

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of Establishing )  
the Columbia County Development )  
Agency as the Urban Renewal )  
Agency of Columbia County and )  
Electing to Have the Powers of )  
Such Agency Exercised by the )  
Board of County Commissioners )

ORDINANCE NO. 99-7

The Board of County Commissioners for Columbia County, Oregon ordains as follows:

**SECTION 1. TITLE.**

This Ordinance shall be known as Ordinance No. 99-7, an ordinance declaring that the blighted areas (as defined in ORS 457.010(1)) exist in Columbia County, declaring a need for an urban renewal area to function in Columbia County, and electing to have the powers of the urban renewal agency exercised by the Board of County Commissioners.

**SECTION 2 AUTHORITY.**

This Ordinance is adopted pursuant to the authority of ORS Chapter 457 and more particularly, the provisions of ORS 457.035 and 457.045.

**SECTION 3. PURPOSE.**

The purpose of this Ordinance is to establish the Urban Renewal Agency of Columbia County as an operating agency exercising the powers granted to such an agency by ORS Chapter 457. ORS 457.035 creates a public body corporate and politic in each municipality (defined as any county or city in the state) to be known as the urban renewal agency of the municipality. The urban renewal agency cannot exercise its powers until or unless: the governing body of the municipality declares that blighted areas (as defined in ORS 457.010(1)) exist in the municipality and that there is a need for an urban renewal agency to function in the municipality; and the governing body elects to have the powers exercised in one of the ways provided in ORS 457.045.

**SECTION 4. FINDINGS AND DECLARATIONS.**

The Board of County Commissioner finds and declares that blighted areas as defined in ORS 457.010(1) exist in Columbia County, and that there is a need for an urban renewal agency to function in Columbia County.

In 1993, a study was conducted by the Portland Development Commission and Lyle Stewart, AIA, AICP, to evaluate the Port Westward area's eligibility for urban renewal designation. The study found evidence of blighted conditions as defined by ORS 457.010 (1)(a)(E), (e) and (h). The board adopts the findings of the PDC-Stewart Study, and finds that such conditions continue to exist. (An excerpt of the PDC-Stewart Study is attached hereto as Attachment "1".)

The board finds that the Port Westward area was zoned Resource Industrial - Planned Development, to attract large scale industrial uses to take advantage of the location on the Columbia River, the existing dock and access to rail. (Source: Columbia County Comprehensive Plan.) However, the current road network will not support industrial/commercial traffic from Highway 30 to Port Westward. In 1997, Lancaster Engineering evaluated two routes to the Port Westward site from Highway 30 and estimated improvements for the less expensive route to be approximately \$6.5 million. (An excerpt from the Lancaster Study is attached hereto as Attachment "2".) The board adopts the findings of the Lancaster Study, which provide additional evidence of blight under ORS 457.010 (1)(e).

The board also finds the following three conditions have contributed to blight in Columbia County, as defined by ORS 457.010(1)(b) & (h): (1) The transition out of the traditional natural resource base economy, which has resulted in a loss of 28% of timber and wood products jobs in Columbia County since 1983. (Source: OEDP); (2) The 1993 closure of the Trojan Nuclear Energy Plant, which caused a loss of over 400 jobs; and (3) The flood of 1996, which caused \$36 million in public and private property loss and/or damage. (Source: Col-Pac Economic Development District.)

The Board elects to have the powers of the urban renewal agency exercised by the Board of County Commissioners acting as the urban renewal agency of Columbia County.

#### **SECTION 5. ESTABLISHMENT OF URBAN RENEWAL AGENCY OF COLUMBIA COUNTY.**

The Urban Renewal Agency of Columbia County created by ORS 457.035 is hereby empowered by this Ordinance to exercise the powers granted to it by ORS Chapter 457.

#### **SECTION 6. NAME; PROCEDURES.**

The Urban Renewal Agency of Columbia County may be known as the Columbia County Development Agency. Such agency shall meet under the direction of the Chair of the Board of County Commissioners within thirty (30) days from the effective date of this Ordinance to make provision for meetings and to establish rules and regulations to govern its procedures. Such Agency may delegate such duties and responsibilities as it may deem proper, prepare a budget and establish financial procedures, enter into contracts and do all other things necessary to carry

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out the powers granted to it by ORS Chapter 457. Such powers shall be exercised in accordance with and subject to ORS Chapter 457 and other applicable laws.

ADOPTED this 29th day of December, 1999.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: [Signature]  
Chair

By: Jack R. Petersen  
Commissioner

By: [Signature]  
Commissioner

Approved as to form:

By: [Signature]  
Office of County Counsel

Attest:

By: [Signature]  
Recording Secretary

First Reading: 12-15-99  
Second Reading: 12-29-99  
Effective Date: 3/28/2000