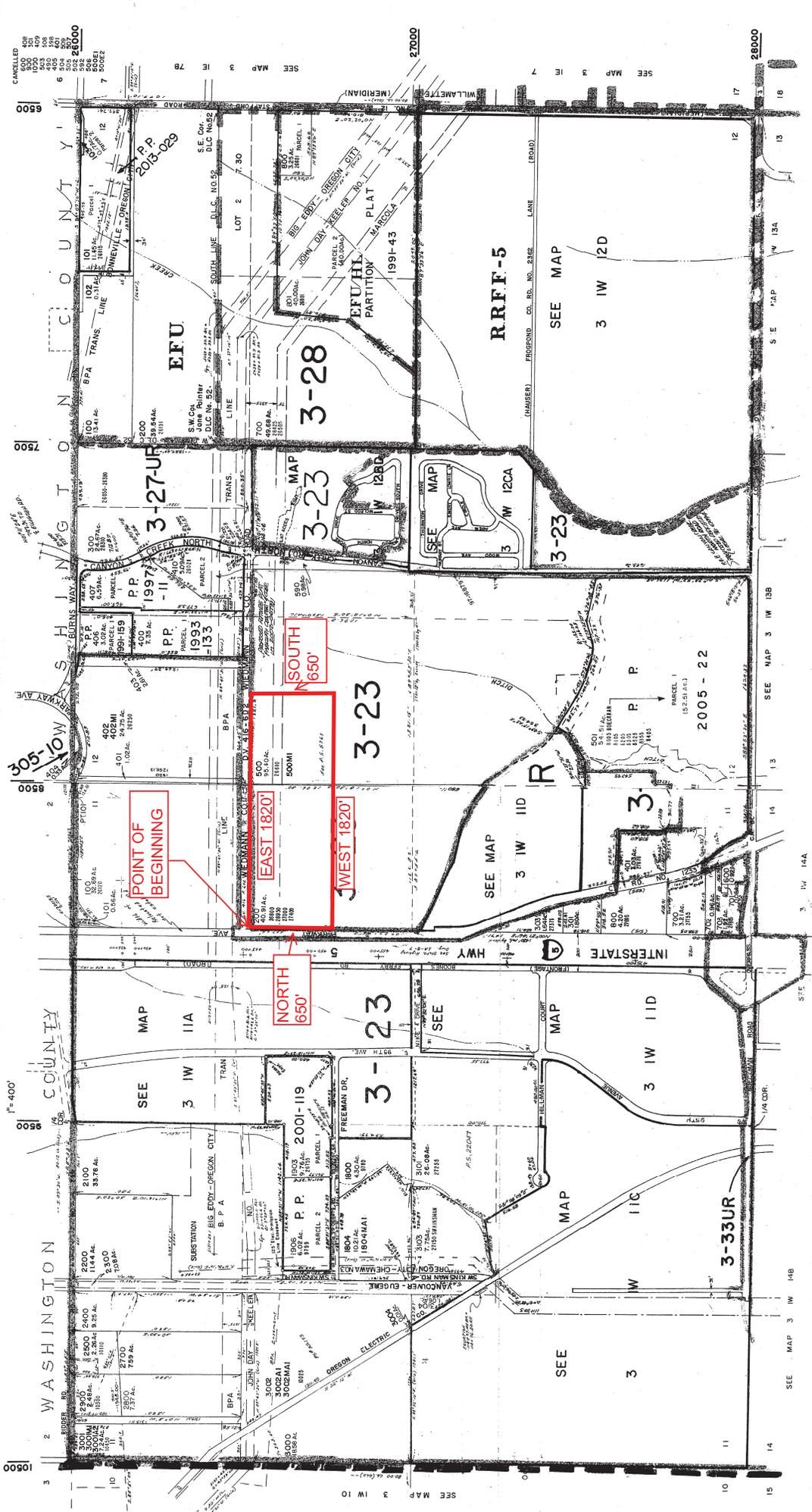
The above described land describes a portion of tax lot 200 from Assessor's Tax Map 3 1W 11 and tax lot 500, taken from Assessor's Tax Map 3 1W 12, from July 2013. Tax Lots information is for reference only.



Renews: 12/31/2014

This map was prepared for assessment purpose only

This map was prepared for assessment purpose only



CANCELLED  
6000  
5000  
4000  
3000  
2000  
1000  
0

10500  
9500  
8500  
7500  
6500  
5500  
4500  
3500  
2500  
1500  
0