

RESOLUTION NO. 725

**A RESOLUTION TO REAPPORTION ASSESSMENT ON TAX LOTS
400 AND 1500 IN LOCAL IMPROVEMENT DISTRICT NO. 9**


WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 19th day of June, 1989, and filed with the Wilsonville City Recorder this same date.



JOHN M. LUDLOW, Mayor

ATTEST:



VERA A. ROJAS, City Recorder

SUMMARY of Votes:

Mayor Ludlow AYE
Councilor Edwards ABSENT
Councilor Chandler AYE
Councilor Clarke AYE
Councilor Dant AYE



City of
WILSONVILLE
in OREGON

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Wilsonville, OR 97070
(503) 682-1011

EXHIBIT "A"

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: RAY SHORTEN, FINANCE DIRECTOR
DATE: JUNE 14, 1989
RE: REQUEST FOR REAPPORTIONMENT OF ASSESSMENT IN LID #9, TAX LOT 1500 AND 400

On behalf of Burns Western, Inc., the State of Oregon, Economic Development Commission, and the U.S. National Bank, David Evans & Associates, Inc. has made application for reapportionment of assessments in LID #9, aka "Parkway Avenue Realignment and Elligsen Road Improvement Project" concerning the following properties.

- a. Tax Lot 400, Section 12, Township 3 South, Range 1 West
Willamette Meridian, Washington County, Oregon
- b. Tax Lot 1500, Section 12, Township 3 South, Range 1 West
Willamette Meridian, Washington County, Oregon

The purpose of this reapportionment is to create a 25-acre development parcel from two contiguous tax lots, Tax Lot 400 and 1500. This reapportionment will coincide with a request for a minor land partition on this property that has been submitted to the City Planning Department for review. (See page 2)

Because this reapportionment will involve property located in both Clackamas County and Washington county, there are a number of areas involved.

I have attached a copy of the map showing tax lots and the area the two parcels will encompass. The attached worksheet shows the calculations for the reapportionment and is a part of this document. The following table summarizes the worksheet and shows how the remaining assessment totals \$481,893.24 and consisting of two tax lots is divided into the two parcels.

<u>Tax Lot</u>	<u>Parcel I Acreage</u>	<u>Parcel I Assessment</u>	<u>Parcel II Acreage</u>	<u>Parcel II Assessment</u>	<u>Total Tax Lot</u>
Tax Lot 400	24.746	\$137,679.07	37.648	\$209,461.70	\$347,140.77
Tax Lot 1500	.254	\$1,413.08	23.966	\$133,339.39	\$134,752.47
Totals	25.000	\$139,092.15	61.614	342,801.09	481,893.24

This request has been submitted the City's Planning Department for review, along with a request for a minor partition relating to this reapportionment. This request complies with the Wilsonville City Code, Section 3.290. It meets the following criteria:

- The parcels to be reapportioned front improved streets.
- The reapportionment of assessment will be made on a pro-rata acreage basis. The relative values, area, and frontage on public streets are proportionate to the proposed reapportionment, so there should be no impairment to the security of the city or the holders of Bancroft bonds.
- The reapportionment would be subject to accrued interest since the date of the last billing and could be adjusted by any payment made.
- All LID assessment principal and interest payments have been paid to date and the assessment account is current.

RECOMMENDATION:

I recommend that the City Council approve the reapportionment of the assessment as detailed above.

WORKSHEET

CALCULATION BY TAX LOT

Tax Lot 400

Area 1a	=	24.746 ac.	
Area 2d	=	37.467 ac.	
Area 2c	=	.181 ac.	
Total Tax Lot 400	=	62.394 ac.	
Assessment per acre	=		\$5,563.69
Total - Lot 400	(62.394 acres x \$5,563.69)		\$347,140.77

Tax Lot 1500

Area 1b	=	.254 ac.	
Area 2a	=	13.811 ac.	
Area 2b	=	10.155 ac.	
Total Tax Lot 1500	=	24.220 ac.	
Assessment per acre	=		\$5,563.99
Total - Lot 1500	(24.220 acres x \$5,563.69)		<u>\$134,752.47</u>

Total Assessment for Tax Lot 400 & 1500 \$481,893.24

CALCULATION BY PARCEL

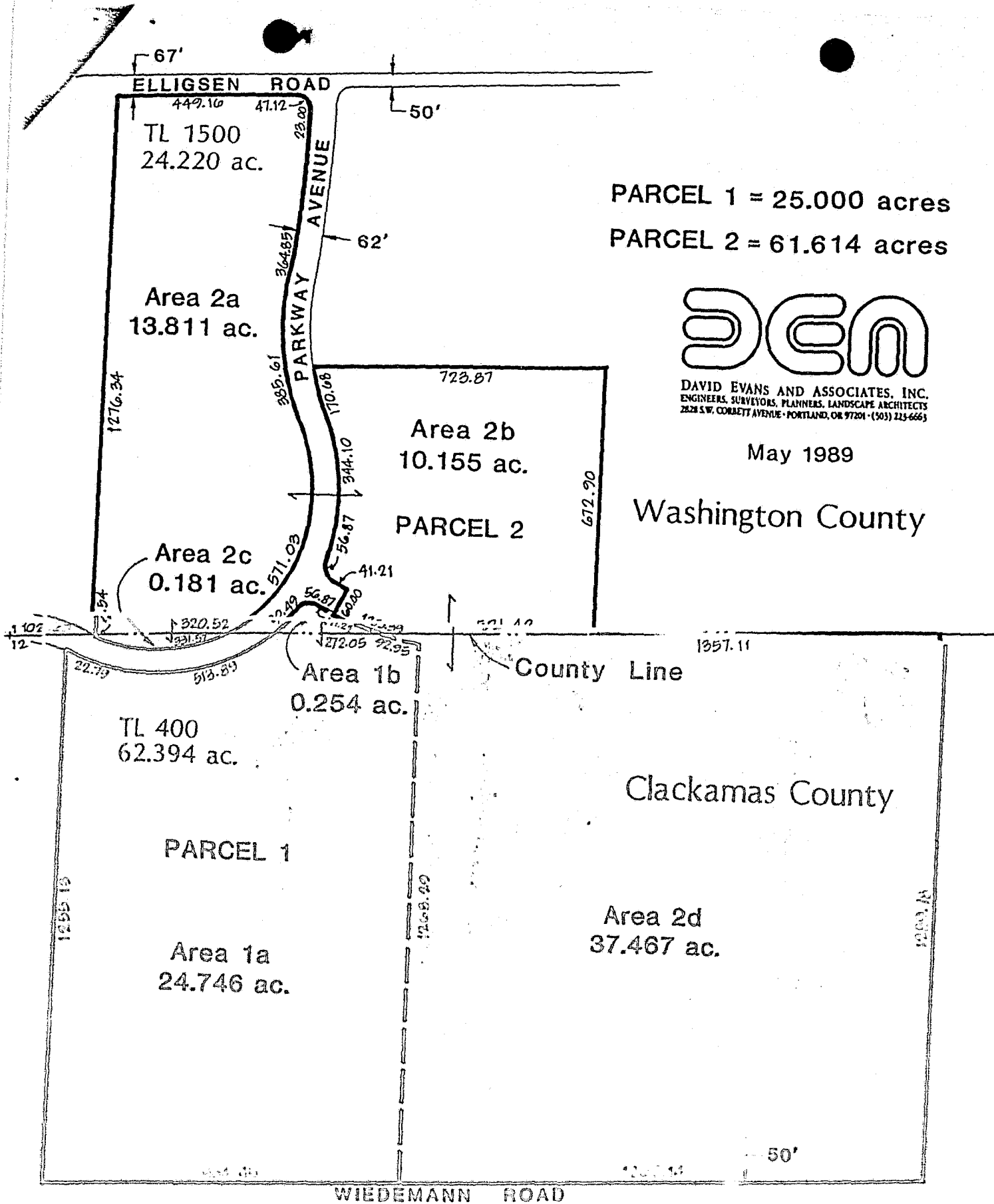
Parcel 1

Area 1a	=	24.746 ac.	
Area 1b	=	.254 ac.	
Total parcel 1		<u>25.000 ac.</u>	
Assessment per acre			\$ 5,563.69
Total - Parcel 1	(25.00 acres x \$5,563.69)		\$139,092.15

Parcel 2

Area 2a		13.811 ac.	
Area 2b		10.155 ac.	
Area 2c		.181 ac.	
Area 2d		37.467 ac.	
Total parcel 2		<u>61.614 ac.</u>	
Assessment per acre			\$ 5,563.69
Total - Parcel 2	(61.614 acres x \$5,563.69)		<u>\$342,801.09</u>

Total Assessment for Parcel 1 and 2 \$481,893.24



PARCEL 1 = 25.000 acres
 PARCEL 2 = 61.614 acres



DAVID EVANS AND ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 2828 S.W. CORBETT AVENUE • PORTLAND, OR 97201 • (503) 223-6663

May 1989

Washington County

Clackamas County

Approx. Scale. 1" = 300'



EXHIBIT 2
BURNS-WESTERN PROPERTY
MINOR LAND PARTITION