

ORDINANCE NO. 907 <sup>A</sup>

**AN ORDINANCE DECLARING THAT BLIGHTED AREAS EXIST WITHIN THE CITY OF STAYTON, RECOGNIZING THE NEED TO ACTIVATE AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY OF STAYTON AND PROVIDING FOR THE EXERCISE OF THE AGENCY'S POWERS BY THE STAYTON DOWNTOWN URBAN RENEWAL AGENCY**

**WHEREAS**, there exist within the City of Stayton, Oregon, blighted areas as defined in ORS 457.010;

**WHEREAS**, such blighted areas impair economic values and ad valorem tax revenues;

**WHEREAS**, there is a need for an urban renewal agency to function in the City; and

**WHEREAS**, ORS 457.035 authorizes the activation of a public body corporate and politic to be known as the "Downtown Urban Renewal Agency" of the City Stayton.

NOW, THEREFORE, the Stayton City Council does ordain as follows:

**Section 1. Declaration of Blight.** Pursuant to ORS 457.035, the Stayton City Council hereby finds and declares that blighted areas, as defined in ORS 457.010, exist within the City of Stayton based upon the findings marked Exhibit "A", attached hereto and incorporated by reference as fully set forth herein.

**Section 2. Need.** The City Council declares and recognizes that there is a need for an Urban Renewal Agency to function within the City of Stayton.

**Section 3. Powers and Limitations.** The City further declares, pursuant to ORS 457.045(2) that all of the rights, powers, duties, privileges and immunities granted to and vested in an Urban Renewal Agency by the laws of the State of Oregon shall be exercised by and vested in the Downtown Urban Renewal Agency of the City of Stayton, provided, however, that any act of the governing body acting as the Downtown Urban Renewal Agency shall be and shall be considered, the act of the Downtown Urban Renewal Agency only and not of the City Council.

**Section 4. Agency Title.** The corporate name of the agency created by this ordinance shall be, and said agency shall be known as the "Stayton Downtown Urban Renewal Agency."

**Section 5. Membership.** The Stayton Downtown Urban Renewal Agency shall be comprised of nine (9) members, including the members of the Stayton City Council as it lawfully exists from time to time; the Stayton Mayor, and three (3) additional positions. These positions shall be filled by at least one (1) member of the Stayton Planning Commission and at least one (1) owner of property within the designated Urban Renewal District.

**Section 6. Stayton Municipal Code.** The substance of this Ordinance shall be codified and incorporated into the Stayton Municipal Code accordingly.


**Section 7. Savings Clause.** If any section of this ordinance is determined to be unconstitutional or otherwise unlawful, the remaining sections of this ordinance shall be severable and shall remain in effect.

**Section 8. Effective Date.** This ordinance shall take effect thirty (30) days following its passage by the Council and approval by the Mayor.

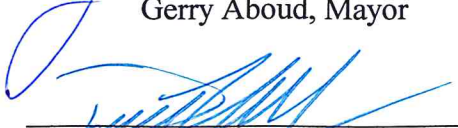
ADOPTED BY THE STAYTON CITY COUNCIL this 16th day of March, 2009.

CITY OF STAYTON

Signed: 3/20, 2009

BY:   
Gerry Aboud, Mayor

Signed: 3/23, 2009

ATTEST:   
Don Eubank, City Administrator

APPROVED AS TO FORM:

  
David A. Rhoten, City Attorney

## Exhibit A

### Findings on blighting conditions

The City Council finds that there exist within the City of Stayton blighting conditions as defined by ORS 457.010(1), and that the City Council is interested in improving conditions in such areas.

The City Council further finds that blighting conditions exist within an area encompassing the downtown core area of Stayton, and areas adjacent and contiguous to the core area. Blighting conditions in this area are described in the Downtown Transportation and Revitalization Plan adopted by the City Council on October 15, 2007. The Plan notes the following conditions:

- Deficiencies in streets, curbs and sidewalks in the area
- Deficiencies in water, sanitary sewer, and storm sewer facilities in the area
- A high percentage of properties in the area with low assessed values, producing low tax revenues for taxing bodies.
- Evidence of substandard building maintenance in the area

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## REVENUE AND FINANCE

### CHAPTER 3.12

#### URBAN RENEWAL

##### SECTIONS

3.12.010	Declaration of Blight
3.12.020	Need
3.12.030	Powers and Limitations
3.12.040	Agency Title
3.12.050	Membership

##### 3.10.010 DECLARATION OF BLIGHT

Pursuant to ORS 457.035, the City finds and declares that blighted areas, as defined in ORS 457.010, exist within the City of Stayton based upon the following findings:

- A. There exists within the City of Stayton blighting conditions as defined by ORS 457.010(1), and that the City is interested in improving conditions in such areas; and
- B. That blighting conditions exist within an area encompassing the downtown core area of the City, and areas adjacent and contiguous to the core area. Blighting conditions in this area are described in the Downtown Transportation and Revitalization Plan adopted October 15, 2007. The Plan notes the following conditions:
  1. Deficiencies in streets, curbs and sidewalks in the area;
  2. Deficiencies in water, sanitary sewer, and storm sewer facilities in the area;
  3. A high percentage of properties in the area with low assessed values, producing low tax revenues for taxing bodies; and
  4. Evidence of substandard building maintenance in the area.

##### 3.12.020 NEED

It is recognized that there is a need for an Urban Renewal Agency to function within the City of Stayton.

##### 3.12.030 POWERS AND LIMITATIONS

Pursuant to ORS 457.045(2), all of the rights, powers, duties, privileges and immunities granted to and vested in an Urban Renewal Agency by the laws of the State of Oregon shall be exercised by and vested in the Stayton Downtown Urban Renewal Agency, provided, however, that any act of the governing body acting as the Stayton Downtown Urban Renewal Agency shall be considered, the act of the Stayton Downtown Urban Renewal Agency only and not of the City Council.

## REVENUE AND FINANCE

### 3.12.040 AGENCY TITLE

The name of the agency shall be the "Stayton Downtown Urban Renewal Agency."

### 3.12.050 MEMBERSHIP

The Stayton Downtown Urban Renewal Agency shall be comprised of nine (9) members, including the members of the Stayton City Council as it lawfully exists from time to time; the Stayton Mayor; and three (3) additional positions. These three (3) positions shall be filled by at least one (1) member of the Stayton Planning Commission and at least one (1) owner of property within the designated Urban Renewal District.