

RESOLUTION NO. 506

A RESOLUTION SPREADING AND LEVYING PRELIMINARY PREASSESSMENTS ON PROPERTY BENEFITED BY THE COST OF CONSTRUCTION OF STREETS, STORM DRAINAGE, WATER SYSTEM, SANITARY SEWER, SIDEWALK, BIKE PATH, SIGNING AND TRAFFIC CONTROL DEVICES, STREET LIGHTING, LANDSCAPING AND OTHER UTILITIES CONSTRUCTED FOR THE PROJECT DESIGNATED AS BOBERG ROAD RECONSTRUCTION AND UTILITY IMPROVEMENTS LOCAL IMPROVEMENT DISTRICT NO. 7, HEREINAFTER REFERRED TO AS LID #7; AND DIRECTING THE CITY RECORDER TO GIVE NOTICE FOR THE PUBLIC HEARING DATE, TIME AND PLACE FOR THE BOARD OF EQUALIZATION TO EQUALIZE AND ADJUST THE PRELIMINARY PREASSESSMENT ROLL ACCORDING TO SECTION 3.212 OF THE WILSONVILLE CODE; AND DIRECTING THE CITY RECORDER TO MAIL AND POST THE NOTICE OF PROPOSED PREASSESSMENTS AS REQUIRED BY SECTION 3.212 OF THE WILSONVILLE CODE.

WHEREAS, on May 6, 1985, the City Council, at its regularly scheduled meeting thereof, commencing at 7:30 o'clock p.m. Pacific Daylight Savings Time, in the City Council Chambers at City Hall, 30000 SW Town Center Loop East, did review and approve Resolution No. 479 titled "A Resolution Adopting the Preliminary Engineer's Report Dated May 3, 1985, Declaring the Intention to Proceed Forward with the Construction, Establishing a Date, Place and Time for a Public Hearing; Appointing the Three (3) Member Board of Viewers, Instructing the City Engineer, C.R.S. Serrine, to Proceed Forward with Completion of Detailed Plans and Specifications for the Boberg Road Reconstruction and Utility Improvements Local Improvement District No. Seven, Hereinafter Referred to as LID #7; and

WHEREAS, on May 6, 1985, the Wilsonville City Council did appoint Earl White, J. Michael Gleeson and Dr. Robert Sorlein as the Board of Viewers for LID #7; and

WHEREAS, the Board of Viewers for LID #7, hereinafter referred to as B.V., did meet on the following days to discuss the preliminary preassessments for LID #7.

| <u>DATE</u> | <u>TIME</u> | <u>PLACE</u>   | <u>DISCUSSION TOPICS</u>   |
|-------------|-------------|--|--|
| 7/8/85      | 6:00 pm     | Public Works Conference Room   | Reviewed the Assessment Formulas for finalization for review and input by the LID participants.  |
| 7/10/85     | 8:00 pm     | City Council Chambers.<br>LID participants sent notice of meeting 7/2/85 | B.V. recommended adoption of a Preliminary Preassessment Formula (See Exhibit "A"). Property owners responded to Proposed Preassessment Formula (See Exhibit "B"). |

The majority of the attendance for LID participants input was from residents of the Walnut Mobile Home Park. For statements, see Exhibit "B"; and

WHEREAS, the B.V. has recommended to the City Council, the Preliminary Preassessment Roll as identified in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein for the Council's consideration; and

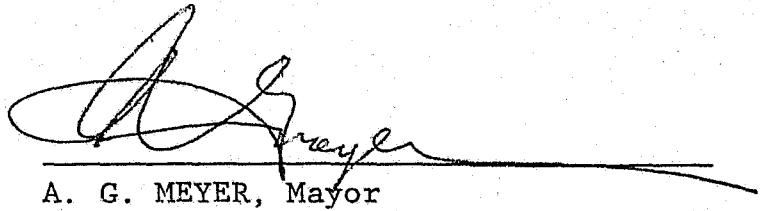
WHEREAS, the City Council shall, according to Section 3.212 of the Wilsonville Code, establish a date, place and time to meet

for equalization and adjustment of the Preliminary Preassessment Roll by the Board of Equalization, if necessary, and direct the City Recorder to mail and post the notice of the date, place and time of the meeting of the Board of Equalization.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Wilsonville that:

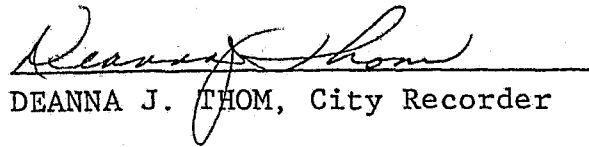
1. It acknowledges the Preliminary Preassessment Roll as prepared by the Board of Viewers for LID #7, and as indicated in Exhibit "A" for review by the Board of Equalization.
2. It establishes the date, place and time for the Board of Equalization to meet to equalize and adjust the Preliminary Preassessment Roll. The meeting shall be held August 19, 1985, in City Hall at 30000 SW Town Center Loop East, commencing at 7:30 o'clock p.m., Pacific Daylight Savings Time.
3. It directs the City Recorder to mail and post the meeting date, place and time at which the Board of Equalization shall meet as herein before mentioned in item 2 above.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 5th day of August, 1985 and filed with the City Recorder this same date.



A. G. MEYER, Mayor

ATTEST:



DEANNA J. THOM, City Recorder

# EXHIBIT "A"

LID NO. 7

## DESCRIPTION OF PROPOSED ASSESSMENT METHOD

The total proposed assessment package for the City of Wilsonville's LID No. 7 is based on distributing the general LID costs over the property area within the LID.

The term "net" acres, on which several assessments are based, excludes street right-of-way areas to be dedicated, or previously dedicated, and excludes utility easement areas.

The Board of Viewers recommends the following modifications to a universal area assessment (\$/acre) for the respective type of improvement named.

### Streets

The net area for Tax Lot 600 (Walnut Mobile Home Park) shall be reduced by 50 percent to account for units which are accessed only from Boones Ferry Road.

The net area shall be further reduced by 22 percent for tax lots 600, 700, 1100, 1500, 1603, and 1604 to account for existing residential and commercial uses in an area to be improved to industrial standards. The reduction is based on the estimated ratio of construction costs between a standard street section for residential and commercial uses and the specific street section required for LID No. 7.

Payless shall be responsible for reconstruction of Barber Street, south of the centerline, as a specific street assessment item. This specific assessment item shall be distributed on an area basis over all Payless properties.

### Other Utilities

The net area for Tax Lot 600 (Walnut Mobile Home Park) shall be reduced by 50 percent to account for units which are served from Boones Ferry Road.

### Other Considerations

Costs incurred by present property owners for previous street, curb, sidewalk, and water improvements will be computed as a credit towards their LID No. 7 assessments, when submitted with proper documentation. This does not include the Payless area of reconstruction on Barber Street. Mr. Brent Milleson is known to have incurred such costs.

## ASSESSMENTS

A table follows with the total estimated costs for LID No. 7. Also following is a summary of proposed assessments.

TOTAL ESTIMATED COSTS FOR LID #7

COST ALLOCATION

| CONSTRUCTION COST ITEMS     | AMOUNT(\$) | * | COST ALLOCATION  |                     |  |
|-----------------------------|------------|---|------------------|---------------------|--|
|                             |            |   | CITY FUNDED (\$) | LID #7 GENERAL (\$) | LID #7 SPECIFICALLY BENEFITTED PROPERTIES (\$) |
| Street Improvements         | 397393     | * | 22925            | 330767              | 43701  |
| Drainage Improvements       | 123820     | * | 9810             | 114010              | 0  |
| Water System Improvements   | 9500       | * | 0                | 9500                | 0  |
| Sanitary Sewer Improvements | 70100      | * | 70100            | 0                   | 0  |
| Other Utilities             | 141220     | * | 0                | 141220              | 0  |
| Miscellaneous Items         | 59000      | * | 0                | 59000               | 0  |
| Construction Subtotal       | 801033     | * | 102835           | 654497              | 43701  |
| Construction Contingency    | 80107      | * | 10284            | 65453               | 4370   |
| CONSTRUCTION TOTAL          | 881140     | * | 113119           | 719950              | 48071  |
| CONSULTANT COSTS            |            |   |                  |                     |  |
| Engineering Design          | 50000      | * |                  |                     |  |
| Design Survey               | 30000      | * |                  |                     |  |
| Landscape Architecture      | 8000       | * |                  |                     |  |
| Engineering Const. Services | 15000      | * |                  |                     |  |
| Construction Survey         | 26000      | * |                  |                     |  |
| Material Testing            | 10000      | * |                  |                     |  |
| CONSULTANT TOTAL            | 139000     | * | 17845            | 113572              | 7583   |
| CITY COSTS                  |            |   |                  |                     |  |
| Legal & Administration      | 30000      | * |                  |                     |  |
| Bond Sale                   | 27000      | * |                  |                     |  |
| Construction Inspection     | 18000      | * |                  |                     |  |
| CITY TOTAL                  | 75000      | * | 9628             | 61280               | 4092   |
| PROJECT TOTAL               | 1095140    | * | 140592           | 894802              | 59746  |

WILSONVILLE LID#7 PRELIMINARY PREASSESSMENT

PROPERTY DATA AND PRELIMINARY PREASSESSMENT

| OWNER              | TAX LOT | ACRES | NET   |         | OTHER UTILITIES | OTHER STREETS | WATER & SPECIFIC | DRAINAGE | MISC | ASSESSMENT | TOTAL ASSESSMENT |
|--------------------|---------|-------|-------|---------|-----------------|---------------|------------------|----------|------|------------|------------------|
|                    |         |       | ACRES | STREETS |                 |               |                  |          |      |            |                  |
| West Bank Ind.     | 400     | 1     | .97   | .97     | .97             | 8480          | 3548             | 2821     | 1695 |            | 16544            |
| Baer               | 401     | 1     | .97   | .97     | .97             | 8480          | 3548             | 2821     | 1695 |            | 16544            |
| West Bank Ind.     | 402     | 1.27  | 1.23  | 1.23    | 1.23            | 10769         | 4506             | 3583     | 2153 |            | 21011            |
| Boberg Ind.        | 403     | .936  | .94   | .94     | .94             | 8202          | 3432             | 2729     | 1639 |            | 16002            |
| Thompson           | 500     | 1.7   | 1.62  | 1.62    | 1.62            | 14232         | 5956             | 4735     | 2845 |            | 27768            |
| Walnut Mobile Pk.  | 600     | 1.7   | 1.62  | .63     | .81             | 5551          | 2978             | 4735     | 2845 |            | 16108            |
| Walnut Mobile Pk.  | 700     | .956  | .91   | .71     | .91             | 6244          | 3350             | 2663     | 1600 |            | 13856            |
| Walnut Mobile Pk.  | 1100    | .865  | .83   | .65     | .83             | 5684          | 3050             | 2425     | 1457 |            | 12615            |
| Boberg Ind.        | 1200    | 1.3   | 1.24  | 1.24    | 1.24            | 10908         | 4565             | 3629     | 2180 |            | 21283            |
|                    | 1204    |       |       |         |                 |               |                  |          |      |            |                  |
| Boberg Ind.        | 1206    | .39   | .39   | .39     | .39             | 3417          | 1430             | 1137     | 683  |            | 6667             |
| Nelson             | 1207    | .224  | .21   | .21     | .21             | 1802          | 754              | 599      | 360  |            | 3515             |
| Boberg Ind.        | 1208    | .193  | .19   | .19     | .19             | 1691          | 708              | 563      | 338  |            | 3299             |
| Bean-Flynn-Hatfiel | 1400    | 1.156 | 1.16  | 1.16    | 1.16            | 10129         | 4239             | 3370     | 2025 |            | 19763            |
| Hilson/Moose Lodge | 1500    | .98   | .93   | .73     | .93             | 6377          | 3421             | 2720     | 1634 |            | 14152            |
| Cooper/Osborne     | 1501    | 1     | .97   | .97     | .97             | 8480          | 3548             | 2821     | 1695 |            | 16544            |
| Cooper/Osborne     | 1502    | 1     | .97   | .97     | .97             | 8480          | 3548             | 2821     | 1695 |            | 16544            |
| Cooper/Osborne     | 1503    | 1     | .97   | .97     | .97             | 8480          | 3548             | 2821     | 1695 |            | 16544            |
| West               | 1504    | .47   | .47   | .47     | .47             | 4118          | 1723             | 1370     | 823  |            | 8035             |

PROPERTY DATA AND PRELIMINARY PREASSESSMENT

| OWNER            | TAX LOT | ACRES | NET   |         | NET   |                 | OTHER   |                | WATER & SPECIFIC |           | TOTAL ASSESSMENT (\$) |                 |
|------------------|---------|-------|-------|---------|-------|-----------------|---------|----------------|------------------|-----------|-----------------------|-----------------|
|                  |         |       | ACRES | STREETS | ACRES | OTHER UTILITIES | STREETS | UTILITIES (\$) | DRAINAGE (\$)    | MISC (\$) |                       | ASSESSMENT (\$) |
| Payless          | 1600    | 4.56  | 4.49  | 4.49    | 4.49  | 4.49            | 39329   | 16457          | 13084            | 7861      | 8490                  | 85222           |
| Milleson         | 1601    | 2.35  | 2.35  | 2.35    | 2.35  | 2.35            | 20592   | 8617           | 6851             | 4116      |                       | 40175           |
| Milleson         | 1602    | .71   | .71   | .71     | .71   | .71             | 6221    | 2603           | 2070             | 1244      |                       | 12138           |
| Milleson/Calkins | 1603    | .76   | .76   | .59     | .76   | .76             | 5194    | 2787           | 2216             | 1331      |                       | 11528           |
| Milleson         | 1604    | .51   | .51   | .40     | .51   | .51             | 3486    | 1870           | 1487             | 893       |                       | 7736            |
| Payless          | 1700    | .32   | .29   | .29     | .29   | .29             | 2553    | 1068           | 849              | 510       | 551                   | 5531            |
| Payless          | 1701    | 1.52  | 1.52  | 1.52    | 1.52  | 1.52            | 13319   | 5573           | 4431             | 2662      | 2876                  | 28861           |
| Payless          | 1800    | 3.01  | 2.96  | 2.96    | 2.96  | 2.96            | 25962   | 10864          | 8638             | 5190      | 5605                  | 56259           |
| Payless          | 1900    | 4.85  | 4.77  | 4.77    | 4.77  | 4.77            | 41834   | 17506          | 13918            | 8362      | 9030                  | 90650           |
| Hoggan           | 2000    | 1     | .96   | .96     | .96   | .96             | 8430    | 3528           | 2805             | 1685      |                       | 16448           |
| Payless          | 2001    | 1.85  | 1.85  | 1.85    | 1.85  | 1.85            | 16210   | 6783           | 5393             | 3240      | 3500                  | 35127           |
| Payless          | 2002    | 1     | .96   | .96     | .96   | .96             | 8430    | 3528           | 2805             | 1685      | 1820                  | 18268           |
| Payless          | 2003    | 1     | 1.00  | 1.00    | 1.00  | 1.00            | 8762    | 3667           | 2915             | 1752      | 1891                  | 18987           |
| Payless          | 2100    | .97   | .96   | .96     | .96   | .96             | 8383    | 3508           | 2789             | 1676      | 1809                  | 18165           |
| Payless          | 2200    | 12.78 | 12.78 | 12.78   | 12.78 | 12.78           | 111983  | 46860          | 37256            | 22385     | 24174                 | 242658          |
| TOTALS           |         | 54.33 | 53.47 | 51.61   | 52.66 | 52.66           | 452211  | 193070         | 155870           | 93650     | 59746                 | 954548          |



# EXHIBIT "B"

cc

BOARD OF VIEWERS - LID #7  
JULY 10, 1985 - 8:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
30000 SW TOWN CENTER LOOP EAST  
WILSONVILLE, OR 97070

KEN SOLOMAN - May I start? I'm not sure I understand from Mr. Blanchard, with the Tax Lots involving Walnut Mobile Home Parks, I believe consist of 600, 700, and 1100? Am I correct?

LARRY R. BLANCHARD- Yes, that is correct.

KEN SOLOMAN - I'd like to point out, first of all, a couple of factual relations to the Loop, it might be helpful to determine where in the heck we would (can't understand) the portion of the LID that must be assessed as to the Walnut Mobile Home Park. Now, first of all, the Mobile Home Park is owned by a limited partnership. It's not owned by a single person or a single corporation. That limited partnership was involved in investments in Oregon properties. It is not in the process of developing industrial land, or trying to further benefit insofar as taking properties and buying them as residential and then turning them into supermarkets or something like that. They had purchased the property I don't know how many years ago with the intent that they would operate the property as an operative intitude. So, the concept and the plan of the Mobile Park is to continue operating and serving the residents in the Park with the best services that it possible can. Now, I understand the Park consists of somewhere around seven acres, only a portion of those acres is involved in this LID as far as the land area concerned. I believe from the questions answered previously that approximately three point something acres is actually involved in the LID. Which means that approximately four acres is out and about three point something acres is in. Now, the Mobile Home Park is serviced very well from the front of the Park by Boones Ferry Road. Boones Ferry Road has already been brought through, I understand it is at an improved status at the present time and I understand that along with Boones Ferry came a sewer system and that the Mobile Home Park also had to put in independent lighting on its own streets, so this Mobile Home Park has already improved for direction of the City Planning Board by putting in its own streets, its own water well system that provides tenants with water, and it is hooked up to a sewer system which it has already payed for. Approximately somewhere between thirty and forty percent of the Park, which we'll call the rear portion of the Park, is going to be in anyway related to Boberg Road. Now, there are a number of residents that live in the back part of the Park, and they have and will continue to use Boberg Road for access into the area where their Mobile Home Units are. There are no streets that run completely to the Park, so there'll be no direct flow of traffic; although, there are options for the tenants where they can choose Boberg Road or choose Boones Ferry. They either have to go to the road that allows them access or walk across the property to get to their home. So, we

can see it right off the bat that there's a very limited amount of benefit in use that's going to be conferred upon the park just by geographical configuration. I would also point out that this particular route, Boberg Road, for the tenants that live in this Park, the road is strictly for access purposes. There is no invasion that anybody within that park would have any kind of business investing in a commercial operation whether it would be any increase, flow, burden, or use of that particular road. So, the improvement of that road, as to the tenants in that park and the property owner is very much in question in relation to the use and benefit to be concurred upon the park. Now, if you were to concur that with, for instance, Payless, now I don't know how many balances of cars will be traveling along Boberg Road eventually, to get into Payless I'm sure that they will realize that the comparison and use, and comparison and benefit will be very small, very limited to the residents of the park, particularly when we're talking of a lot of around thirteen or fourteen or fifteen mobile home units, compared with Payless and other industrial users, are getting from those particular improvements. Now, it is to my understanding that in an LID that basically there are usually four different methods of assessment. One is an equal parcel, the second one is the total land value, the third one is the trip generation method, and the fourth is the furniture method. Now, the choice of interviews or of combination interviews, I think from the stand point of prior adoption by most Planning Councils is as the equities demand. It can vary within the particular LID, depending upon the equities and depending upon the adjustments that need to be made. Now, let's take all four of these and just glance at them briefly. The equal parcel method in the particular situation that we are talking about, I don't think is appropriate, because we see that if you were to take and try to assess equally based upon the two areas involved, there is no real comparison of equity there, because the use, the burden and use of between the mobile home park and industrial users is not at all equal. So, I think the so called equal parcel or equal variance is not a very good method. Total land value, again this is not appropriate because you have a different use, and you have a different amount of (can't understand). I think the questions previously showed that approximately sixty percent of the area involved is owned by Payless, and approximately forty percent by other land owners. If you were to look at the usage by Payless I am sure you would find that the percentage vary even in a greater disparity. Perhaps, for instance, in the standpoint of cars using Boberg Road after Payless gets up to full speed, maybe it would be like four or five percent for people in the mobile home park, and perhaps like eighty percent for Payless, and fifteen or sixteen percent for others or miscellaneous. The trip generation method may be a more appropriate method because it takes into consideration the use as well as the benefit. In other words, the amount that a particular property owner is using, in a particular LID improvement period. The last, again, seems to be inappropriate. That's the frontage method. Again, it was not taken into consideration the benefit then concurred or the use of

the LID by the property owner and the residents in the mobile home park. So, therefore, that does not seem to be fair. It seems therefore that perhaps the trip generation method might be the best recommended procedure with further adjustments based upon any other equities that need to be considered. Considering, for instance, that the mobile home park already has it's own water system. I think that should be taken into consideration. I know there was a comment made previously about, well, someday in the future the park may need water, and therefore it would seem appropriate to have water there in case they need it. Well, it has three water wells, it has a test launch system approved by State Department of Health and Test Division, and it has used it for a number of years, and there is no indication thus far that it would ever have any need for any other water system. So, I suggest that probably there ought to be an adjustment based on that. It's already hooked up to a sewer system. The sewer system is already payed for. The sewer system services both ends of the park, including the one in the LID. I think that that should be taken into consideration. The difference in the number of residents that are serviced or have access to the park through Boberg Road, I think that that is a strong consideration. The wear and tear on the road, and improvements by residents who actually have the benefit of using the road compared to other users of the road, I think conditionally need to be considered. The servicing of industrial needs as compared to residential mobile home parks, I think that definitely needs to be considered. That's a great (can't understand). And then finally, I'll just conclude by saying that as I think some of the other intersted persons here have already admitted to, that it appears to me that the greatest benefit of the LID in this particular situation is to Payless, and to other industrial users or developers in the area. Therefore, I think that equity demands that whatever assessment be recommended by the Viewers Board, take that into consideration and put the burden where it really ought to be. Thank you very much.

- Could I ask a question? Uh, when you're talking about sewers, you're talking about sanitary sewers?

KEN SOLOMAN - Correct.

- Let me just make, I just want to clarify

KEN SOLOMAN - I'm not talking about a drain system, I'm not talking about talking about a storm sewer.

- No. I just want to make sure that I understand correctly what is going on here. My understanding is that there is not going to be any assessment for sanitary sewers or water. To existing. And there won't be any assessment to non-existing. Which he is, because he has wells is what we're talking about, right? The only way that there would be an assessment allocated for his property would be if he wanted the lateral. I just want to make sure I understand.

- But it is my understanding that when you include this project, which includes laterals, that is included in the cost. Whether the laterals (can't understand) that is included in the project cost. Whatever assessment method is used, whether it is on a frontage basis, or a square footage basis, or whatever, that is applied against the total assessment. Now, I do think that the Board and City Council has the ability and the authority to make specific adjustments in relation to improvements already in. How they make that adjustment in relation to the total cost factorage, I assure you, that from my experience with before, and I just got thru with one in Washington County, it is my understanding that the laterals and everything are included in the cost factor. Even though we may not be required to hook up to them, they're included in the package.

- Is that right?

STEVE SIMONSON - I think Larry and I have discussed that as far as its inclusion in the scope of the LID, and we have an agreement that any water laterals or sanitary sewer laterals that are required to properties that are not going to be a part of the LID, they're just going to be strictly charged to that property directly. Is that clear? Let me give you an example. For the Walnut Mobile Home Park, that has their own well system, they don't require a lateral, there won't be any charge to those properties.

- Do I understand you then to say

- The same thing applies then with the sanitary sewer system, they're already connected to the sanitary sewer system so there won't be a lateral required and naturally there won't be a charge for that.

- Do I understand you then to say that the 966,000 dollars, which you indicated before would be the property owners share of the LID, is going to have to have a total reduction to the extent of any sewer laterals and any water laterals?

- That is correct.

- Reduction? Why are we talking about reduction? There is no reduction, he just doesn't have to pay for it if he doesn't need it.

- What (can't understand) was talking about in the report included the cost of the lateral.

- Okay, I understand.

- Then the estimate from before was done on completed area, was that correct?

- Correct.

- There is a silly big component here for storm sewer, that I don't know if you mentioned.

LARRY BLANCHARD - Yea, basically the storm sewer is handled in three different ways. There is portion that the City is paying for, there is a portion that the property owners are paying for that have service, I guess basically everything on Boberg Road was a portion to all the property owners concerned, based on the total cost, then there's a portion of oversizing that I believe, correct me if I'm wrong Steve, that the City is picking up because we didn't feel that the property owners should have to pay for oversizing to service other areas.

- Would that be directly related to industrial users? The oversizing?

LARRY BLANCHARD - No, not necessarily, it takes into consideration areas that can be serviced outside of this LID, which we didn't feel was the responsibility of the people in this LID. So, it's a storm drainage area that connects up to the one that's building. Basically the LID is paying for what size of system it would take to handle their flow. Anything outside of that we're picking up.

- So, as I understand it then, there could be adjustments in relation to the property, and there can also be adjustments in relation to the City and or property owners picking up a larger or smaller portion of the LID in relation to such things as the storm sewer.

LARRY BLANCHARD - Okay, I think that was included. The total cost was 1.38 million, and that's the total cost. By us paying our share of the storm drainage, and I think there's a sanitary sewer system in there, the total cost is reduced down to 966. And then included in the 966 is the storm sewer laterals and the water laterals that are assessed to separate properties. When we get done with the final assessment, I think it's going to be, I don't know what the total adjustment is going to be, Steve can answer that for me. I think it's going to go down some, I don't know how much.

- Are there any other questions that I might answer?

- I have one question for Larry. I was wondering what do the present property owners have as far as storm sewer drainage right now.

- Within the Park?

- I'm talking about any developed area there in the whole LID.

- I assume that if Boones Ferry was developed and incurred by the presenter there would have to have been something on that side. As to the backside of Boberg, I don't think there's been any improvements there, so surely there's not going to be any storm drains there. The normal criteria for within the Park is that you don't have storm sewers as such withing a mobile home park. What you do usually is you curve and gravity flow the water to be picked up either at catch basins before getting to the street or at catch basins within the street, which then carry it on down to where it's supposed to go. I have not, myself, personal knowledge of all of the (can't understand) improvements within the park. Make sure that there is no storm system per say within the park itself. But, I feel relatively sure that there must be something on the Boones Ferry side. Catch basins, storm sewer, or something.

- What I'm asking is would the not only the mobile park, but anyone who is developing, would they be required to put in some sort of storm sewage

LARRY BLANCHARD - The county that, it's been a long time ago, put in a eight inch on Boberg. It is partially exposed in front of the mobile home park on Boberg Road. It is an eight inch, it's not adequate to handle the flow from all parties concerned, and it will be taken out as a part of this project. Number one, it's not deep enough, that's the primary concern. The second thing is it's not big enough.

- Who paid for that?

LARRY BLANCHARD - I would imagine Clackamas County paid for it.

- I would imagine then that those systems development, that it would again, at the time of the park was being constructed, or whatever, for afterwards. Then this systems development fee which usually is returned by the county to the property owners and includes whatever systems development goes in there. So, if there's a storm sewer here, that was not absorbed by the county it would be passed on to the property owners as they develop.

LARRY BLANCHARD - Yea, I don't know how it was paid for. I would have to investigate it to find out.

- I believe that poses a hole in some of my property

LARRY BLANCHARD - Yea, there's another one that was installed as a part of a county, at least the one on the south end. I'm referring to the one on the north end, because there's a ditch

that kind of splits and then it runs south and then it runs north, and I'm referring to the pipe on the north. The one that Mr. Caulkins is referring to is kind of a dead end system that was put in stops and doesn't go any place. But, I think we need to take that into consideration because that property was required to do some things that the county required, a sidewalk and some curbs, and a storm draining system that

- These are the corner ones, right?

LARRY BLANCHARD - Well it's Tax Lots 1604 that's going to have to

- Okay, yea, I know about that one.

- Right.

- I appreciate it, thank you.

- Thank you very much.

SARAH PETES - I live in Mobile Walnut Park, the question about the financing of what has been done on Boberg Road and included in what exists there now by the county. I checked with the county today and with all of the sources that I went through or was finally assured that Mobile Park was ever assessed with any costs of what was done on Boberg Road, which must include the storm drainage. I just put that information in from what I gathered today.

LARRY BLANCHARD - Well, fortunately you got hold of them before I did. They'll probably be contacting me here pretty soon.

SARAH PETES - Also, I would like to make just this statement. The deterioration of Boberg Road in the five years that I have lived on Boberg Road has been terrible because the traffic, trucks going to and from Payless has increased a good deal in those five years, and they're huge trucks going through there. So any deterioration that requires the present planning of re-paving and so on, is due not to the residential use of the roads but to those trucks that are using the road.

- Could I ask a question? The traffic flow from Payless, do they use Boberg Road more than Barber, what do they use, both?

- Both.

LARRY BLANCHARD - They've got a light fixture place back there too, and they run their trucks back and forth to pick up the light fixtures. So, there is quite a bit of truck traffic. And, as you all know, leaseway transportation will start building their development there which is like a Rollins Truck Leasing. There will be more trucks.

- Where is that?

LARRY BLANCHARD - Right next to the Moose.

SARAH PETES - And then there's the other new industry that's gone in down to the north of us. And that's big trucks going back and forth in there also.

JOHN GROSS - I represent Wilsonville Moose Lodge 1598, we have the corner lot there, we are not against the LID, but we do have some very valuable trunkery along that, it's a lot of years of growth, twenty or thirty years, far as I can see it's going to go out, everything. You don't grow that overnight, and it would be better if people studied it. I think there should be some recourse to replant something not equal, but close to equal. We have hedge, big trees, rhododendrons, and they are going to be all ripped out. I know I was involved in LID #1, over here, we wanted to appeal. I don't think any LID has tore out any persons yard yet in Wilsonville. I think there should be some replacement, I think, you just don't do this overnight. If you tore up somebodys yard, they would get compensated or replaced.

- There's two concerns. I think we share your concern to try to preserve the landscaping as much as possible. The legal problem, that's a design problem that we would try to solve. The legal problem is that as far as I know the area that you're talking about on Barber Street is in the right-of-way.

- There would be thirty on each side, not including the sidewalk.

- I suspect that some of what you're talking about preserving is inside the right-of-way, but that does, we would try to design

- We're talking about right-of-way. The property owner to the east of your property actually has a curb slightly behind where the curb we're talking about goes.

- I think we've got it on the tape, the concern, and as far as the design goes we're going to have to take a look at that. At this point I don't know, and I don't think Steve does. Normal process is that we try to salvage as much of the original landscaping as possible. If there's no way we can, then we have to take a look at some way to screen adequately without, so that's something that shows up in the record, Steves got it down, and we'll have to look at it.

KAREN MCKAY - I just want to make a point that you're not aware of, the majority of the people that live in Walnut Mobile Home Park are retirement age and older. If you're talking about use, most of these people don't leave their homes for maybe three or four days at a time. It's not a day to day traffic, where as Payless would use it day, to day, to day.



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LARRY BLANCHARD - It's a good point. Any other comments?

KEN SOLOMAN - I'd like to just add one thing that I didn't put on the record before, I don't think I mentioned that the estimated assessment in relation to Walnut Mobile Home Park was 56,000 dollars. It's only in relation to the back part of the park, it would only involve a small number of homes, and we do feel that that is very excessive.

RAY CALKINS - I have Tax Lot 1603, Wilsonville Veterinary Clinic at 9275 Barber Street. I'd just like to make a couple of comments, for the record. The first notice I ever got for LID #7 was in a letter that was dated June 22, 1984, stating that I hadn't signed the petition, and they already had their percentage, fifty-one percent. They wanted to know why I hadn't signed it. First of all, I hadn't heard of it at that time. Excuse me, the letter at that time stated that due to proposition number three, on limiting property taxes, that number 7 was going to be put on hold if not possibly dropped if not completed by, I believe the date was August of 1974. That was the last I heard of it, until February 26 of this year 1985, I guess that's when it asked me why I hadn't signed the petition and that it was all ready to go through. The next notice I got was of the meeting of the City Council on May 20, which number seven was going to be discussed. After listening to four hours of Ash Meadows, it was indicated that I might as well go home, which I did. Three days later I got a letter stating that I owed the City \$1232.00, and since nobody was there to protest LID #7, they assumed there was no objections. I spent four hours waiting to protest it and was told to go home. Uh, then I got a bill for 1232.00 to pay for the design and review. I then wrote a letter back, which, I don't know if any of you have seen, but I have copies of it if you'd like to, which I sent to the City Council members objecting to a few things. Basically, that

- Could I see a copy of the letter?

LARRY BLANCHARD - Yea, I've got copies of it Ray.

RAY CALKINS - The primary objection on that is that I wasn't given any input at all or even asked if I wanted a road there. The road was decided by fifty-one percent of the property owners which turns out to be one entity, Payless, they own somewhere between sixty and eighty percent of the land within that unit, and that gives them one hundred percent of the vote. It only takes fifty percent to approve it, and fifty percent of the property owners are Payless want it, it's going in. I have a half an acre of land there which I own, and I wasn't even asked if there was a need in my opinion of that road, and you gentlemen will be telling me how much this is going to cost me. The initial prospectus they sent down in May gave an estimate of what it was going to cost me, and by the time it adds interest onto it by the Bancroft Bonding, it's going to cost me 30,000

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dollars. In 1984, which was last year, that was almost double what I earned during that time. It's going to take me two years of my life to pay for that road, so Payless can drive trucks up and down. This also estimated that by the year 2000, there will be four thousand trucks a day on each of those roads, and the roads being built can take care of those trucks. My estimate is that I will be seeing just about the same number of clients at the clinic that I am seeing now, cause it hasn't really changed in number that much since I took over the clinic in 1976, that's fifteen to twenty cars a day. Those are family cars, not huge eighteen wheel trucks that are usually hauling two trailers rather than one, so the fifteen to twenty family cars a day aren't making much of a dent in that road compared to those trucks. Uh, part of the excuse that I wasn't given any notice was that they used the current tax rolls, I purchased the clinic in May of 1978, and if 1978 tax rolls are current, it seems strange that I get may taxes sent to me every time but I don't get a letter telling me they're going to raise them.

- Are you contract vendea on that property, Ray? Are you buying it on a contract?

RAY CALKINS - Yea. It has still come to me since 1978. Why in 1985 it doesn't start coming to you until May is hard to understand. Anyway, who is going to benefit from the paving of this road, and what is, again, the usage going to be? The projection of 4,000 trucks compared to, according to this estimate which you sent around in May, and then I'm using 15-20 cars per day. So for 0% of the input, I'm getting a certain percentage of the bill which is not anywhere near in comparison to actual wear and tear on that road. Again, it's easy for you guys to decide who is going to pay what, it's not coming out of your pocket. It's coming directly out of my pocket. The last thing, I wrote that letter and sent it to each of the City Council members, and got a letter back answering it, one of them explaining that I was not on a current Tax Roll that is why I wasn't getting the information sent. Another part of it stated that, uh, the property was already committed to LID, which it really was not. There is a mimeographed copy of some information dated July 18, 1978, stating that there would be no remonstrance against the improvement on that. This is not even referring to my property, I owned it in May of 1978. This is referring to the development of Brent Millesons practice next door there, he may have signed one but I certainly never did, and prior to him signing that I already owned Wilsonville Veterinary Clinic, so I haven't signed anything of that nature. The last paragraph on there was a suggestion that I read section 3.216 regarding liens and foreclosures. I didn't take that as a very subtle threat, uh, and didn't like it at all. That's all I've got to say.

- Well, I've got a couple of questions I want to ask you. The first question is that, the name of your budding property owner is it Mr. Noltan?

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RAY CALKINS - I don't understand the question.

- Well, I just want to find out the fella that owns, it's Millison,

RAY CALKINS - I payed taxes, I started purchasing

- Let me ask the questions, okay? You've gotten your little say, now let me ask a few questions, I want to find out a few things, it may even help you. The first question I have is, you mentioned some improvements in your letter that had been put next to your buddies property, along your property as I understand, there's something

RAY CALKINS - No, I didn't.

- It's in your letter, Mr. Milleson did. Were you involved in any of that?

RAY CALKINS - No, I am not. He has sidewalks, he was charged \$1600 for a fire hydrant, uh, which according to this report is going to be moved about five feet and they want to charge another \$500 for moving the fire hydrant about five feet.

- Does that sidewalk run by your place too?

RAY CALKINS - No, it stops about three feet from there. Another thing about that sidewalk, it was put in by the design, I don't know how it was supposed to be put in. Every time you drive a horse trailer in there it scrapes the hell out of it. There is no way you can go up an angle like that and down an angle like that without bodying out. I don't want that in my place. The sidewalk can be lower. It is too high, you can fall off an break a leg.

- So, you're saying the sidewalk is not in front of Tax Lot 1604.

RAY CALKINS - Every trailer that goes in there bottoms out because the entrance way is too high. You're going up and down at the same time, and they bottom out.

LARRY BLANCHARD - Did the County build that? Was it the County, or was it

RAY CALKINS - I don't know who built it, but it was required before Brent was allowed to build his building.

LARRY BLANCHARD - That was done by the County. I don't know if they did it, or if Brent had a private contractor do it.

RAY CALKINS - I don't believe he had it done.

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LARRY BLANCHARD - Normally the County would do it.

- You'd mentioned earlier in the discussion that there were some problems with drainage in front of your place or around your place. Where is that at, in relationship to where your property.

RAY CALKINS - As far as drainage right now, there is just a ditch on Boberg and there's a couple of drainage areas that come one off of 1604 comes and ends there in a hole they dug in the front yard about a year and a half ago. The one that comes out from the Moose Lodge which I assume drains across here and then drains into another here and goes into

STEVE SIMONSON - Just a couple of clarifications to what Mr. Calkins had to say. The traffic projection for the year 2000 is arranged at between 3000 and 4700 vehicles to date. That's not trucks. Trucks would be a percentage of that, probably 20%.

- Twenty percent?

LARRY BLANCHARD - Those are projections only.

STEVE SIMONSON - One other clarification is the Clackamas County Tax Rolls that the City receives, the listing for tax lot 1603 is exactly as it appears in our report.

RAY CALKINS - Yes, and that is my address. That is correct. But, they never sent me anything. This was my contention, that was my correct address, they've had me on the tax rolls since 1978, and they bypassed me intentionally because they had fifty-one percent, Payless, in favor of this, and I'm not saying that I was accidentally left out, I was intentionally left out of the process and not given any input into it at all. If it was an accident it was a strange one, because I've been paying \$6000 a year property tax on that since 1978, why don't I get a notice of LID #7 until after the fact? It had already been decided. It's going to be done whether I liked it or not. And then when I came to the meeting on the twentieth, I was told to go home and then when I left they said well, since nobody's here to object we're going to do it anyhow.

LARRY BLANCHARD - A question I have of you, Mr. Caulkins, was a notice sent to Mr. Milleson regarding your piece of property?

RAY CALKINS - I have no idea.

LARRY BLANCHARD - It was, according to our records.

RAY CALKINS - Well, why wasn't it sent to me? You've got me on the rolls here, and I

LARRY BLANCHARD - Right, the up to date we do have you on it. I was not aware of the fact that you were the property owner

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until such time as I was informed that you were. So, we send the notices to who we think the property owners are, uh, and that's all that's required legally for us to do. If there's a change, if I would have known about it earlier

RAY CALKINS - Couldn't you have just looked at the tax rolls which has my address there for Wilsonville 975 Barber, and it has my name on it as well.

LARRY BLANCHARD - It also has Brett Millesons name on it. If you're a contract purchaser though, we would send it to the owner, whoever the owner is, if you're a contract purchaser.

RAY CALKINS - Well, he was also credited with signing the petition which he did not.

LARRY BLANCHARD - That's very true. I think as far as the meeting goes, you were unable to say your piece. The letter that you did send to us was sent to the Council and was included in the Resolution as a remonstrance against the LID. So that has been taken care of.

RAY CALKINS - Again, it's after the fact.

LARRY BLANCHARD - It is after the fact, I understand that the meeting was held, it was carried on, your information was included as a remonstrance, so you go on record as remonstrating against it. The decision that the Council made would have went through regardless of you comments.

RAY CALKINS - So, the people that have sixty percent of the land, a hundred percent of the say, give them a hundred percent of the bill.

- Let me ask you this. Do you feel you get any benefit at all out of what's projected out of this LID? Will it help you

RAY CALKINS - I get almost zero cars down Boberg Road. They almost all use Barber. I wouldn't imagine that I have fifty cars a year come down Boberg Road to my office.

LARRY BLANCHARD - What would you estimate would be your average trip generation from your

RAY CALKINS - About fifteen cars.

LARRY BLANCHARD - Fifteen cars a day?

RAY CALKINS - Twenty in the summer, depending on the weather. That hasn't changed much in the nine years that I have been there.

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LARRY BLANCHARD - Just one more question. How many employees do you have at the present time?

RAY CALKINS - I have three for the summer, I'll have two in the winter.

LARRY BLANCHARD - Any other comments? Any questions from the Board of Viewers of the public?

- Are there any other residential owners out there that don't live in the trailer park? Are there any people out there that are residential owners that do not live in the trailer park?

- There is a house right across from the mobile home park, isn't there?

- There are two houses, I think.

LARRY BLANCHARD - Yea, they're owned by Payless. Oh, that's Rons, that's right.

- Could you come up and show me where that is?  
Which end.

- You're renting it?

RON HOGGAN - No, I own it and rent it out. That's right here.

- Tax Lot 2000.

- When did you buy that?

RON HOGGAN - Six months ago.

- You bought the parcel six months ago?

RON HOGGAN - Yea.

LARRY BLANCHARD - Okay, the next step is the Board of Viewers to take the information that they received tonight and go back through the assessment formula and make a final recommendation to the City Council. The City Council will accept the information and set a public hearing to hear remonstrances against the assessments. The report, or the final assessment will be ready for public view about a week before it goes to Council. All property owners concerned will be sent directly to them the assessment formula. So, they will have it to make their statements to the City Council. That will be the final meeting that you will have the opportunity to be heard. That, I am anticipating will be August the fifth, or August the nineteenth. Notices will go out to the property owners, and I think we also have an address for the manager of the mobile home park. So, you

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will know when that meeting will take place. If there is any other information that you wish for us to receive, please send it in writing, attention Larry Blanchard, Public Works Director, and I will need that information before August the first. I want to thank each and every one of you for taking the time to be here tonight, it does give the Board of Viewers additional information to make the final decision on the assessment formula, so thank you very much.

- This is a motion for the final assessment formula for LID #7 as recommended by the Board of Viewers.

STEVE SIMONSON - The particulars of the assessment formula are to compute an assessment on an area basis for all types of improvements and all property with the following exceptions: That for computing street assessments tax lot 600, the net area be reduced by 50% for units access off of Boones Ferry Road, also for street improvements that the street with improvements, that the assessment be discounted 22% to account for a standard residential or commercial street section versus the industrial section proposal to be a part of the LID. For the following tax lots: 600, 700, 1100, 1500, 1603, and 1604, those are all judged to be existing residential or commercial uses. That 22% discount will probably show up as a net area of reduction. That is the way it will be computed on the table. It will be one net area shown and then a street area. The next exception is on drainage. That's not an exception any more that drainage be computed on an area basis. The next exception would be on the other utilities, where the assessment for tax lot 600 would also be reduced by 50% for units served off of Boones Ferry Road. The last exception would be credits for higher improvements and the owner we know of now that is principally concerned is Brent Milleson. He would have to document the cost of any paving, curb, or sidewalks.

- That would include the fire hydrant too?

STEVE SIMONSON - Yes, the fire hydrant.

- Are we going to consider the Moose Lodges present landscaping, or are we going to try to work around that?

LARRY BLANCHARD - I think that's a design concern. It's something that we'll have to handle.

- There's something that I think needs to be added, and that is that Payless pays for the entire cost of the south one-half of Barber Street.

- Agreed.

- Agreed.

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- That's specific assessments.

- Are we going to consider the amount of benefits that were bestowed in light of the uses currently existing and intending to be in the foreseeable future?

- That's the reason why

- Are we going to have any problem with the fella that owns the rental house on tax lot 2000?

LARRY BLANCHARD - He showed up here because he's definitely interested, he's going to develop his property. What's been hindering him is he doesn't have any improvements.

BOB SORLIEN - I'd like to make the motion that we accept the recap that was given by Steve in its entirety, and as supplemented.

- I second that motion.

- All in favor, say aye.

- Aye.

- Aye.



ID = 7  
Board of Viewers  
Public Testimony

| NAME               | Address                      | Representing        |
|--------------------|------------------------------|---------------------|
| Kenneth S. Solomon | 4590 SW. 110th Beaverton     | Walnut Mt. Park     |
| Charlotte Warren   | 28600 S.W. Boberg            | Walnut Mt. Park     |
| Ruth Lee           | 28600 S.W. Boberg            | Walnut Mt. Park     |
| Grelyn L. Dale     | P.O. Box 744                 | Wilsonville, Ore.   |
| Clara Kendall      | 28600 SW Boberg Sp 58        | Wilsonville         |
| Russ Harmon        | " " " 52                     | " "                 |
| Regina Smith       | 28440 SW BOBERG RD #34       | WILSONVILLE         |
| Sandra W. Lee      | 28600 SW Boberg              | Wilsonville         |
| Florence McCormick | 28440 SW Boberg              | Wilsonville         |
| Arcia Keith        | 28440 S.W. Boberg Rd. #30    | "                   |
| Fitchey Spiller    | 28455 Barner Ferry Rd #7     | "                   |
| Jay Calhoon        | 9275 Barbast Wilsonville Dr. |                     |
| Christi Higgins    | 28455 S W Boberg Ferry Rd    | Wilsonville         |
| John R. Grossmann  | 12140 S.W. RIVERVIEW LN.     |                     |
| Karen Melan        | 28440 SW Boberg Rd #16       | Walnut Mt. Home Pl. |
| Craig Bonacker     | 28455 S.W. Boberg Ferry #18  |                     |
| Ron Hoggan         | P.O. Box 944 Wilsonville     |                     |



copy of Map and  
Notice of Public Hearing

JOHN R. GROSSMANN

PORTLAND OFFICE  
PHONE 503/281-1103  
5000 N E HASSALO ST.  
PORTLAND, OREGON 97215

RESIDENCE  
PHONE 503/682-1346  
12140 S.W. RIVERVIEW LN.  
WILSONVILLE, OREGON 97070

copy of Map and Notice  
of Public Hearing

KENNETH S. SOLOMON, P.C.  
ATTORNEY AT LAW

OLYTH. SOLOMON & PORCELLI  
4540 SOUTHWEST 110TH AVENUE  
BEAVERTON, OREGON 97005

P.O. BOX 53  
(503) 641 9000