

AFFIDAVIT OF POSTING

ORDINANCE CB-0-25-85

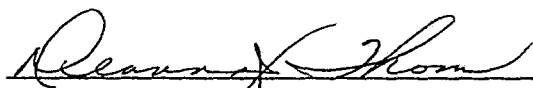
STATE OF OREGON            )  
                                  )  
COUNTIES OF CLACKAMAS    )  
    AND WASHINGTON         )  
                                  )  
CITY OF WILSONVILLE     )

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

On the 16th day of January, 1985, I caused to be posted copies of the attached Ordinance #CB-0-25-85, an ordinance reapportioning the assessment for Assessment District No. 9 with in Tax Lots 1500 in Section 1 and 400 in Section 12, Township 3 South, Range 1 West, Willamette Meredian, in the following four public and conspicuous places of the City, to wit:

- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- 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 21st day of January, 1985.

  
\_\_\_\_\_  
DEANNA J. THOM, City Recorder

Subscribed and sworn to before me  
this 18<sup>th</sup> day of January, 1985.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1985

ORDINANCE NO. 266

AN ORDINANCE REAPPORTIONING THE ASSESSMENT FOR ASSESSMENT DISTRICT NO. 9 WITHIN TAX LOTS 1500 IN SECTION 1 AND 400 IN SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN.

WHEREAS, on September 4, 1984, the City Council enacted Resolution 424 levying preliminary assessments for Local Improvement District No. 9, which Resolution was amended by Resolution 434 on October 15, 1984, amending the final preassessment for Local Improvement District No. 9; and

WHEREAS, the sole owner of Tax Lots 1500 in Section 1 and 400 in Section 12, of Township 3 South, Range 1 West, Willamette Meridian, has duly filed with the City Recorder application for division and reapportionment of the final preliminary assessment levied upon parcels of contiguous land as provided in Section 3.219 in the Wilsonville City Code and the City Recorder mailed a notice to the owner and party having an interest in such property that the City Council would consider such reapportionment at its regular meeting held January 21, 1985, commencing at the hour of 7:30 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 reassessment liens between portions of the property proposed to be divided, describing the effect of such division upon the security of the city; and


WHEREAS, the City Council, having heard and considered the matter, including the facts and findings of the City Administrator.

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

1. The final preassessment for Assessment District No. 9 Tax Lot 1500 in Section 1 and 400 in Section 12 of Township 3 South, Range 1 West, Willamette Meridian, 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 re-apportionment 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, this Ordinance shall take effect immediately upon final reading and passage of the Wilsonville City Council.

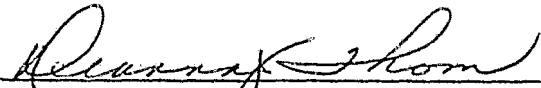
Submitted to the City Council and read for the first time at a regular meeting thereof on the 7th day of January, 1985, and scheduled for second reading at a regular meeting of the City Council on the 21st day of January, 1985, commencing at the hour of 7:30 p.m. at the City Hall, Wilsonville, Oregon.

  
DEANNA J. THOM, City Recorder

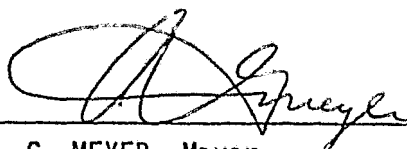
ENACTED by the Council on the 21st day of January, 1985, by the following votes:

YEAS 5

NAYS 0

  
DEANNA J. THOM, City Recorder

DATED and signed by the Mayor this 22nd day of January, 1985.

  
A. G. MEYER, Mayor

CITY OF WILSONVILLE

**MEMO**

January 7, 1985

DATE

TO: Mayor and City Council  
FROM: Daniel O. Potter, City Administrator  
SUBJECT: Request for Reapportionment of Assessment in  
Local Improvement District No. 9

On behalf of Burns Bros., Western Interational Properties has made application to separate an assessment for street, drainage, water, sanitary sewer, sidewalk, signing and traffic control, landscaping and other utilities on the project designated as, "Parkway Avenue Realignment and Elligsen Road Improvement Project - Local Improvement District No. 9" against the following properties:

Tax Lot 1500, Section 1, Township 3 South, Range 1 West,  
Willamette Meridian, Washington County, Oregon, and

Tax Lot 400, Section 12, Township 3 South, Range 1 West,  
Willamette Meridian, Clackamas County, Oregon.

The petitioner requests that assessments made under the provisions of City of Wilsonville Ordinance 424 as amended by Ordinance 434 for the purpose as generally described above and in the Ordinances cited, be reapportioned into two parcels.

Tax Lot 1500 contains 36.80 acres

Tax Lot 400 contains 64.09 acres

Total 100.89 acres

Total assessment for Tax Lot 1500 and Tax Lot 400 is \$984,202.32. The assessment is \$9,755.20 per acre.

The area requested to be segregated is 6.078 acres; 6.078 acres times \$9,755.20 equals \$59,292.12. The petitioner has been provided with a copy of this recommendation and is aware that an appearance may be made at the January 21, 1985, meeting of the City Council if comments on this proposed separation of assessment are to be made.

Mayor and City Council  
January 7, 1985  
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The review of the proposed assessment did include a physical viewing of the property to determine if there were any problems involving terrain, or access to streets. This review also took into consideration a review of the Zoning Ordinance relative to the property, a review of Ordinances 424 and 434 assessing the property and the probable values attributed to the two proposed parcels by the Clackamas County Assessor.

My review of the requested separation reveals the following:

1. The property involved consists of a single unplatted property. The separation into two parcels as shown on the attached plat map will leave buildable lots.
2. The parcel to be separated and the balance of the property fronts on an improved public street now and both parcels will front on the public street now under construction through LID No. 9.
3. The petitioner requests the separation be made on a pro-rata acreage basis. The relative values, area, frontage on a public street are proportionate to the proposed separation so there should be no impairment to the security of the city or the holders of Bancroft Bonds. It is proposed that the lien on the segregated property be paid following the segregation, if approved.
4. The combined assessed value of Tax Lots 1500 and 400 is \$524,142. State law allows Bancroft Bonds to be sold to 2 times the assessed value (\$1,048,284). The reapportionment of the assessment will not reduce the value of the property and the property will continue to meet the statutory requirements for bonding under the Bancroft Bonding Act.


Recommendation: I recommend that the City Council reapportion the assessment as requested.

The segregated parcel will contain 6.078 acres with a segregated assessment of \$59,292.12. The balance of the property will contain 94.812 acres with an outstanding assessment of \$924,910.20.

The above reapportionment is on a preliminary assessment and is subject to the completion of the work to be accomplished under Local Improvement District No. 9. The final project assessment could be more or less than the preliminary assessment shown in this report.

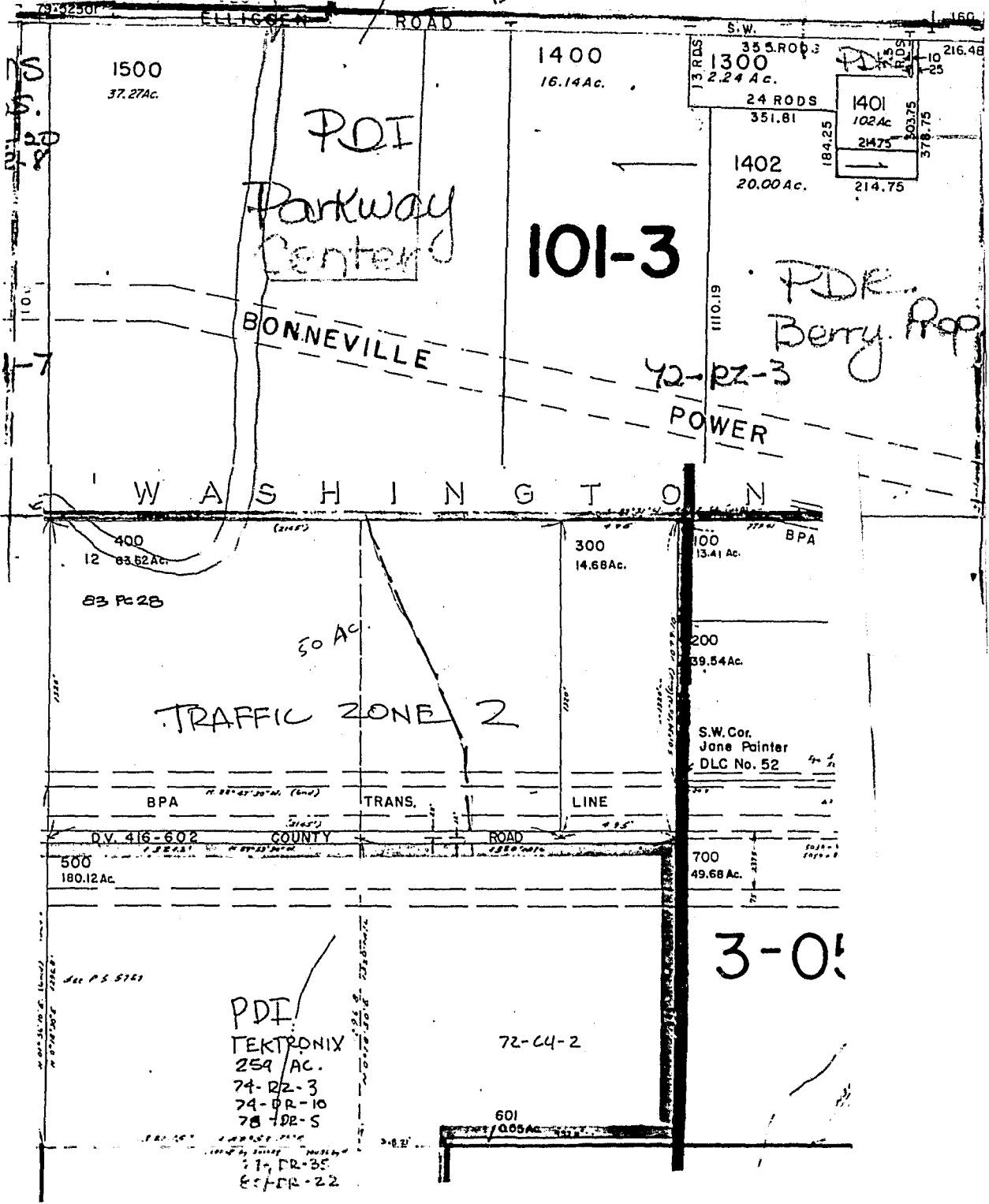
Also, the reapportionment will be subject to accrued interest since the time of Bancroft Bonding.

Respectfully submitted,

  
Daniel O. Potter

DOP/fr  
Attachment

New Road  
Approximate location of Property to be separated



POI  
Parkway Center

101-3

PDI  
Berry Prop

TRAFFIC ZONE 2

3-05

PDI  
TEKTRONIX  
259 AC.  
74-RZ-3  
74-PR-10  
78-DR-5  
77-PR-35  
87-DR-22

72-C4-2

601  
0.05 Ac.