

Banks Urban Renewal Plan

Adopted by the City of Banks

October 10, 2017

Ordinance No. 2017-09-01

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.



LIST OF PARTICIPANTS

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I. DEFINITIONS

“Agency” means the Banks Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Banks urban renewal boundary.

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

“Board of Commissioners” means the Washington County Board of Commissioners.

“City” means the City of Banks, Oregon.

“City Council” or “Council” means the Banks City Council.

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

“County” means Washington County, Oregon.

“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 Banks Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“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.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“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).

II. INTRODUCTION

The Banks Urban Renewal Plan (Plan) was developed for the Banks City Council (City Council) with cooperative input from an Advisory Committee that was formed for this purpose. The Plan also includes input from the community received at a public open house and public meetings and hearings before the Planning Commission, City Council, and Washington County Board of Commissioners. Pursuant to the Banks City Charter, this Plan will go into effect when it has been adopted by City Council. ORS 457.105 also requires Washington County adopt the urban renewal plan as there is unincorporated property within the Area.

A. Plan Overview

The proposed Urban Renewal Area is located mainly in the downtown of Banks. Cherry-stems include the railroad and the Greenville City Park in the Arbor Village neighborhood. The long range land use and development vision for the area is outlined in the Banks Comprehensive Plan and has been further refined by the Vision 2037 Plan.

The Banks Vision 2037 Plan process was based on significant community outreach and engagement as well as direct work with the City Manager and Contract City Planner, and reporting to and receiving comments from Council and the Project Steering Committee as well as City Manager and Planner. The Vision Plan, Banks Economic Development Plan and Banks Branding concept all proceeded simultaneously, allowing for cross-input and even for a joint open house presentation and outreach to the community.

Documents reviewed in the Vision 2037 Plan included:

- Banks Main Street Revitalization Plan (2014)
- Banks Bicycle and Pedestrian Plan (2014)
- Banks Growth Management Plan (1999)
- Banks Comprehensive Plan (1979, 89, and subsequent)
- Banks Parks and Recreation Master Plan (2010)
- City of Banks Design Standards (2013)
- Ordinance 2011-03-11 IGB Expansion (2011)
- Council Creek Regional Trail Master Plan (2014)
- Salmonberry Trail Concept Plan (2014)
- City Zoning Ordinance (current)
- Banks Resource Team Report (2002)
- Banks Transportation System Plan (2010)
- Banks Historic Resources Report (2012)
- UGB Expansion Area Study (2013)
- Banks Strategic Plan (2012)
- East Banks Core Connections Study (2014)
- Westside Circulator Roadway (WCR) (2014)
- Banks at-grade Rail Crossing Report (2016)
- Banks Branding (current)
- Banks Sustainability Strategy (2011)

- “Banks – A Darn Good Little Town” (1995)

The Purpose of this Plan, therefore, is to implement the land use and development vision for the Area as outlined in the Vision 2037 Plan.

The Plan Area, shown in Figure 1, consists of approximately 105.9 total acres: 82.82 acres of land in tax lots and 23.08 acres of public rights-of-way. 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 (TIF) for projects and programs) that may be issued for the Plan is \$30,000,000 (thirty million dollars).

Detailed goals and objectives developed by the community for this Plan are intended to guide TIF investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend funds generated by TIF. The Plan is to be administered by the city’s Urban Renewal Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section IX. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, 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 borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

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. 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 Banks Urban Renewal Area meets the definition of blight due to its infrastructure deficiencies and underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- 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 estimated total 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.

III. GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve each goal. 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 X, and were developed with input from the Advisory Committee and using the Vision 2037 Plan as a guide. 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 listed in any order of importance or priority.

Goal 1: District Identity

Increase the vitality of Banks' downtown. Strengthen the downtown's role as the service, tourist and cultural heart of the Bank's community.

- a) Recognize and build on the three "districts" of Banks, those being Southtown, Midtown, and the Traditional/Historic Downtown.
- b) Install new streetscapes and upgrades, providing uniformity to the three districts on Main Street, but also being specific to and with differences in each.
- c) Create a new public multi-use plaza as a community and visitor focus, preferably connecting to Main Street to the west side of the city.

Goal 2: Economy

Improve downtown Banks as a destination. Enhance the city's identity and facilities to attract businesses to downtown Banks.

- a) Improve efficiency of parking, and provide streetscape and pedestrian and bicycle amenities to enhance downtown business.
- b) Provide programs for improvement of properties through storefront loans, redevelopment assistance, and business assistance.

Goal 3: Recreation

Provide facilities and parks/public spaces to support the citizens of banks, tourism trade, downtown, and businesses.

- a) Create a new public multi-use plaza as a community and visitor focus, preferably connecting to Main Street and the west side of the city.
- b) Develop further trails and support areas, creating additional trailhead opportunities.

Goal 4: Transportation

Improve transportation network to standards that will facilitate effective traffic flow and provide for increased pedestrian and bicyclist safety.

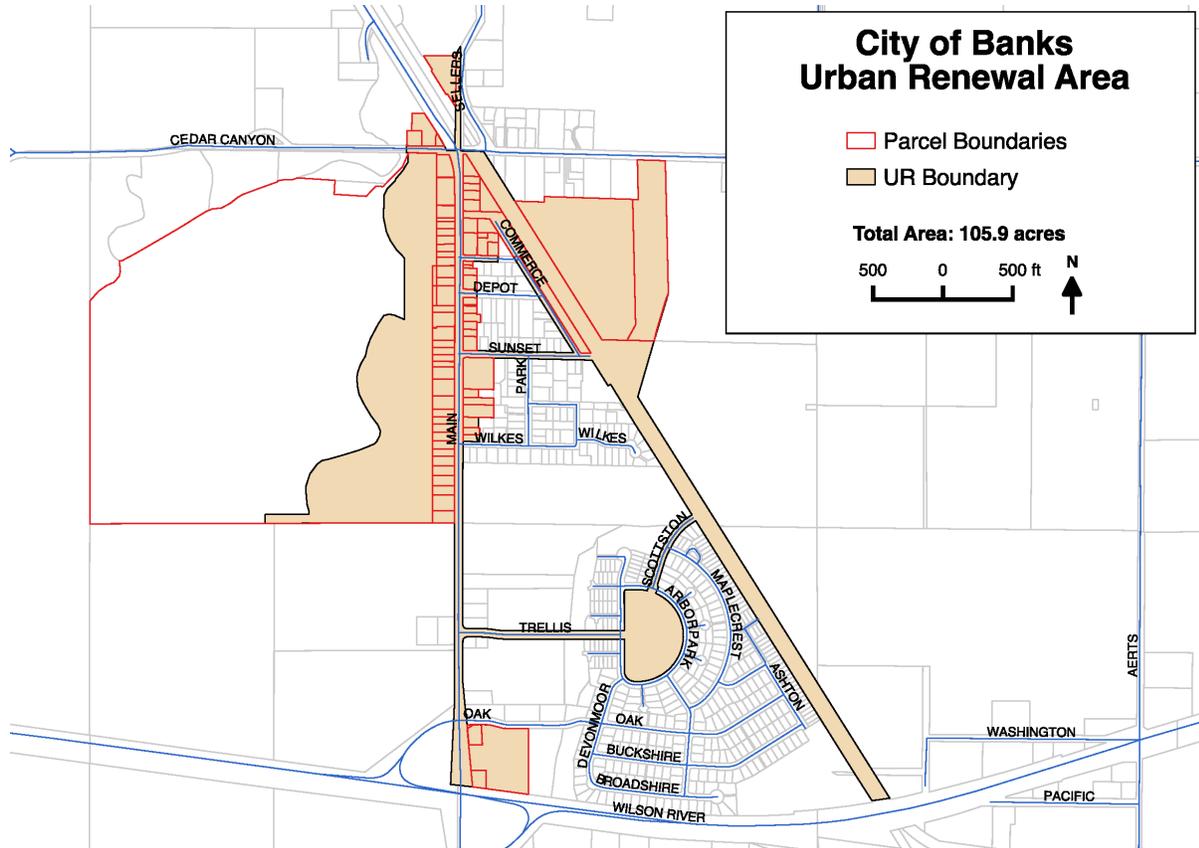
- a) Repave as necessary, provide crosswalks, bulb-outs.
- b) Underground utility lines on Main Street.
- c) Install traffic safety measures such as traffic circles.
- d) Install features on Commerce Street to improve and encourage use of bike trail facilities.
- e) Implement Banks' parking plan to encourage visits to downtown businesses and trailheads.

Goal 5: Public Safety

Coordinate with the Banks Fire District to provide public safety in the urban renewal area.

- a) Provide funding for capital improvements to the Banks Fire District.

Figure 1 – Banks Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

IV. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- District Identity (Goal 1)
- Economy (Goal 2)
- Recreation (Goal 3)
- Transportation (Goal 4)
- Public Safety (Goal 5)

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

District Identity

1. Downtown Streetscape Improvements

New and repaired sidewalks, possible bulb-outs, and streetscape furnishings including benches, bike racks, street lights, receptacles, drinking fountains, bollards, possible transit shelter and other streetscape improvements as designated.

2. Mid Town Streetscape Improvements

New and repaired sidewalks, possible bulb-outs, and streetscape furnishings including benches, bike racks, street lights, receptacles, drinking fountains, bollards, possible transit shelter, and other streetscape improvements as designated.

3. South Town Streetscape Improvements

New and repaired sidewalks, possible bulb-outs, and streetscape furnishings including benches, bike racks, street lights, receptacles, drinking fountains, bollards, possible transit shelter, and other streetscape improvements as designated.

4. Commerce Street Extension and Improvements

New streetscape as described above, and possible extension north and west through existing right of ways (ROW) to connect to Main Street. Also possible new shelter and restrooms, bike fixing stations, bike racks, re-striping and other streetscape improvements as designated.

Economy

1. Existing Buildings Additions and Remodels

Any additions to and remodels of existing structures to upgrade in any manner that adds value. Design standards as proposed in Vision 2037 and codified can help guide in certain areas.

2. New Buildings Structures

Any new structures and developments, including infill structures on urbanized lots. Design standards as proposed in Vision 2037 as codified can help guide new structures designs and siting.

Recreation

1. Banks Plaza Mixed Use/Urban Open Space Development (public/private partner)

Proposed new Banks Plaza, realized if possible as mixed use public-private partnership to gain the multi-use plaza and surrounding mixed-use building structures (housing, retail, community center).

2. Multi-use Trails Extensions and New Trails

Significant and varied extensions of trails such as the Banks/Vernonia trail along the Railroad to continue southeast and join with other regional planned trails. Other routes developed as part of new and existing streetscapes.

3. Parks Upgrades and Improvements/New Parks

Continuing upgrades, new features, maintenance and improvements of existing parks. Possible new parks additions per Banks Parks Plan and as triggered by growth, new Urban Growth Boundary (UGB) lands, popularity and otherwise.

Transportation

1. Main Street repair, upgrades and replacement

Various re-pavings, upgrades, crosswalks, bulb-outs, possible overhead utility undergrounding and other traffic resolutions.

2. New streets, extensions, and infrastructure for new developments

Extensions of streets and infrastructure to serve new residential, industrial and other opportunities particularly on the lands newly added within the expanded UGB.

Public Safety

1. Fire Department

Assist the Fire Department in the funding of capital projects.

Fire Department projects include the following:

- Replacement of Rescue (2010) - \$480,000
- Replacement of Engine (2003) - \$500,000
- Medic Unit - \$200,000
- Station Improvement - \$500,000

VI. 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, as described in Section IX. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area 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 Area that the Agency finds is necessary for 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 Area.

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 the 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.

VII. 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 Area.

VIII. 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 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 Area 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 \$30,000,000 (thirty 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.

IX. 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 Banks, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

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

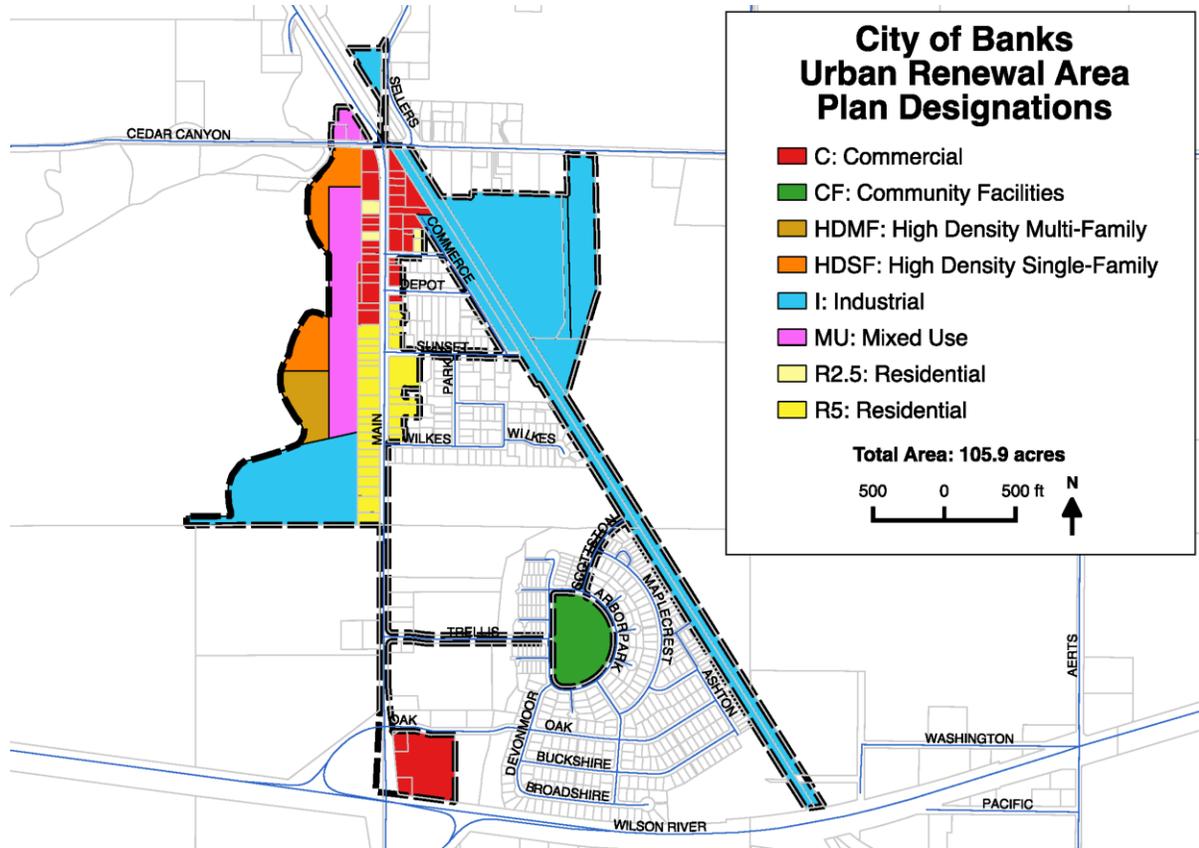
Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Banks Comprehensive Plan and/or Banks Zoning Code.

Amendments to the Banks Comprehensive Plan and/or Chapter 151 Zoning Code of Banks Municipal Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

Figure 2 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

X. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Banks Comprehensive Plan, Chapter 151 Zoning Code of the Banks Municipal Code, and Banks Park System Master Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Banks Community Development Code.

A. *Banks Comprehensive Plan*

1. Citizen Involvement

Goal: To promote a program of citizen involvement which facilitates the flow of information and ideas between the City and its residents, and insures the opportunity for citizen involvement in the planning process.

Objective: Employ a variety of methods of informing citizens and obtaining their opinions and attitudes on matters relative to the planning and decision making process (i.e., questionnaires, public hearings, and advisory committees).

The Banks Urban Renewal Plan conforms to the Citizen Involvement Goal of the Banks Comprehensive Plan because the Banks Urban Renewal Plan has had opportunities for public involvement including an advisory committee which met three times, a Banks Planning Commission hearing, a Washington County Commission meeting, and a Banks City Council hearing.

5. Open Space, Scenic and Historic Areas, and Natural Resources

Goal: To protect and enhance through proper use and development the open spaces, scenic and historic areas, and natural resources of the area.

Policies

3. All public facilities shall recognize their potential to contribute to open space system.

The Banks Urban Renewal Plan conforms to the Open Space, Scenic and Historic Areas, and Natural Resources Goal of the Banks Comprehensive Plan because it includes the Greenville City Park and a project to improve said park.

8. Recreation

Goal: To provide programs and facilities to meet the recreational needs of area residents and visitors.

Objective: a) Community park and outdoor recreation areas should be encouraged and enhanced.

b) Development of pedestrian and bicycle pathways should be promoted.

The Banks Urban Renewal Plan conforms to the Recreation Goal of the Banks Comprehensive Plan because it has projects including both trails and open spaces. Specifically, improvements to the Greenville City Park are included in the Plan as well as improvements to existing trails and the building of new trails.

9. Economics

Goal: To provide for the economic diversification and stability of the area.

The Banks Urban Renewal Plan conforms to the Economics Goal of the Banks Comprehensive Plan because it has both an existing building additions and remodels program to help businesses improve the façade of their buildings and a new building structure program to encourage the development of new structures in the Area.

11. Public Facilities and Services

Goal: To coordinate and arrange for the provision of public facilities and services in an efficient, orderly and timely manner.

Objectives: d) future use of underground utilities is aesthetically desirable and should be encouraged.

The Banks Urban Renewal Plan conforms to the Public Facilities and Services Goal of the Banks Comprehensive Plan because it contains a project for the undergrounding of utilities on Main Street.

12. Transportation

Goal: To develop and encourage a safe, convenient, and economic transportation system.

Objectives: a) City street improvements should be a priority and a better maintenance program should be developed.

c) Alternative modes of transportation, such as public transit and bicycles, should be encouraged and promoted.

The Banks Urban Renewal Plan conforms to the Transportation Goal of the Banks Comprehensive Plan because it contains projects to improve city streets. Included in these improvements are improvements for bicycle traffic.

B. Chapter 151 Zoning Code of Banks Municipal Code

The land uses in the Area will conform to the zoning designations in the City of Banks Municipal Code, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

SINGLE FAMILY RESIDENTIAL ZONE (R5)

Single-Family Residential District is intended to provide single-family detached dwellings in a medium density residential environment.

MULTIFAMILY RESIDENTIAL DSIDTRICT (R2.5)

Multi-Family Residential District is intended to provide multi-family dwellings in a medium density residential environment.

COMMUNITY FACILITIES ZONE CF.

(A) *Purpose.* The purpose of the Community Facilities Zone is to provide zoning regulations and public review to ensure the appropriate development of properties in the City of Banks which are owned by public or semi-public agencies and which are intended to be used for community facilities, while encouraging the preservation of natural resources inventoried under the requirements of statewide planning goals.

GENERAL COMMERCIAL ZONE C.

(A) *Uses permitted outright.* Uses permitted outright in this zone shall include all retail sales and service, and office uses, including a structure up to 20,000 square feet gross floor area, except as specifically listed as a conditional use. This includes:

(1) Consumer goods sales, rental, repair and service (e.g., automobiles and automobile parts and accessories, retail bakery, florist, gift shop, grocery, meat market, shoe sales and repair, bookstore, tailor shop; appliance, clothing, department, farm supplies and equipment, furniture, garden supplies, jewelry, records, second hand goods, sporting goods, stationery, and variety store; newsstand, pet shop, and the like.);

(2) Personal service, i.e. barber, beauty salon, tanning salon; dry cleaner, Laundromat; copy shop; medical, dental, veterinary, legal, financial, real estate, photographer's and other professional business; janitorial service; plumbing, electrical and contractor sales and service, delicatessen, restaurant (provided no liquor is served on the premises), and the like; and

(3) Accessory uses and structures.

GENERAL INDUSTRIAL ZONE I.

(A) *Uses permitted outright.* No building, structure, or land shall be used, and no building or structure shall hereafter be erected, enlarged, or altered in this zone, except for the following uses:

- (1) Boat building;
- (2) Book bindery;
- (3) Bottling plant;
- (4) Coffee roasting;
- (5) Cold storage plant;
- (6) Feed and seed processing and storage;

- (7) Laboratories: experimental, dental, medical, photo, or motion picture, research or testing;
- (8) Laundry or dry cleaning plant;
- (9) Lumber yard;
- (10) Manufacture, assembly, compounding, processing, packaging or treatment of the products as bakery goods, candy, cosmetics, dairy products, food and beverage products, electric and neon signs, billboards or commercial advertising structures, clothing, furniture, electrical goods, heating equipment, paper products (but not paper itself), tools and hardware, boxes, coffins, medicines, musical instruments, toys, novelties, rubber or metal stamps, optical goods, scientific and precision instruments or equipment, pottery and other similar ceramic products, sash and door, surgical instruments and dressings, artificial limbs, dentures, hearing aids and other devices employed by the medical and dental professions, electrical appliances, electronic instruments and devices, radios, phonographs, television;
- (11) Planing mill;
- (12) Plastics; molding of, including the manufacture or products thereof, provided all grinding operations are conducted within a building;
- (13) Plumbing, electrical or general contractor and shop, including storage of contractors' equipment;
- (14) Plywood sales;
- (15) Public service and utility;
- (16) Sheet metal, machine and welding shop;
- (17) Single-family dwellings and their accessory uses lawfully established as of June 13, 2014;
- (18) Replacement dwellings for single-family dwellings lawfully;
- (19) Vehicle and farm equipment repair;
- (20) Veterinarian or animal hospital;
- (21) Warehousing, distribution;
- (22) Weaving of clothing, wool, flax, and other fibrous materials; and
- (23) Accessory use of structure, including caretaker residence.

C. Banks Park System Master Plan

Goal: To provide adequate parkland, recreational facilities and opportunities for the citizens of Banks and its visitors.

The Banks Urban Renewal Plan conforms to the Banks Park Master Plan because it has projects that will improve the trail/pathway system and improve Greenville City Park.

D. Washington County Comprehensive Plan

Policy 2: Citizen Involvement

It is the policy of Washington County to encourage citizen participation in all phases of the planning process and to provide opportunities for continuing involvement and effective communication between citizens and their County government.

Implementing Strategies

The County will:

- a. Provide information on planning issues and policies in clear and understandable form.*

The Banks Urban Renewal Plan conforms with the Washington County Comprehensive Plan because it has had a Citizens Advisory Committee, an Open House, and three Open Hearings as options for citizen involvement.

Policy 3: Intergovernmental Coordination

It is the policy of Washington County to effectively coordinate its planning and development efforts with federal, state, and other local governments and special districts to ensure that various programs and activities undertaken by these bodies are consistent with the County Comprehensive Plan.

Implementing Strategies

- a. Coordinate planning activities with appropriate federal, state, regional and local government units, and with affected special service districts.*

The Banks Urban Renewal Plan conforms with the Washington County Comprehensive Plan because it has coordinated with the County Commissioners in the process of formation.

Policy 13: Reasons for Growth

It is the policy of Washington County to establish a growth management system for the unincorporated areas within the UGB which promotes:

- (1) Efficient, economic provision of public facilities and services;*
- (2) Infill development in established areas while preserving existing neighborhood character;*
- (3) Development near or contiguous to existing urban development where services are available;*
- (4) Parcelization of land such that future development at urban densities can take place;*
- (5) Development which is compatible with existing land uses;*
- (7) Development in concert with adopted community plans*

The Banks Urban Renewal Plan conforms with the Washington County Comprehensive Plan because portions of the urban renewal area are in unincorporated areas, but within the UGB and will be annexed into the city of Banks in the future.

Policy 20: Urban Area Economy

It is the policy of Washington County to encourage and participate in activities which strengthen the local economy through:

(1) Retention and expansion of existing businesses and industry

The Banks Urban Renewal Plan conforms with the Washington County Comprehensive Plan because it has projects and programs in place to aid existing Banks businesses.

E. Washington County Development Code

The following zones are in the urban renewal area:

The FD-10 District applies to the unincorporated portions of some city active planning areas where these cities are the only available source of urban services. The FD-10 District is in limited agricultural, forest, or residential use. The FD-10 District recognizes the desirability of encouraging and retaining limited interim uses until a need for more intensive urban land use activities develops and such lands are annexed to a city.

XI. APPENDIX A: LEGAL DESCRIPTION

Urban Renewal Area Banks, Oregon

A tract of land and road right-of-ways located in the Southeast One-Quarter of Section 25 and the Northeast One-Quarter of Section 36, Township 2 North, Range 4 West, the Southwest One-Quarter and the Northwest One-Quarter of Section 31, and the Southwest One-Quarter of Section 30, Township 2 North, Range 3 West, Willamette Meridian, City of Banks, Washington County, Oregon, and being more particularly described as follows:

Beginning at the section corner common to said Sections 25, 36, 31 and 30 (Assessor's Map 2N 3 31BB);

1. Thence along the northerly line of said Section 31, Easterly 166 feet, more or less, to the northwesterly extension of the northeasterly right-of-way line of State of Oregon Railroad (Assessor's Map 2N 3 31BB);
2. Thence along said northwesterly extension and the northeasterly right-of-way line thereof, Southeasterly 417 feet, more or less, to the southerly line of Tract 'E' of the Plat of "First Addition to Banks" (Assessor's Map 2N 3 31BB);
3. Thence along said southerly line and the southerly line of Document Number 90-014015, Easterly 211 feet, more or less, to the southeast corner thereof (Assessor's Map 2N 3 31BB);
4. Thence along the easterly line of said Deed, Northerly 39 feet, more or less, to the southerly line of Tract 'C' of said Plat (Assessor's Map 2N 3 31BB);
5. Thence along said southerly line and the easterly extension thereof, Easterly 672 feet, more or less, to the easterly line of Document Number 2012-088500 (Assessor's Map 2N 3 31BB);
6. Thence along said easterly line, Northerly 284 feet, more or less, to the southerly right-of-way line of NW Banks Road (Assessor's Map 2N 3 31BB);
7. Thence along said southerly right-of-way line, Easterly 200 feet, more or less, to the easterly line of Document Number 2015-020665 (Assessor's Map 2N 3 31);
8. Thence along said easterly line, Southerly 1301 feet, more or less, to the southeasterly line of Document Number 2007-077811 (Assessor's Map 2N 3 31);
9. Thence along said southeasterly line, Southwesterly 416 feet, more or less, to the northeasterly right-of-way line of State of Oregon Railroad (Assessor's Map 2N 3 31);
10. Thence along said northeasterly right-of-way line, Southeasterly 3384 feet, more or less, to the northerly right-of-way line of the State Highway 6 (Assessor's Map 2N 3 31D);

11. Thence along said northerly right-of-way line, Westerly 126 feet, more or less, to the southwesterly right-of-way line of the Port of Tillamook Bay Railroad (Assessor's Map 2N 3 31D);
12. Thence along said southwesterly right-of-way line, Northwesterly 2362 feet, more or less, to the southeasterly right-of-way line of NW Scottston Terrace (Assessor's Map 2N 3 31CA);
13. Thence along said southeasterly right-of-way line, Southwesterly 535 feet, more or less, to the northeasterly right-of-way line of NW Arborpark Loop (Assessor's Map 2N 3 31 CA);
14. Thence leaving said northeasterly right-of-way line, along a line at right angles to said northeasterly right-of-way line, Southwesterly 50 feet, more or less, to the southwesterly right-of-way line of NW Arborpark Loop (Assessor's Map 2N 3 31CA);
15. Thence along said southwesterly right-of-way line and the westerly and northerly and easterly right-of-way lines of NW Arborpark Loop to the easterly extension of the southerly right-of-way line of NW Trellis Way (Assessor's Map 2N 3 31CB);
16. Thence along said easterly extension and said southerly right-of-way line thereof, Westerly 1134 feet, more or less, to the easterly right-of-way line of NW Main Street (Assessor's map 2N 3 31 CB);
17. Thence along said easterly right-of-way line, Southerly 580 feet, more or less, to the southerly right-of-way line of NW Oak Way (Assessor's Map 2N 3 31CC);
18. Thence along said southerly right-of-way line Easterly 437 feet, more or less, to the easterly line of Document Number 2003-197079 (Assessor's Map 2N 3 31CC);
19. Thence along said easterly line, Southerly 470 feet, more or less, to the northerly right-of-way line of State Highway Number 6 (Assessor's Map 2N 3 31CC);
20. Thence along said northerly right-of-way line and the westerly extension thereof, Westerly 561 feet, more or less to a point 69.00 feet westerly of the east line of Section 36 (Assessor's Map 2N 4 36);
21. Thence Northerly 572 feet, more or less, to the easterly southeast corner of Document Number 91-028248, also being on the westerly right-of-way line of NW Main Street (26.00 feet from the centerline) (Assessor's Map 2N 4 36);
22. Thence along said westerly right-of-way line, Northerly 1296 feet, more or less, to the south line of the Northeast One-Quarter corner of said Section 36 (Assessor's Map 2N 4 36);
23. Thence along said south line, Westerly 1354 feet, more or less, to the westerly line of Document Number 2017-002188 (Assessor's Map 2N 4 36);
24. Thence along said westerly line, Northerly 60 feet, more or less, to a line parallel with and 60 feet northerly of said south line of the northeast One-Quarter (Assessor's Map 2N 4 36);

25. Thence continuing along said westerly line along the following 44 courses; South 88°17'15" East 286.79 feet;
26. Thence North 02°54'11" East 84.82 feet;
27. Thence North 04°12'23" West 73.27 feet;
28. Thence North 02°41'10" East 34.50 feet;
29. Thence North 07°48'14" East 34.13 feet;
30. Thence North 18°57'57" East 51.71 feet;
31. Thence North 10°15'12" East 17.00 feet;
32. Thence North 28°09'06" East 10.75 feet;
33. Thence North 44°02'45" East 21.60 feet;
34. Thence North 29°23'43" East 33.60 feet;
35. Thence North 59°39'34" East 96.82 feet;
36. Thence North 68°53'52" East 50.90 feet;
37. Thence North 76°41'53" East 86.22 feet;
38. Thence North 75°13'54" East 90.30 feet;
39. Thence North 63°37'13" East 71.55 feet;
40. Thence North 66°53'07" East 79.71 feet;
41. Thence North 33°46'25" East 124.09 feet;
42. Thence North 49°22'31" West 157.34 feet;
43. Thence North 41°15'01" West 52.09 feet;
44. Thence North 27°06'38" West 76.00 feet;
45. Thence North 03°59'33" West 74.52 feet;
46. Thence North 15°54'11" East 143.90 feet;
47. Thence North 18°01'15" East 113.96 feet;
48. Thence North 11°54'27" East 137.01 feet;
49. Thence North 32°33'38" East 88.76 feet;
50. Thence North 56°09'59" East 102.65 feet;
51. Thence South 77°33'24" East 32.26 feet;
52. Thence South 86°42'19" East 44.37 feet;
53. Thence South 76°45'57" East 39.33 East;
54. Thence North 66°01'40" East 32.68 feet;
55. Thence North 01°57'54" East 394.86 feet;
56. Thence North 37°18'06" West 88.34 feet;
57. Thence North 33°10'20" West 45.92 feet;
58. Thence North 31°42'40" West 33.78 feet;
59. Thence North 13°44'12" West 54.81 feet;
60. Thence North 04°25'07" West 45.41 feet;
61. Thence North 02°30'01" East 74.28 feet;
62. Thence North 00°46'14" East 49.19 feet;
63. Thence North 08°32'45" East 57.41 feet;

64. Thence North 03°38'58" East 41.08 feet;
65. Thence North 18°20'09" East 53.53 feet;
66. Thence North 00°35'10" East 57.44 feet;
67. Thence North 53°57'33" East 78.18 feet;
68. Thence North 24°58'34" East 153.85 feet, to the southerly right-of-way line of NW Cedar Canyon Road (Assessor's Map 2N 4 36);
69. Thence along said southerly right-of-way line, Westerly 10 feet, more or less, to the southerly extension of the westerly line of Document Number 2016-042073 (Assessor's Map 2N 4 25);
70. Thence along said southerly extension and the westerly line thereof, Northerly 158 feet, more or less, to the northerly line of said Deed (Assessor's Map 2N 4 25);
71. Thence along said northerly line, Easterly 33 feet, more or less, to the westerly line of Document Number 2015-032251 (Assessor's Map 2N 4 25);
72. Thence along said westerly line, Northerly 125 feet, more or less, to the northerly line of said Deed (Assessor's Map 2N 4 25);
73. Thence along said northerly line, Easterly 96 feet, more or less to the southwestery right-of-way line of State Highway Number 47 (Assessor's Map 2N 4 25);
74. Thence along said southwestery right-of-way line and the southwestery extension thereof, Southeasterly 309 feet, more or less, to the south line of said Section 25 (Assessor's Map 2N 4 25);
75. Thence along said south line, Easterly 61 feet, more or less, to southerly extension of the westerly right-of-way line of NW Sellers Road (Assessor's map 2N 4 25);
76. Thence along said southerly extension and the westerly right-of-way line thereof, Northerly 312 feet, more or less, to the southwestery line of Document Number 94-077787 (Assessor's Map 2N 4 25);
77. Thence along said southwestery line, Northwesterly 429 feet, more or less, to the northerly line thereof (Assessor's map 2N 4 25);
78. Thence along said northerly line, Easterly 233 feet, more or less, to the westerly right-of-way line of NW Sellers Road (Assessor's Map 2N 4 25);
79. Thence along said westerly right-of-way line, Northeasterly 73 feet, more or less, to the east line of said Section 25 (Assessor's Map 2N 4 25);
80. Thence along said east line, Southerly 745 feet, more or less, to the Point of Beginning (Assessor's Map 2N 3W 31BB);

Excepting the following parcels:

Parcel 1:

Beginning at the northwesterly corner of Lot 12, Block 8, of the Plat of “First Addition to Banks”, located in the Northwest One-Quarter of Section 31, Township 2 North, Range 3 West, Willamette Meridian, City of Banks, Washington County, Oregon (Assessor’s Map 2N 3 31BB);

101. Thence along the northeasterly line of said Lot 12 and the southwesterly right-of-way line of NW Commerce Street, Southeasterly 1012 feet, more or less, to the northerly right-of-way line of NW Sunset Avenue (Assessor’s Map 2N 3 31BB);
102. Thence along said northerly right-of-way line, Westerly 692 feet, more or less, to the west line of Partition Plat Number 2008-024(Assessor’s Map 2N 3 31BB);
103. Thence along the said west line, Northerly 200 feet, more or less, to the north line of said Partition Plat (Assessor’s Map 2N 3 31BB);
104. Thence along said north line, Easterly 25 feet, more or less, to a line parallel with and 25 feet easterly of the west line of Lot 5, Block 2 of the Plat of “First Addition to Banks” (Assessor’s Map 2N 3 31BB);
105. Thence along said parallel line, Northerly 58 feet, more or less, to a line parallel with and 6.60 feet southerly of the easterly extension of the south line of Lot 2, Block 2, of the Plat of “First Addition to Banks” (Assessor’s Map 2N 3 31BB);
106. Thence along said parallel line, Westerly 25 feet, more or less to the west line of said Lot 5, Block 2 of said Plat (Assessor’s Map 2N 3 31BB);
107. Thence along said west line and the northerly extension thereof, Northerly 329 feet, more or less to a line parallel with and 50 feet south of the southerly right-of-way line of NW Market Street (Assessor’s Map 2N 3 31BB);
108. Thence along said parallel line, Westerly 30 feet, more or less, to a line parallel with and 30 feet west of the east line of Lot A, Block 1 of said Plat (Assessor’s Map 2N 3 31BB);
109. Thence along said parallel line, Northerly 50 feet, more or less, to the southerly right-of-way line of NW Market Street (Assessor’s Map 2N 3 31BB)
110. Thence along said southerly right-of-way line, Easterly 179 feet, more or less, to the southerly extension of the westerly line of Lot 12, Block 8, of said Plat (Assessor’s Map 2N 3W 31BB);
111. Thence along said southerly extension and the westerly line thereof, Northerly 209 feet, more or less, to the Point of Beginning (Assessor’s Map 2N 3 31BB);

Parcel 2:

Beginning at the northeast corner of Lot 4, Block 7, of the Plat of “First Addition to Banks”, also being on the southwest right-of-way line of Port of Tillamook Bay Railroad, located in the Northwest One-Quarter of Section 31, Township 2 North, Range 3 West, Willamette Meridian, City of Banks, Washington County, Oregon (Assessor’s Map 2N 3 31BB);

121. Thence along the southwesterly right-of-way line of Port of Tillamook Bay Railroad, Southeasterly 1316 feet, more or less, to the northwesterly right-of-way line of NW Scottston Terrace (Assessor’s Map 2N 3 31CA);
122. Thence along said northwesterly right-of-way line, Southwesterly 581 feet, more or less, to the northerly right-of-way line of NW Arborpark Loop (Assessor’s Map 2N 3 31CA);
123. Thence along a line at right angles to said northerly right-of-way line, Southwesterly 50 feet, more or less, to the southerly right-of-way line of NW Arborpark Loop (Assessor’s Map 2N 3 31CA);
124. Thence along said southerly right-of-way line and the easterly right-of-way lines thereof, Southwesterly 326 feet, more or less, to the easterly extension of the northerly right-of-way line of NW Trellis Way (Assessor’s Map 2N 3 31CA);
125. Thence along said easterly extension and the northerly right-of-way line thereof, Westerly 1144 feet, more or less, to the easterly right-of-way line of NW Main Street (Assessor’s Map 2N 3 31CB);
126. Thence along said easterly right-of-way line, Northerly 1329 feet, more or less, to the northerly right-of-way line of NW Wilkes Street (Assessor’s Map 2N 3 31BC);
127. Thence along said northerly right-of-way line, Easterly 120 feet, to the westerly line of parcel 2 of Partition Plat Number 1993-047 (Assessor’s Map 2N 3W 31BC);
128. Thence along said west line, Northerly 99 feet, more or less, to the southerly line of parcel 1 of said Partition Plat (Assessor’s Map 2N 3W 31BC);
129. Thence along said southerly line, Westerly 10 feet, more or less, to a line parallel with and 10 feet westerly of the east line thereof (Assessor’s Map 2N 3 31BC);
130. Thence along said parallel line, Northerly 75 feet, more or less, to the southerly line of Lot 15, Block 4, of the Plat of “First Addition to Banks” (Assessor’s Map 2N 3 31BC);
131. Thence along said southerly line, Easterly 110 feet, more or less, to the easterly line thereof (Assessor’s Map 2N 3 31BC);
132. Thence along said easterly line, and the easterly line of Lot 16, Block 4 of said Plat, Northerly 140 feet, more or less, to a line parallel with and 50 feet northerly of the southerly line of said Lot 16 (Assessor’s Map 2N 3 31BC);

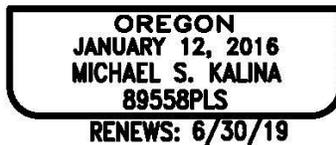
133. Thence along said parallel line, Westerly 110 feet, more or less, to a line parallel with and 110 feet easterly of the east right-of-way line of NW Main Street (Assessor's Map 2N 3 3BC);
134. Thence along said parallel line, Northerly 60 feet, more or less, to a line parallel with and 110 feet northerly of the south line of said Lot 16 (Assessor's Map 2N 3 31BC);
135. Thence along said parallel line, Easterly 110 feet, more or less, to the easterly line of said Lot 16 (Assessor's Map 2N 3 31BC);
136. Thence along said easterly line, Northerly 226 feet, more or less, to the southerly right-of-way line of NW Sunset Avenue (Assessor's Map 2N 3 31BC);
137. Thence along said southerly right-of-way line, Easterly 702 feet, more or less, to the Point of Beginning (Assessor's map 2N 3 31CA);

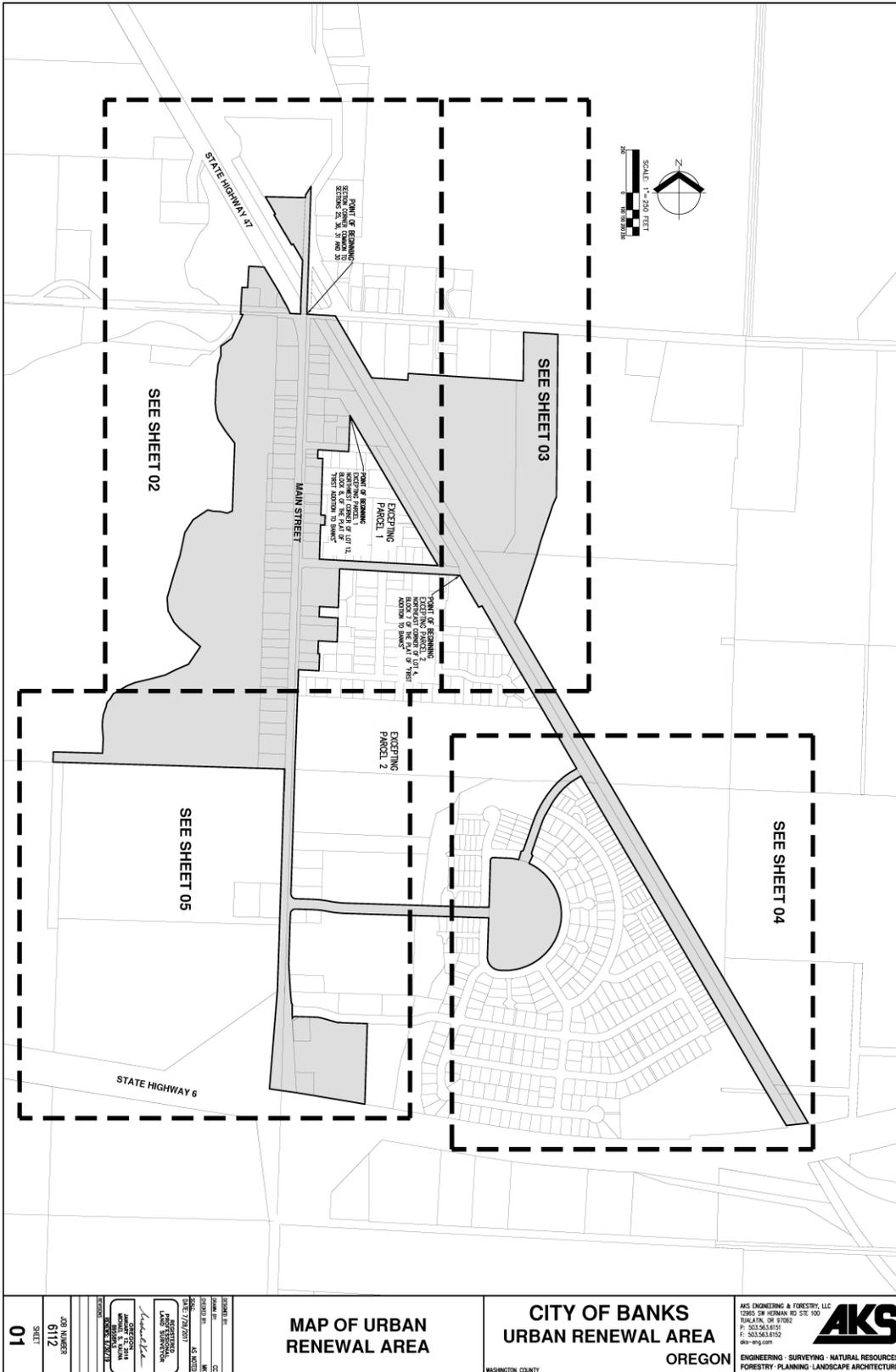
The above described tract of land contains 106 acres, more or less.

7/28/2017



Michael Kalina





PROJECT NO.	6112
DRAWN BY	AKS
CHECKED BY	AKS
DATE	07/27/2022
SCALE	AS SHOWN
LAYOUT BY: AKS DATE: 07/27/2022	
PROJECT: BANKS URBAN RENEWAL SHEET: 01	

MAP OF URBAN RENEWAL AREA

**CITY OF BANKS
URBAN RENEWAL AREA
OREGON**

AKS ENGINEERING & FORESTRY, LLC
 12902 SW HOMAN RD. STE 100
 TULASTIN, OR 97162
 P: 503.563.8151
 F: 503.563.8152
 www.aks.com

AKS

ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



DATE: 03/27/2023	AS NOTED
BY: [Signature]	
CHECKED BY: [Signature]	
APPROVED BY: [Signature]	
PROJECT: 6112	
SHEET: 02	

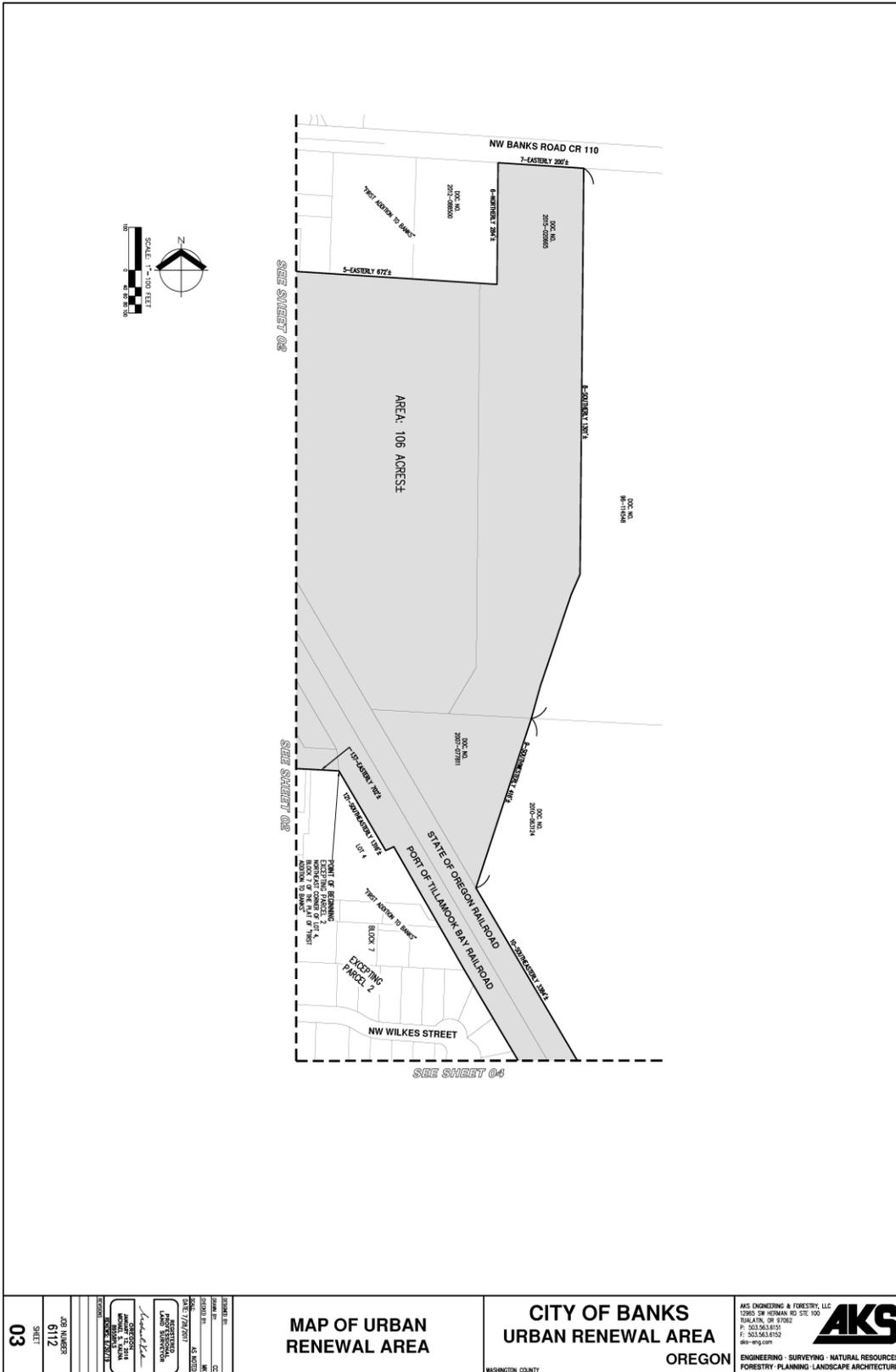
MAP OF URBAN RENEWAL AREA

CITY OF BANKS
URBAN RENEWAL AREA
OREGON

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AKS

ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



03	DATE: 08/20/2013
	SCALE: 1" = 1100 FEET
6112	PROJECT: URBAN RENEWAL
	CLIENT: CITY OF BANKS
	DESIGNER: AKS ENGINEERING & FORESTRY, LLC
	DRAWN BY: J. W. WILSON
	CHECKED BY: J. W. WILSON
	DATE: 08/20/2013
	PROJECT: URBAN RENEWAL
	CLIENT: CITY OF BANKS
	DESIGNER: AKS ENGINEERING & FORESTRY, LLC
	DRAWN BY: J. W. WILSON
	CHECKED BY: J. W. WILSON
	DATE: 08/20/2013

MAP OF URBAN RENEWAL AREA

**CITY OF BANKS
URBAN RENEWAL AREA
OREGON**

WASHINGTON COUNTY

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