

AFFIDAVIT OF POSTING
ORDINANCE NO. CB-0-4-83

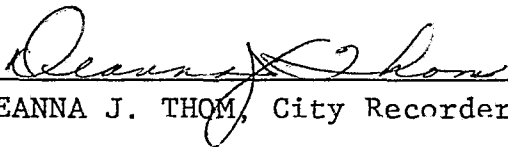
STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

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


On the 12th day of October, 1983, I caused to be posted copies of the attached Ordinance CB-0-4-83, an ordinance reapportioning the reassessment for assessment district no. 2, aka City Center Roadway, within Tax Lot 500, 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 17th day of October, 1983.


DEANNA J. THOM, City Recorder

Subscribed and sworn to before me this 13th day of October, 1983.


NOTARY PUBLIC, STATE OF OREGON

My commission expires: August 23, 1985

ORDINANCE 246

AN ORDINANCE REAPPORTIONING THE REASSESSMENT FOR ASSESSMENT DISTRICT NO. 2 (aka CITY CENTER ROADWAY) WITHIN TAX LOT 500.

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

WHEREAS, the sole owner of Tax Lot 500, 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 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 October 17, 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

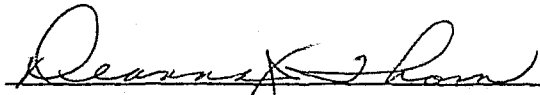
WHEREAS, the City Council, having heard and considered the matter, including the facts and findings contained in the report of the City Administrator;

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

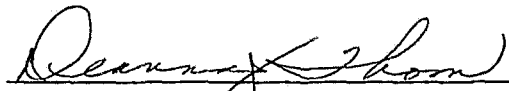
1. The reassessment for Assessment District No. 2, Section 14D, Tax Lot 500, is hereby reapportioned for the parcel of property covered under the application on file as described in the report of the City Administrator.
2. The report of the City Administrator is hereby adopted by reference and made a 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.

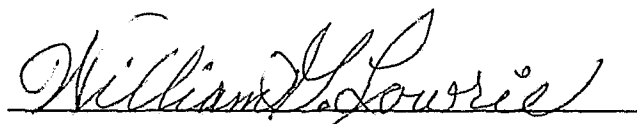
Submitted to the City Council and read the first time at a regular meeting thereof on the 3rd day of October, 1983, and scheduled for second reading at a regular meeting of the City Council on the 17th day October, 1983, commencing at the hour of 7:30 o'clock pm, at the Wilsonville City Hall.


DEANNA J. THOM, City Recorder

ENACTED by the Council on the 17th day of October,
1983 by the following votes: YEAS 4 NAYS 0.


DEANNA J. THOM, City Recorder

DATED and signed by the Mayor this 19th day of October,
1983.


WILLIAM G. LOWRIE, Mayor

CITY OF WILSONVILLE
MEMO

October 3, 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 22, 1983, Mr. Robert 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 500 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 line, 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 500 in Section 14D contains 53,705 square feet.

The area requested to be segregated contains 9.496 square feet or 17.68% of the total of the tax lot and is shown as Parcel A on the attached plat map. This parcel will be joined with a second parcel shown as the south portion of Tax Lot 203 and will be the proposed location of Sunshine Pizza.

The petitioner will also dedicate a small triangular strip for street purposes shown as Parcel B at the Southeast corner of Tax Lot 500.

The petitioner has been provided with a copy of this recommendation and is aware that he may appear at the October 3, 1983, meeting of the City Council, if he wishes to comment on his proposed separation of assessment.

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

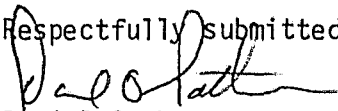
My review of the request reveals the following:

1. The property involved consists of a single unplatted property. The separation into two parcels, shown on the attached plat map, will leave buildable lots.
2. The parcel requested to be separated, and the balance of the property, fronts on an improved public street.
3. The petitioner has requested the separation of the assessment be made on a pro-rata square foot basis. The relative values, area, frontage 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 Bonds. The value will be enhanced since the parcel being separated will be joined with the South half of Tax Lot 203 for the purpose of constructing a building.
4. The assessed value of Tax Lot 500 is \$208,150. and the reapportionment of the assessment will not reduce the value of the property and the property will continue to meet the statutory requirement of twice the assessed value for Bancroft Bonding purposes.
5. The small triangular strip (Parcel B) be dedicated for street purposes and the assessment be paid by the petitioner at the time of dedication.

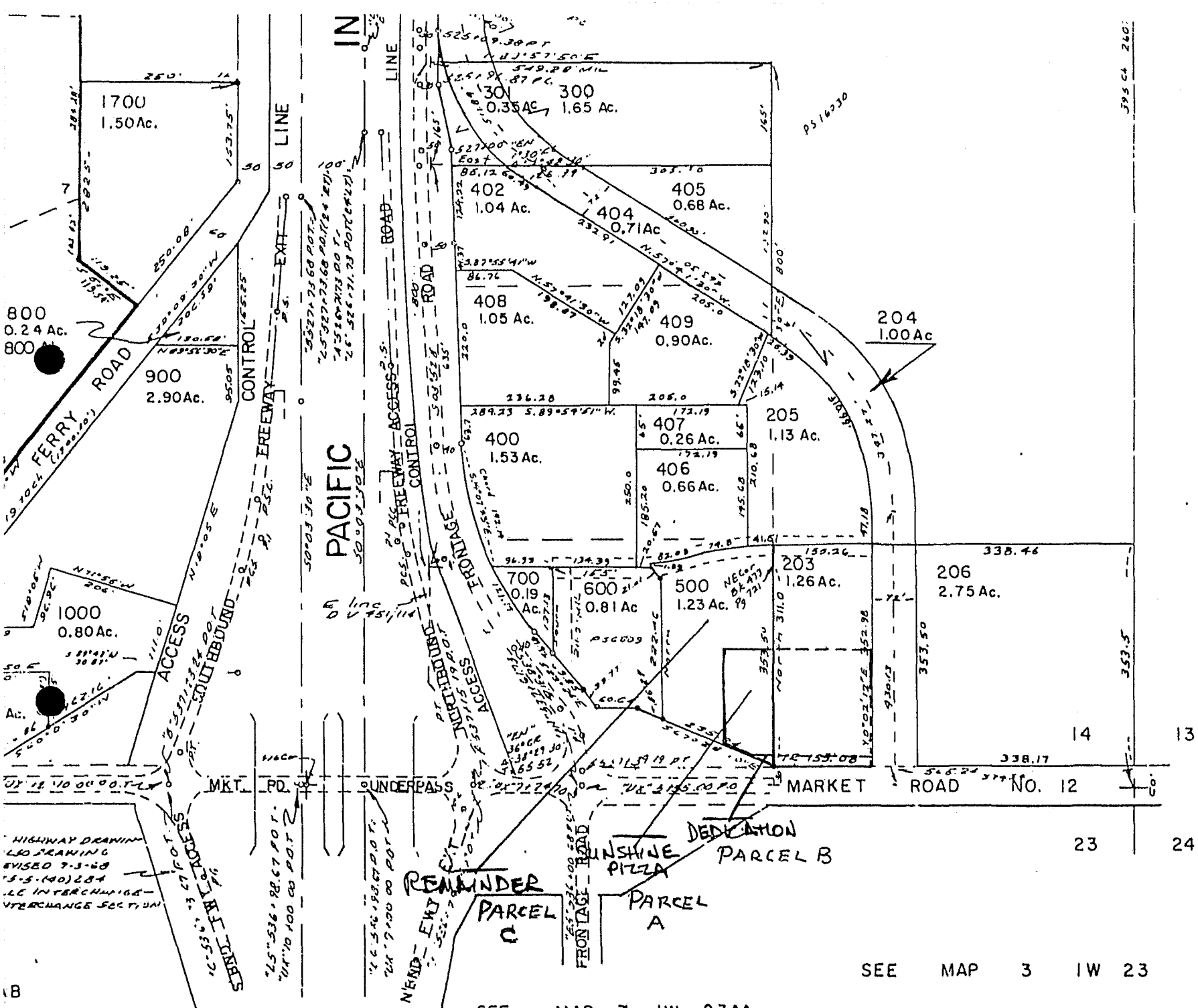
Recommendation: I recommend that the City Council reapportion the assessment, conditioned on the dedication of the street right-of-way, as follows:

Parcel A of Tax Lot 500 Containing 9,496 square feet	\$ 2,748.52
Parcel B of Tax Lot 500 Containing 237 square feet	68.40
Parcel C of Tax Lot 500 Containing 43,972 square feet	12,729.01
	<hr/>
Total	\$15,545.93
Original assessment to be separated	
Tax Lot 500 containing 53,705 square feet	\$15,545.93

The above reapportionment will 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
Attachments



SEE MAP

SEE MAP 3 IW 23

SEE MAP 3 IW 23AA

3 IW 14D
WILSONVILLE

HIGHWAY DRAWING
LEO DRAWING
REVISED 7-3-68
S.S. (40) 284
I.C. INTERCHANGE
INTERCHANGE SECTION

(B