

ORDINANCE NO. 559-0

AN ORDINANCE SPREADING THE ASSESSMENT FOR THE LOCAL IMPROVEMENT DISTRICT KNOWN AS HOMESTAKE RIDGE (91-003); PROVIDING SERVICE FOR UTILITIES TO PROTECT AND ENHANCE THE VALUE OF PROPERTY AND DECLARING AN EMERGENCY.

WHEREAS, the project was inspected by the engineer and found to be constructed to City standards; and

WHEREAS, the City Council accepted, by resolution this project.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

SECTION 1. Pursuant to applicable ordinance of the City of Troutdale and pursuant to applicable statutes of the State of Oregon, the Common Council of the City of Troutdale determined that the total cost of the approved local improvement is in the sum of \$393,400.00.

SECTION 2. With this ordinance, the Common Council of the City of Troutdale spreads the approved total assessment according to the final preassessment roll, which roll is attached to this ordinance and by this reference is incorporated herein.

SECTION 3. Pursuant to the Waiver attached, all formal notice requirements are hereby waived by the City Council, and the bond sale is ordered to proceed.

SECTION 4. Emergency. Pursuant to Section 36 of the City Charter, the Council determines this to be an emergency ordinance and that it shall take effect immediately to enable the City to proceed with the process to authorize and subsequently sell bonds as soon as possible in the best interest of the City.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 25TH DAY OF SEPTEMBER, 1990.

YEAS	<u>3</u>
NAYS	<u>1 (BURGIN)</u>
ABSTAINED	<u>0</u>

  
\_\_\_\_\_  
Sam K. Cox, Mayor

Dated Signed: 9/27/90

  
\_\_\_\_\_  
Valerie J. Raglione  
City Recorder

CITY OF TROUTDALE, OREGON

HOMESTAKE RIDGE SUBDIVISION  
LOCAL DISTRICT IMPROVEMENT NO. 91-003  
FINAL PREASSESSMENT ROLL

Don Oakley  
Homestake Development Company

Property Description: Section 35, T 1N., R 3E., W.M.

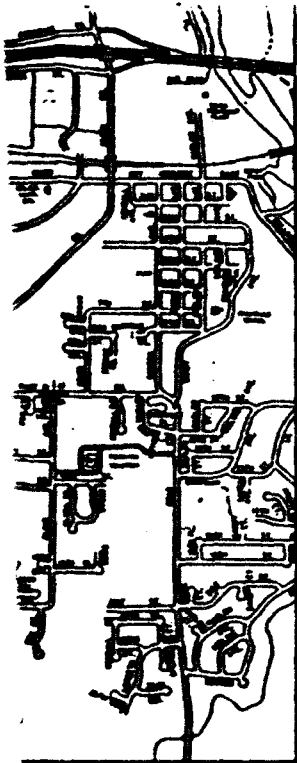
<u>Tax Lot:</u>	<u>Block:</u>	<u>Final Preassessment:</u>
1	1	\$ 8,940.91
2	1	8,940.91
3	1	8,940.91
4	1	8,940.91
5	1	8,940.91
6	1	8,940.91
7	1	8,940.91
8	1	8,940.91
9	1	8,940.91
10	1	8,940.91
11	1	8,940.91
12	1	8,940.91
13	1	8,940.91
14	1	8,940.91
15	1	8,940.91
16	1	8,940.91
17	1	8,940.91
18	1	8,940.91
19	1	8,940.91
20	1	8,940.91
21	1	8,940.91
22	1	8,940.91
23	1	8,940.91
24	1	8,940.91
25	1	8,940.91
26	1	8,940.91
27	1	8,940.91
28	1	8,940.91
29	1	8,940.91
30	1	8,940.91

CITY OF TROUTDALE, OREGON

HOMESTAKE RIDGE SUBDIVISION  
LOCAL DISTRICT IMPROVEMENT NO. 91-003  
FINAL PREASSESSMENT ROLL  
Continue

Property Description: Section 35, T 1N., R 3E., W.M.

<u>Tax Lot:</u>	<u>Block:</u>	<u>Final Preassesement:</u>
31	1	8,940.91
32	1	8,940.91
33	1	8,940.91
34	1	8,940.91
35	1	8,940.91
36	1	8,940.91
37	1	8,940.91
38	1	8,940.91
39	1	8,940.91
40	1	8,940.91
41	1	8,940.91
42	1	8,940.91
43	1	8,940.91
44	1	<u>8,940.87</u>
Total Final Preassessments:		\$393,400.00 =====



## PROPOSED HOMESTAKE RIDGE SUBDIVISION

**DEVELOPERS :** HOMESTAKE DEVELOPMENT COMPANY  
8948 SW BARBUR BLVD., #50  
PORTLAND, OREGON 97219  
(503) 227-7062

**ENGINEERS :** OAKLEY ENGINEERING  
5048 SW BARBUR BLVD., #50  
PORTLAND, OREGON 97219  
(503) 227-7062

**EXISTING LAND USE** VACANT LAND, AGRICULTURAL

**IMPROVEMENTS PROPOSED** 44 SINGLE FAMILY DETACHED HOMES, STREET IMPROVEMENTS, SANITARY SEWER, STORM, WATER AND OTHER UTILITIES

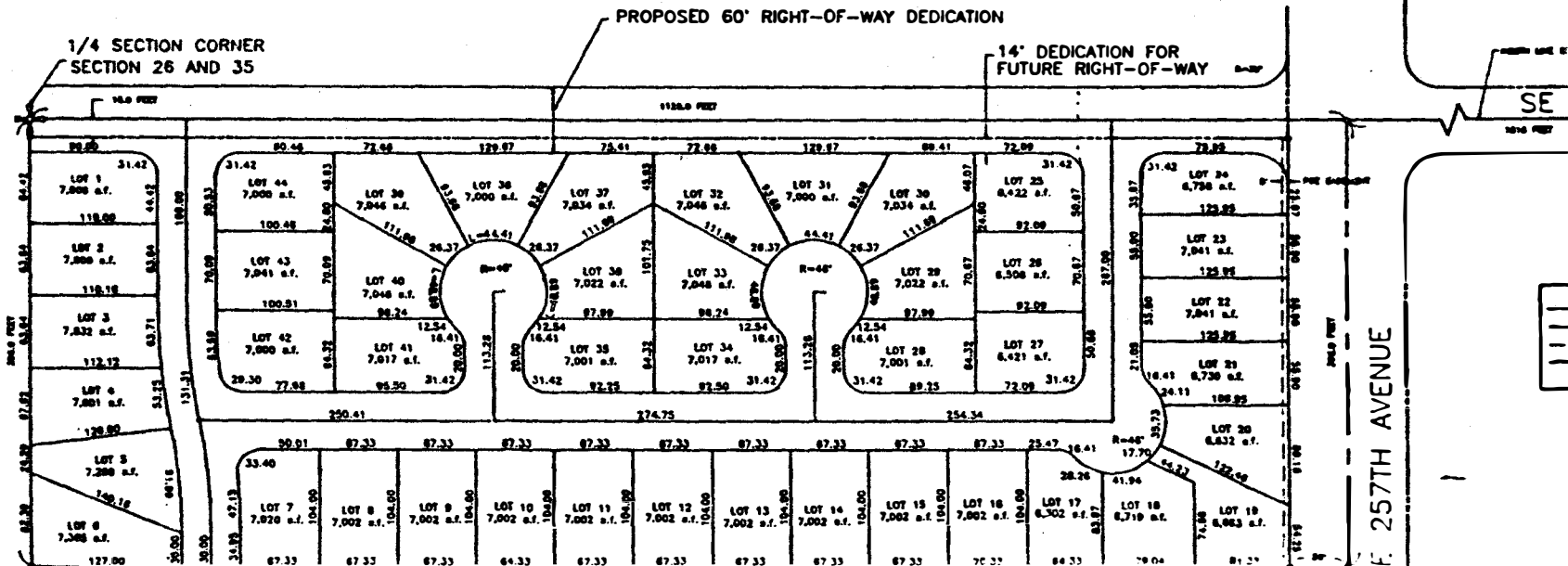
**LEGAL** A TRACT OF LAND IN SECTION 35 TS 1N, R 3E, OF THE WILLAMETTE, IN THE CITY OF TROUTDALE, COUNTY OF MULTNOMAH AND STATE OF OREG.

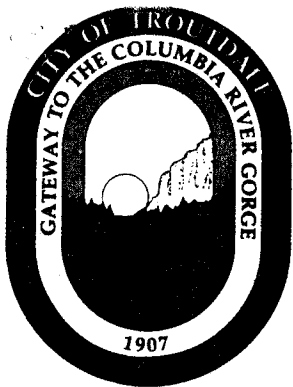
**AREA** 9.68 ACRES

**WATER DISTRICT** CITY OF TROUTDALE

**SEWER DISTRICT** CITY OF TROUTDALE

**PRESENT ZONING** R-7 RESIDENTIAL, 7,000 SF MINIMUM SIZE AND R-4 RESIDENTIAL, 4,000 SF MINIMUM LOT SIZE





# CITY OF TROUTDALE

**WAIVER OF HEARING AND PROCEDURAL RIGHTS  
UNDER ORS CHAPTER 223 AND TROUTDALE  
MUNICIPAL CODE 12.04.010 ET SEQ.**

Re: Homestake Ridge Subdivision  
Local Improvement District No. 91-003

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\_\_\_\_\_ ("Petitioner")  
hereby petitions the City of Troutdale ("City") to finalize  
formation of a local improvement district (No. 91-003) and  
agrees as follows:

1. Petitioner waives right to all statutory formation requirements set forth in ORS Chapter 223, including all notices, hearing and procedural rights.
2. Petitioner hereby waives the right to all local improvement district ("L.I.D.") formation requirements established by Troutdale Municipal Code 12.04.010 et seq., including all notice, hearing, and procedural rights.
3. Petitioner has full knowledge of the amount of the preassessment, and of the method of computation, and waives the right to object to the amount of the assessment or the method of computation.
4. Petitioner hereby waives the right to notice of the assessment under Troutdale Municipal Code 12.04.100 and agrees to accelerate the final assessment process to September 25, 1990.

Petitioner Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

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