

ORDINANCE NO. 560-0

AN ORDINANCE SPREADING THE ASSESSMENT FOR THE LOCAL IMPROVEMENT DISTRICT KNOWN AS MOUNTAIN SHADOW SUBDIVISION (91-002) AKA, MOUNTAIN VISTA SUBDIVISION; 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 \$674,175.00.

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  
MOUNTAIN RIDGE SUBDIVISION  
LOCAL DISTRICT IMPROVEMENT NO. 91-002  
FINAL PREASSESSMENT ROLL

Jerry Attig  
MGB Enterprises

Property Description: S.W. 1/4 Section 36, T1N., R 3E., W.M.

<u>Tax Lot:</u>	<u>Block:</u>	<u>Final Preassessment:</u>
1	1	\$ 7,839.24
2	1	7,839.24
3	1	7,839.24
4	1	7,839.24
5	1	7,839.24
6	1	7,839.24
7	1	7,839.24
8	1	7,839.24
9	1	7,839.24
10	1	7,839.24
11	1	7,839.24
12	1	7,839.24
13	1	7,839.24
14	1	7,839.24
1	2	7,839.24
2	2	7,839.24
3	2	7,839.24
4	2	7,839.24
5	2	7,839.24
6	2	7,839.24
7	2	7,839.24
8	2	7,839.24
9	2	7,839.24
10	2	7,839.24
11	2	7,839.24
12	2	7,839.24
13	2	7,839.24
14	2	7,839.24
15	2	7,839.24
16	2	7,839.24
17	2	7,839.24
18	2	7,839.24
19	2	7,839.24
20	2	7,839.24
21	2	7,839.24
22	2	7,839.24
23	2	7,839.24
24	2	7,839.24
25	2	7,839.24

CITY OF TROUTDALE, OREGON  
MOUNTAIN RIDGE SUBDIVISION  
LOCAL DISTRICT IMPROVEMENT NO. 91-002  
FINAL PREASSESSMENT ROLL  
continued

Property Description: S.W. 1/4 Section 36, T1N., R 3E., W.M.

<u>Tax Lot:</u>	<u>Block:</u>	<u>Final Preassessment:</u>
26	2	7,839.24
27	2	7,839.24
28	2	7,839.24
29	2	7,839.24
1	3	7,839.24
2	3	7,839.24
3	3	7,839.24
4	3	7,839.24
5	3	7,839.24
6	3	7,839.24
7	3	7,839.24
8	3	7,839.24
9	3	7,839.24
10	3	7,839.24
11	3	7,839.24
12	3	7,839.24
13	3	7,839.24
14	3	7,839.24
15	3	7,839.24
16	3	7,839.24
17	3	7,839.24
18	3	7,839.24
19	3	7,839.24
20	3	7,839.24
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25	3	7,839.24
26	3	7,839.24
27	3	7,839.24
28	3	7,839.24
29	3	7,839.24

CITY OF TROUTDALE, OREGON

MOUNTAIN RIDGE SUBDIVISION  
 LOCAL DISTRICT IMPROVEMENT NO. 91-002  
 FINAL PREASSESSMENT ROLL  
 continued

Property Description: S.W. 1/4 Section 36, T1N., R 3E., W.M.

<u>Tax Lot:</u>	<u>Block:</u>	<u>Final Preassessment:</u>
30	3	7,839.24
1	4	7,839.24
2	4	7,839.24
3	4	7,839.24
4	4	7,839.24
5	4	7,839.24
6	4	7,839.24
7	4	7,839.24
8	4	7,839.24
9	4	7,839.24
10	4	7,839.24
11	4	7,839.24
12	4	7,839.24
13	4	<u>7,839.60</u>
Total Final Preassessments:		\$674,175.00 =====

Fin 13:2

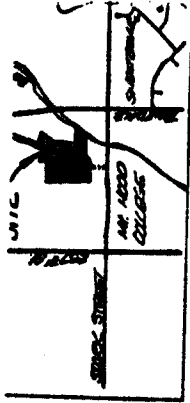
# MOUNTAIN SHADOWS

SUNSET TRAIL, BIRKENHEAD  
CITY OF TROUTDALE  
MULTI-UNIT HOUSING, OREGON

TOTAL AREA: 21.4 ACRES  
SUNSET TRAIL, BIRKENHEAD  
CITY OF TROUTDALE  
MULTI-UNIT HOUSING, OREGON  
DESIGNED BY: [Name]  
DATE: [Date]

EXISTING LOT  
ADDITION TO EXISTING LOT  
SUNSET TRAIL, BIRKENHEAD  
CITY OF TROUTDALE  
MULTI-UNIT HOUSING, OREGON  
DESIGNED BY: [Name]  
DATE: [Date]

PROPOSED LOT: SINGLE FAMILY HOMES



VICINITY MAP  
AS SHOWN

## SOLAR CHECKS

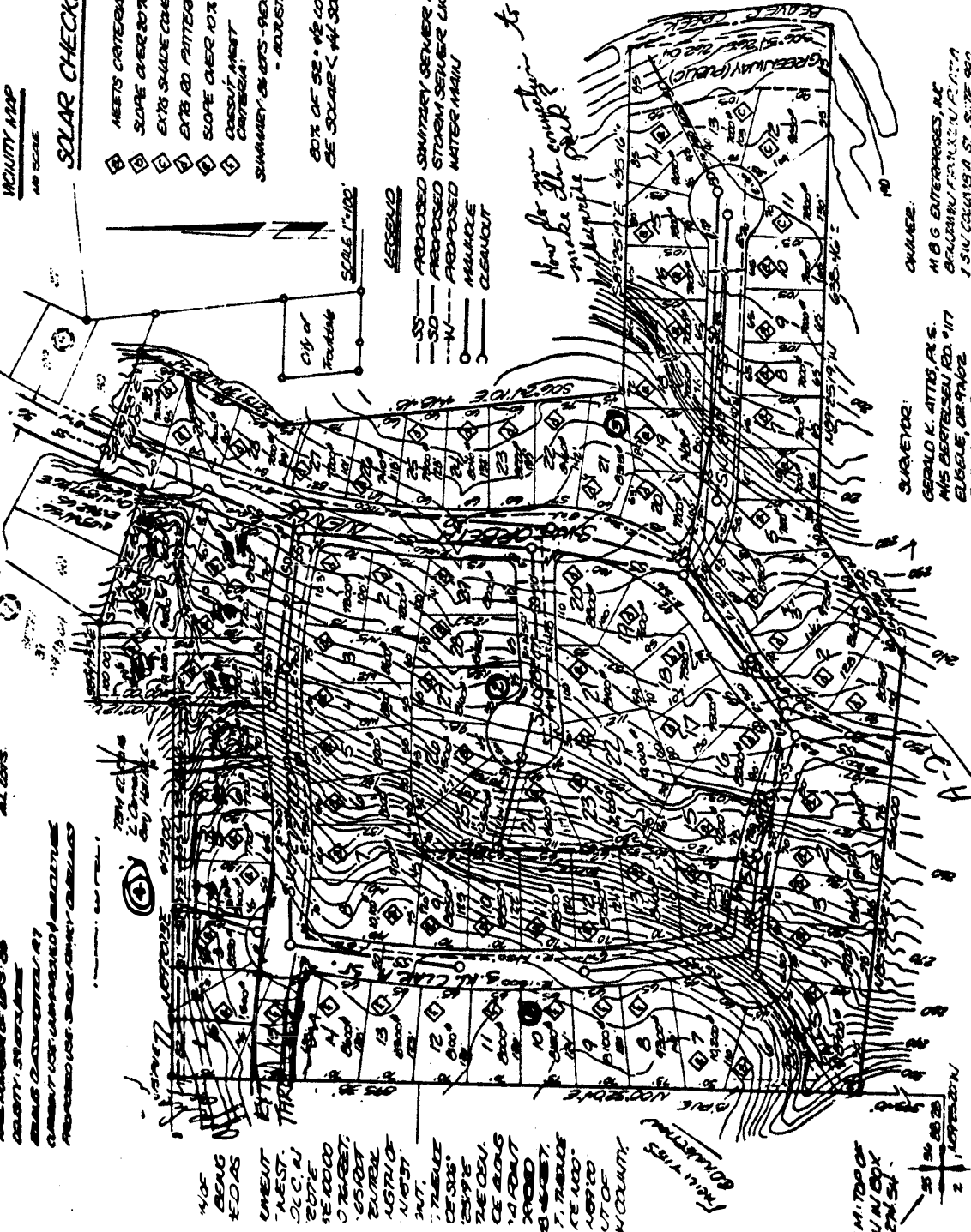
- MEETS CRITERIA
- SLOPE OVER 20%
- EXT. SHADE COVER
- EXT. AD. PATTERN
- SLOPE OVER 10%
- OVERSHOOT CRITERIA

SUMMARY OF TESTS - REVIEW  
- ADJUSTMENT

80% OF 52.46 LOTS  
BE SOLAR < 44 SOLAR

- LEGEND
- SS - PROPOSED SANITARY SEWER LINE
  - SD - PROPOSED STORM SEWER LINE
  - N - PROPOSED WATER MAIN
  - MANHOLE
  - CLEANOUT

Now for the comp...  
make the comp...  
make the comp...



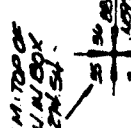
OWNER:

M B G ENTERPRISES, LLC  
BOLLEAUX/FAY/KEN R. FAY  
1511 CALVIN A ST. SUITE 900  
PORTLAND, OR 97208 (503) 251-8839

SURVEYOR:

GERALD K. ATTS, P.L.C.  
1415 BERTHESEN RD. #117  
ELUCIE, OR 97022  
503-457-1176

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# CITY OF TROUTDALE

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

Re: Mountain Shadow Subdivision  
Local Improvement District No. 91-002

\_\_\_\_\_ ("Petitioner")  
hereby petitions the City of Troutdale ("City") to finalize  
formation of a local improvement district (No. 91-002) 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: \_\_\_\_\_

Fin 13:30