

Turner Downtown Urban Renewal Plan

Adopted by the City of Turner

July 27, 2017

Ordinance No. 17-103

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 Turner Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In Turner, the Agency is the Turner Urban Renewal Agency.

“Area” means the properties and rights-of-way located with the Turner Downtown Urban Renewal Area 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 Marion County Board of Commissioners.

“City” means the City of Turner, Oregon.

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

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

“County” means Marion 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 Turner 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.

“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

Following the receipt of a grant in 2008 a work program was initiated to develop the Turner Downtown Improvement Plan (TDIP). Accordingly, the City of Turner directed the Otak consulting team in applying its expertise to help the community develop its vision and plan for improving downtown Turner. The TDIP is a long-range (20-30 year) plan for the future growth and improvement of downtown Turner, consistent with the vision and goals adopted by the city. The following are the aspirational goals that were developed as a part of the downtown plan:

- Urban Design – To create an attractive small town environment that facilitates community activity and interaction for all ages.
- Land Use – To allow and encourage a mix of uses to create a complete downtown.
- Transportation – To create a safe and inviting multi-modal transportation system and circulation.
- Redevelopment – To infill vacant land and redevelop vacant, underutilized, or dilapidated structures to create a more inviting and active environment.
- Economic Development – To maintain and capitalize on small town advantages while attracting new businesses to the area.

The Downtown Plan Implementation Strategy is a document guide to the City’s actions to translate the vision for downtown into a reality. It incorporates the policy objectives of the TDIP into a set of programmed actions the city should take to carry out the Plan. This strategy was developed by analyzing the TDIP and its supporting appendices and determining which of the many potential actions for helping improve downtown could be organized into the most effective, initial program of actions for generating momentum and a climate for investment. A summary of those actions can be seen in the following tables:

Strategy	Short/mid-term	Long-term
Infrastructure Enhancements	Develop segments of trail along Mill Creek on public owned properties	Make Mill Creek trail a continuous pedestrian path
	Create pedestrian trail network (construct in segments: 3rd Avenue to community pool, community pool to Denver Street, Denver Street to 55th Avenue)	Construct connecting bridges to complete a looped pedestrian trail system
	Create a gateway to downtown at both bridges over Mill Creek	Improve upon gateways with more permanent structure or sign
	Improve parking at school and pool	Uncover mill race or add to the representational water feature
	Create a water feature to represent the mill race	

Strategy	Short/mid-term	Long-term
Essential infrastructure	Create a maintenance fund	Designate and construct local parking lot downtown
	Install sidewalks, curb extensions (prioritize installation: school routes, local streets, business frontages, festival streets)	Flood control, stormwater management, dike reconstruction
	Improve Chicago Street with new sidewalks and parking	Drop-off area for the school and pool
	Modify the designation of 2nd street to a "Significant Local Street"	Place electrical and telecommunication lines below ground as streets are reconstructed
	Improve gravel streets (3rd to Elgin)	Require underground utility connections
	Conduct routine maintenance (i.e. slurry seals, grind and overlay)	
	Begin discussion with PGE of power pole relocation or underground placement of power lines and telephone lines	
Strategy	Short/mid-term	Long-term
Civic Presence and Community Places	Convert a vacant structure downtown into a new City Hall and meeting facility	Build a new City Hall and library complex
	Convert 2nd Street right-of-way into a festival street	Cover and expand pool facility
		Develop a plaza that connects civic uses and Burkland Park

Strategy	Short/mid-term	Long-term
Business Development	Replace the Downtown Commercial District overlay with a commercial/residential mixed-use zone	Phase out unwanted uses (SFR) from the downtown
	Create an employment/retail/industrial mixed-use zone for the area along 3rd street	
	Create a Public/Institutional zoning district and apply it to the school, fire station, parks, churches, and other public and semi public use sites	
	Façade/sidewalk/landscape improvement program	
	Target public improvement in core area	
	Review the permitting process	
	Create a standing body to represent Turner business	
	Maintain a list of local businesses and contacts	
	Develop a marketing plan for Downtown Turner	
	Implement a small business loan program	
	Market new business support programs	
	Maximize involvement in regional economic development efforts	

As a part of the TDIP process, the City of Turner also had the firm Johnson and Reid prepare a Strategic Business Development Plan specific for Downtown Turner in May 2009. The document presents a succinct plan to aid in the development of existing and new businesses in the City of Turner. As a part of the plan, Johnson and Reid made several recommendations, which are reiterated here:

1. Study Feasibility of Urban Renewal in Turner
2. Create a Standing Body to Represent Turner Business
3. Maintain a List of Local Businesses
4. Develop a Marketing Plan for Downtown Turner
5. Continue Participation in the Oregon Main Street Program
6. Implement a Property Improvement Program
7. Implement a Small or Micro-Business Loan Program
8. Market Business Support Programs
9. Maximize Involvement in Regional Economic Development Efforts

The Downtown Plan was finished almost simultaneously with the economic downturn known as the great recession. During this time, the City saw a dramatic change in its financial position. Foreclosures of single family homes increased substantially, as well as lower water and sewer revenue. In addition, there was declining business activity, climaxing in the bankruptcy of the downtown Mill, causing decreased franchise revenue and negatively impacting the city's overall tax base. As a result, the discretionary revenue the City hoped to use to pursue a revitalization of downtown was just not available.

In 2015, the economy finally began to swing back into a growth mode as home starts increased. In addition, the first significant new business in Turner's downtown, the Turnaround Café opened in early 2015. In early 2016, a 200+ unit subdivision was approved. This decision, promoted the City Council to once again focus on the possibility of regenerating a downtown business core.

Turner began the development of an urban renewal plan in late 2016. There was an urban renewal advisory group that met three times to discuss the boundary, projects, and finances of the urban renewal plan. The plan was also presented in a public forum, to the Turner Planning Commission, to the Marion County Commission, and to the Turner City Council.

A. Plan Overview

The purpose of this Plan, therefore, is to implement the land use and development vision for the Area and support its transformation into an active downtown commercial district that is:

- Attractive to new residents and businesses,
- Connected to the city and the region.

The Plan Area, shown in Figure 1, consists of approximately 79.41 total acres: 53.58 acres of land in tax lots and 25.83 acres of public rights-of-way. It is anticipated that the Plan will take 27 years of tax increment collections to implement. The maximum amount of indebtedness (amount of TIF for projects and programs) that may be issued for the Plan is \$5,000,000 (five 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, which is currently the Turner Urban Renewal 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 in this section 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 TIF (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. 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 City's vision of Urban Renewal is as a secure revenue stream to use as a core resource to redevelop a vital downtown. However, the City wants to leverage this core resource to its maximum potential. This will be achieved in the following ways:

- Using TIF funds to provide match for significant grant opportunities that include: SKATS transportation funding; OEM and FEMA flood mitigation funding; Oregon Main St. funding; Marion County Community Development Grants.
- Using TIF funds to partner with other City revenue streams that include: Water and Sewer Revenue; SDC Fees; Housing Rehabilitation Loan Repayments
- Using future TIF receipts to allow the City Council to use current reserves to jump start a more significant level of investment.

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 Turner downtown meets the definition of blight due to its infrastructure deficiencies and number of vacant and underdeveloped lots. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report Accompanying the Turner Urban Renewal Plan (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 Group. 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.

1. Create a Unique Identity with a Sense of Place and Community

Create a unique identity that strengthens sense of place, promotes economic development through resident and tourist visits, encourages return patronage, and leverages private investment.

Objectives

- a. Establish a unique identity that enhances the Area's character, providing a sense of community for existing businesses and residents.
- b. Improve sidewalks and streetscape.
- c. Establish gateway features to notify patrons that they are entering a vibrant community.
- d. Provide effective signage to help create area identity.
- e. Improve street lights to reinforce safety and area identity.

2. Economy

Promote the role of the Area as an energetic community of local businesses that is supported both by the residents of Turner and visitors.

Objectives

- a. Encourage more neighborhood-serving businesses to locate within the Area, thereby adding to the critical mass of the area.
- b. Support local businesses by providing assistance for storefront improvements.
- c. Form public-private partnerships and use public investment to generate private investment including but not limited to a building loan program.
- d. Develop programs and incentives to encourage development within the Area.
- e. Assist in the financing and provision of transportation and infrastructure improvements to support the development of the Area.
- f. Build business incubator/event facility.
- g. Develop a historic museum to increase traffic to the downtown from citizens and tourists.

3. Infrastructure

Assist in the financing and provision of transportation and infrastructure improvements to support the development of the Area.

Objectives

- a. Improve sidewalks.
- b. Install fire hydrants where needed.
- c. Assist in flood mitigation.
- d. Improve sizing of stormwater pipes in Chicago Street, Second Street, Boise Street and the Alleyway, as well as add stormwater piping to the areas near the Turner Retirement homes on Boise street and First Street and south First Street and Elgin Street.
- e. Improve water services throughout the Area.
- f. Improve Turner Road to the Mill Site.
- g. Develop additional parking within the Area.
- h. Improve Chicago Street and 2nd Street including new sidewalks and parking on Chicago Street.
- i. Upgrade railroad crossing at Chicago Street.

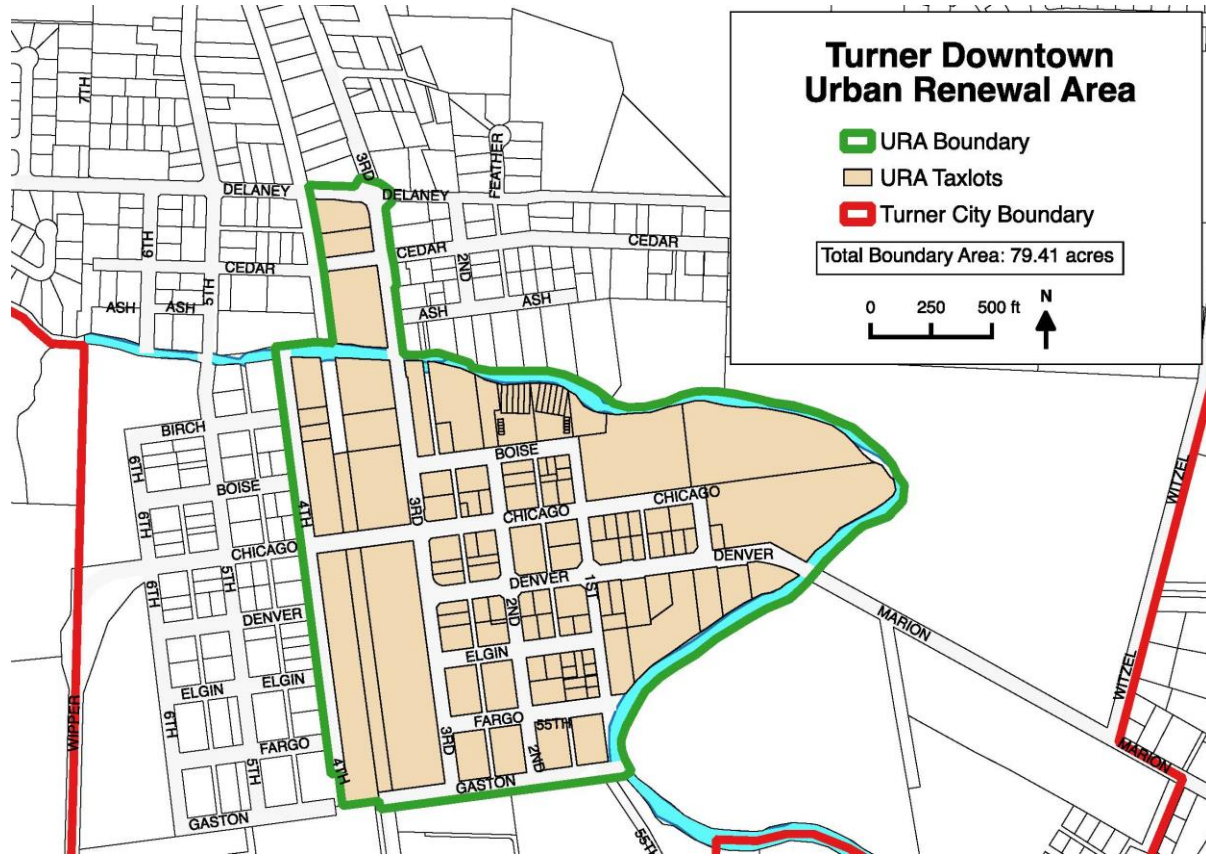
4. Public Safety

Improve the safety of persons in the Area.

Objectives

- a. Assist businesses in bringing structures to fire code with a fire safety grant/loan program.
- b. Certify the downtown flood control levies.
- c. Provide a fund for the Turner Fire District for capital improvements.

Figure 1 – Turner Downtown 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:

- Project Support
- Infrastructure
- Economic Development
- Public Safety
- Amenity
- Community Facility
- Transportation

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. These projects will be funded in part through tax increment proceeds, but also through a combination of other sources including general bonds, grants, SDCs or other sources as they become available.

A. Project Support

This category allows for repayment of costs associated with implementation of the Plan, including but not limited to ongoing administration and financing costs associated with issuing long- and short-term debt, relocation costs, costs of studies, code changes, planning, and other administrative costs.

B. Infrastructure

This category allows for the improvement of the stormwater, water services and fire hydrants within the downtown. The stormwater collection system on Chicago/Boise/1st/2nd Street area and in the 4th Street/Boise Street area is all undersized and will need to be upgraded to adequately serve new growth. The water main in Chicago St. will need to be upgraded to provide adequate flows throughout the district. A main needs to cross Turner Road to service the current mill lot on the west side. The number and distribution of fire hydrants will need to be upgraded to serve future development.

C. Economic Development

Projects within this category are intended to contribute to the Area's diversity and vitality by providing assistance to new and existing businesses. Projects include, but are not limited to, the following:

- Façade improvement grants/loans
- Building loans
- Business incubator/event facility
- Site assembly
- Site clean-up/preparation
- Site acquisition

- A storefront improvement program will provide for upgrades to the exterior older buildings.
- A building renovation program will provide for retrofits to internal system that are a burden for redevelopment.
- A business development center will provide long-term business support services and space for new and growing business.

D. Public Safety

This category will provide for projects that relate to flood safety, building code safety and Fire District Facility Rehabilitation and Enhancement.

- a) Levy safety will include regulatory review and analysis of existing levy system, as well as structural modifications to enhance safety.
- b) Building Code Safety will include initiatives, based on Turner Fire District recommendations, to enhance fire safety on new or existing buildings, or other public safety improvements that enhance one or more links in the Chain of Survival within the URA boundary.
- c) Fire District Rehab and Enhancement will include a broad array of projects to support the current and future facility needs of the Turner Fire District, including: land acquisition, building renovations/remodels, building construction, analysis to guide and design any land and facility alterations.

E. Amenity

This project category includes entryways to Downtown Turner, signage and signals throughout the Area, street lights throughout the Area, and streetscape improvements including but not limited to:

- Sidewalks
- Benches
- Trash receptacles
- Plantings
- Street Lights

F. Community Facility

This project category includes the funding towards an event center which will provide year-round facilities for both indoor and outdoor events to attract people into the downtown, and a historic museum.

G. Transportation

Projects in this category focus on transportation infrastructure, including: urban cross section improvements of curb, gutter, storm and sidewalk to the Turner Road Mill Site, general parking improvements throughout the Area including both the acquisition of land and development of facilities, a complete urban upgrade to Chicago Street, and a rehabilitated Rail Road crossing on Chicago Street.

VI. 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 \$5,000,000 (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.

C. Duration

The Agency intends that it not collect tax increment revenues for the Area after FYE 2045, a 27 year period of tax increment collections. The Agency shall not initiate any urban renewal projects in the Area unless the Agency reasonably projects it will be able to pay for those projects from the proceeds of indebtedness issued on or before FYE 2045, and from other funds available to the Agency. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2045, and the Agency shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Agency reasonably projects it will receive on or before FYE 2045. The Agency may issue refunding indebtedness that matures after FYE 2045, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

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 Turner, 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.
3. Decrease the funding levels of \$100,000 in 2017 dollars for the following project: Public Safety Improvements: Section V. Urban Renewal Projects, D. Public Safety (b) Building Code Safety.

B. Minor Amendments

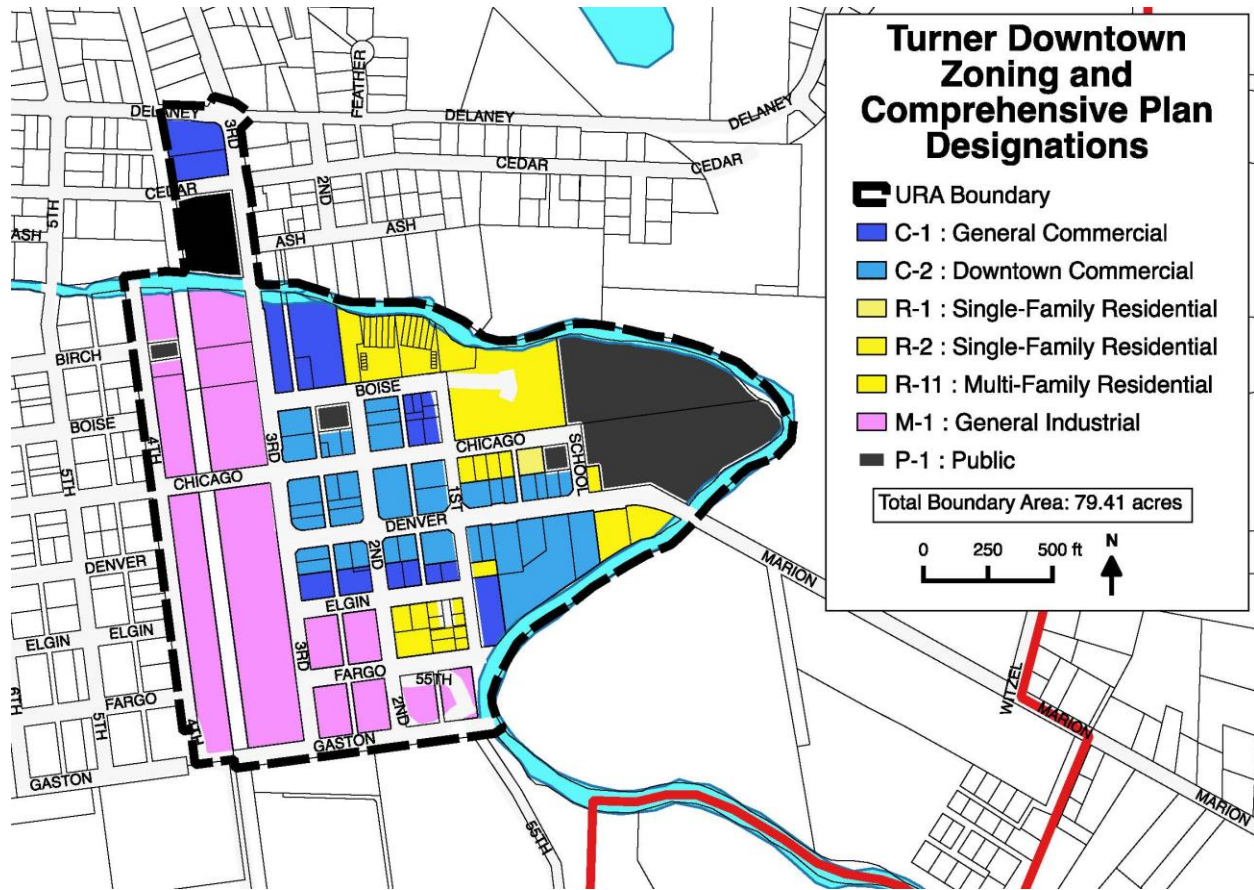
Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Turner Comprehensive Plan and/or Turner Revised Code.

Amendments to the Turner Comprehensive Plan and/or Turner Revised 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 Turner Comprehensive Plan, Turner Revised Code and Land Use Development Code, and the Turner Transportation System 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 Turner Revised Code.

A. Turner Comprehensive Plan

Economic Development

Goal 1. To encourage a diversified economy based for the area which broadens and improves long term employment opportunities.

Goal 2. To provide support for existing business activities while encouraging new business locations to support community needs.

Policies:

Economic Development

2. The City shall maintain a cooperative association with local employers to assist with their problems, needs, and desires.

3. The City shall support policies that will assist business development while not sacrificing other community planning goals.

4. The City shall encourage service commercial businesses that support the needs of Turner residents, the people working in Turner, and the needs of the Turner area.

Commercial and Industrial Land Use

4. The City shall work to provide urban services (water, sewer, stormwater, and streets) to commercial and industrial land needs.

5. The City shall encourage the infill and redevelopment of existing sites, as well as the upgrading of existing facilities and buildings.

Economics – Downtown

1. The City recognizes the Downtown central business district as the dominant commercial area in Turner and shall encourage the location of new retail, office, and service commercial development within this area.

2. *The City shall recognize the Downtown as the center of the community and contain space that is considered the “heart” of the town.*

3. *The City shall incorporate open space into the design of the Downtown and may include parks, plazas, event pavilions, or similar areas.*

5. *The City shall maintain the Downtown serving as the central location for civic facilities such as library, museum, civic center, and/or City hall.*

The Plan conforms to Economic Development goals 1 and 2 because there are projects that encourage the development of current and new businesses through grants and loans.

Public Facilities

Goal 2. To provide for the timely, orderly, and efficient provision of public facilities and services to serve as a framework for future community growth and development.

Policies:

Water System

1. *Water service shall be provided to meet the needs of existing and future users and shall provide adequate fire flow capabilities to protect the public.*

3. *The City shall continually strive for piping systems and standardized pipe sizing to maintain adequate water flow and pressure.*

Storm Water Management Facilities

4. *The City shall provide storm water system improvements in existing areas as financing permits.*

Fire Protection

1. *The City shall support the continuing efforts of the Turner Rural Fire Protection District for improved City fire protection.*

2. *As municipal water service is extended, fire hydrants shall be provided with the extended system.*

The Plan conforms to Public Facilities goal 2 because there are projects in the plan to improve both the water system and the storm water system. There is also a project to establish a fund for capital projects for the Turner Fire District.

Transportation

Street Network and Commercial Corridor

Goal 1. To develop a street network that is safe, accessible and efficient for motorists, pedestrians, bicyclists and the transportation disadvantaged in Turner.

Goal 2. To provide an inviting pedestrian and bicycle friendly streetscape for the Commercial Corridor enhanced with mixed uses, sidewalks, bike lanes, landscaping, distinctive lighting and underground utilities.

Policies:

10. *The City shall develop gateway areas and signage at the entrances to Turner.*

11. *The city shall within the downtown support development of a City-owned downtown parking lot.*

Pedestrian and Bicycle Facilities

Goal 1. To provide a safe, continuous and direct network of streets, bikeways, sidewalks, and street crossings to promote safe and convenient circulation within Turner.

The Plan conforms to Street Network and Commercial Corridor goals 1 and 2 and Pedestrian and Bicycle Facilities goal 1 because there are projects in the plan to improve the streetscape of Turner and connect sidewalks.

B. Turner Revised Code and Land Use Development Code

The land uses in the Area will conform to the zoning designations in the land use development code, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

*C-1 General Commercial: **Purpose.** The General Commercial District is intended to provide areas appropriate for the full range of commercial activities to serve the needs of area residents and employees. The C-1 District is well suited for areas having access for the City's major thoroughfares that are free from conflict with non-compatible land uses. The C-1 District is intended primarily for commercial uses which may be larger scale and require more extensive parking that do uses in the C-2 Downtown Mixed-use District.*

*C-2 Downtown Commercial: **Purpose.** The Downtown Mixed-use District applies to the historic central business district of the City of Turner in the area south and west of Mill Creek and east of 3rd street. The Downtown Mixed-use District is intended to be the City of Tuner's center of vital retail activity, services, housing, civic buildings, and public spaces. Developments which mix these uses vertically or horizontally are encouraged in the Downtown Mixed-use District.*

The C-2 district is intended primarily for commercial uses which are generally of a smaller scale that uses located in the C-1 Genera Commercial District and uses which require less in the way of off street automobile parking. Certain smaller scale uses in the C-2 district are not required to provide on-site parking, and instead are encouraged to utilize on-street parking and shared parking agreements with other nearby uses.

The C-2 District is also intended as the primary location of civic uses in the City of Turner. Due to the public assembly aspect of these uses, off-street parking will generally be required for most civic uses.

In order to promote the development of a pedestrian-oriented environment and to promote the development of a storefront character reminiscent of the historic downtown Turner, special design standards and guidelines are established for development in the C-2 district.

*R-1 Single-Family Residential: **Purpose.** To provide areas suitable and desirable for low density single-family residential use with provisions for associated residential or public service uses.*

*R-2 Single-Family Residential: **Purpose.** To provide areas suitable and desirable for medium density and single-family residential use with provisions for associated residential or public service uses.*

*R-11 Multi-Family Residential: **Purpose.** To provide areas suitable and desirable for medium density multiple-family residential use with provisions for associated residential or public service uses. Medium density shall mean a maximum of 15 dwelling units per acre unless approved as a Conditional Use.*

*M-1 General Industrial: **Purpose.** The General Industrial District is intended to protect and preserve areas suitable for industrial development to assist in supporting the area's economy. The M-1 District is suitable for light manufacturing and warehousing activities having minimal emissions of nuisance characteristics that could impact adjacent non-industrial areas. The M-1 District is well suited for areas having highway and rail access that are free from conflict with non-compatible land uses.*

*P-I Public Institutional: **Purpose.** The Public Institutional zoning district is intended to provide areas for civic, public safety, or public utility uses. Such uses include schools, public administrative offices, fire stations, police stations, parks, public parking facilities, and water supply reservoirs. Development within the Public Institutional zone requires a conditional use permit to ensure compatibility with adjacent residential neighborhoods, businesses, or industrial areas and to minimize potential adverse impacts upon those adjacent uses and other public facilities such as roads.*

C. Turner Transportation System Plan

The Turner Transportation system plan is a part of the Turner Comprehensive Plan and is covered above in the Transportation section.

XI. APPENDIX A: LEGAL DESCRIPTION

Urban Renewal Area Turner, Oregon

A tract of land and road right-of-ways located in the Northeast One-Quarter and Southeast One-Quarter of Section 29 and in the Southwest quarter of Section 28, Township 8 South, Range 2 West, Willamette Meridian, City of Turner, Marion County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 2, Block 11, of the plat of "Turner", being on the westerly right-of-way line of 4th Street (Assessor's Map 08 2W 29DC):

1. Thence along said westerly right-of-way line, Northerly 1775 feet, more or less, to the ordinary high water line on the north bank of Mill Creek (Assessor's Map 08 2W 29DB);
2. Thence along said ordinary high water line, Easterly 240 feet, more or less, to the easterly right-of-way line of the Union Pacific Railroad (Assessor's Map 08 2W 29DB);
3. Thence along said easterly right-of-way line, Northerly 650 feet, more or less, to the northerly right-of-way line of Delaney Road (Assessor's Map 08 2W 29AC);
4. Thence along said northerly right-of-way line, Easterly 215 feet, more or less, to the westerly right-of-way line of Turner Road at Engineers Station 28+00, 35.00 feet right per the centerline described in Deed Volume 2644 Page 062 (Assessor's Map 08 2W 29AC);
5. Thence Easterly 86 feet, more or less, to the easterly right-of-way line of Turner Road at Engineers Station 28+50, 35.00 feet left per the centerline described in Deed Volume 2626 Page 077 (Assessor's Map 08 2W 29AC);
6. Thence Southeasterly 90 feet, more or less, to the northerly right-of-way line of Delaney Road at Engineers Station 29+09.44 of Turner Road being 68.62 feet left from the centerline of Turner Road as described in Deed Volume 2626 Page 077 (Assessor's Map 08 2W 29AC);
7. Thence Southerly 43 feet, more or less, to the southerly right-of-way line of Delaney Road at Engineers Station 29+24.73 of Turner Road/3rd Street being 67.07 feet left from the centerline of as described in Deed Volume 2891 Page 303 (Assessor's Map 08 2W 29DA);
8. Thence Southwesterly 72 feet, more or less, to the easterly right-of-way line of Turner Road/3rd Street at Engineers Station 29+48, 35.00 feet left per the centerline described in Deed Volume 2891 Page 303 (Assessor's Map 08 2W 29DA);
9. Thence along said easterly right-of-way line, Southerly 635 feet, more or less, to the ordinary high water line on the north bank of Mill Creek (Assessor's Map 08 2W 29DA);

10. Thence along said ordinary high water line, Southeasterly 4013 feet, more or less, to the easterly extension of the southerly right-of-way line of Gaston Street (Assessor's Map 08 2W 32A);
11. Thence along said easterly extension and said southerly right-of-way line, Westerly 1058 feet, more or less, to the westerly right-of-way line of Union Pacific Railroad (Assessor's Map 08 2W 32A);
12. Thence along said westerly right-of-way line, Northerly 35 feet, more or less, to the vacated centerline of Gaston Street (Assessor's Map 08 2W 32A);
13. Thence along said vacated road centerline, Westerly 153 feet, more or less, to the vacated centerline of 4th Street (Assessor's Map 08 2W 29DC);
14. Thence along said vacated road centerline, Northerly 135 feet, more or less, to the easterly extension of the South line of Lot 2, Block 11, of the plat of "Turner" (Assessor's Map 08 2W 29DC);
15. Thence along said easterly extension, Westerly 30 feet, more or less, to the Point of Beginning (Assessor's Map 08 2W 29DC);

The above described tract of land contains 79 acres, more or less.

5/23/2017



Michael Kalina



