

VENETA ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

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ARTICLE I – INTRODUCTION

1.010 Background. On February 20, 1984, the Veneta City Council appointed an Urban Renewal Task Force to evaluate whether or not an Economic Development-Urban Renewal District should be formed encompassing the blighted central business district and light industrial areas of the City of Veneta. This Urban Renewal Plan is recommended by the Urban Renewal Task Force and is aimed at: (1) the elimination of blight, (2) support of existing businesses through the provisions of improved public facilities, and (3) the creation of new jobs and enticement of new industry.

The Urban Renewal Task Force met weekly from February 20, 1984 to May 20, 1984 to gather background information and to prepare the draft Urban Renewal Plan for presentation to the Veneta Planning Commission. The Planning Commission held a Public Hearing on May 22, 1984 at which time the Report was explained in detail by members of the Urban Renewal Task Force and by City Staff. On June 21, 1984, the Veneta Planning Commission recommended to the Veneta City Council that the Urban Renewal Plan and Report be approved as presented, with minor amendments to the project priority list. On June 25, 1984, the Veneta City Council held a Public Hearing to consider the Urban Renewal Plan and Report and directed the City Administrator to prepare two ordinances to approve the Plan and Report and to form an Urban Renewal District. Prior to Plan adoption the City Attorney's office was requested to review the Urban Renewal Plan and Report to determine if it met all legal requirements of ORS 457. In addition, the Veneta City Engineer was requested to prepare a legal description of the project area and to update cost estimates for each public improvement project. The Urban Renewal District was created and the Urban Renewal Plan and Report was adopted on October 23, 1984 after a final Public Hearing before the Veneta City Council.

The Veneta Urban Renewal Plan has previously been amended six times.

- 1998 - Ordinance 397 and Resolution 456 established maximum indebtedness, updated project timing and cost estimates
- 2000 - Resolution 65 added definition/example of substantial amendment, adopted finding for authorizing minor changes
- 2002 - Resolution 70 added property totaling 1.88 acres
- 2007 - Resolution 78 emphasized projects and activities from the Downtown Master Plan
- 2013 - Resolution. 97 added property totaling 0.332 acres
- 2015 - Resolution 102 updated projects.
- In 2019, the Veneta City Council decided to pursue a substantial amendment to the Veneta Urban Renewal Plan to update projects, add property and increase the maximum indebtedness of the Area. As this was a substantial amendment, all sections of the urban renewal plan were reviewed and updated as necessary.

1.020 Legal Authority. The Urban Renewal Plan for the Veneta Economic Development District consists of the text and exhibits included herein. The Plan is for a specific area located entirely within the Urban Growth Boundary of the City of Veneta. This Plan has been prepared by the staff of the City of Veneta and the Urban Renewal Task Force for the Veneta Planning Commission and Veneta City Council. The Veneta City Council shall administer this Plan acting in its capacity as the Veneta Urban Renewal Authority, otherwise known as the Veneta Downtown Renewal Agency, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

1.030 Definitions

1. "Agency" means the Urban Renewal Agency of the City of Veneta otherwise known as the Veneta Downtown Renewal Agency (VDRA).
2. "VDRA" means the Veneta Downtown Renewal Agency, which serves as the Urban Renewal Authority pursuant to ORS 457.035-457.045.
3. "Blight" shall have the same meaning in this Plan as is defined by ORS 457.010.
4. "City" means the City of Veneta, Oregon.
5. "Comprehensive Plan" means the Veneta Comprehensive Plan adopted by the Veneta City Council on December 13, 1977, and as subsequently amended.
6. "County" means the County of Lane, State of Oregon.
7. "District" means the Veneta Economic Development District Urban Renewal Area.
8. "Economic Development District" means the Veneta Economic Development District Urban Renewal Area.

9. "ORS" means Oregon Revised Statutes.
10. "Persons" means any individual, family, business, firm, association, or corporate entity.
11. "Plan" or "this Plan" means the Urban Renewal Plan, also referred to as "The Veneta Economic Development District Urban Renewal Plan", including the text and exhibits.
12. "Planning Commission" means the Planning Commission of the City of Veneta.
13. "Project Area" means the area included within the boundaries of the Veneta Economic Development District Urban Renewal Area.
14. "Redeveloper" means any individual or group which acquires property or which receives financial assistance for the physical improvement of privately held structures and land from the Urban Renewal Agency.
15. "Text" means the text of the Veneta Economic Development District Urban Renewal Plan

1.040 Declaration of Need and Intent. Within the boundaries of the Veneta Economic Development District, the Veneta City Council has found conditions of blight which are detrimental to the safety, health, and welfare of the community. Specifically, the district is characterized by the following blighted factors described in ORS 457.010:

1. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of:
 - a. Defective design and quality of physical construction; or
 - b. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

2. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
3. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for proper usefulness and development.
4. The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
5. The existence of inadequate streets and other rights-of-way, open space and utilities;
6. The existence of property or lots or other areas which are subject to inundation by water;
7. A prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
8. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive conditions of land potentially useful and valuable for contributing to the public health, safety, and welfare.

The Veneta City Council further finds that to correct these conditions and to realize the Plan objectives set forth in Section 1.070, it is necessary and in the public interest to create the Veneta Economic Development District as an Urban Renewal Area and to utilize the urban renewal and redevelopment provisions of Chapter 457 of the Oregon Revised Statutes and the Oregon Constitution.

1.050 Citizen Participation. The activities and projects identified in this Plan and the report following, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and organizations with interests in the Urban Renewal Area. Before the Veneta City Council adopts the Plan and any amendments thereto, the Veneta Planning Commission shall hold at least one public hearing to consider public testimony for or against the Plan and any amendments, and the Planning Commission shall make a written recommendation to the Veneta City Council on whether the Plan should be adopted. Prior to final adoption of the Plan and any amendments, the Veneta City Council shall hold at least one public hearing with public notice of such hearing published in a newspaper of general circulation in accordance with ORS 457.095.

1.060 Nondiscrimination Provision. In the preparation, adoption, and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.

1.070 Primary Objective of the Urban Renewal Plan. The Urban Renewal Task Force, Veneta Planning Commission and Veneta City Council agree that the creation of the Veneta Economic Development District will enable the City to achieve its primary goal of becoming a "mid-Lane service center and suburban residential community with an appealing rural setting.

This plan has been developed to achieve 6 major objectives outlined in the Veneta Comprehensive Plan:

1. Develop a cohesive central business district and attractive light industrial park areas to attract new employers to Veneta.
2. Construct new public facilities to stimulate construction of new residential, commercial and industrial buildings.
3. Replace substandard public facilities.
4. Eliminate unsafe, deteriorated or dilapidated buildings in the older downtown area of Veneta.
5. Improve the appearance of the City and create a sense of community pride.
6. Establish a long-term financing program to make needed public improvements.

1.080 Consistency of Urban Renewal Plan and Veneta Comprehensive Plan.

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 Veneta Comprehensive Plan Ordinance No. 523 (“Comprehensive Plan”), which includes by adoption the 2019 Veneta Transportation System Plan and the Veneta Residential Buildable Land Analysis, Housing Needs Assessment, and Parks and Open Space Master Plan, Economic Opportunity Analysis. Further, it addresses the Land Development Ordinance No. 493 adopted in January 2010 and amended through February 13, 2019. 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 Plan Area are shown in Figure 2. All proposed land uses conform to Figures 2 and 3. Maximum densities and building requirements for all land in the Plan Area are contained in the Land Development Code.

I. Comprehensive Plan

This analysis covers the most relevant sections of the Comprehensive Plan but may not cover every section of the Comprehensive Plan that relates to the Plan. As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended.

The numbering of the policies within this section reflects the numbering that occurs in the original document.

Community Vision

- 1. Maintain community identity and recognize that Veneta is a community located in an appealing rural setting, in close proximity to the Eugene/Springfield Metropolitan Area and Fern Ridge Reservoir.*
- 2. Maintain Veneta as an attractive residential community while improving the service and retail sector and developing a commercial and light industrial employment base for the entire Fern Ridge area.*
- 3. Plan for a healthy community which is able to provide for a majority of its basic needs.*
- 4. Provide adequate public utilities and services to guide and direct development in the City.*

A. Growth Management Element

GOAL:

Provide sufficient buildable lands and open space areas to allow Veneta to develop as the retail and service center for the Fern Ridge area and to develop a commercial and light industrial employment base.

- 2. Financial resources of the City of Veneta are limited. Due to the small size of the community, the city must carefully plan how public funds will be obligated for capital improvements projects.*

Finding

The Plan conforms to the Growth Management Element as the existence of urban renewal provides a valuable funding source for improvements to the infrastructure in Veneta. These improvements will encourage development within the city limits, supporting Veneta as a retail and service center.

B. Community, Building, and Site Design Element

GOAL:

Create a city with efficient and ecologically sensitive infrastructure; an environment that aesthetically stimulates us; and buildings, sidewalks, trails, and other public facilities that are accessible to everyone.

Policies:

- 2. Provide adequate public spaces such as small parks, greenways, or plazas where residents and employees can meet or relax and that provide a counterbalance to the high activity levels in the mixed-use area. Provide amenities such as benches and educational signage in public spaces and along off-street pathways.*

Finding

The Plan conforms to the Community, Building, and Site Design Element as the improvements to the parks in Veneta will help create a city with an environment that aesthetically stimulates. The improvements will provide other public facilities that are accessible to everyone.

C. Residential Land and Housing Element

GOALS:

- 1. Provide an adequate supply of residential land and encourage land use regulations that allow a variety of housing types that will be able to meet the housing needs of a range of age groups, income levels, and family types.*
- 2. Encourage efficient land development patterns that minimize service and infrastructure costs.*
- 3. Encourage land use patterns that provide livable neighborhoods; allow mixed uses, and allow a variety of housing types.*
- 4. Encourage land use patterns that protect and enhance Veneta's natural resources.*
- 5. Facilitate new housing starts to ensure there is adequate opportunity and choice to acquire safe, sanitary, and affordable housing.*
- 6. Maintain an attractive residential community in an appealing rural setting.*

Policies:

- 3. Prioritize infrastructure investment that will promote infill development of vacant and partially vacant lands within the Urban Growth Boundary.*

Finding

The Plan conforms to the Residential Land and Housing Element as the proposed improvements to the parks will encourage residential development in the Area and maintain an attractive residential community in an appealing rural setting. The improvements to the transportation infrastructure and ability to support existing and new businesses will also attract more residential development into the Area.

D. Economic Development Element

GOALS:

Pursue the economic interest of the City of Veneta by constructing and implementing policies and programs, including but not limited to the following functions:

- 1. Guide the responsible expansion and growth of business and industry in Veneta and the Fern Ridge area.*
- 2. Develop a working relationship with economic development-related public and private agencies, community groups, and business organizations.*
- 3. Engage in dialogue with interested parties about the development of Veneta's industrially and commercially zoned properties, and other development and interests related to Comprehensive Plan Goals.*
- 4. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses.*
- 5. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.*

Policies:

- 2. Make strategic investments based on Capital Improvement Planning to install utilities adjacent to employment sites so properties are ready to develop. Seek grant opportunities to pay for needed infrastructure such as roads or utilities that would encourage job creation.*
- 3. Encourage the installation of an advanced communications or broadband network to Veneta to help the city move more fully into the communication age. Develop a telecommunications ordinance to guide investments and installation of telecommunications facilities.*
- 8. Promote business development in the downtown area by:*
 - upgrading city streets to include on-street parking, curbs, gutters, and sidewalks.*
 - consolidating small parcels into larger parcels for commercial development;*
 - fully utilizing the land through redevelopment;*

Finding

The Plan conforms to the Economic Development Element as the proposed projects will provide assistance to new and future businesses, encourage business development in the Area and provide infrastructure to support the businesses in the Area.

E. Utilities Element

GOAL:

Upgrade and develop adequate water, sewer, storm drainage and other appropriate utilities to serve the planning population (Other utilities could potentially include telecommunications, electric, cable, solid waste, etc.).

Finding

The Plan conforms to the Utilities Element as the fiber connectivity project will provide services to the community. In addition, prior project activities have addressed this goal.

F. Community Facilities and Services Element

GOAL:

Upgrade and develop adequate community facilities and services to serve the planning population.

The community facilities element of the Comprehensive Plan includes those public and semi-public activities in the community, with the exception of utilities and parks and open space. Each of these are considered as separate elements.

Finding

This Element is not impacted by the Plan.

G. Transportation Element

GOALS:

The following goals will guide the development of the transportation system plan and should be used to monitor future transportation strategies and improvements.

Quality of Life: Enhance the City's quality of life by providing adequate access to residences, employment, services, social and recreational opportunities.

Land Use Planning: Integrate land use and transportation planning.

Congestion: Operate transportation facilities at a level of service that is cost-effective and appropriate for the area served.

Connectivity: Create an interconnected transportation system to support existing and proposed land uses.

Access: Meet the access needs of land development while protecting public safety needs transportation operations, and mobility of all transportation modes.

Transportation Balance: Provide a balanced transportation system that provides options for meeting the travel needs of all modes of transportation.

Energy: Minimize transportation-related energy consumption by using energy-efficient and appropriate modes of transportation for the movement of people, goods and services.

Economic: Promote economic health and diversity through the efficient and effective movement of goods, services, and people.

Environmental: Minimize environmental impacts on natural resources when constructing transportation facilities and by encouraging non-polluting transportation alternatives.

Pollution Control: Minimize pollution including air, water, and noise pollution.

Parking: Provide adequate parking without conflicting with other transportation goals.

Coordination: Collaborate and coordinate with state, county and other agencies during long-range planning efforts, development review, design and construction of transportation projects, and any other land use or transportation programs, policies or developments.

Finding

The Plan conforms to the Transportation Element as the proposed projects will provide transportation improvements to roads and supply parking in the Area that will benefit residents and businesses in the Area.

H. Parks and Open Spaces

GOAL:

Develop a variety of neighborhood parks, open space areas, and recreational facilities for use by the residents of Veneta.

City Park Facilities: The City has five developed park sites and four undeveloped park sites:

(a) City Park: E. Broadway Avenue

This 5.90 acre park includes a Community Center, outdoor swimming pool, playground equipment and picnic areas.

(h) Unnamed Site: Bolton Hill Road

This 1.47 acre undeveloped site located on Bolton Hill Road is located in the steep slope subzone and does not have sidewalk access. The site is sloped with scattered trees and other vegetation. The site is located adjacent to Bowling Green Subdivision and has the potential to be developed into a neighborhood park. Future site development will need to address sidewalks, slope, drainage, and soils.

Policies:

1. *Existing Facilities: Encourage the improvement of existing park and recreation facilities in Veneta through equipment replacement, maintenance, landscaping, access improvements, visibility and safety measures, and expansion.*
2. *New Facilities: Acquire additional land for new active recreation sites (including ball fields), passive recreational sites, open space, and new neighborhood and/or civic parks.*

Finding

The Plan conforms to the Parks and Open Spaces Element as the proposed projects will provide park improvements and transportation improvements in the Area that will benefit residents and businesses in the Area.

I. Natural Resources

Goals

1. *Conserve open space and protect natural and scenic resources, including wildlife corridors.*
2. *Conserve and protect Veneta's significant wetland resources.*

Finding

This Element is not impacted by the Plan.

J. Air, Water and Land Resource Quality

Finding

This Element is not impacted by the Plan.

K. Areas subject to Development Constraints

Finding

This Element is not impacted by the Plan.

II. Veneta Parks, Recreation, and Open Space Master Plan

4.1 Veneta Parks, Recreation and Open Space Goal

Develop a variety of neighborhood parks, open space areas, and recreational facilities for use by the residents of Veneta.

4.2 Policies and Recommended Actions

Encourage the improvement of existing park and recreation facilities in Veneta through equipment replacement, maintenance, landscaping, access improvements, visibility and safety measures, and expansion.

Recommended Actions:

- 1. Explore the potential for expanding City Park to include adjacent tax lots, including property that would open access onto Hunter Drive. Improve the connection between City Park and Veneta Elementary School.*
- 2. Remediate drainage problems for the park area south of the City water tank and selectively clear trees to provide an area for open play space and/or basketball facilities. Preserve existing tree canopy elsewhere in the park for shade and amenity value.*
- 4. Improve the parking areas at City Park to beautify the park entrance, improve access and reduce dust impacts to park patrons and adjacent residents.*
- 5. Initiate local fund-raising activities and pursue grant options to expand the play facility and improve the community center at City Park. Also pursue funding for needed play facility renovations and replacement at other existing park facilities.*
- 6. Conduct an inventory and evaluation of park equipment and facilities in all parks and develop a program to replace unsafe, substandard or worn facilities and play equipment through the CIP.*

Finding

The Plan conforms to the Parks and Open Spaces Element as the proposed projects will provide park improvements in the Area that will benefit residents and businesses in the Area.

III. Downtown Retail Market Analysis and Development Action Plan, 2017-2019

The Downtown Retail Market Analysis and Development Action Plan, 2017-2019 was developed by Rural Development Initiatives for the City of Veneta. It lists several strategies for what the city and its partners should focus on and what actions to undertake. It lists funding suggestions and timelines. Many of the strategies involve work by city staff designated in the document as the Urban Renewal Specialist and using urban renewal resources to implement the strategies. The Framework steps are:

- 1. Property (Re)development and Catalyst Projects*
- 2. Policy and Administrative*
- 3. Marketing, Outreach & Activity Generators*
- 4. Business Development*

Finding

The Plan conforms to the Downtown Development Action Plan, 2017-2019 as the proposed projects will provide assistance to business development, policy and administrative activities and property re(development) and catalyst projects in the Area.

The Veneta Economic Development District was selected because it is the center around which the community will grow. All of Veneta's prime industrial lands and the entire Central Business District are within the district boundaries. The Veneta Downtown Renewal Agency believes that the creation of the District and use of tax increment financing will speed the renewal of the district and rejuvenation of a depressed local economy. The construction of new businesses will generate jobs for area residents and stimulate residential growth throughout the Veneta/Elmira area. In turn, the goals of Veneta's Comprehensive Plan can become the reality of Veneta's future.

ARTICLE II - THE DISTRICT

2.010. Boundary. The original Veneta Economic Development District Urban Renewal Area includes 354 acres of land, 295 of which are located in the City of Veneta and 59 acres are located in an unincorporated island inside the Veneta Urban Growth Boundary. The Urban Growth Boundary was subsequently amended and incorporated the aforementioned 59 acres. The entire Veneta Economic Development District is located in the County of Lane, State of Oregon, and within the boundaries designated and described in Exhibit 1. Exhibit 1 has been updated to include two boundary changes adopted by Urban Renewal Agency Resolution No. 70 and Resolution No. 97. The boundary changes added 2.21 acres to the original boundary for a total Urban Renewal Area of 356.21 acres.

Ordinance No.553 deleted one parcel that was erroneously included in the Area for a total of 2.04 acres and added 13 acres to the boundary for a total Urban Renewal Area of 373.87acres, all within the Veneta city limits.

2.020 Land Use Plan. The Land Use plan for the Veneta Economic Development District consists of the Veneta Comprehensive Plan Ordinance 523 and the Veneta Land Development Ordinance No. 493 which are herein incorporated by reference. A description of existing land uses in the Veneta Economic Development District is included below. . All development of land within the Urban Renewal area shall comply with goals and policies specified in the Veneta Comprehensive Plan and Veneta Land Development Ordinance which govern type of construction, maximum density, zoning and building requirements. It is further understood that all land use actions within the Veneta Economic Development District shall comply with the Veneta Comprehensive Plan, Veneta Land Development Ordinance, and any other law of the city governing land use which shall be in effect concurrently with this Urban Renewal Plan and Report. Exhibit No. 2, Comprehensive Plan Designation within the Urban Renewal District in effect on September 9, 2019, and Exhibit No. 3, Zoning Designation in effect within the Urban Renewal District on September 9, 2019 are provided to show the type of development which may be permitted within the boundaries of the Veneta Economic Development District. Maximum densities and building requirements for all land in the Plan Area are contained in the Land Development Code and are included herein by reference.

Zoning District designations in the Area:

Land Development Ordinance No. 493 adopted in January 2010 and amended through February 13, 2019

4.01 Rural Residential

(1) Purpose. To maintain areas outside the City's service boundary for limited rural development within the carrying capacity of the natural resources until conversion to urban residential uses.

4.02 Single Family Residential

(1) Purpose. To provide areas suitable and desirable for primarily single-family and public service uses, with options and flexibility to provide a variety of housing through clustering and planned developments, including the provision of limited multi-family use subject to lot size and density standards. The net density in the SFR zone shall not exceed eight (8) dwelling units per acre. Lots in the SFR zone are subject to the minimum lot area and dimensional standards of the zone.

4.03 General Residential

(1) Purpose. To provide areas suitable and desirable for a variety of housing types and densities with provisions for associated public service uses and open space, and allowing flexibility through planned developments and other options under controlled conditions. The net density in the GR zone shall not exceed fifteen (15) dwelling units per net acre and twenty (20) units in planned developments, and are subject to the minimum lot area and dimensional standards of the zone.

4.04 Residential Commercial

(1) Purpose. To provide areas suitable and desirable for a mixture of residential and commercial uses within walking distance of downtown Veneta with provisions for associated public service uses, and other uses, under specific standards that promote land use compatibility and transportation-efficient development.

4.05 Broadway Commercial

(1) Purpose. Create a pedestrian friendly environment within the downtown area with a mixture of land uses that provides direct, safe, and convenient access from residential areas to commercial services, public spaces, and transit connections while maintaining access for automobiles and bikes.

4.06 Community Commercial

(1) Purpose. To provide areas suitable and desirable for a wide range of small commercial and business facilities to serve the Fern Ridge community.

4.07 Highway Commercial

(1) Purpose. To provide services to accommodate travelers and to provide large scale commercial services needed to serve the Fern Ridge area.

4.08 Industrial Commercial

(1) Purpose. To provide areas suitable for limited manufacturing, warehousing, and commercial activities which have minimal emissions or nuisance characteristics.

4.09 Light Industrial

(1) Purpose. To allow for light industrial uses in a business park environment. Such development could include flexible space for a variety of small industrial manufacturing, storage, distribution and office uses. Such space is commonly used as business incubators for small local businesses and could ideally be used by artisans and craftspeople as industrial studio space.

4.09 Medium Industrial

(1) Purpose. To allow industrial uses which cater to the more traditional sectors. These include secondary work products manufacturing and processing, other durable manufacturing enterprises.

4.10 Public Facilities and Parks

(1) Purpose. To provide for public facilities and parks, and allow for construction of new facilities as the community grows.

ARTICLE III - PROJECTS AND ACTIVITIES

3.010 Financing Public Improvements Project and Activities. In order to achieve the objectives outlined in Sec. 1.070 of this Plan, the Veneta Downtown Renewal Agency shall undertake a variety of public improvement projects. These improvements shall be financed through a variety of resources including, but not limited to, property assessments, tax increment financing, capital construction funds, county road funds, State Highway Division funds, grants-in-aid, and private investments.

3.011 Public Improvements Priority List. Public improvements within the Veneta Economic Development District are prioritized in order to achieve three primary purposes:

1. Eliminate blight and replace substandard public facilities in the existing developed core of Veneta.
2. Provide basic public improvements to serve newly constructed residential, commercial or industrial structures.
3. Attract new employers to Veneta by providing new public facilities on vacant commercial and industrial areas prior to development.

The Urban Renewal Task Force evaluated the size, type, quality and cost of existing and proposed public facilities from March - May, 1984. Prior to adopting the final priority list for inclusion in this Plan, the Task Force consulted the Veneta Rural Fire Protection District, Fern Ridge School District 28-J, Lane County Public Works Division, Oregon State Highway Division and members of the general public.

The Urban Renewal Task Force recommends that all public improvements in Table 1 be completed. The top ranked projects should be given highest consideration for funding in the first five years of the Urban Renewal District. A re-evaluation of all projects and funding sources should be completed every year. New priority lists specifying additional projects and eliminating completed or unneeded improvements should be considered at each review.

TABLE 1
Public Improvement Priority List

| Priority | Project Title | Description |
|----------|------------------------------------|---|
| 1 | New Highway 126 Intersection | Construct a 10' bikeway and landscape Intersection the new Highway 126 and Territorial Road intersection. |
| 2 | Downtown Streets (Territorial-3rd) | Construct streets, including paving, curbs, gutters, sidewalks, storm sewers and a park and ride facility |
| 3 | Downtown Streets (3rd-5th) | Construct new streets, including curbs, gutters, sidewalks and storm sewers |
| 4 | City Hall/Fire Hall | <ul style="list-style-type: none"> a. Purchase 2 acres for fire station b. Purchase existing Fire Hall c. Remodel City Hall/Fire Hall d. Construct new fire station |
| 5 | Water Source Expansion | Drill four new wells and modify the Water Treatment Plant or obtain water from EWEB |
| 6 | Highway 126 East Water Main | Install a 12" main east on Highway 126 and a 12" main north to Tanglewood Park |
| 7 | Sewer Lagoon | Construct a new sewer lagoon and rock filter system |
| 8 | Tanglewood Sewer Pump Station | Install new sewer pump station and pressure lines to serve the Tangle-wood Park and Jeans Road industrial sites |
| 9 | Jeans Road Street | Construct a 44' wide street with three lanes, curbs, gutters, sidewalks and storm sewers. |

TABLE 1 (Continued)
Public Improvement Priority List

| Priority | Project Title | Description |
|----------|--|--|
| 10 | Park Development | <ul style="list-style-type: none"> a. Develop the City Park including: b. Purchase 5 acres for park site from Catholic Church c. Pave Community Center Parking area d. Construct 4 tennis courts e. Construct 2 basketball courts |
| 11 | Territorial Road Street | Construct a 60' wide street with 3 or 4 lanes, bikeways, curbs, gutters, sidewalks and storm sewers |
| 12 | Downtown Streets (6 th and Dunham) | Construct new streets including paving, curbs, gutters, sidewalks and storm sewers |
| 13 | Downtown Streets (5 th to 8 th) | Construct new streets including paving, curbs, gutters, sidewalks and storm sewers |
| 14 | New Indoor Pool and Recreation Center | Construct a 25 meter Pool and Recreation Center at City Park |
| 15 | E. Broadway Street | Resurface the street and add new curbs, gutters, sidewalks and storm sewers |
| 16 | Bolton Hill Sports Complex Improvements | <p>Details of improvements are documented in Bolton Hill Master Plan adopted in 2011.</p> <p>Phased improvements include field restoration and improvements, grading and drainage, Driveway and parking lot improvements, fencing, play areas, wood chip perimeter path, irrigation system, sidewalks, field and parking lot lighting.</p> |
| 17 | City Park Improvements | Phases 2-5 from Parks Master Plan |
| 18 | Territorial Highway Improvements | Highway 126 to West Broadway Avenue |

| Priority | Project Title | Description |
|----------|---------------------------------------|---|
| 19 | Territorial Highway Improvements | West Broadway Avenue to Hunter Avenue |
| 20 | Jeans Road Intersection Improvements | Provide improvements including but not limited to intersections at Jeans Road and Territorial Highway |
| 21 | Construction of Shared Parking Lot | 3 rd to 4 th Streets off of Brooker Lane |
| 22 | Underground Power Lines | West Broadway Avenue from 4 th to 8 th Streets |
| 23 | Funds for Business Incentives | Create a Business Assistance Program to add to Redevelopment Toolkit |
| 24 | Miscellaneous Fiber | Provide fiber in Area to connect businesses |
| 25 | Retail Pop-up District | Provide assistance for a retail-pop up district |
| 26 | Acquisition of Luther Lane Open Space | Provide additional downtown gateway opportunities and potential multi-modal transportation hub |

Note: See 2019 Report on Amendment for more detailed project descriptions

3.012 Rehabilitation and Conservation. It is the intent of the Veneta Downtown Renewal Agency to encourage conservation and rehabilitation of existing buildings which are capable of rehabilitation. The methods to achieve rehabilitation and conservation may include the following:

1. Owner rehabilitation or conservation at owner expense;
2. Development of a low-interest loan pool for commercial and industrial business expansion and rehabilitation projects;
3. City enforcement of existing building codes and fire code;
4. "Willing seller" acquisition of properties for the purpose of rehabilitation by the Urban Renewal Agency or resale for rehabilitation;
5. City participation in other state and federal housing rehabilitation programs.

3.013 Authority to Acquire Property. Limited property acquisition authority is hereby granted to the Veneta Downtown Renewal Agency. No properties shall be acquired by the Agency through the powers of eminent domain condemnation) except where necessary to acquire

easements and rights-of-way for public improvement projects.

Property acquisition, including limited interest acquisition, may be used to achieve the objectives of this Plan, within the limitations set forth herein, based on one or more of the following criteria:

1. Acquisitions of Substandard Structure: Where existing conditions do not permit practical or feasible rehabilitation of the structure and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Acquisition where Incompatible Land Uses Inhibit Development: Where detrimental land uses or conditions such as incompatible uses or adverse influences from noise, smoke, or fumes exist and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan or;
3. Acquisition of Land for Public Facilities: Where it is determined that the property is needed to provide public improvements and facilities.

3.014 Proposed Land Acquisitions. The Veneta Downtown Renewal Agency plans to acquire two small park sites to construct public improvement and four (4) existing rights-of-way which have not been opened for street purposes and may not be used for street purposes:

1. **City Park Expansion:** A 6.25 acre area on East Broadway Avenue, Assessor's Map 17 05 31 2, Tax Lots 500 and 501, will enable the city to expand the City Park. Upon completion of the public improvement projects listed in this plan, the ownership of property and all public improvements shall be transferred to the City. This plan estimates that all park improvements and land acquisition will be completed by 1997.
2. **Park and Ride:** A less than 2 acre site, location undetermined, will be acquired to create a small park and ride facility. Upon completion of any park and ride improvements on the site, the property will be transferred either to the City of Veneta or to Lane Transit District.

This project will be included in the downtown street improvements to be completed by 1987.

3. Right-of-Ways: The Veneta Downtown Renewal Agency may acquire four (4) unopened street right-of-way from the City of Veneta and then lease them for commercial and industrial development if permitted by State Law or the Agency may develop these rights-of-way for public parking. If used for public parking purposes, the developed parking areas will have ownership transferred to the City of Veneta after the completion of public improvements or upon termination of the Urban Renewal Area in the year 2004. The public rights-of-way which may be acquired by the Veneta Downtown Renewal Agency include:
 - a. Waldo Avenue (Territorial Road west to 7th Street)
 - b. 4th Street (Broadway Avenue north to Waldo Avenue)
 - c. 6th Street (Broadway Avenue north to Waldo Avenue)
 - d. 7th Street (Broadway Avenue north to Waldo Avenue)

4. Acquisition of Land for Public Facilities

Land acquired: Map and tax lot: 18-06-01-00-01901

5. Acquisition of the former Veneta Downtown Farmers Market site for development of open space. The legal description of this property is:

All land within the right-of-way boundaries of the Florence-Eugene Highway, State Highway No. 62 as formerly routed lying outside the Southerly right-of-way boundary of said Florence-Eugene Highway as now relocated from approximately opposite relocated Highway Engineer's Station 441+60 (also being the easterly right-of-way boundary of the Territorial Highway, State Highway No. 200); thence easterly to approximately opposite relocated Highway Engineer's Station 463+30 and lying in Section 36, Township 17 South, Range 5 West, Willamette Meridian; Lane County, Oregon.

3.015 Time Schedule for Land Acquisition. The acquisition of the city park, park and ride site, and unopened streets will occur after January 1, 1985. Properties will be acquired as they become available for purchase by the Veneta Downtown Renewal Agency.

3.016 Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in this article shall be accomplished only after amending this Plan by following procedures as set forth in Article V of this Plan.

If a plan amendment authorizing land acquisition is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. The map exhibit shall be appropriately numbered and shall be included as an official part of this Urban Renewal Plan.

3.017 Relocation.

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 Plan Area.

3.018 Cooperative Agreements. The Agency may enter into cooperative agreements with other public agencies to achieve purposes set forth herein.

3.019 Property Disposition. The 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 Agency in the Veneta Economic Development District shall be disposed of for development for the uses permitted in the Plan at the fair re-use value for the specific use or uses to be permitted on the real property. All persons and entities obtaining property from the Agency shall use the property for the purpose designated in this Plan; and complete development of the property within a period of time the Agency fixes as reasonable, and comply with other conditions necessary to carry out the purposes of the Plan.

All real property disposed of or leased by the Agency shall be made subject to this Plan. Leases,

deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

ARTICLE IV - METHODS FOR FINANCING URBAN RENEWAL PROJECTS

4.010 General Description of the Proposed Financing Methods. The Veneta Downtown Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, State, city, county, or other public body or from any other public sources, or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Veneta Downtown Renewal Agency, the Council of the City of Veneta may, as necessary to achieve plan objectives, issue general obligation or revenue bonds, certificates, debentures, improvement warrants, and form local-improvement or special assessment districts to assist in financing the public improvement projects listed in this Plan.

The funds obtained by the Veneta Downtown Renewal Agency shall be used to pay or repay any cost, expenses, advances, and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.32.

4.020 Self-Liquidation of Cost of Project. The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420-457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the Urban Renewal Area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Urban Renewal Plan. If the City issues municipal bonds to finance any portion of the Plan, tax increment funds may be used to retire the bonds.

4.030 Prior Indebtedness. Any indebtedness permitted by law and incurred by the Veneta Downtown Renewal Agency or the City in connection with pre-planning of this Urban Renewal Project shall be repaid by tax increment increases from the Urban Renewal Area when and if such funds are available.

4.040 Completion of Project. Upon satisfaction of all outstanding indebtedness, the City shall not utilize the provisions of ORS 457.420 through 457.450 for further financing in the Area without filing a new plan.

4.050 Maximum Indebtedness. The maximum amount of indebtedness that may be issued or incurred under the Veneta Urban Renewal Plan is \$18,426,665.

ARTICLE V – AMENDMENTS

5.010 Procedure for Changes in the Approved Veneta Economic Development District

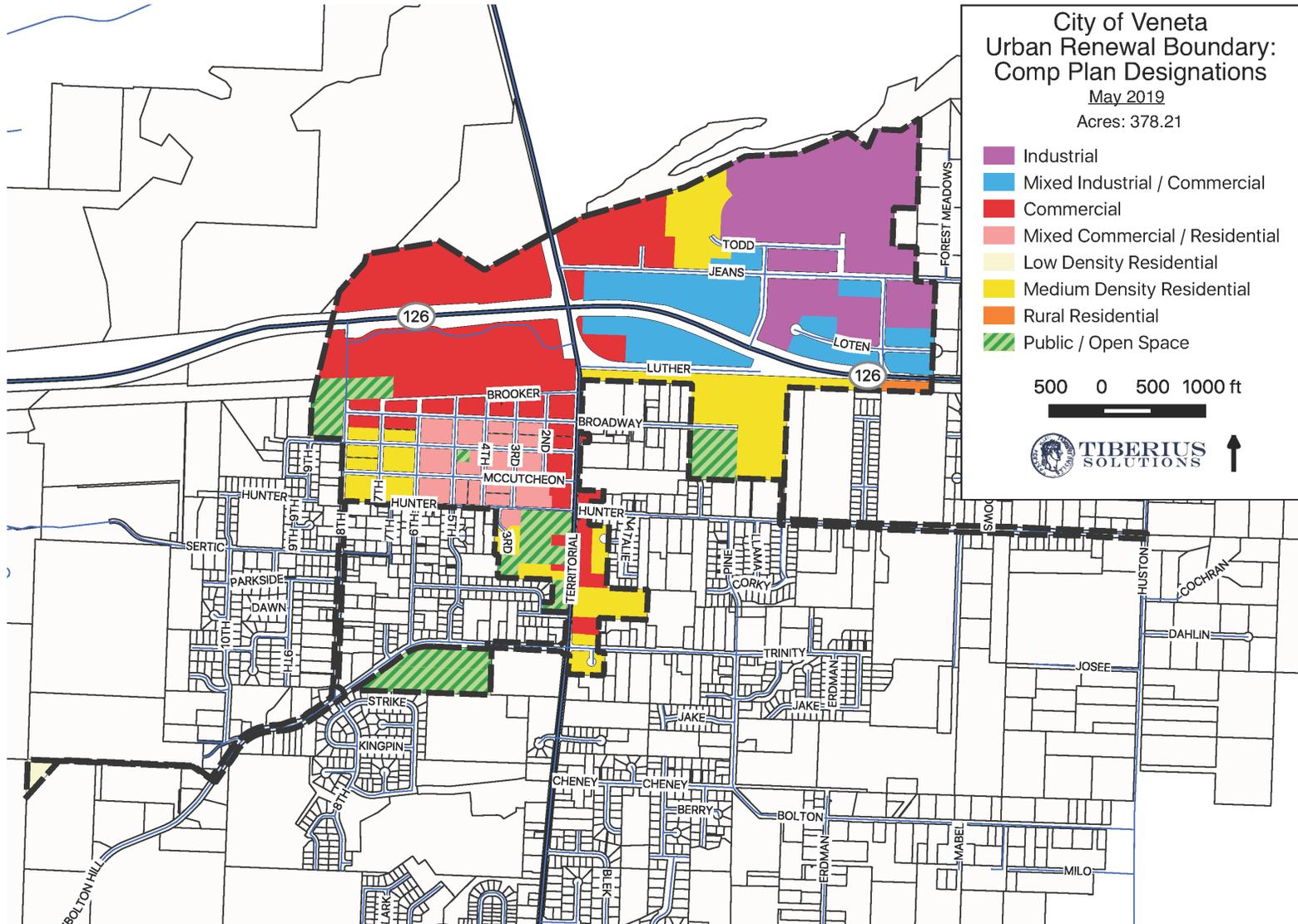
Renewal Plan. The Plan will be reviewed annually by the Planning Commission. The Plan will continue to evolve through the expected termination in FY 2029/30. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate.

Where the proposed modification will substantially amend the Plan, as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by the City Council after the review and recommendation of the Planning Commission and the holding of a public hearing in the same manner as the original Plan in accordance with the requirements of state and local law. All other minor amendments shall be made by Resolution of the Urban Renewal Agency

The following amendments are examples of substantial amendments:

1. Adding land to the Urban Renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area;
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan; and
3. Any other amendments deemed “substantial amendments” by state law.

Exhibit 2 – Comprehensive Plan Designations



Note: The Original Plan had the Report incorporated into the document. It has been deleted as part of the 2019 Amendment. There is a new Report in a separate document for the 2019 Amendment.

Legal Description

BEGINNING at a point South 89°56' West, 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Notification No. 5467, Township 17 South, Range 5 West of the Willamette Meridian; THENCE South 0°40'05" East 60.00 feet more or less to the Southerly margin of County Road No. 847 (Jeans Road); THENCE North 89°56' East along the Southerly margin of County Road No. 847 (Jeans Road) 92.0 feet more or less to a point being South 0°07' West 274.5 feet from a point South 89°51' West 2137.3 feet from the Northeast corner of Section 31, Township 17 South of Range 5 West of the Willamette Meridian; THENCE South 0°07' West 1076.6 feet to a point on the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; THENCE North 89°56' West along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad 1414.50 feet to the Northeast corner of a 1.24 acre parcel of land deeded from the Archdiocese of Portland in Oregon to the City of Veneta; THENCE South 0°19' West 1289.88 feet to a point on the Northerly right-of-way of County Road No. 408 (Hunter Road) being South 89°20' East 2026.5 feet and North 0°19' East 20.0 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; THENCE along said right-of-way North 89°20' West 14.55 feet; THENCE South 03°37'31" West 16.99 feet; THENCE South 89°19'01" East 715.42 feet; THENCE South 89°09'46" East 1058.14 feet; THENCE North 89°39'53" East 265.16 feet; THENCE North 88°57'54" East 94.61 feet; THENCE North 88°47'51" East 454.51 feet; THENCE North 88°59'51" East 776.45 feet; THENCE North 88°10'51" East 172.39 feet; THENCE South 43°29'15" East 62.89 feet; THENCE South 46°30'45" West 4.00 feet; THENCE North 43°29'15" West 61.10 feet; THENCE South 88°10'51" West 170.62 feet; THENCE South 88°59'51" West 776.47 feet; THENCE South 88°47'51" West 454.51 feet; THENCE South 88°57'54" West 94.64 feet; THENCE South 89°39'53" West 265.23 feet; THENCE North 89°09'46" West 1058.18 feet; THENCE North 89°19'01" West 719.62 feet; THENCE North 03°37'31" East 21.20 feet more or less to a point on the North line of Hunter Avenue that is South 89°20'00" East 2007.95 feet, and North 00°19'00" East 30.00 feet from the brass cap marking the West quarter corner of

Section 31, Township 17 South, Range 5 West of the Willamette Meridian, Lane County Oregon; THENCE along the aforesaid Northerly right-of-way of County Road No. 408 (Hunter Road) North 89°20' West 11.45 feet; THENCE North 0°19' East 376.90 feet; THENCE North 89°20' West 439.0 feet; THENCE South 0°19' West 23.07 feet; THENCE North 89°21' West 469.0 feet to a point North 0°19' East 373.83 feet and South 89°20' East 1088.5 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; THENCE North 0°19' East 955.37 feet to the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; THENCE North 89°51'30" West 1063.00 feet more or less, along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); THENCE Southerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 525 feet more or less to a point that lies 142.5 feet South and 81 feet East of the Southeast corner of Block 1, Veneta as platted and recorded in Book 7, Page 4 in the Lane County Oregon Plat Records; THENCE East 84.0 feet; THENCE South 82.5 feet; THENCE West 84.0 feet returning to the Easterly right-of-way of Territorial Highway; THENCE continuing Southerly along said Easterly right-of-way 465 feet, more or less, to a point that lies 221.5 feet North and 20.00 feet East of the West Quarter Corner of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; THENCE East 263 feet; THENCE South 108.5 feet; THENCE West 130.00 feet; THENCE South 93.00 feet to a point on the Northerly right-of-way of County Road No. 408 (Hunter Road); THENCE Southerly to a point on the Southerly right-of-way of said Hunter Road, said point being East 134.00 feet and South 20.00 feet from the Northwest corner of the Southwest quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; THENCE South 100.00 feet; THENCE East 196.00 feet to a point East 330.00 feet and South 120.00 feet of the Northwest corner of the Southwest Quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; THENCE South 606.00 feet to a point on the North line of Lot 13, Dalton's Poultry Farm, as platted and recorded in Book 10, page 26, Lane County Oregon Plat Records, in Lane County, Oregon; THENCE East 390.00 feet more or less to the Northeasterly corner of said Lot 13, Dalton's Poultry Farm; THENCE South 280.00 feet to the Southeasterly corner of said Lot 13, Dalton's Poultry Farm; THENCE West 465.5 feet to a point 261.00 feet East of the Southwest corner of said Lot 13, Dalton's Poultry Farm; THENCE South 325.00 feet to a point on the Northerly line of Lot 15, of said Dalton's Poultry Farm; THENCE East 80.00 feet to the Northeasterly corner of said Lot 15, Dalton's Poultry Farm; THENCE South 233.00 feet to the Southeasterly corner of said Lot 15, Dalton's Poultry Farm; THENCE Westerly along the South line of said Lot 15, Dalton's Poultry Farm 362.40 feet more or less to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); THENCE Northerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 226 feet more or less to the Southerly right-of-way of Bolton Hill

Road; THENCE Westerly on said Southerly right-of-way to the Northeasterly corner of Parcel 1 of Land Partition Plat Number 2007-P2165 as platted and recorded in the Lane County Oregon Partition Plat Records; THENCE along the Easterly boundary of said Parcel 1 South 00°15'00" West 461.81 feet to the Southeasterly parcel corner; THENCE along the Southerly boundary of said Parcel 1 North 89°40'15" West 615.39 feet to an angle point; THENCE continuing along said Southerly boundary North 00°22'42" East 0.83 feet to an angle point; THENCE continuing along said Southerly boundary North 89°37'18" West 733.53 feet to the Southwesterly corner of said Parcel 1, being a point on the Southeasterly right-of-way of Bolton Hill Road; THENCE Northeasterly along said Southeasterly right-of-way 598.62 feet more or less to a point of curvature; THENCE continuing along said Southeasterly right-of-way along the arc of a 442.46-foot radius curve right (the chord of which bears North 71°31' East 289.08 feet) a distance of 294.48 feet to a point of tangency; THENCE continuing on the Southerly right-of-way of Bolton Hill Road Easterly 593.1 feet to the Northeasterly corner of Parcel 1 of Land Partition Plat Number 2007-P2165 as platted and recorded in the Lane County Oregon Partition Plat Records; THENCE Northerly perpendicular to the centerline of Bolton Hill Road 60.00 feet to a point on the Northerly right-of-way of said Bolton Hill Road; THENCE Easterly along said Northerly right-of-way to the Westerly right-of-way of Oregon State Highway No. 200 (Territorial Highway); THENCE Northerly along said Westerly right-of-way to the Northeast corner of Meadowdale Estates Subdivision as platted and recorded in the Lane County Oregon Plat Records; THENCE along the Northerly boundary of said plat, also being the Northerly right-of-way of Meadowdale Lane, North 89°34'25" West 227.44 feet to an angle point; THENCE continuing on said Northerly plat boundary, also being the Easterly right-of-way of Woodland Avenue, North 00°17'10" East 90.00 feet to the Southwest corner of Lot 1, Block 1, Woodland Estates as platted and recorded in Book 62, Page 21, Lane County Oregon Plat Records, THENCE South 89°34'25" East along the Southerly line of said Lot 1, Block 1, a distance of 80.01 feet; THENCE North 00°17'10" East along the East line of Block 1 of said Woodland Estates a distance of 222.75 feet to the Northeast corner of said Block 1, THENCE West 540 feet more or less to a point being West of a point on the East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter Section corner of said Section 36; THENCE North 222.75 feet; THENCE West 42.00 feet; THENCE North 445.5 feet to a point on the South right-of-way of Hunter Avenue, said point being on the Southerly line of the Plat of Veneta as platted and recorded in Book 7, Page 4, Lane County Plat Records, in Lane County, Oregon; THENCE North 89°48' West 1083.05 feet to the Initial Point of the First Addition to Veneta as platted and recorded in Book 7, Page 31, Lane County Plat Records, in Lane County, Oregon; THENCE North 89°48' West 20.00 feet; THENCE North 20.00 feet; THENCE West 343.00 feet along the center line of Hunter Avenue as recorded in said First Addition to Veneta to a point laying 3.00 feet Easterly by perpendicular measurement from the West right-of-way of

Eighth Street; THENCE South 00°17'31" West along said line, 1914.71 feet to a point on a line that is 3.00 feet Southeasterly of and parallel to the Northwesterly right-of-way line of said Bolton Hill Road; THENCE along said line, South 52°44'46" West, 340.57 feet to a point of curvature; THENCE continuing along said line along the arc of a 450.46-foot radius curve to the right, whose chord bears South 68°49'00" West 249.39 feet, an arc distance of 252.69 feet; THENCE continuing along said line South 84°54'14" West 90.33 feet to a point of curvature; THENCE along said line along the arc of a 504.46-foot radius curve to the left, whose chord bears South 59°01'28" West 440.11 feet, an arc distance of 455.42 feet; THENCE South 56°50'17" East 7.00 feet to a line that is 10.00 feet Southeast of and parallel to the Northwesterly right-of-way line of said Bolton Hill Road; THENCE South 33°09'43" West along said line 387.08 feet to the Southeasterly extension of the Northeasterly line of the Mills parcel of land described on Instrument recorded on October 15, 1997, Reel 2346, Recorder's Reception Number 9770463, Lane County Oregon Deed Records; THENCE North 57°03'11" West along the Northeasterly line of said Mills Parcel and Northeasterly line extended, a distance of 229.57 feet to the angle point in the North line of said Mills Parcel, also being on the South line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian; THENCE North 89°28'20" West along said South line, 1307.67 feet to the Northwesterly right-of-way line of that transmission line easement granted to Pacific Power and Light Company by instrument recorded on November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records; THENCE South 39°32'06" West along said Northwesterly line, 465.91 feet to the West line of Section 1, Township 18 South, Range 6 West of the Willamette Meridian; THENCE North 00°01'47" East along the West line of said Section 1, 362.05 feet to the Southwest corner of said Section 36 which is also the Northwest corner of said Section 1; THENCE South 89°28'20" East along the South line of said Section 36 283.53 feet to a line that is 10.00 feet Northwest of and parallel to the Northwesterly right-of-way line of said Pacific Power Easement; THENCE North 39°32'06" East along said line, 12.87 feet to a point on a line that is 10.00 feet North of and parallel to the South line of said Section 36; THENCE South 89°28'20" East along said line 1315.34 feet to a line that is 10.00 feet Northeast of and parallel to the Northeasterly line of said Mills Parcel; THENCE South 57°03'11" East along said line, 222.51 feet to the Northwesterly right-of-way line of Bolton Hill (County Road No. 1183); THENCE along said right-of-way, North 33°09'43" East, 377.12 feet to a point of curvature; THENCE continuing along said right-of-way along the arc of a 507.46-foot radius curve to the right, whose chord bears North 59°01'28" East, 442.72 feet, an arc distance of 458.12 feet; THENCE continuing along said right-of-way, North 84°53'14" East, 90.33 feet to a point of curvature; THENCE continuing along said right-of-way, along the arc of a 447.46-foot radius curve to the left, whose chord bears North 68°49'00" East, 247.73 feet, an arc distance of 251.01 feet; THENCE continuing along said right-of-way North 52°44'46" East 339.09 feet to the West right-of-way line of Eighth Street (County Road No. 1257); THENCE Northerly on said

West right-of-way 2317.23 feet more or less to the Southeast corner of Lot B as recorded in said plat of First Addition to Veneta; THENCE West 318.8 feet along the South line of said Lot B; THENCE North 401.90 feet along the Westerly line to the most Northwesterly corner of said Lot B; THENCE North 3°30' East 770.00 feet more or less to a point where the Southeasterly right-of-way line of that transmission line easement granted Pacific Power and Light Company, by instrument recorded November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records, intersects with the Northerly right-of-way line of the relocated Florence-Eugene Highway as described in that deed to the State of Oregon, recorded June 28, 1971, Reception No. 52569, Lane County, Oregon Records; THENCE North 39°19'08" East 720.18 feet along the Southeasterly right-of-way line of said easement granted to Pacific Power and Light Company; THENCE North 12°31'11" East 89.55 feet; THENCE North 78°31'45" East 257.28 feet to the intersection with the 377.0-foot contour line of Fern Ridge Reservoir and U.S.C.E. Monument M-153; THENCE continuing along said contour North 78°31'45" East 469.65 to U.S.C.E. Monument N-153; THENCE along said contour line South 59°37'30" East 516.00 feet to U.S.C.E. Monument O-153; THENCE along said contour line North 59°15' East 1064.05 feet to U.S.C.E. Monument Q-153; THENCE along said contour line North 71°58' East 1060.00 feet to U.S.C.E. Monument R-153; THENCE along said contour North 61°01' East 668.30 feet to U.S.C.E. Monument S-153; THENCE along said contour North 85°16' East 505.10 feet to U.S.C.E. Monument T-153; THENCE along said contour North 65°23' East 539.70 feet to U.S.C.E. Monument U-153; THENCE along said contour South 54°59' East 244.90 feet to U.S.C.E. Monument V-153; THENCE along said contour North 21°46' East 186.00 feet to U.S.C.E. Monument W-153; THENCE along said contour South 88°59' East 244.6 feet to U.S.C.E. Monument X-153; THENCE along said contour North 55°20' East 213.14 feet to a point North 0°40'05" West 1541.98 feet and South 89°56' West 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; THENCE South 0°40'05" East 1541.98 feet to POINT OF BEGINNING, in Veneta, Lane County, Oregon.

