

ORDINANCE NO. 130**AN ORDINANCE APPROVING AND ADOPTING AN URBAN RENEWAL PLAN FOR THE CITY OF COOS BAY AND DESIGNATING AN URBAN RENEWAL DISTRICT; AS AMENDED BY ORDINANCE 210.**

WHEREAS, the City of Coos Bay enacted Ordinance No. 130 on September 20, 1988, which adopted the 1988 Urban Renewal Plan for the City of Coos Bay, previously recorded with Coos County (reference no. 88 9 1505); and

WHEREAS, the Urban Renewal Agency of the City of Coos Bay has determined that certain changes to the Urban Renewal Plan are necessary and appropriate and has proposed amendments accordingly; and

WHEREAS, the 1994 amendments to the 1988 Urban Renewal Plan were forwarded to the Coos Bay Planning Commission for its consideration at its September 13, 1994 regular meeting; and

WHEREAS, all affected taxing districts were mailed a copy of the proposed amendments on August 4, 1994 and invited to make comment; and

WHEREAS, a public hearing was advertised and held before the City Council of Coos Bay on October 4, 1994 at a regularly scheduled meeting; and

WHEREAS, the Council has duly considered any recommendations from the Planning Commission, the Urban Renewal Agency, other affected taxing districts, and any testimony from the public; and

WHEREAS, the City Council finds that it has complied with the procedures required by ORS 457.085;

NOW, THEREFORE,

The City of Coos Bay ordains as follows:

Section 1. The City of Coos Bay finds:

- (1) The Urban Renewal Area continues to be blighted due to building deterioration, inadequate infrastructure facilities for development, and based on other reasons and findings set forth in the Urban Renewal Plan and Report.
- (2) Rehabilitation and redevelopment is necessary to encourage economic

development, reverse deterioration and thereby protect and improve the welfare of the city.

(3) The Urban Renewal Plan conforms to the Comprehensive Plan for the City of Coos Bay and provides an outline and procedure for accomplishing the proposed urban renewal projects.

(4) The Urban Renewal Plan as amended does anticipate acquisition of property. The plan does identify four purposes for which land may be acquired (chapter six). If occupied property is acquired for redevelopment, the Urban Renewal Report (chapter eight) includes guidelines for displacement and relocation in accordance with the requirements of Oregon Revised Statutes 281.045 to 281.105 and any other applicable laws or regulations.

(5) The acquisition of real property shall only be undertaken when it is necessary to achieve the objectives of the plan and implement the proposed urban renewal projects.

(6) Adopting and carrying out of the Urban Renewal Plan is economically sound and feasible as supported by the Urban Renewal Report.

(7) The city of Coos Bay hereby assumes the responsibility to complete the activities and projects as outlined in the Urban Renewal Plan.

Section 2. The 1994 amendments to the map and text of the 1988 Urban Renewal Plan are hereby approved and incorporated herein by reference. The boundaries of the Urban Renewal District are as set forth in Appendix A of the Urban Renewal Plan.

[Amended by Ordinance No. 210, Section 1 and 2, enacted October 4, 1994]

Section 3. The Urban Renewal Plan and District herein approved shall supersede and replace the city of Coos Bay Urban Renewal District and Plan established by Resolutions 70-31 and 74-41.

Passed by the Council and approved by the Mayor September 20, 1988; amended by Ordinance No.210 on October 4, 1994.