

Grants Pass Urban Renewal Plan - 2016



Adopted by the City of Grants Pass

August 3, 2016

Ordinance No. 16-5692

If Amendments are made to the Plan, the resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

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I. DEFINITIONS

“Agency” means the City of Grants Pass Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In Grants Pass, the Agency board is the Grants Pass City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the City of Grants Pass, Oregon.

“City Council” or “Council” means the City Council of the City of Grants Pass.

“Commission” means the Josephine County Commission.

“Comprehensive Plan” means the City of Grants Pass comprehensive land use plan and its implementing ordinances, policies and standards.

“County” means Josephine County.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Urban Area Planning Commission, composed of both city and county representatives.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“URA” means the properties and rights of way located with the Grants Pass urban renewal boundary.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“Grants Pass Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the Grants Pass City Council.

II. INTRODUCTION

The City of Grants Pass Oregon conducted a feasibility study for an urban renewal area to serve industrial and commercial areas in the city in the spring of 2016. This Feasibility Study was guided by an Urban Renewal Task Force who reviewed the boundary, projects and financial assumptions for the proposed urban renewal area. The intent of the urban renewal area is to provide tools to help incentivize economic growth and job creation in the urban renewal area. The Grants Pass City Council reviewed the study in March of 2016 and thereafter gave direction to staff to pursue the preparation of an urban renewal plan.

The City of Grants Pass Urban Renewal Plan – 2016 (Plan) contains goals, objectives, and projects for the development of the Grants Pass Urban Renewal Area (URA). The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the URA.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The URA has infrastructure needs as identified in the Report accompanying the Grants Pass Urban Renewal Plan – 2016 and specifically cited in the ordinance for adoption of the Plan.

Urban renewal allows for the use of tax increment financing (TIF), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Grants Pass, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds borrowed for urban renewal projects, and states how the plan may be changed in the future.

The URA shown in Figure 1, consists of approximately 1,364.10 total acres: 1,207.79 acres of land in tax lots and 156.31 acres of public right-of-way.

The Plan will be administered by the City of Grants Pass Urban Renewal Agency (Agency), which was established by the Grants Pass City Council (City Council) as the City's Urban Renewal Agency. Substantial changes to the plan must be approved by the City Council as outlined in Section IX of this Plan.

A community forum was held on July 13 at which approximately 50 citizens participated. The public meeting included presentation boards and other materials to educate the public

about the impacts of the proposed urban renewal district and to receive their input. Staff and representatives of the consultant team were in attendance to answer questions from the public.

In addition, city staff briefed the Josephine County Commission on July 13, 2016.

The City Council, in discussion while considering the ordinance to adopt the Plan, requested language be placed within the Plan providing specific assurance regarding the ability to under-levy and the ability to terminate the Plan, if desired.

An under-levy is authorized by ORS 457.455. It states that if the tax increment funds are not required to pay the principal and interest on indebtedness, the Agency may limit collections for the Plan in any fiscal year. This is done through the submission of a Form UR-50 to the Assessor by July 15 of any year. The Agency is required to consult and confer with each taxing district before taking formal action.

ORS 457.450 provides for the termination of an urban renewal plan's ability to receive tax increment revenues. It states that when the principal and interest on the maximum indebtedness of an urban renewal plan is fully paid, or there are deposits sufficient to fully pay that maximum indebtedness, the Agency may notify the Assessor to cease dividing the taxes for tax increment purposes. This is a final action and cannot be un-done. There is no requirement in ORS 457 to use the full amount of maximum indebtedness, allowing for an Agency to decide to cease collections at any time that they have the ability to pay off the existing debt. If there are contractual obligations, such as binding agreements with developers, those must also be considered.

The Plan is accompanied by an Urban Renewal Report (Report) that contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The total estimated cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

It is anticipated that the Plan will take 30 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$105,000,000.

Future amendments will be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote as to amendment number and date adopted.

III. GOALS AND OBJECTIVES

The goals and objectives of the Urban Renewal Area plan support the City Council's Mission, Vision and Strategic Goals. The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section XI. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not ranked by priority.

Goal 1: ECONOMIC DEVELOPMENT AND EMPLOYMENT

Create conditions that are attractive to the growth of existing business and attract new businesses to Grants Pass to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities. Increase property values so that the URA will contribute its fair share to the costs of public services provided.

Objectives:

1. Build utility infrastructure to support existing businesses and accommodate growth in the URA.
2. Assist in the improvement of transportation infrastructure to support existing development and allow for future development.
3. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
4. Develop a Convention Center to attract visitors to the URA, creating jobs, supporting existing businesses and providing opportunities for new businesses.

Goal 2: PUBLIC INVOLVEMENT

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Objectives:

1. Provide opportunities for public input throughout the implementation of the Plan.
2. Utilize an Advisory Group or Council appointed Task Force to review substantial amendments to the Plan.

Goal 3: REDEVELOPMENT/DEVELOPMENT

Strengthen a lively storefront retail character with a pedestrian emphasis, supporting an active downtown. Complement, protect and promote the continued growth and vitality of current businesses and attract new businesses.

Objectives:

1. Create a tool kit to assist existing businesses with their growth and vitality, including a building rehabilitation program.
2. Create a tool kit to invest in new catalyst projects that leverage public-private partnerships, incentives, and other tools.
3. Provide opportunities such as a Maker's Space or Business Incubator to help start new businesses in the URA.
4. Redevelop or remove underdeveloped and/or blighted properties in the URA.
5. Provide and improve public amenities such as plazas and parks to create an attractive environment for residents while also providing an environment that supports existing and new businesses.

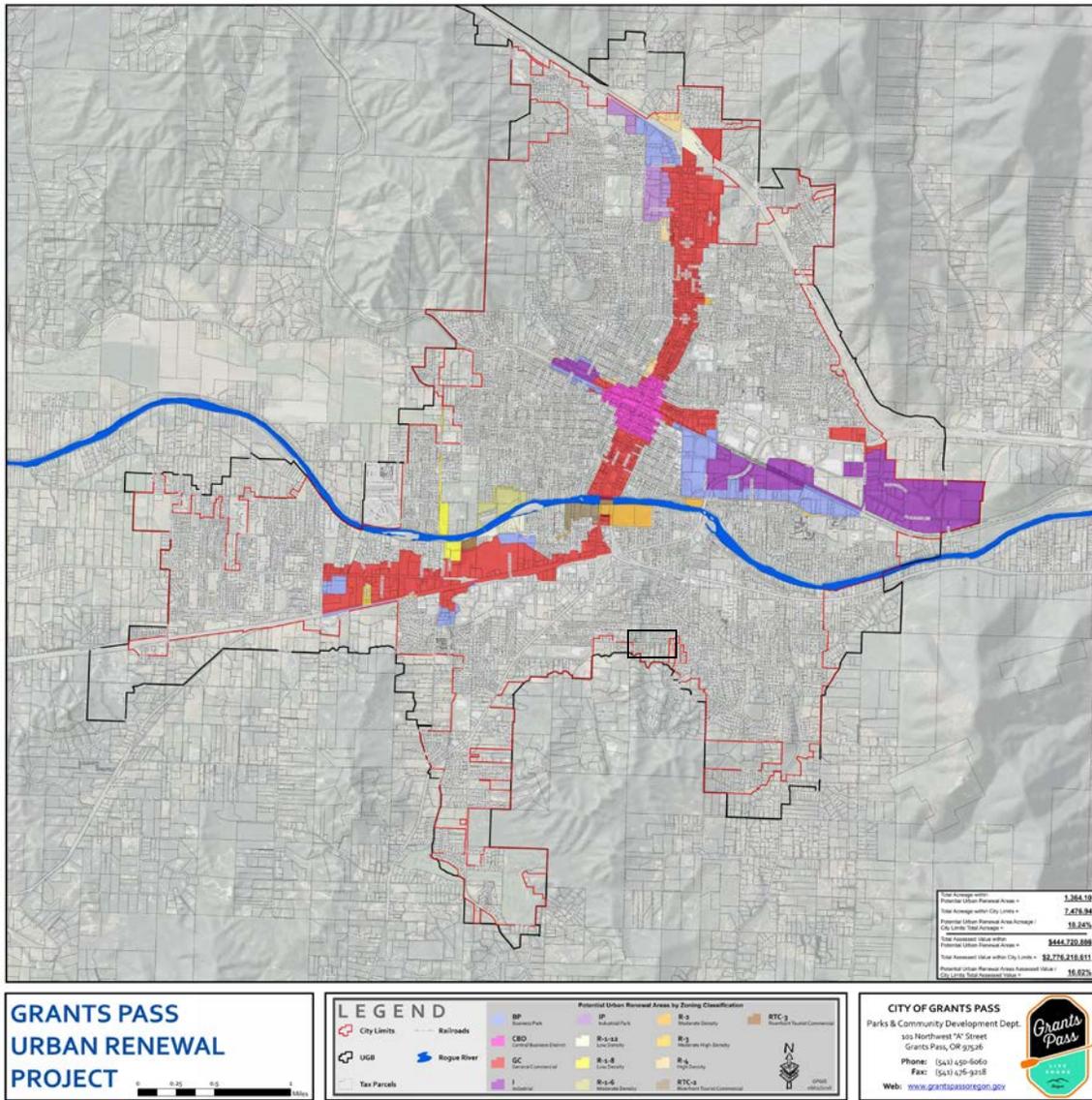
Goal 4: FISCAL STEWARDSHIP

Work with taxing jurisdictions to both inform them of the annual project and financial activities of the urban renewal area and to evaluate opportunities to use tax increment revenues for mutual benefit.

Objectives:

1. Send a copy of the annual project required by ORS 457.460 and financial report to all taxing jurisdictions, informing them of the activities of the urban renewal area.
2. Notify taxing jurisdictions of revenue sharing responsibilities and the timing of those responsibilities.
3. Reimburse city for annual costs in administering the urban renewal area.

Figure 1 – Grants Pass Urban Renewal Plan Area Boundary



IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The projects within the URA include:

- A. *Capital Improvements***
 - Public infrastructure including transportation and utility improvements*
 - Development Assistance to promote new development and rehabilitation*
- B. *Debt service and plan administration***

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. Public improvements authorized under the Plan include upgrading infrastructure including transportation and utilities to encourage development.

A. *Capital Improvements*

1. Sewer Plant

This project would support the \$20,000,000 water restoration plant expansion. This project benefits the entire city, with only 18% of the area being included in the URA. The funding for the URA contribution would be a percentage of the total acreage of the city.

2. Water Plant

This project would support the \$56 million project of replacing the water treatment plant. This project benefits the entire city, with only 18% of the area being included in the URA. The funding for the URA contribution would be a percentage of the total acreage of the city.

3. North end improvements

Water, sewer, and transportation improvements are needed in the NW Industrial area prior to further development in the area. The estimated costs identified in the various capital improvement plans total \$16 million dollars. Proposed URA participation at 25% could open this industrial area for development and expansion.

4. Water, Sewer, Transportation (SE Industrial)

The area around the Spalding Industrial Park needs infrastructure to adequately function as an industrial area. On the east side of Jones Creek, the topology will require a sewer lift station in order to provide sewer services. Water fire flow requirements will require a new reservoir and a booster station. Development costs for Sewer (\$8.2 million), Water (\$8.3 million) and Transportation (\$3.5 million) will exceed \$19 million. Assistance from the URA or another source will be required to make development of this area feasible. Proposed URA participation at 25% could open this industrial area for development and expansion.

5. North 6th and 7th Street corridor

The north entry way to the City comes down 6th and 7th streets. Visitor's first impressions of Grants Pass are made as they come into the City through this area. There is a need for façade

improvements, landscaping, and improvements that would visually enhance this corridor and add to the appeal of downtown and the City.

6. Blighted building removal and/or replacement

There are several blighted buildings (South Y area and F Street & 9th) that are prime real estate opportunities being underutilized. The removal and restructuring of some key development areas would attract new investment in the community. Incentives could influence the property owner's future development.

7. Southern section of NW industrial area

Water, sewer, and transportation improvements are needed in the southerly end of this industrial area prior to further development. The estimated costs identified in the various capital improvement plans total \$13 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

8. Infrastructure - Vine Street - water, sewer, transportation

Water, sewer, and transportation improvements are needed in the Vine Street area in order to support further development. The estimated costs identified in the various capital improvement plans total \$2.3 million dollars. Proposed agency participation at 25% could open this industrial area for development and expansion.

9. Building Rehab Program

This project would focus on rehabilitating unsightly or uninhabitable buildings. The program could be set up as a low or no-interest loan program, or it could include grant elements. The purpose would be to encourage private investments improving façade and storefronts, interior building improvements, and perhaps the associated public infrastructure and access spaces connected to the buildings.

10. Business Incubator

This project would support a business incubator where small businesses could have access to resources that would assist them in developing their business plan. The incubator would serve as a catalyst for starting new businesses. Partnering with the local schools, the community college and the Small Business Development Center (SBDC) would likely improve business successes.

11. Convention Center

This project could explore a partnership with a developer or major hotel chain to locate a convention center in Grants Pass.

12. Town Center Plaza

This has been identified as an area that needs improvement. The buildings and surrounding parking are not consistent with the balance of the historical district. Though there are some successful retail outlets in the plaza, the potential exceeds what is currently there. Retail construction costs are estimated at \$140/per square foot. Incentives provided by the agency could influence the property owner's future development of this site.

13. Riverside Park

This would add amenities to Riverside Park. It could include an amphitheater, stage area, restrooms, spray park, meeting space and other features that could improve the park, benefiting citizens and attracting more visitors to the park and Grants Pass.

14. Underdeveloped land

There are properties included within the URA that are being underutilized. Higher and better uses, including business park use, lodging, commercial uses and/or uses consistent with current zoning would benefit the City, its residents and its visitors. The agency could participate in planning, development, and installing of public infrastructure to improve these areas. Priority properties would be along 6th Street, Redwood Highway, and along the riverfront.

15. Study Streetscape/Streetscape Implementation

Aesthetic improvements to the streetscape in the Southeast Industrial Area.

B. Debt Service and Plan Administration

This project will allow for the repayment of costs associated with the preparation and implementation of the Grants Pass Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.

VI. PROPOSED LAND USES, MAXIMUM DENSITIES AND BUILDING REQUIREMENTS

The proposed land uses, densities and building requirements for the URA will comply with the Grants Pass Comprehensive Plan and Grants Pass Development Code as stated in those documents and incorporated herein by reference. If those documents change, those changes will be automatically incorporated into this Plan. The specific zones within the URA are:

Moderate Density Residential

The purpose of the R-2 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate densities.

Moderate-High Density Residential

The purpose of the R-3(R-3-1) and R-3-2 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate-high densities. Maximum densities in these districts are typically representative of 2-story housing such as attached or multi-family.

High Density Residential

The purpose of the R-4(R-4-1), R-4-2, and R-5 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at higher densities, and for professional uses that typically support residential areas; such as professional offices; hospitals, clinics and other suitable uses, but only in a manner designed to support and protect residential livability. Maximum densities in these districts are typically representative of 3-story housing such as attached or multi-family. Some districts only allow non-residential uses when in conjunction with residential use to ensure the residential land supply is not exclusively consumed by other uses.

General Commercial

The purpose of the General Commercial District is to provide for all commercial and professional uses, excepting those uses requiring on-site manufacture or assembly. Performance development standards are designed to protect adjacent uses and development from impact, and the market factors of supply, demand, location and cost are expected to provide commercial development in appropriate types, amounts and relationships.

Central Business District

The purpose of the Central Commercial District is to provide appropriate commercial and professional uses for the Central Business District of Grants Pass. Performance development standards are designed to encourage mixed commercial, professional and high-rise residential uses. The Central Business District recognizes and encourages viable and economic uses, while

performance development standards and the Downtown Plan act to maintain and enhance the District's unique architecture and historic qualities.

Riverfront Tourist Commercial II

The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this sub-district is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.

Riverfront Tourist Commercial III

The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor-serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

Business Park

The purpose of the Business Park District is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts.

Industrial

The purpose of the Industrial District is to provide for those industrial uses with heavier impacts upon their surroundings and the need for outdoor functions. Performance standards are less than required for other industrial districts and graduated buffering standards ensure compatibility with neighboring zones of lesser intensity of use. It is the express intent of the Industrial District to maintain lands for industrial use, with commercial and residential uses limited to those uses accessory to industrial development.

Industrial Park

The purpose of the Industrial Park District is to provide for light industrial uses in a campus-like setting. High Performance Development Standards assure compatibility among Industrial Park users and the compatibility with adjacent commercial and residential uses.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment. Identification of property to be acquired and the anticipated disposition of the property is required by ORS 457.085(g).

A. *Property acquisition for public improvements*

The Agency may acquire any property within the URA for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. *Property acquisition – from willing sellers*

The Plan authorizes Agency acquisition of any interest in property within the URA that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the URA.

C. *Land disposition*

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the URA.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. *General description of the proposed financing methods*

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. *Tax increment financing and maximum indebtedness*

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the URA is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax

collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$105,000,000 (one hundred five million dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

X. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Grants Pass, as required by ORS 457.120.

Substantial Amendments are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

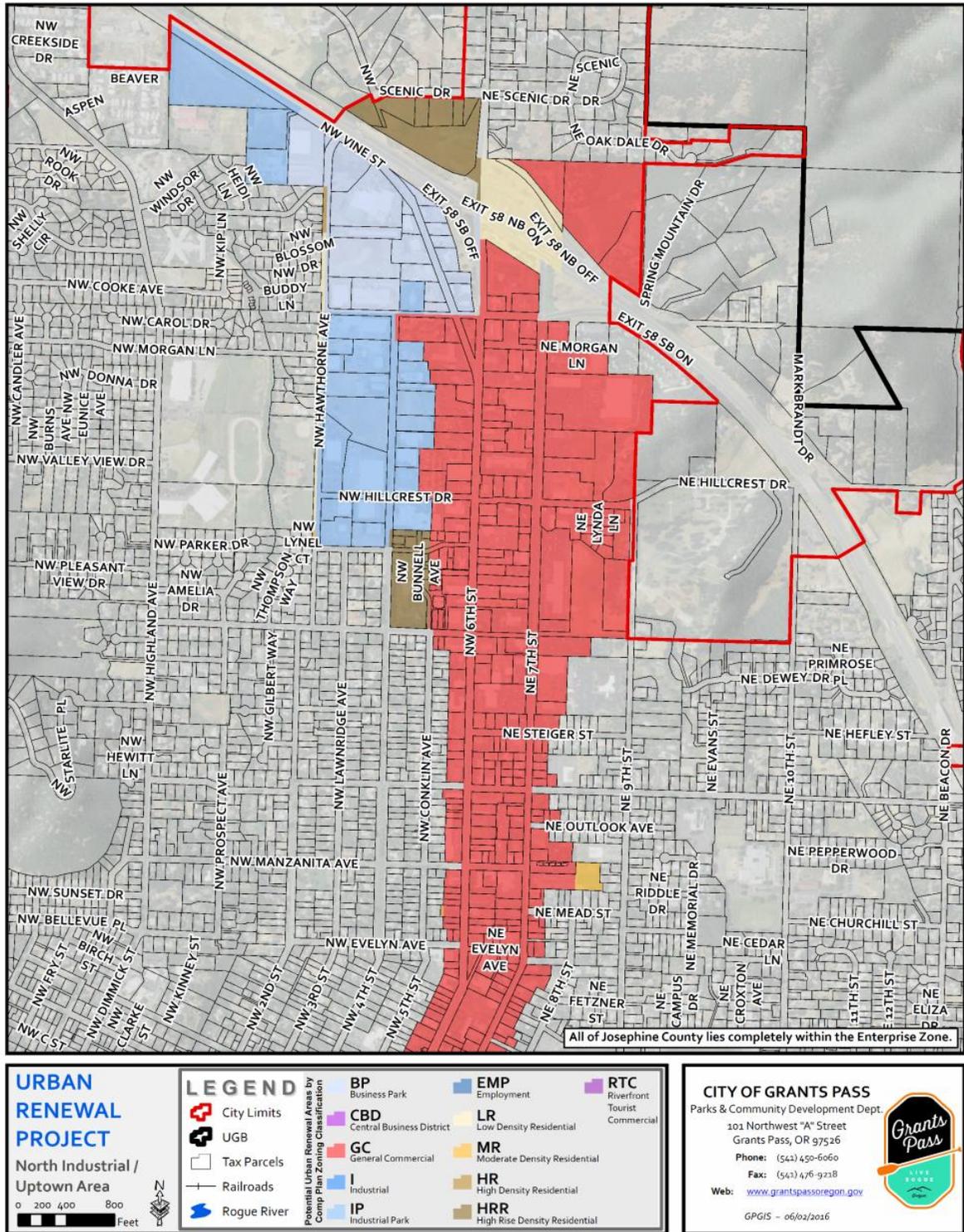
B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Grants Pass Comprehensive Plan and/or Grants Pass Development Code/Zoning Ordinance

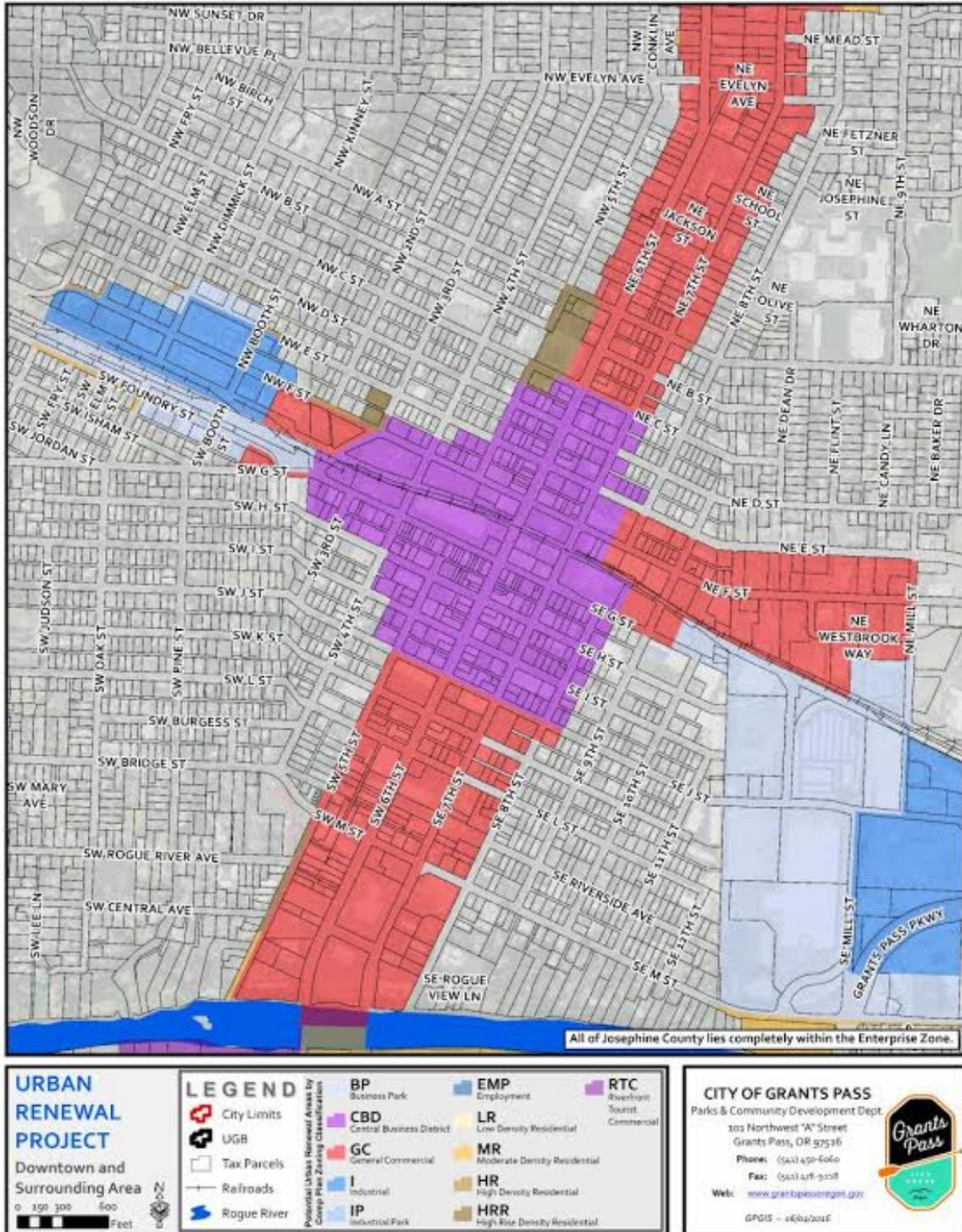
Amendments to the Grants Pass Comprehensive Plan and/or Grants Pass Development Code/ Zoning Ordinance that affect the Urban Renewal Plan and/or the Urban Renewal Area shall be incorporated automatically within the Urban Renewal Plan without any separate action required by the Agency or the City Council.

Figure 2a – Comprehensive Plan Designations



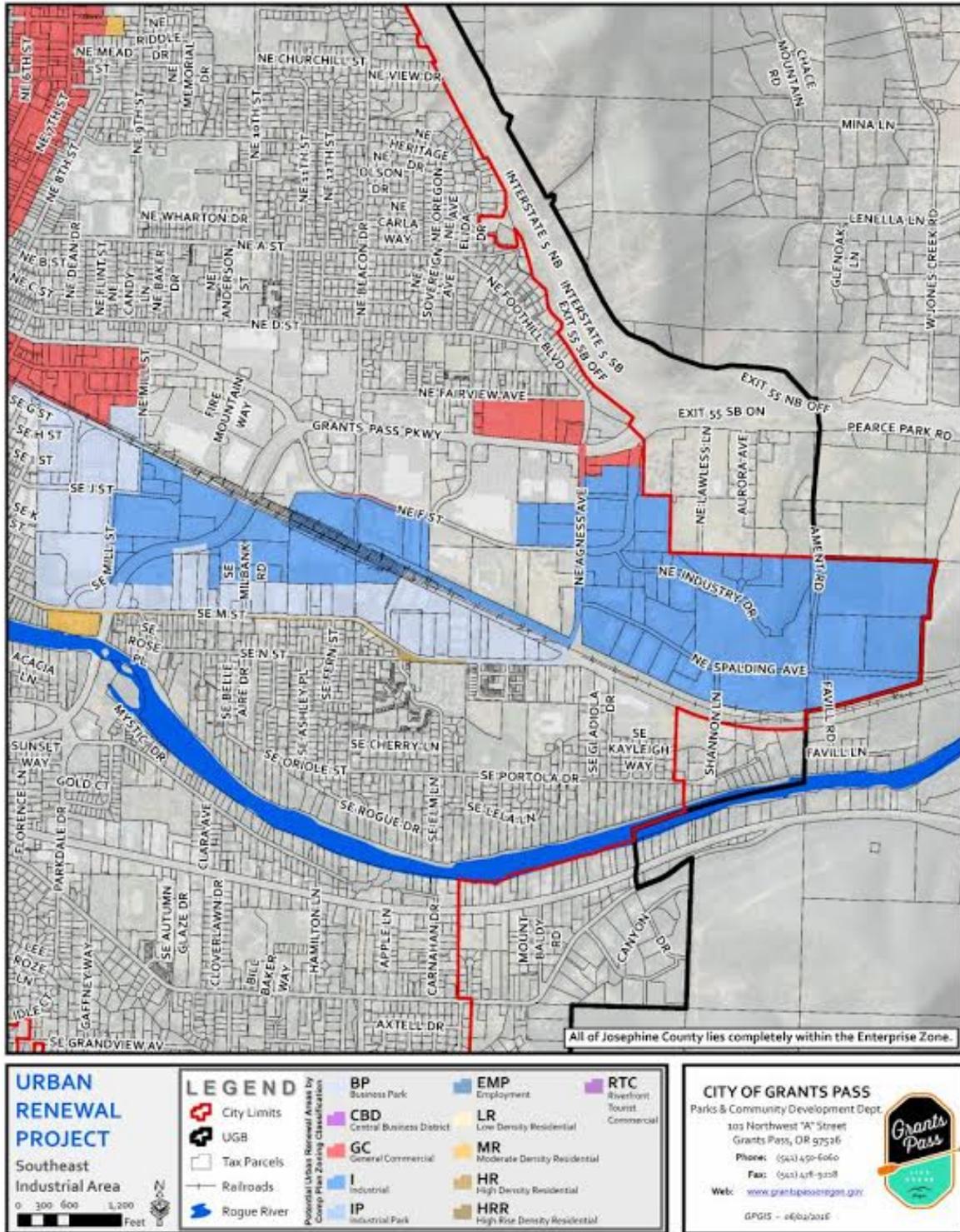
Source: City of Grants Pass

Figure 2b – Comprehensive Plan Designations



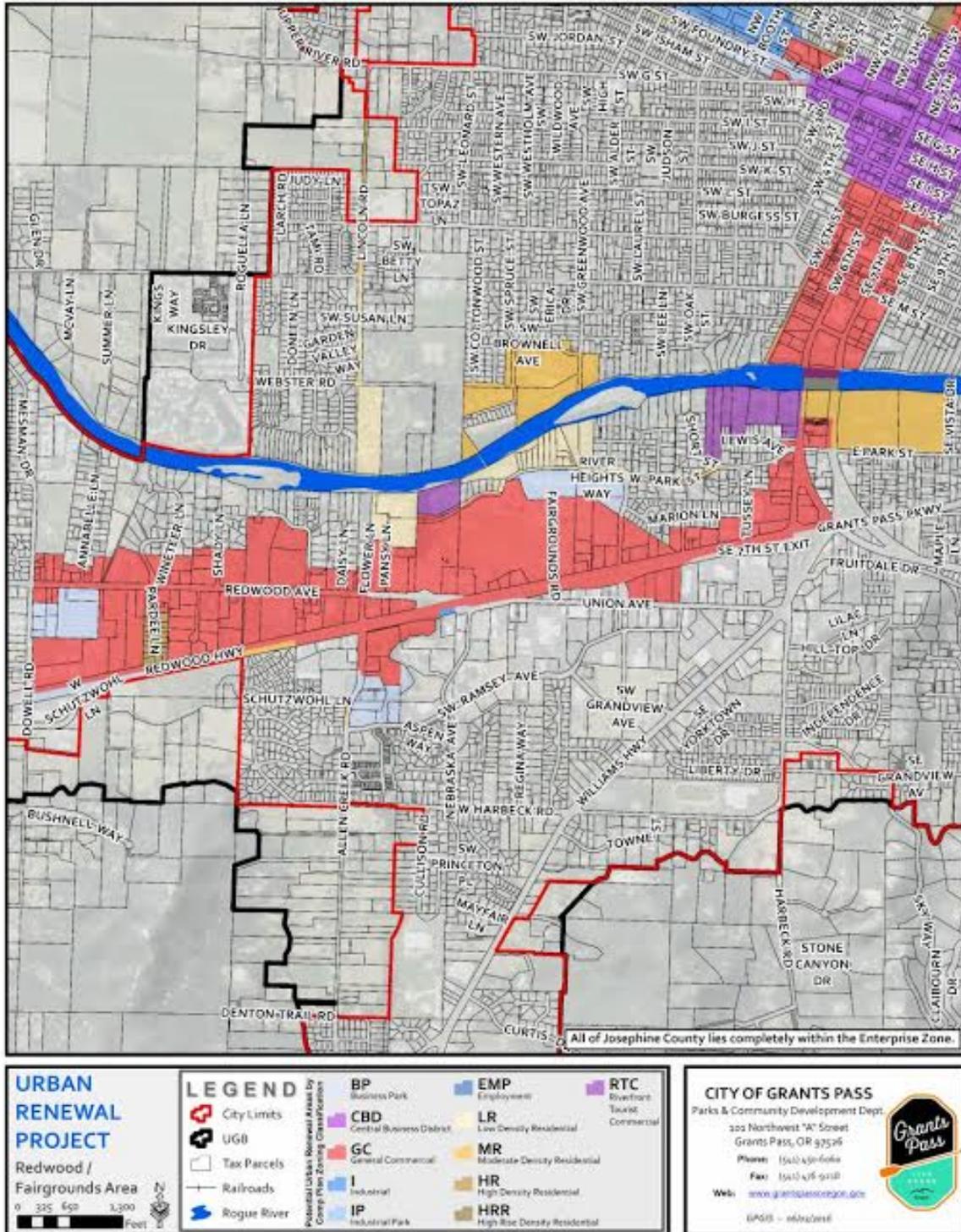
Source: City of Grants Pass

Figure 2c – Comprehensive Plan Designations



Source: City of Grants Pass

Figure 2d – Comprehensive Plan Designations



Source: City of Grants Pass

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the Grants Pass Comprehensive Plan, called the Grants Pass Comprehensive Community Development Plan (Comprehensive Plan), the Grants Pass Development Code, and the Comprehensive Park and Recreation Master Plan. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document, so the numbering may look out of order in this document. Italicized text is text that *has* been taken directly from an original planning document.

The Comprehensive Plan designations are shown in Figures 2a-2d. The maximum densities and building requirements are contained in the Grants Pass Development Code. The proposed land uses conform to Figure 2, the comprehensive plan designations and the maximum densities and building requirements can be found in the Grants Pass Development Code, Article 12 Zoning Districts.

This is not a comprehensive list of all parts of the Grants Pass Comprehensive Plan that are supported by this Plan. This list includes the major Goals and Policies from the comprehensive plans that are supported through the urban renewal plan however, there may be other Goals and Policies that are not specifically listed, which support and are in conformance with the Grants Pass Comprehensive Plan.

A. *City of Grants Pass Comprehensive Community Development Plan*

The Plan conforms to the Citizen Involvement, Recreation, Parks and Open Space, Economy, Housing, Public Facilities and Services, Energy Conservation, and Land Use Elements as it contains projects to upgrade the transportation and utility infrastructure, to support existing business and allow for development of new businesses to create jobs, utilizing underutilized and/or blighted sites.

2. *Citizen Involvement*

Goal: To develop a citizen involvement program that insures the ongoing involvement of citizens in all phases of the land use planning process.

The Plan conforms to the Citizen Involvement Element as a citizen advisory group assisted in the development and review of the feasibility study. In addition, citizens were provided opportunities for input at the Open House, the Planning Commission meeting and the City Council meeting.

7. *Recreation, Parks & Open Space Element (As contained in the Comprehensive Parks and Recreation Plan)*

Goal: To provide for the Recreation and Park and Open Space needs of the residents of and visitors to the Grants Pass Urban Growth Boundary area. The provisions shall: ensure the availability of sufficient open spaces for all areas of the UGB; meet the recreational needs of all

age groups and types of recreation activities; locate open spaces in a manner that shall protect and enhance natural resources, and minimize hazard to life and property.

Element 7 of the Comprehensive Plan, the Recreation, Parks, and Open Space Element is now provided by the January 2010 Comprehensive Park and Recreation Master Plan, adopted on February 3, 2010.

Vision Statement:

We envision a safe, interconnected, and sustainable system of vibrant parks, thriving green spaces, and quality recreation opportunities that enhance our community and its economic vitality.

Sustainability:

The City of Grants Pass will sustain City assets and environmental resources for future generations through effective management and maintenance. The City will use conservation measures to develop and care for parks, green space, and recreation facilities with an eye to the future.

Accessibility:

The City of Grants Pass will strive to make all parks, facilities, and green spaces geographically, physically, and economically accessible to all members of the community. The Division will plan and design inclusive facilities, serving residents of all ages, abilities, family compositions, and economic and cultural backgrounds

Quality Parks and Facilities:

The City of Grants Pass will provide safe, clean, and inviting parks and facilities that foster community pride and encourage recreation and outdoor play. The City will strive to provide close-to-home recreation opportunities that are conveniently located for residents citywide and within an expanded Urban Growth Boundary.

Connectivity:

The City of Grants Pass will connect community members together via a network of parks, recreation facilities, trails, and green spaces. This system will support community health and active transportation, by linking key destinations within planning area.

The Plan conforms to the Comprehensive Park and Recreation Master Plan as there are projects that will improve Riverside Park.

7.14 Fairgrounds

The County Fairgrounds is an especially valuable asset to the people of the community. The City, County and Fair Board shall take care to preserve the fairgrounds for recreation activity, to protect the site from the encroachment of other public uses which may detract from its basic function, and shall act to enhance and extend the recreational capacity of the site. The City and County shall cooperate with the Fair Board to develop a Master Plan for the development of the County Fairgrounds.

The Plan conforms to this provision as the Fairgrounds is included in the URA. No projects will be undertaken on the Fairgrounds without coordination with the County and the Fair Board.

Funding could be available to assist with a Master Plan for the development of the County Fairgrounds.

Economy Element

Goal: To improve, expand, diversify and stabilize the economic base of the community.

Policies:

8.1 The City and County shall endeavor to improve, expand, diversify and stabilize the economic base of the community:

(d) by insuring that an adequate quality and quantity of industrial land is available, properly zoned and serviced.

8.4 The acquisition and development of park and recreation facilities, as well as the conservation of natural resources and open space, shall be considered a vital part of the economic development and economic well-being of the area, the region and the State, and appropriate efforts shall be made to keep both recreation development and natural resource conservation abreast of growth.

8.7 The City and County will encourage commercial development at major commercial nodes, which includes the East Grants Pass area around the existing Grants Pass Shopping Center; the Redwood Commercial Triangle South of the Rogue River area and the Downtown area. The City will also encourage infill commercial and office development along Sixth and Seventh Streets, and in the North City commercial area.

8.8 The City shall assist in maintaining the Downtown commercial area as a vital business and office district by:

(a) following the adopted Downtown Improvement Program, giving high priority to Downtown Improvement projects in its Capital Improvement Program.

(e) encouraging private building owners to maintain and improve their buildings.

8.9 The City shall promote tourism, a significant element in the local economy by:

(b) creating a financial mechanism and completing landscaping & improvements to the North Interchange area.

The Plan conforms to the Economy Element as there are projects in the Plan to support infrastructure development, both utilities and transportation, to allow for economic growth. In addition, there are programs to assist existing and new businesses within the URA.

Housing

Goal: To encourage the provision of adequate numbers of housing units within the urban growth boundary at price ranges and rent levels commensurate with the financial capabilities of area households, and to allow for flexibility of housing type, density, location and design.

The Plan conforms to the Housing Element as there are programs to assist in development within the URA, including mixed use development to help support the downtown commercial core.

Public Facilities and Services

Goal: To provide needed facilities and services for the Urban Growth Boundary area in a timely, orderly, efficient, economic and coordinated manner.

10.1.3 Services shall be provided in an orderly and economic manner. Services provided at public expense should be provided first to those areas most heavily committed to urban development and those areas most actively developing, before extension to less committed areas or to those areas less actively developing. The extension of services with similar physical and/or programmatic requirements should be coordinated where economies will result. The involvement of the private sector is essential in the provision of services, and will determine to a great extent the timing, location and financing means of service extensions.

10.1.7 The City and County recognize that the provision of necessary services to accommodate the projected growth and land-use allocations is a mutual responsibility. The city and county will continue to cooperate with each other and with the private sector and the development and use of financial mechanisms and programs that are effective, efficient and equitable.

The Plan conforms to the Public Facilities and Services Element as there are projects in the Plan to support infrastructure development, both utilities and transportation, to allow for economic growth.

10.2 Water Service Policies

10.2.1 The City and County shall follow the adopted Water Facilities Plan for the Urban Growth Boundary area when extending and improving water service. Key factors to be utilized in growth management include:

- (a) the number, size, location and approximate costs of water treatment, storage and distribution facilities deemed necessary to serve the expected population within the Urban Growth Boundary;*
- (b) water sources and treatment and distribution modes;*
- (c) continued input from all segments of the community;*
- (d) implementation and financing strategies for acquiring, developing and maintaining needed water treatment, storage and distribution; and*
- (e) determination of the areas of greatest need, including techniques of funding and prioritization for these areas of need.*

The Plan conforms to the Water Services Policies as there is a project in the Plan to help finance the development of a Water Plant in the URA.

10.3 Sewer Service Policies

10.3.1 The City and County shall follow adopted Sanitary Sewer Facility and Management Plans for the Redwood, Fruitdale-Harbeck and City service districts, including all parts of the Urban Growth Boundary area. The Sanitary Sewer Facility and Management Plans:

- (a) determine the number, size, location and approximate costs of sanitary sewer facilities and improvements deemed necessary to serve the expected population within the Urban Growth Boundary;*
- (b) base the facilities and improvements determination upon a thorough analysis of the Urban Growth Boundary service districts, including present treatment plan capacity, treatment levels and Department of Environmental Quality requirements, collection system age, construction and function, and infiltration and inflow characteristics of the system;*
- (c) recommend implementation and financing strategies for acquiring, developing and maintaining needed sanitary sewage facilities;*
- (d) demonstrate continuity with past sanitary sewer plans, as adopted and developed by the City and County;*
- (e) provide for adequate coordination between the City and County as needed in the expansion and maintenance of the sewer service districts;*
- (f) determine the areas of highest priority.*

The Plan conforms to the Sewer Services Policies as there is a project in the Plan to help finance the development of a Sewer Plant in the URA.

10.4 Storm Drain Policies

10.4.1 The City and County shall follow the adopted Master Storm Drainage Facilities and Management Plan for the ¹Grants Pass Urban Growth Boundary area when extending the improving drainage service. Key factors to be utilized in growth management include:

- (a) the number, size, location and approximate costs of storm drainage facilities and improvements deemed necessary to serve the expected population within the Urban Growth Boundary;*
- (b) the analysis of the UGB drainage basins, using generally accepted runoff projection techniques, including appropriate computer modeling, if possible;*
- (c) implementation and financing strategies for acquiring, developing and maintaining needed storm drainage facilities;*
- (d) maintaining continuity with past drainage plans, as adopted and developed by the City and County; and*
- (e) determination of the areas of highest priority, including techniques of funding and prioritization for these high priority areas.*

The Plan conforms to the Storm Drain Policies as there are projects in the Plan to support the development of infrastructure in the URA.

The Plan conforms to the Public Facilities and Services Element as there are projects in the Plan to support infrastructure development to allow for economic growth within the URA.

Energy Conservation Element

Goal: To promote the wise and efficient use of all forms of energy.

Policies:

12.6 The City and County shall pursue a more energy-efficient urban form by:

(a) locating higher densities in close proximity to major streets, potential public transit locations, the central business district, shopping and employment centers, schools and parks.

(c) encouraging infill development within Established and Developing areas of the Urban Growth Boundary.

The Plan conforms to the Energy Conservation Element as there are programs to assist in development within the URA, including mixed use development to help support the downtown commercial core. These programs will help encourage infill development and higher densities within the downtown area.

Land Use Element

Goal: to provide a vision of the future through maps and policies that shall guide and inform the land-use decisions of the present, in such a manner that:

(e) provides adequate amounts of industrial, commercial and residential lands to meet growth needs over the planning period.

The Plan conforms to the Land Use Element as there are projects in the Plan to support infrastructure development, increasing the amount of developable lands and allowing for economic growth within the URA.

XII. APPENDIX A: LEGAL DESCRIPTION

**INSERT TEXT LEGAL DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY
THAT IS CONSISTENT WITH THE ENCLOSED MAP**