



TILLAMOOK

URBAN RENEWAL PLAN

Tillamook Urban Renewal Agency
Original Plan Date: October 11, 2006
Amended: September 24, 2009
Amended: December 16, 2009
Amended: June 18, 2012

TILLAMOOK URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

The Tillamook City Council appointed a Citizen Advisory Committee to oversee the preparation of the Plan, and provide a forum for citizen involvement in all phases of preparation of the Plan. Members of the committee are:

Members of the Citizens Advisory Committee

- Bob McPheeters, Mayor
- Carolyn Decker, Councilor
- Doug Henson, Councilor
- Don Hurd, Chairman
- Rick Adams
- Rob Ridderbusch
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HISTORY OF PLAN AMENDMENTS

September 24, 2009 – Resolution 2009-08, A Resolution Making Minor Amendments to the Tillamook Urban Renewal Agency Plan:

Page 4: wording clarification; Page 16: word correction; Page 18; word correction

December 16, 2009 – Ordinance #1243, An Ordinance Amending the Tillamook Urban Renewal Agency Plan, Section 800, C, Adding Potential Opportunity Sites for Development/Redevelopment:

Page 13 – 14: adding eighteen (18) potential opportunity sites; Page 20: add Exhibit 2, Maps #1, #2, #3, #4, #5, and #6; adding History of the Plan Amendments section to the Acknowledgements page.

June 18, 2012: Substantial Amendment Ordinance #1267

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100. INTRODUCTION

The Tillamook Urban Renewal Plan consists of Part One – Text, and Part Two – Exhibits and Attachments.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and the City of Tillamook respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This Tillamook Urban Renewal Plan for the Tillamook Urban Renewal Area was approved by the Tillamook City Council on July 17, 2006 by Ordinance No. 1211.

Amendments to the Plan are listed below:

Amendment 1. September 24, 2009 – Resolution 2009-08, A Resolution Making Minor Amendments to the Tillamook Urban Renewal Agency Plan:

Page 4: wording clarification; Page 16: word correction; Page 18; word correction

Amendment 2. December 16, 2009 – Ordinance #1243, An Ordinance Amending the Tillamook Urban Renewal Agency Plan, Section 800, C, Adding Potential Opportunity Sites for Development/Redevelopment:

Page 13 – 14: adding eighteen (18) potential opportunity sites; Page 20: add Exhibit 2, Maps #1, #2, #3, #4, #5, and #6; adding History of the Plan

Amendments section to the Acknowledgements page.

Amendment 3. June 18, 2012- The Substantial Amendment to add acreage in excess of 1% of the Plan acreage was approved by Tillamook City Council by Ordinance No. 1267. Section 200 Citizen Participation, Section 300 Boundary Description, Section 400, Relationship to Local Objectives, Section 600 Outline of Development, Section 700 Description of Projects to be Undertaken, Section 1200 Maximum Indebtedness. Exhibit 1 and Attachment A.

200. CITIZEN PARTICIPATION

This Tillamook Urban Renewal Plan was developed in a series of eight public meetings and public “open house” workshops. The meetings and workshops were held between January and September 2006. The meetings were conducted by a Citizens Advisory Committee (CAC), approved by the City Council. The CAC reviewed and helped develop all aspects of the Urban Renewal Plan and Report. Meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and a thorough review of the revenues, costs, and tax impacts of carrying out the project. The public involvement process included well-

publicized open house workshops in April and September 2006. The April workshop was set up in roundtable fashion to provide information on urban renewal and to allow broad discussion and input on boundaries, goals, and activities to be funded. The September workshop was to review the draft urban renewal plan and to allow discussion of key elements of the plan and report.

The City Planning Commission met to review the Plan on November 2, 2006. The Tillamook County Board of Commissioners met to discuss inclusion of Tillamook land in the plan area in October 25, 2006. The Tillamook City Council scheduled a public hearing on adoption of this Plan on November 6, 2006. Additional notice for the City Council's hearing on adoption of the Plan was provided as required by ORS 457.120.

The Substantial Amendment was developed with the following public input:
Notice to all Taxing Jurisdictions on April 12, 2012
Urban Renewal Agency meeting on April 11, 2012
Open public meeting on April 19, 2012
Planning Commission review and recommendation on April 19, 2012
City Council Hearing and Vote on May 7, 2012 and June 18, 2012
Tillamook County Commission meetings on April 18, 2012 and May 9, 2012
Notice to the citizens of Tillamook was provided on April 12 and April 25, 2012
(two separate mailings and notices to different citizens)

300. BOUNDARY DESCRIPTION

The boundary of the Tillamook Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. (NOTE: If inconsistencies exist between Exhibit 1 and Attachment "A," Attachment "A" governs.) All amendments are incorporated into the boundary description. Boundary changes from Amendment 3 are shown in the Report on Amendment 3.

400. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Urban Renewal Plan is to eliminate blighting influences found in the Tillamook Urban Renewal Area, to implement goals and objectives of the Tillamook Comprehensive Plan, and to support the continued development of the plan area as a safe, clean, and affordable mixed-use community. An analysis of how the Urban Renewal Plan conforms to the Tillamook Comprehensive Plan is found in Attachment B. Any updates to the Tillamook Comprehensive Plan will be automatically incorporated into this Plan.

A. URBAN RENEWAL PLAN GOALS AND MISSION STATEMENT

The Tillamook Urban Renewal Plan conforms to and supports goals and policies of the Tillamook Comprehensive Plan. The Plan also is intended to carry out the following mission and goals established by The Citizen Advisory Committees for the Tillamook Urban Renewal Plan:

Mission Statement

The mission of the Tillamook City Urban Renewal District is to stabilize and improve property values, thus improving the quality of life for those who live, work, and visit within the area. Elimination of existing blight in commercial, industrial, and/or residential properties will aid in providing positive results.

Introduction

The City of Tillamook Urban Renewal Plan has been prepared in pursuant of Oregon Revised Statutes (ORS) Chapter 457, and all applicable laws and ordinances of the State of Oregon and the City of Tillamook.

The Plan will assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of key sites, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities.

Goals & Objectives

Goal One:

Promote private development to increase the City's economic base

Objectives:

- *Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.*
- *Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.*
- *Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial businesses.*
- *Increase the number of family wage jobs within the district.*
- *Help create economic vitality by promoting and creating activities and encouraging uses that bring a significant amount of new business activity and new people into the downtown area.*
- *Support and assist in implementing the City's Comprehensive & Town Center Plans.*

Goal Two:

Improve and retain existing profitable businesses.

Objectives:

- *Entice private investments in new development and redevelopment in the commercial area of the district.*
- *Encourage retention and expansion of profitable businesses within the commercial areas of the district.*
- *Support and assist in implementing the City's Comprehensive and Town Center plans.*

Goal Three:

Provide efficient, safe, and effective streets, streetscapes and open spaces.

Objectives:

- *Enhance streetscapes by installing street lighting, street furniture, banners, planters, and other amenities.*
- *Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.*
- *Construct new streets to provide connectivity and encourage private investment.*
- *Address and improve pedestrian safety on Main and Pacific Avenues.*
- *Improve pedestrian and bicycle access to and through the renewal area.*
- *Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.*
- *Construct or reconstruct utilities (including electrical, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.*

Goal Four:

Maintain, remodel, and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area.

Objectives:

- *Evaluate the adequacy of public facilities serving the renewal area.*

- *Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.*
- *Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.*
- *Improve or construct public parking facilities to support profitable business and activities in the area.*

Goal Five:

Upgrade and repair existing buildings within the renewal area.

Objectives:

- *Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal plan.*
- *Repair and improve existing historical buildings for architectural continuity and a revitalized appearance.*
- *Improve the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities by repairing or upgrading existing buildings to current code.*
- *Promote the redevelopment of existing buildings and areas that are inconsistent with the goals and objectives of this Plan in manners that benefit the entire economic development effort and the property owners.*

Goal Six:

Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City.

Objectives:

- *Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market rate rental and owner-occupied housing which support prospective residential markets in, adjacent to, and near the area.*
- *Provide assistance to help maintain and assist in the rehabilitation of the stock of existing housing in the renewal area.*
- *Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.*
- *Rehabilitate existing housing stock.*

Methods

The activities identified in Section 700 of the Urban Renewal Plan are intended to carry out the Mission Statement and Goals of this Plan.

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Tillamook Urban Renewal Area shall be in accordance with the regulations prescribed in Tillamook's Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, state, or federal laws regulating the use of property in the Urban Renewal Area.

Zoning Classifications in the Urban Renewal Area

Zoning classifications in the urban renewal area are:

Tillamook Urban Renewal Area Zoning	
Zoning Classification	Description
C-N – Neighborhood Commercial	The intent of these provisions is to provide for the local shopping needs of several neighborhoods in locations easily accessible to those neighborhoods by local transit service, automobile, bicycle or walking
C-H – Highway Commercial	This district is intended to provide for those commercial uses which are appropriate to major thoroughfare or highway locations, and are dependent upon thoroughfare travel, and for those establishments that require large land areas.
C-C – Central Commercial	This district is intended to serve as the central trading area for the City and surrounding urbanized areas.
T-C – Town Center	This district implements the Tillamook Town Center Plan. The district is intended to create a pedestrian-oriented, mixed-use downtown core and preserve and enhance the historic buildings and character of the Town Center.
I-G – General Industrial	This district is intended to provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and residential and light commercial uses.
I-L – Light Industrial	This district is intended to provide for those heavier commercial and light industrial uses

	located in existing built-up areas of the City.
R-7.5 – Single-Family Residential	The intent of these provisions is to encourage, accommodate, maintain, and protect a suitable environment for family living. The R-7.5 District is intended to provide for single-family residential homes at urban standards in areas with community services.
R-5.0 –Single-Family & Duplex Residential	The intent of these provisions is to encourage, accommodate, maintain, and protect a suitable environment for family living at urban standards in areas with community services.
R-0 – Multiple Use Residential	This district is intended to provide for high density multiple family developments in locations close to shopping and services, transportation or public open space, and in appropriate locations to provide a transitional use area between residential areas and other less restrictive districts. The allowance of small-scale commercial services and retail is intended to encourage compatible mixed use development that is transportation-efficient, and enhances the function of this district.
O – Open Space	The intent of these provisions is to maintain, preserve, conserve and otherwise continue in existence desirable and appropriate uses of open space lands in the more undeveloped sections of the City in order to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the city and its citizens.
P&S-P – Public and Semi-Public	The intent of these provisions is to recognize areas for those uses which generate large public gatherings.

600. OUTLINE OF DEVELOPMENT

The Tillamook Urban Renewal Plan consists of activities and actions which treat the causes of blight and deterioration in the Tillamook Urban Renewal Area.

Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan. Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing improvements to curb, sidewalk and streets in the –Urban Renewal Area.
- Providing infrastructure upgrades to service new development in the project Urban Renewal Area.
- Providing incentives to new public and private building investments in the

project Urban Renewal Area.

- Providing assistance to create and maintain affordable housing in the project Urban Renewal Area.
- Providing incentives for the repair and rehabilitation of deficient structures in the project Urban Renewal Area.
- Contributing to funding new parks and public buildings in the project Urban Renewal Area.

Section 700 provides further description of each urban renewal project to be undertaken within the Tillamook Urban Renewal Area.

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

To achieve the objectives of this Urban Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, and county laws, policies, and procedures. The Renewal Agency may fund these activities, in full or in part, or it may seek other sources of funding for them.

1. PUBLIC IMPROVEMENTS

Definition - Public improvements include the construction, repair, or replacement of curbs, sidewalks, streets, parking, parks and open spaces, pedestrian and bicycle amenities, water, sanitary sewer and storm sewer facilities, utilities, and other public facilities necessary to carry out the goals and objectives of this Plan.

A. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction, or rehabilitation of public spaces, parks, or public recreation facilities within the Urban Renewal Area. Projects that may be undertaken include:

- Hoquarten Trail project
- A public plaza or town square as part of a civic center in downtown Tillamook
- Mini parks in the Urban Renewal Area
- Improvements to Sue H. Elmore Park (formerly Marine Park)
- Improvements to Goodspeed Park and Carnahan Park
- Former Safeway site improvements: RV Camping
- Improvements to Sue H. Elmore Park
- Public Plaza/Town Square
- Holden Creek: Miller to Pacific

B. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair, and acquisition of right-of way for curbs, streets, and sidewalks. Street, curb, and sidewalk improvements may include:

- Improve pedestrian safety and visibility by treatments such as improved corner bulb – outs, and pedestrian crossings at the following locations:
 1. US 101 (Pacific Avenue and Main Avenue) and 2nd Street
 2. On Main and Pacific Avenues, between 4th and 12th Streets
 3. From 1st Street to 5th Street - Reconstruct/repair existing sidewalks to make them compatible with the Americans with Disabilities Act
- Construct sidewalks on Third Street to Trask River Bridge
- Improvements to 3rd Street
- Liberty School area sidewalks
- Meadow area sidewalks

C. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, and sanitary sewer facilities in the area. Other utility improvements may include:

- Contribute to Wi-Fi program for the City
- 12th Street sewer extension
- CIP water line improvements
- CIP wastewater improvements
- Stormwater upgrades

D. Streetscape and Neighborhood Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. Streetscape improvements may include trees, directional signs, banners, street furniture, waste containers, decorative lighting, decorative pavers, and other design elements improving and lending a distinctive look to the street or area. Streetscape improvements may include:

- Streetscaping with priority on the Town Center District, Front to 5th Streets, and Madrona to Grove Avenues.
- Streetscaping Main and Pacific Avenues from 1st to 12th Streets
- Streetscaping 3rd Street from Pacific Avenue to Trask River bridge
- Making Alley improvements between 1st and 3rd Streets
- Building gateways at key locations, including Main Avenue at the intersection of Hwy. 101 South and Hwy. 6 on Pacific Avenue at the intersection of Hwy. 101 North and 4th Street, and at a location on West 3rd Street.

E. Pedestrian, Bicycle, and Transit and Parking Improvements

The Renewal Agency may participate in funding improvements to public transit facilities and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These activities will improve transit options and facilitate pedestrian and bicycle usage in the Tillamook Urban Renewal Area. These improvements may include:

- Contribute to transit facility at City Hall
- Implement parking recommendations from the Tillamook Refinement Plan, including:
 - a) Provide convenient parking for recreational vehicles
 - b) Acquire property immediately east of Stillwell Avenue on Second Street to expand employee and visitor parking
 - c) Construction of one or more surface parking areas on parcels currently vacant, for use by visitors, employees
 - d) Add signage to guide visitors to parking areas off the state highway

F. Public Safety Improvements

The Renewal Agency may participate in funding improvements needed for public safety purposes. Public safety improvements may include:

- Contribute to traffic signal at 3rd Street & Stillwell Avenue
- Contribute to traffic signal at 2nd Street and Main Avenue

G. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Tillamook Urban Renewal Area and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded may include:

- City Hall improvements or replacement
- Tillamook Museum improvements

2. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area and encourage infill and reuse in the Tillamook Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Tillamook Urban Renewal Area.

3. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Tillamook Urban Renewal Area. The Agency may make this assistance available, as it deems necessary, to achieve the objectives of this Plan. Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write-down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.

4. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes.

5. PLAN ADMINISTRATION

Tax increment funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs incurred by the management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying any ownership or possessory interest in all or part of the property to a private party for economic development by, or the commercial benefit of, a private party. This restriction shall not apply to property which, by reason of dilapidated condition, compromised structural integrity, or failed mechanical systems poses an actual identifiable threat of harm to public safety or

health. All acquisition of property will require an amendment to the plan as set forth in Section 1100.

A. Acquisition requiring City Council approval.

Acquisitions described in Section 800 A1, and A2 of this plan will require an amendment as set forth in Section 1100 B2. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Acquisition of land for development by the public or private sector.
2. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

B. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100 C2. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property can be acquired without condemnation and is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys, or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired.

The Renewal Agency has determined a list of properties to be added to the Plan. The Potential Opportunity Sites for Development and/or Redevelopment are:

1. **1 S 10 25 AD TL 10700 (Map #1)**
Beals Building – SW corner of Main and Third
2. **1 S 10 25 AD TL 2900 (Map #1)**
Site located on Front and North Main – corner lot – towing business

3. **1 S 102 5 DA TL 5800 (Map #2)**
Lot located on Stillwell and Fifth – S.E. corner – south of Safeway
4. **1 S 930 CB – TL's 13300, 13200 & 13100 specifically (Map #3)**
Lots located East of Pacific Avenue on Seventh Street – south side of street
5. **1 S 10 25 DD TL 8000 (Map #4)**
1010 Main Avenue
6. **1 S 10 25 DD TL 7700 (Map#4)**
1016 Main Avenue
7. **Port of Tillamook Bay Right-of-Way near Hoquarten Slough (Map #5)**
8. **1 S 9 30 CB TL 1700 (Map #3)**
Property located at the corner of Pacific and Fourth Street – Wells Fargo Bank owner
9. **1 S 10 25 AD TL's 4700, 4900, 5000, 5001, 5200 and 5300 (Map #1)**
All of Block 9 in the Tillamook Addition on assessor map. Block bordered by Stillwell Avenue, Ivy Avenue, First and Second Streets
10. **1 S 10 25 AD TL 11500 (Map #1)**
Lot located on the N.W. corner of Fourth and Stillwell Avenue, Mc Dermott subdivision
11. **1 S 10 25 AD TL 11600 (Map #1)**
1708 Fourth Street
12. **1 S 09 30 BC TL 04400 & 04400A1(Map #5)**
Janac Property IOOF Building
13. **1 S 09 30 CC TL 02500 (Map #6)**
815 Pacific Avenue
14. **1 S 09 30 CB TL 13400 (Map #3)**
709 Pacific Avenue
15. **1 S 09 30 CB TL 8300 (Map #3)**
603 Pacific Avenue – old service station
16. **1 S 09 30 CC TL 9300 (Map #6)**
SE Corner of Main Ave and 10th Street
17. **1 S 09 30 CC TL 4100 (Map #6)**
905 Pacific Avenue
18. **1 S 09 30 CC 04800 (Map #6)**
2102 10th Street

D. Property Disposition Policies and Procedures

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Plan.

All real property acquired by the Renewal Agency for redevelopment in the Tillamook Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at its fair reuse value. All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and shall comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

900. REDEVELOPER'S OBLIGATIONS

Redevelopers within the Tillamook Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency, or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the Tillamook.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Renewal Agency.

5. The Redeveloper shall not execute any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced. The Development Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties, for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

It is anticipated that this Plan will be reviewed periodically during the execution of the Project. The Plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments are limited to amendments:

- Adding land to the Tillamook Urban Renewal Area that is in excess of one percent of the existing area of the Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the Tillamook City Council by non-emergency ordinance after a hearing notice of which is provided to individual households as prescribed in ORS 457.

B. Other Amendments Requiring Approval by Ordinance of City Council

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council and require consultation with taxing districts and presentation to the Planning Commission but will not require the special notice prescribed in ORS 457.120:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2006 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Acquisition of property for purposes specified in Section 800 A1 and 800 A2 of this Plan.

C. Minor Amendments

Minor amendments may be approved by the Renewal Agency Board in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 800 B1 and 800 B2 of this Plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700, if the addition or modification of the project costs less than \$500,000 in 2006 dollars.
4. Increases in the Tillamook Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.

From time to time during the implementation of this Plan, the Planning Commission and the City Council may officially approve amendments or modifications to the City's Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulation, or ordinances, which affect the implementation of this Plan.

When such amendments, modifications, or approvals have been officially enacted by the City Council, such amendments, modifications, or approvals which affect the provisions of the Plan shall, by reference, become a part of this Plan.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this Plan is fifteen million one hundred thirty two thousand six hundred and six dollars (\$15,132,606). This amount is the principal of indebtedness and does not include interest or indebtedness incurred to refund existing indebtedness.

1300. FINANCING METHODS

A. General

The Renewal Agency may borrow money and accept advances, loans, grants, and other forms of financial assistance from the federal government, the state, city, Tillamook, or other public body, or from any sources public or private, for the purposes of undertaking and carrying out this Plan. In addition, the Renewal Agency may borrow money from, or lend money to, a public entity in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Renewal Agency shall be used to pay or repay any costs, expenses, advances, and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

This Plan will be financed, in whole or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Tillamook Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX, of the Oregon Constitution and ORS 457.420 to 457.460.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Renewal Agency or the City of Tillamook in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

“Agency”, “Renewal Agency”, or “Urban Renewal Agency” means the Tillamook Renewal Agency Board, which is the Urban Renewal Agency for Tillamook.

"Area" means the area included within the boundaries of the Tillamook Urban Renewal Area.

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"Tillamook" means Tillamook, Oregon.

“Board” means the board of the Tillamook Urban Renewal Agency

"Commission" means the Planning Commission of Tillamook, Oregon.

"Comprehensive Plan" means the Tillamook’s Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

“Development Agency” means the Tillamook Development Agency Board.

"Displaced" person or business means any person or business required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Tillamook Urban Renewal Area, Part Two - Exhibits.

“Mixed Use” means a development site, or a single building containing multiple uses. For example, a common type of mixed use development is one that includes residential and retail uses, with related parking. Other combinations of uses are possible.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

“Plan” or “Renewal Plan" means the Urban Renewal Plan for the Tillamook Urban Renewal Area, Parts One, and Two.

"Planning Commission" means the Planning Commission of Tillamook, Oregon.

"Project, Activity, or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is

authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any person, individual, or group acquiring property from the Development Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Rehabilitation Loans and Grants" – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency to carry out the Rehabilitation and Conservation activities of this Plan.

"Redevelopment Assistance" – Financial assistance provided by the Renewal Agency to private or public developers of property within the Urban Renewal Area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the redevelopment through new construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping of public places, providing technical information and assistance to potential redevelopers, re-sale of land at reduced prices, and such other assistance as the Agency determines is within its authority, and necessary.

"State" means the State of Oregon.

"Text" means the Urban Renewal Plan for the Tillamook Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Tillamook Urban Renewal Area", or "Revitalization Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

Tillamook Urban Renewal Plan

Tillamook, Oregon

Part Two-Exhibits

EXHIBITS

Exhibit 1 Map of Plan Boundary

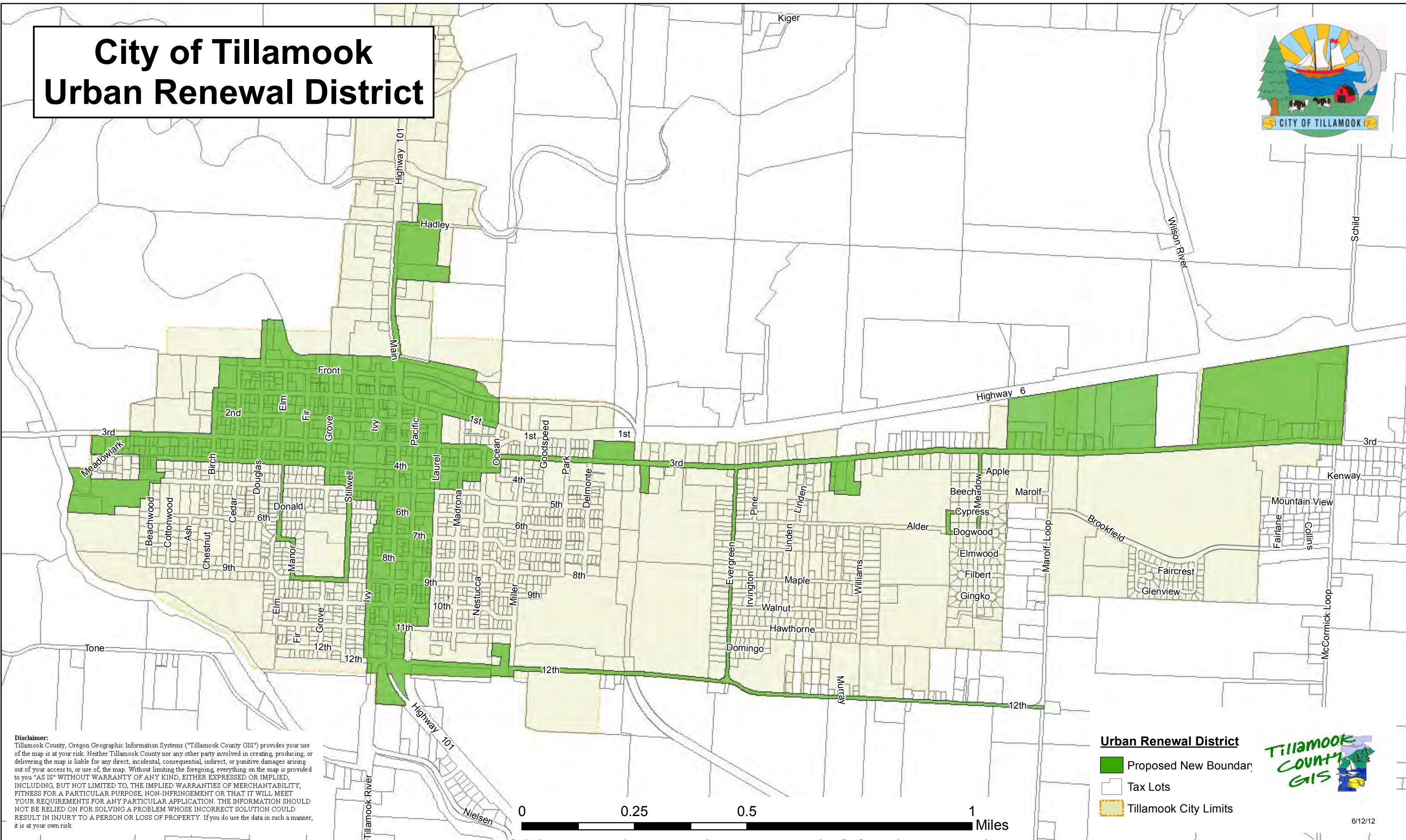
Exhibit 2 Map #1, #2, #3, #4, #5, #6

ATTACHMENTS

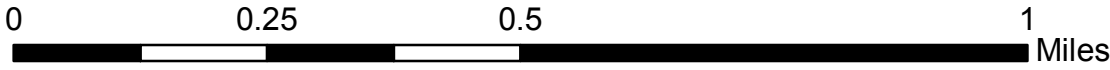
Attachment A Boundary Description

City of Tillamook

Urban Renewal District



Disclaimer:
Tillamook County, Oregon Geographic Information Systems ("Tillamook County GIS") provides your use of the map is at your risk. Neither Tillamook County nor any other party involved in creating, producing, or delivering the map is liable for any direct, incidental, consequential, indirect, or punitive damages arising out of your access to, or use of, the map. Without limiting the foregoing, everything on the map is provided to you "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT OR THAT IT WILL MEET YOUR REQUIREMENTS FOR ANY PARTICULAR APPLICATION. THE INFORMATION SHOULD NOT BE RELIED ON FOR SOLVING A PROBLEM WHOSE INCORRECT SOLUTION COULD RESULT IN INJURY TO A PERSON OR LOSS OF PROPERTY. If you do use the data in such a manner, it is at your own risk.



Urban Renewal District

- Proposed New Boundar
- Tax Lots
- Tillamook City Limits





THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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TILLAMOOK COUNTY

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TILLAMOOK

CANCELLED NO.

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REVISED 10/01/07, MS

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

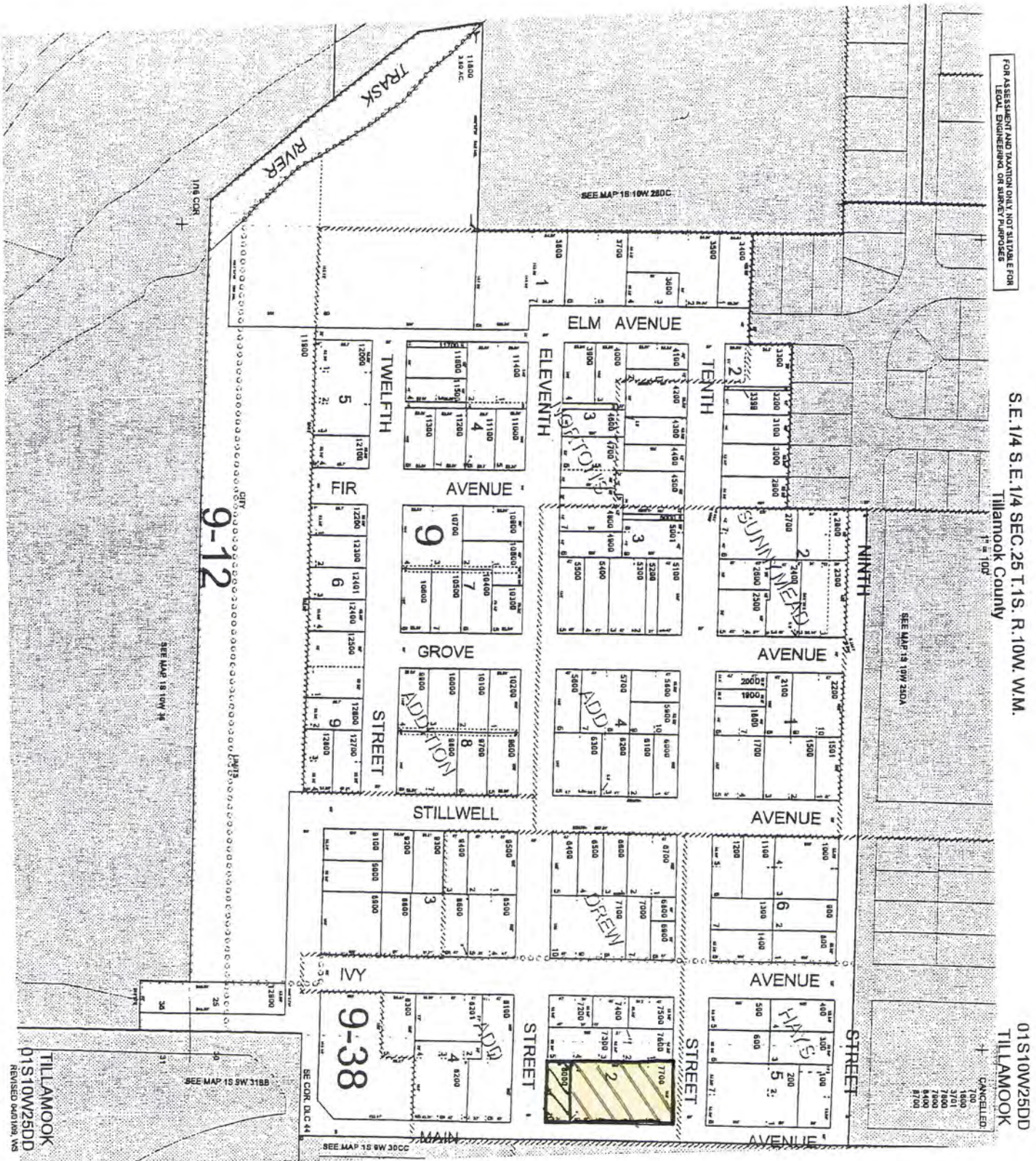
NW1/4 SW1/4 SEC.30 T.1S. R.9W.W.M.
TILLAMOOK COUNTY

1" = 100'

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TILLAMOOK



IS 9 30CB
TILLAMOOK
REVISED 10/08/01, MS



IS 9 30BC
TILLAMOOK



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SW 1/4 SW 1/4 SEC. 30 T.1S. R.9W.W.M.
TILLAMOOK COUNTY
1" = 100'

IS 9 30CC
TILLAMOOK



SEE MAP IS 10 2500

SEE MAP IS 9 30CC

SEE MAP IS 9 30CC

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IS 9 30CC
TILLAMOOK
Revised 03/24/08, WS

BAYSIDE SURVEYING

**11765 HWY 101 SOUTH
TILLAMOOK, OREGON 97141**

**TERRY L. JONES
503-842-5551
FAX 503-842-5552**

LEGAL DESCRIPTION FOR CITY OF TILLAMOOK URBAN RENEWAL DISTRICT JUNE, 2012

Beginning at a point on the South right-of-way line of Twelfth Street, in the City of Tillamook in the Southeast one-quarter of Section 25, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon, which point is the Northwest corner of that tract described in Book 435, Page 817, Tillamook County Deed Records;

thence North 60 feet to a point on the North right-of-way line of Twelfth Street;

thence West 50 feet, more or less, to the Northwest corner of the intersection of the North right-of-way line of Twelfth Street and the West right-of-way line of Ivy Avenue, which point is the Southeast corner of that tract described in Instrument No. 2005-010202, Tillamook County Deed Records;

thence North on the West right-of-way line of Ivy Avenue 1413.2 feet, more or less, to the Northeast corner of Block 2, HAYS ADDITION TO TILLAMOOK;

thence North 60 feet to a point on the North right-of-way line of Seventh Street;

thence East on the North right-of-way line of Seventh Street 55 feet to the Southeast corner of the West 35 feet of Lot 5, Block 1, MARTINY'S ADD TO TILLAMOOK CITY;

thence North 105 feet on the East line of said West 35 feet of Lot 5 to a point on the South line of Lot 8, Block 1, MARTINY'S ADD TO TILLAMOOK CITY;

thence East 35 feet to the Southeast corner of the West 20 feet of Lot 9, Block 1, MARTINY'S ADD TO TILLAMOOK CITY;

thence North 105 feet on the East line of said West 20 feet of Lot 9 to a point on the South right-of-way line of Sixth Street;

thence North 60 feet to a point on the North right-of-way line of Sixth Street;

thence West 20 feet to the Southeast corner of Lot 11, Block 1, HARTER'S ADDITION TO TILLAMOOK CITY;

thence North 105 feet to the Northeast corner of said Lot 11;

thence West 280 feet to the Northwest corner of Lot 5, Block 1, CENTRAL ADDITION TO TILLAMOOK CITY, which point is on the East right-of-way line of Stillwell Avenue;

thence South 975 feet along the East right-of-way line of Stillwell Avenue to the intersection of the South right-of-way line of Ninth Street with the East right-of-way line of Stillwell Avenue;

thence West 690 feet along the South right-of-way line of Ninth Street to the Southerly extension of the West right-of-way line of Manor Avenue;

thence Northerly 450 feet, more or less, along said extension and West right-of-way line of Manor Avenue to the South right-of-way line of Manor Avenue;

thence Westerly 180 feet, more or less, along the South right-of-way line of Manor Avenue to the Southerly extension of the West right-of-way line of Elm Avenue;

thence North 895 feet, more or less, along said extension and West right-of-way line of Elm Avenue to the intersection of the South right-of-way line of Fourth Street with the West right-of-way line of Elm Avenue;

thence East 60 feet along the South right-of-way line of Fourth Street, to the intersection of the East right-of-way line of Elm Avenue with the South right-of-way line of Fourth Street;

thence Southerly 845 feet, more or less, along the East right-of-way line of Elm Avenue to the North right-of-way line of Manor Avenue;

thence Easterly 180 feet, more or less, along the North right-of-way line of Manor Avenue to the East right-of-way line of Manor Avenue;

thence Southerly 500 feet, more or less, along the East right-of-way line of Manor Avenue to the North right-of-way line of Ninth Street;

thence East 75 feet, more or less, along the North right-of-way of Ninth Street to the Southeast corner of Lot 7, Block 2, PARKWAY MANOR ADDITION TO TILLAMOOK CITY;

thence North 10 feet along the right-of-way line of Ninth Street and the East line of said Lot 7, to the North right-of-way line of Ninth Street;

thence East 480 feet along the North right-of-way of Ninth Street, to the intersection of the West right-of-way line of Stillwell Avenue with the North right-of-way line of Ninth Street;

thence North 1140 feet to the intersection of the North right-of-way line of Fifth Street and the West right-of-way line of Stillwell Avenue;

thence West 270 feet along the North right-of-way line of Fifth Street to the intersection of the West right-of-way line of Grove Avenue with the North right-of-way line of Fifth Street;

thence North on the West right-of-way line of Grove Avenue 210 feet to the intersection of the West right-of-way line of Grove Avenue and the South right-of-way line of Fourth Street;

thence West on the South right-of-way line of Fourth Street 1980 feet to the Northwest corner of that tract described in Book 357, Page 126, Tillamook County Deed Records;

thence South 138 feet to the Southwest corner of that tract described as Parcel 4 of Tract 5 in Instrument No. 2006-005886, Tillamook County Deed Records;

thence East 100 feet to the Southeast corner of said Parcel 4 of Tract 5;

thence South 72 feet to a point on the North right-of-way line of Fifth Street;

thence West on the North right-of-way line of Fifth Street 43.3 feet, more or less, to the Northwest corner of Fifth Street;

thence South 64 feet, more or less, to the Northeast corner of Lot 8, L & M SUBDIVISION;

thence West 130.04 feet on the North line of said L & M SUBDIVISION to the Northwest corner thereof;

thence South 189 feet;

thence West 100 feet;

thence South 100 feet, more or less, to the Northeast corner of that tract described as Parcel 2 in Instrument No. 2005-004856, Tillamook County Deed Records;

thence West 295 feet to the Northwest corner of said Parcel 2;

thence South 98.68 feet to a point on the North line of Parcel 1, Instrument No. 2005-004856, Tillamook County Deed Records;

thence West 551 feet, more or less, on said North line of said Parcel 1 to a point on the East bank of the Trask River;

thence Northerly along the East bank of the Trask River 560 feet, more or less, to the Northwest corner of that tract conveyed to the City of Tillamook recorded in Book 171, Page 61, Tillamook County Deed Records;

thence East on the North line of said tract conveyed to the City of Tillamook, and the Easterly extension thereof, 290 feet, more or less, to the Northeast corner of that tract conveyed to the City of Tillamook recorded in Book 152, Page 359, Tillamook County Deed Records, which point is on the West line of MEADOWLARK ESTATES, Plat Book 2A, Page 114, Tillamook County Plat Records;

thence South 115 feet, more or less, to the Southwest corner of MEADOWLARK ESTATES;

thence East 564.3 feet, more or less, to the Southwest corner of that tract described as Tract 5 in Instrument No. 2006-005886, Tillamook County Deed Records;

thence North on the West line of said Tract 5 and the Northerly extension thereof 297 feet, more or less, to a point on the North right-of-way line of Fourth Street;

thence West on the North right-of-way line of Fourth Street, and the Westerly extension thereof, which is also the South line of Partition Plat 1999-34, Tillamook County Plat Records, a distance of 574.5 feet, more or less, to a point on the West right-of-way line of that 12 foot perpetual right-of-way described in that deed to the City of Tillamook, recorded in Book 152, Page 359, Tillamook County Deed Records;

thence North on the West right-of-way line of said 12 foot perpetual right-of-way 197.68 feet to the South right-of-way line of the Tillamook - Netarts Highway (Third Street);

thence East on the South right-of-way line of the Tillamook - Netarts Highway (Third Street) 453.1 feet, more or less, to the Northeast corner of that tract described in Book 384, Page 814, Tillamook County Deed Records;

thence North 60 feet to a point on the North right-of-way line of Tillamook - Netarts Highway (Third Street);

thence East on the North right-of-way line of Tillamook - Netarts Highway (Third Street) 951 feet to the intersection of the West right-of-way line of Birch Avenue and the North right-of-way line of Tillamook - Netarts Highway (Third Street), said point being the Southeast corner of Block 10, STILLWELL'S SECOND ADDITION TO THE CITY OF TILLAMOOK;

thence North 480 feet along the West right-of-way line of Birch Avenue to the Northeast corner of Block 13, STILLWELL'S SECOND ADDITION TO THE CITY OF TILLAMOOK;

thence North 60 feet;

thence East 60 feet to the Southwest corner of that tract described in Book 445, Page 697, Tillamook County Deed Records;

thence North 361 feet on the West line of said tract described in Book 445, Page 697, Tillamook County Deed Records, and the Northerly extension thereof, to the North line of the Edrick Thomas Donation Land Claim No. 44;

thence East 480 feet on the North line of said Donation Land Claim to the West right-of-way line of Douglas Avenue;

thence North 449 feet on said West right-of-way line to the Northwest corner of Douglas Avenue;

thence East 60 feet to the Northeast corner of Douglas Avenue;

thence North 12 feet to the Northwest corner of that tract described as Parcel 1 in Book 421, Page 96, Tillamook County Deed Records;

thence East 180 feet, more or less, on the North line of said tract described in Book 421, Page 96, Tillamook County Deed Records, and the Easterly extension thereof, to the centerline of Hoquarton Slough;

thence Southerly and Easterly on the centerline of Hoquarton Slough 1600 feet, more or less, to the intersection of the West right-of-way line of the Oregon Coast Highway (Highway 101) with the centerline of Hoquarton Slough;

thence Northerly 1600 feet, more or less, along the West right-of-way line of the Oregon Coast Highway (Highway 101) to the intersection of the Westerly extension of the North right-of-way line of Hadley County Road with the West right-of-way line of the Oregon Coast Highway (Highway 101);

thence East 280 feet, more or less, along the said Westerly extension and North right-of-way line of Hadley County Road to the Southwest corner of that tract described in Instrument No. 2009-003623, Tillamook County Deed Records;

thence Northerly 230 feet, more or less, along the Westerly line of said tract to the Northwest corner thereof;

thence Easterly 280 feet, more or less, along the Northerly line of said tract to the Northeast corner thereof;

thence Southerly along the Easterly line of said tract 230 feet, more or less, to the Southeast corner thereof;

thence Southerly 35 feet, more or less, to the Northeast corner of that tract described in Instrument No. 2011-006925, Tillamook County Deed Records;

thence S 2°41'04" West 449.97 feet along the East line of that tract described in Instrument No. 2011-006925 to the Southeast corner thereof, which point is on the North line of that tract described in Book 323, Page 384, Tillamook County Deed Records;

thence East 150 feet, more or less, along the North line of that tract described in Book 323, Page 384 to the Northeast corner thereof;

thence South 193.00 feet along the East line of said tract described in Book 323, Page 384, to the Southeast corner thereof;

thence West 610.03 feet along the South line of said tract described in Book 323, Page 384, to the Southwest corner thereof, being also on the East right-of-way line of the Oregon Coast Highway (Highway 101);

thence Southerly 950 feet, more or less, along the East right-of-way line of the Oregon Coast Highway (Highway 101) to the intersection of the centerline of Hoquarton Slough with the West right-of-way line of the Oregon Coast Highway (Highway 101);

thence Easterly 1150 feet, more or less, along the centerline of Hoquarton Slough to the North-South centerline of the Northwest one-quarter of Section 30, Township 1 South, Range 9 West of the Willamette Meridian;

thence South 0° 36' West on the North-South centerline of the Northwest one-quarter of Section 30, Township 1 South, Range 9 West of the Willamette Meridian a distance of 525 feet, more or less, to the North right-of-way line of First Street;

thence Southwesterly 60 feet, more or less, to the Northeast corner of Block 31, THAYER'S 4TH ADDITION TO TILLAMOOK, which point is the intersection of the West right-of-way line of Ocean Place and the South right-of-way line of First Street;

thence North 77° 02' West 644 feet, more or less, on the South right-of-way line of First Street to the intersection of the South right-of-way line of First Street and the East right-of-way line of Laurel Avenue;

thence South 0° 03' West 342 feet, more or less, on the East right-of-way line of Laurel Avenue to the North right-of-way line of Third Street;

thence South 89° 57' East 550 feet on the North right-of-way line of Third Street to the Southeast corner of Lot 7, Block 31, THAYER'S 4TH ADDITION TO TILLAMOOK;

thence Southeasterly 160 feet, more or less, to the Southwest corner of Block 1, H. F. GOODSPEED'S ADDITION TO THE CITY OF TILLAMOOK, which point is also on the North right-of-way line of Third Street;

thence East 1094.6 feet on the North right-of-way line of Third Street to the Southwest corner of Block 5, H. F. GOODSPEED'S SECOND ADDITION TO TILLAMOOK CITY;

thence North 210 feet to the Northwest corner of said Block 5;

thence East 472.7 feet, to the Northeast corner of Block 6, H. F. GOODSPEED'S SECOND ADDITION TO TILLAMOOK CITY;

thence South 210 feet to the Southeast corner of said Block 6;

thence Easterly following on the North right-of-way line of Third Street 4250 feet, more or less, to the Southwest corner of that tract described in Instrument No. 2008-005304, Tillamook County Deed Records, located in Section 29, Township 1 South, Range 9 West of the Willamette Meridian;

thence North 320 feet along the West lines of said tract and an extension thereof to the Southwest corner of that tract described as Parcel 1 of Book 306, Page 981, Tillamook County Deed Records;

thence North 250 feet, more or less, along the West line of tract described as Parcel 1 of Book 306, Page 981 to the intersection of said West line with the South right-of-way line of the Relocated Wilson River Highway;

thence Northeasterly 1750 feet, more or less, on the South right-of-way line of the Relocated Wilson River Highway to the Northeast corner of that tract described in Book 341, Page 221, Tillamook County Deed Records;

thence South 0° 28' West 833.3 feet, more or less, on the East line of said tract described in Book 341, Page 221, and the Southerly extension thereof, to the North right-of-way line of Third Street;

thence North 85° 08' East 530 feet, more or less, on the North right-of-way line of Third Street to the East right-of-way line of Wilson River Loop County Road;

thence North 3° 05' 32" East 882.59 feet, more or less, along the East right-of-way line of Wilson River Loop County Road to a point on the North line of Parcel 2, Partition Plat 2001-14, Tillamook County Plat Records, said point being also the intersection of the South right-of-way line of the Relocated Wilson River Highway and the East right-of-way line of Wilson River Loop County Road;

thence North 78° 34' 07" East along said South line of the Relocated Wilson River Highway 1710 feet, more or less, to the West line of that tract deeded to Tillamook County for road purposes (Schild Road) recorded in Book 37, Page 10, Tillamook County Deed Records;

thence South 1° 01' West on the West line of said Tillamook County road tract and the Southerly extension thereof 1120 feet, more or less, to the South right-of-way line of Third Street;

thence Westerly following on the South right-of-way line of Third Street 4090 feet, more or less, to the intersection of the East right-of-way line of Meadow Avenue with the South right-of-way line of Third Street;

thence South 1°30' East 949.7 feet along the East right-of-way line of Meadow Avenue to the intersection of the South right-of-way line of Dogwood Avenue with the East right-of-way line of Meadow Avenue;

thence South 88°30' West 354 feet along the South right-of-way line of Dogwood Avenue to a point on the West boundary of AMENDED PLAT OF COATS SUBDIVISION, Map C-120 Tillamook County Survey Records, that is South 1°30' East 40 feet from the Southwest corner of Lot 6, Block 8, AMENDED PLAT OF COATS SUBDIVISION;

thence North 1°30' West 40 feet along the West boundary of AMENDED PLAT OF COATS SUBDIVISION to the Southwest corner of Lot 6, Block 8, AMENDED PLAT OF COATS SUBDIVISION, being on the North right-of-way line of Dogwood Avenue;

thence North 88°30' East 314 feet along the North right-of-way line of Dogwood Avenue to the to the intersection of the West right-of-way line of Meadow Avenue with the North right-of-way line of Dogwood Avenue;

thence North 1°30' West 200 feet along the West right-of-way line of Meadow Avenue to the intersection of the South right-of-way line of Cypress Avenue with the West right-of-way line of Meadow Avenue;

thence South 88°30' West 314 feet along the South right-of-way line of Cypress Avenue to the Northwest corner of Lot 3, Block 8 AMENDED PLAT OF COATS SUBDIVISION, being on the West boundary of AMENDED PLAT OF COATS SUBDIVISION and the East right-of-way line of Spruce Street;

thence South 1°30' East 240 feet along the East right-of-way line of Spruce Street and the West boundary of AMENDED PLAT OF COATS SUBDIVISION to a point on the South right-of-way line of Dogwood Avenue;

thence West 50 feet along an extension of the South right-of-way line of Dogwood Avenue to an extension of the West right-of-way line of Spruce Street;

thence North 280 feet along said extension and West right-of-way line of Spruce Street to an extension of the North right-of-way line of Cypress Avenue;

thence North 88°30' East 364 feet along said extension and North right-of-way line of Cypress Avenue to the intersection of the West right-of-way line of Meadow Avenue with the North right-of-way line of Cypress Avenue;

thence North 1°30' West 669.70 feet to the intersection of the South right-of-way line of Third Street with the West right-of-way line of Meadow Avenue;

thence Westerly following on the South right-of-way line of Third Street 1450 feet, more or less, to the Northeast corner of that tract described as Parcel 1 Instrument No. 2008-002496;

thence S 1°31' West 253.84 feet along the East line of said Parcel 1 to a 5/8 inch iron bar at the interior angle point;

thence East along the North line of said Parcel 1, 80 feet, more or less, to the East line of said Parcel 1;

thence Southerly 150 feet, more or less, along the East line of said Parcel 1 to the Southeast corner thereof;

thence Westerly 300 feet, more or less, along the South lines of said Parcel 1 and of Parcel 2 Instrument No. 2008-002496 to the Southwest corner of said Parcel 2;

thence North 0°41' East 40.35 feet along the West line of said Parcel 2 to the Northwest corner thereof, being also the Southeast corner of that tract described as Parcel 1 in Instrument No. 2006-000765, Tillamook County Deed Records;

thence South 82° 34' West 63.61 feet to the Southwest corner of said Parcel 1 in Instrument No. 2006-000765;

thence North on the West line of said Parcel 1, a distance of 342.25 feet to the Northwest corner thereof, which point is on the South right-of-way line of Third Street;

thence Westerly following on the South right-of-way line of Third Street 1090 feet, more or less, to the intersection of the East right-of-way line of Evergreen Drive with the South right-of-way line of Third Street;

thence Southerly 2450 feet, more or less, along the East right-of-way line of Evergreen Drive to the North right-of-way line of Twelfth Street;

thence Easterly 3750 feet, more or less, along the North right-of-way line of Twelfth Street (commonly known as Marolf Loop), and an Easterly extension thereof, to the East right-of-way line of Marolf Loop;

thence South 40 feet along the East right-of-way line of Marolf Loop to an Easterly extension of the South right-of-way line of Twelfth Street (commonly known as Marolf Loop);

thence Westerly 6230 feet, more or less, along the South right-of-way line of Twelfth Street (commonly known as Marolf Loop) to the intersection of the East right-of-way line of Miller Avenue with the South right-of-way line of Twelfth Street;

thence South 72 feet, more or less, along the East right-of-way line of Miller Avenue to the end of Miller Avenue;

thence West 60 feet along the South end of Miller Avenue to the West right-of-way line of Miller Avenue;

thence North 122 feet, more or less, along the West right-of-way line of Miller Avenue to the intersection of the Westerly extension of the North right-of-way line of Twelfth Street with the East right-of-way line of Miller Avenue;

thence Easterly 2500 feet, more or less, along said extension and North right-of-way line of Twelfth Street to the West right-of-way line of Evergreen Drive with the North right-of-way line of Twelfth Street;

thence Northerly 2450 feet, more or less, along the West right-of-way line of Evergreen Drive to the intersection of the South right-of-way line of Third Street with the West right-of-way line of Evergreen Drive;

thence Westerly following on the South right-of-way line of Third Street 1000 feet, more or less, to the Northeast corner of that tract described in Deed Book 321, Page 539, Tillamook County Deed Records;

thence South 0°51'30" East 320 feet along the East line of said tract to the Southeast corner thereof;

thence North 89°40'30" West 76.92 feet along the South line of said tract to the Southwest corner thereof;

thence North 6°13'01" West 322.03 feet along the West line of said tract to the Northwest corner thereof, being on the South right-of-way line of Third Street;

thence Westerly following on the South right-of-way line of Third Street 1530 feet, more or less, to the Easterly right-of-way line of Ocean Place located in Section 30, Township 1 South, Range 9 West of the Willamette Meridian, which point is the intersection of the South right-of-way line of Third Street with the East right-of-way line of Ocean Place;

thence South on the Easterly right-of-way line of Ocean Place 191.3 feet, more or less, to the South right-of-way line of Fourth Street;

thence West on the South right-of-way line of Fourth Street 175 feet to the Northeast corner of Block 35, THAYER'S 4TH ADDITION TO TILLAMOOK, which point is on the West right-of-way line of Nestucca Avenue;

thence South 105 feet on the West right-of-way line of Nestucca Avenue to the Southeast corner of Lot 4, said Block 35;

thence West 210 feet to the Southwest corner of Lot 1, said Block 35;

thence South 105 feet to the Southwest corner of Lot 8, said Block 35, which point is on the North right-of-way line of Fifth Street;

thence West on the North right-of-way line of Fifth Street 330 feet to the West right-of-way line of Laurel Avenue;

thence South on the West right-of-way line of Laurel Avenue 1620 feet to the North right-of-way line of Eleventh Street, which point is the Southeast corner of Block 27, THAYER'S 3RD ADDITION TO TILLAMOOK;

thence West on the North right-of-way line of Eleventh Street 270 feet to the West right-of-way line of Pacific Avenue;

thence South on the West right-of-way line of Pacific Avenue 402.15 feet to the North right-of-way line of Twelfth Street;

thence East 90 feet to the East right-of-way line of Pacific Avenue;

thence South on the East right-of-way line of Pacific Avenue 8.78 feet to the North right-of-way line of Twelfth Street;

thence S 84°22'41" E 120.57 feet along the North right-of-way line of Twelfth Street;

thence S 89°41' E 813.27 feet along the North right-of-way line of Twelfth Street to the Southwest corner of that tract described in Deed Book 215, page 311, Tillamook County Deed records;

thence East 105 feet along the South line of said tract to the Southeast corner thereof;

thence North 105 feet along the East line of said tract to the Northeast corner thereof;

thence West 105 feet along the North line of said tract to the Northwest corner thereof;

thence North 156.16 feet, more or less, along the West lines of those tracts described in Deed Book 131, Page 9, Tillamook County Deed Records;

to a point on the South line of that tract described in Deed Book 235, Page 243, Tillamook County Deed Records;

thence East 210 feet along the South line of said tract in Book 235, Page 243 to the Southeast corner thereof, said corner being on the West right-of-way line of Miller Avenue;

thence South 384.38 feet, more or less, along the West right-of-way line of Miller Avenue and the East lines of tracts described in Deed Book 120, Page 484, Tillamook County Deed Records, to the Southeast corner of said Deed;

thence West 210 feet along the South line of tracts described in Deed Book 120, Page 484, and Deed Book 131, Page 9, Tillamook County Deed Records, to the Southwest corner thereof;

thence Westerly 1023.58 feet, more or less, along the City Limits line to the West right-of-way line of Highway 101 North (also known as Pacific Avenue);

thence Southerly 300 feet, more or less, along the West right-of-way line of Highway 101 North (also known as Pacific Avenue) to the intersection of the East right-of-way of line of Highway 101 South (also known as Main Avenue) with the West right-of-way line of Highway 101 North (also known as Pacific Avenue);

thence Northerly 300 feet, more or less, along the East right-of-way of line of Highway 101 South (also known as Main Avenue) to the City Limits line;

thence Westerly 60 feet, more or less, along the City Limits line to the West right-of-way line of Highway 101 South (also known as Main Avenue), said line also being the Easterly boundary of the tract described in Book 322, Page 47, Tillamook County Deed Records;

thence Southeasterly on the West right-of-way line of Highway 101 South (also known as South Main Avenue) which is also the Easterly boundary of said tract described in Book 322, Page 47, a distance of 450 feet, more or less, to the Southeast corner of said tract, which point is 310.74 feet South and 373.74 feet East of the Southwest corner of Section 30, Township 1 South, Range 9 West of the Willamette Meridian;

thence West on the South line of said tract described in Book 322, Page 47, a distance of 343.74 feet, more or less, to the East right-of-way line of the old Highway #101, now known as Tillamook River Road;

thence North on the East right-of-way line of the old Highway #101, (now Tillamook River Road) 310.74 feet to a point on the South line of said Section 30;

thence East on said Section Line 1.99 feet;

thence North 63.24 feet to a line that lies 100 feet South of the South right-of-way line of Twelfth Street;

thence West, parallel with the South right-of-way line of Twelfth Street 113.99 feet, more or less, to the West line of that tract described in Book 435, Page 817, Tillamook County Deed Records;

thence North 100 feet to the point of beginning.

Bearings and distances in this description are from various sources.