

AFFIDAVIT OF POSTING

ORDINANCE CB-0-5-83

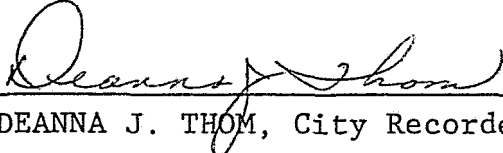
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:


On the 2nd day of November, 1983, I caused to be posted, copies of the attached Ordinance CB-0-5-83, an ordinance reapportioning the reassessment for Assessment No. 2 (aka City Center Roadway) within Tax Lot 409, in the following four public and conspicuous places of the city, to wit:

- WILSONVILLE POST OFFICE
- WILSONVILLE CITY HALL
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 7th day of November, 1983.


DEANNA J. THOM, City Recorder

Subscribed and sworn to before me
this 3rd day of November, 1983.


NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1985

ORDINANCE NO. 247

AN ORDINANCE REAPPORTIONING THE REASSESSMENT FOR ASSESSMENT NO. 2 (aka CITY CENTER ROADWAY) WITHIN TAX LOT 409.

WHEREAS, on August 17, 1981, the City Council enacted Ordinance No. 189 levying reassessments; and

WHEREAS, the sole owner of Tax Lot 409, Wheatland Center, Ltd., has duly filed with the City Recorder application for a division and reapportionment of the reassesement levied upon parcels of contiguous land as provided in Section 3.219 of the Wilsonville City Code; and the City Recorder mailed notices to each owner and party having an interest in such property that the City Council would consider such reapportionment at its regular meeting held November 7, 1983, commencing at 7:30 o'clock p.m.; and

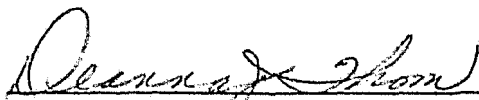
WHEREAS, pursuant to City Code Section 3.219, the City Administrator has made a report and recommendation to the City Council for the reapportionment of the reassesement liens between portions of the property proposed to be divided, describing the effect of such division upon security of the City; and

WHEREAS, the City Council having heard and considered the matter, including the facts and findings contained in the report of the City Administrator;


NOW, THEREFORE, the City of Wilsonville ordains as follows:

1. The reassessment for Assessment District No. 2, Section 14D, Tax Lot 409, is hereby reapportioned for the parcel of property covered under the application on file as described in the report of the City Administrator.
2. The report of the City Administrator is hereby adopted by reference and made a part of this ordinance.
3. The Wilsonville City Council finds that said reapportionment of the reassessment lien will not impair the security of the bond holders, or the City of Wilsonville for the collection of the assessment upon said property.
4. It being determined by the Wilsonville City Council an emergency exists; the ordinance shall take effect immediately upon final reading and passage by the Wilsonville City Council.

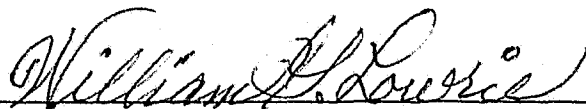
Submitted to the City Council and read for the first time at a regular meeting thereof on the 17th day of October, 1983, and scheduled for second reading at a regular meeting of the Council on the 7th day of November, 1983, commencing at the hour of 7:30 o'clock p.m. at the Willamette Valley Wesleyan Church.


DEANNA J. THOM, City Recorder

ENACTED by the Council on the 7th day of November,
1983, by the following votes: YEAS 4 NAYS 0


DEANNA J. THOM, City Recorder

DATED and signed by the Mayor this 8th day of
November, 1983.


WILLIAM G. LOWRIE, Mayor

CITY OF WILSONVILLE

MEMO

October 17, 1983

DATE

TO: Mayor and City Council

FROM: Daniel O. Potter, City Administrator

SUBJECT: Request for Reapportionment of Assessment in
Local Improvement District

On September 26, 1983, Mr. Donald F. Mala, Property Manager, Wheatland Center (Oregon) Ltd. made application to separate a roadway, water, sanitary sewer, storm drain, electrical service and landscaping assessment against the following property:

Tax Lot 409 in Section 14D

The petitioner requests that assessments made under the provisions of City of Wilsonville Ordinance 189 for the costs of constructing and improving the public roadway, installing water and sanitary sewer lines, storm drains, electrical service, landscaping in the City Center of Wilsonville, and for the improvements project designated, "City Center Roadway LID #2", be reapportioned into two parcels.

Tax Lot 409 in Section 14D contains 0.90 acres.

The area requested to be segregated contains 0.41 acres or 45.5% of the total of the tax lot and is shown as Parcel A on the attached tax lot map and is further identified as Tax Lot 410.

The petitioner has been provided with a copy of this recommendation and is aware the proposed segregation ordinance will be introduced at the Council meeting of October 17, 1983, and will be up for public hearing on November 7, 1983.

The review of the proposed assessment did include a physical viewing of the property to determine if there are any problems involving terrain, or access to streets. This review also took into consideration a review of the Zoning Ordinance, and the Planning Commission's approval of a minor partition under Resolution 83PC23 on July 11, 1983.

A review of Ordinance 189 originally assessing the property was made. The probable values attributed to the proposed parcels by the Clackamas County Assessor was also considered and both factors pose no problem.

My review of the request reveals the following:

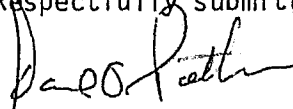
1. Tax Lot 409 has been approved for a minor partition by the Wilsonville Planning Commission. Based on this approval Tax Lot 409 has been divided into two tax lots shown on the attached tax lot map as Tax Lots 409 and 410. Both tax lots are buildable.
2. The parcel requested to be separated (Tax Lot 410) and the balance of the property (Tax Lot 409) front on an improved public street.
3. The petitioner has requested the separation of the assessment be made on a pro-rata basis. The relative values, area, frontage on a public street, are proportionate to the proposed segregation and the reapportionment of the original assessment should not impair the security of the city or that of the holders of Bancroft Bonds. This value will be enhanced since, at this time, a building has been constructed on Tax Lot 410.
4. The assessed value of Tax Lot 409 prior to the minor partitioning into Tax Lots 409 and 410 was \$130,540. on the 1982-83 Tax Roll. The division into two parcels will not reduce the value of the property to a point where it will fail to meet the statutory requirement where the lien cannot exceed twice the assessed value of the property.

Recommendation: I recommend that the City Council reapportion the assessment as follows:

Parcel A of Tax Lot 409, now shown as Tax Lot 410 containing 0.41 acre (45.56%)	\$ 4,292.23
Parcel B of Tax Lot 409 (54.44%) containing 0.49 acres	<u>5,128.83</u>
Total	\$ 9,421.06
Original assessment to be separated Tax Lot 409 containing 0.90 acres	9,421.06

The above reapportionment, and segregation will be subject to accrued interest since the date of the latest billing and would be modified by any payments made.

Respectfully submitted,


Daniel O. Potter

DOP/fr

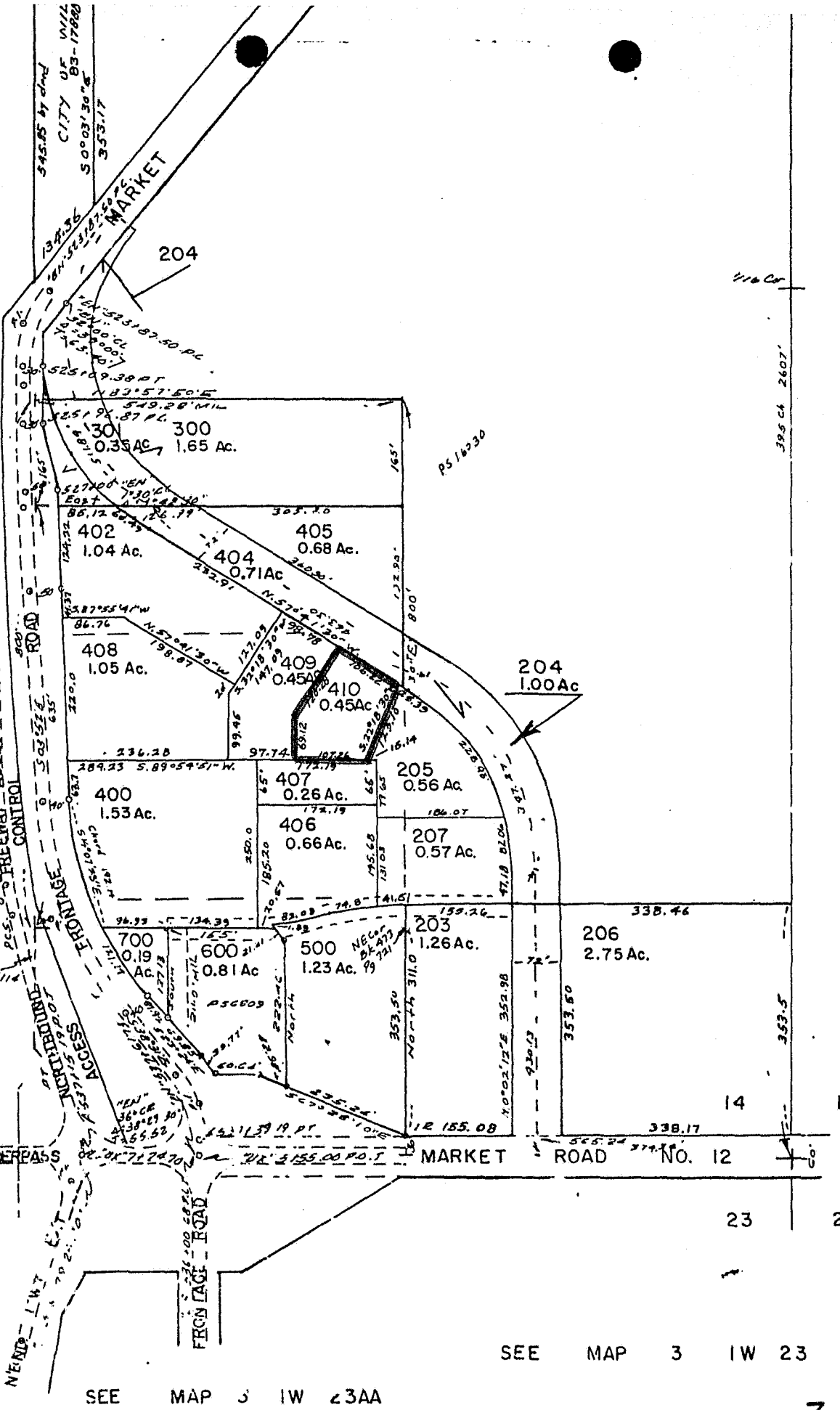
Attachments

SOUTHBOUND CENTERLINE
INTERSTATE 5
 NORTHBOUND

50 LINE
 EXIT

PACIFIC

UNDERPASS



SEE MAP 3 1W 13

SEE MAP 3 1W 23

SEE MAP 3 1W 23AA

3 1W 14D
 WILSONVILLE