

AFFIDAVIT OF POSTING

ORDINANCE #229

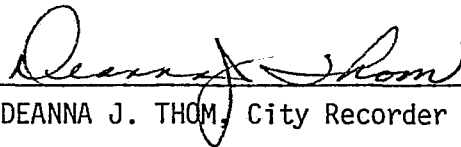
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

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

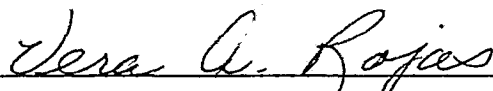
On the 30th day of March, 1983, I caused to be posted copies of the attached Ordinance #229, an ordinance reapportioning the reassessment for Assessment District No. 2 (aka City Center Roadway) within Tax Lot 203, in the following four public and conspicuous places of the City, to wit:

- 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 4th day of April, 1983.


DEANNA J. THOM, City Recorder

Subscribed and sworn to before me
this 11th day of April, 1983.


NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1985

ORDINANCE 229

AN ORDINANCE REAPPORTIONING THE REASSESSMENT FOR ASSESSMENT DISTRICT NO. 2 (aka CITY CENTER ROADWAY) WITHIN TAX LOT 203.

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

WHEREAS, the sole owner of Tax Lot 203, Dant Investment Co., Ltd., has duly filed with the City Recorder application for a division and reapportionment of the reassessment levied upon parcels of contiguous land as provided in Section 3.219 in 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 April 4, 1983, commencing at 7:30 pm; 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

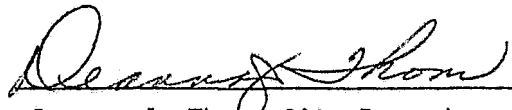
WHEREAS, the City Council having heard and considered the matter, including the facts and findings contained in the report of the City Administrator;

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

1. The reassessment for Assessment District No. 2, Section 14D, Tax Lot 203, 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 of the Wilsonville City Council.

Submitted to the City Council and read the first time at a regular meeting thereof on the 21st day of March, 1983, and scheduled for second reading at a regular meeting of the City Council on the 4th day of April, 1983, commencing at the hour of 7:30 o'clock pm, at the Willamette Valley Wesleyan Church.

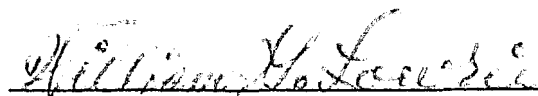

Deanna J. Thom, City Recorder

ENACTED by the Council on the 4th day of April, 1983,
by the following votes:

YEAS 4 NAYS 0


Deanna J. Thom, City Recorder

DATED and signed by the Mayor this 5th day of April, 1983


William G. Lowrie, Mayor

CITY OF WILSONVILLE

MEMO

March 21, 1983
DATE

TO: Mayor and City Council

FROM: Daniel O. Potter, City Administrator

SUBJECT: Request for Reapportionment of Assessment in
Local Improvement District

On March 9, 1983, Mr. Robert M. Dant, General Partner, Dant Investment Company, Ltd., as agent for Dant Investment Company, Ltd., made application to separate a roadway, water, sanitary sewer, storm drains, electrical service, and landscaping assessment against the following property:

Tax Lot 203 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 improvement project designated, "City Center Roadway LID #2" be reapportioned into two parcels.

Tax Lot 203 in Section 14D contains 1.271 acres. The petitioner wishes to separate the North half of Tax Lot 203, less the West 10 feet for the purpose of selling the property. This area petitioned to be separated contains 0.583 acres. This area is shown as Parcel A on the attached plat map. The balance of the property being the South half of Tax Lot 203 plus the West 10 foot strip adjacent to the North half of the tax lot contains 0.699 acres. This remaining parcel is shown as Parcel B on the attached plat map. The petitioner requests that the original assessment be apportioned commensurate with the acreage division shown above.

The petitioner has been provided with a copy of this recommendation and is aware that he may appear at the April 4, 1983, meeting of the City Council if he wishes to comment on this proposed separation of assessment.

The review of the proposed reapportionment of 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 Ordinance 189 originally assessing the property, and the probable values attributed to the two proposed parcels by the Clackamas County Assessor.

My review of the request reveals the following:

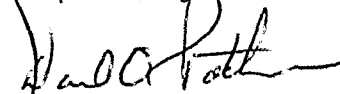
1. The property involved consists of a single unplatted property. The separation into two parcels, shown as Parcels A and B on the attached plat map, will leave buildable lots.
2. The parcel requested to be separated, and the balance of the property both front on an improved public street.
3. The petitioner has requested that the separation of the assessment be made on a pro-rata acreage basis. The relative values, area, frontages on a public street, are proportionate to the proposed separation, and reapportionment of the original assessment so there should be no impairment to the security of the City or the holders of Bancroft Bond. In actuality, since the separation is for the purpose of selling the separated area, and since it is proposed that a building and other improvements be placed on the area separated, the security of the City, and that of the Bond holders, would be enhanced.
4. The ten-foot strip, located to the West of the North half of Tax Lot 203 (Parcel A) will not become an unusable residual, but can be joined with Tax Lot 500, which is also in the ownership of the petitioner. As such it retains value as a useable parcel of land.

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

Parcel A of Tax Lot 203 Containing 0.583 Acres	\$ 7,885.09
Parcel B of Tax Lot 203 Containing 0.688 Acres	9,304.99
	<hr/>
	\$17,190.08
Original Assessment to be separated - Tax Lot 203 Contained 1.271 Acres	\$17,190.08

The above reapportionments would be subject to accrued interest since the date of the latest billing and would be modified by any payment made.

Respectfully submitted,


Daniel O. Potter

DOP/fr

Attachment

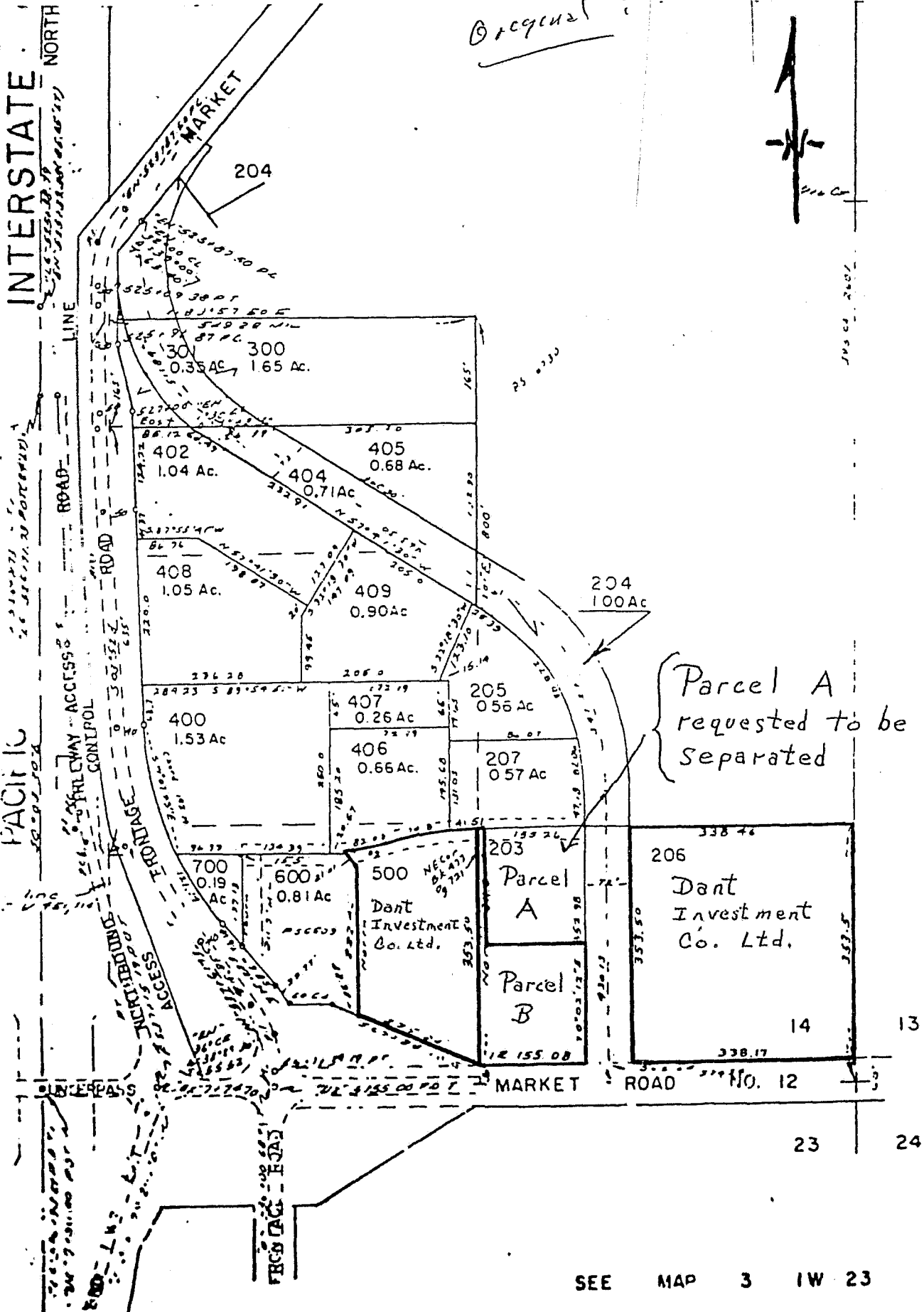
INTERSTATE NORTH

PACIFIC

Original



SEE MAP 3 IW 13



Parcel A requested to be separated

SEE MAP 3 IW 23