

RESOLUTION NO. 693-R

A RESOLUTION AUTHORIZING TRANSFER OF EXCESS SEWER RESERVATION CREDITS TO OTHER PROPERTIES WITHIN THE CITY LIMITS

WHEREAS, Ordinance No. 495-0, passed by Council on June 9, 1987 authorizes all holders of system capacity reserves to combine their base payments to result in fully prepaid system development charges; and

WHEREAS, Ordinance No. 505-0 requires all property owners who desire to "buy down" excess system capacity reserves to request City Council to authorize such transfers; and

WHEREAS, transfers of excess prepaid system development charges will benefit the reservation holder and will enhance development opportunities; and

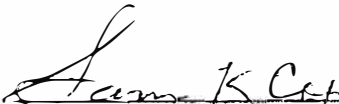
WHEREAS, transfers of excess prepaid system development charges will aid City's determination of future plant capacity needs.

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

HOLDERS OF EXCESS PREPAID SYSTEM DEVELOPMENTS CHARGES IDENTIFIED IN EXHIBITS A-E (ATTACHED) BE ALLOWED TO TRANSFER CAPACITY TO OTHER PROPERTIES AS IDENTIFIED.

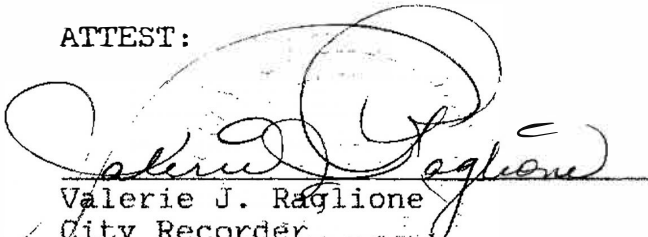
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 22ND DAY OF MARCH, 1988.

YEAS 5
NAYS 1-BURGIN
ABSTENTIONS 0



Sam K. Cox, Mayor
Date Signed: MARCH 24, 1988

ATTEST:



Valerie J. Raglione
City Recorder

CD25|2

EXHIBIT A

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
8 (575.00)	3925.00	GULDE CONSTRUCTION	CHET DE BOIS HOMES

GULDE CONSTRUCTION PURCHASED EIGHT SEWER RESERVATIONS IN EXCESS OF WHAT WAS NEEDED FOR ALL PLATTED LOTS IN TETON RIDGE. DE BOIS HOMES HAS PURCHASED NINE LOTS IN TETON RIDGE AND WILL USE THIS EXCESS TO BUYDOWN THE TOTAL SDC FEE.

FOR USE IN SUBDIVISION/TAX LOT: TETON RIDGE
L6B1
L9B1
L9B3
L1B5
L6B5
L9B5
L10B5
L13B5
L15B5

EXHIBIT B

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
67 (@575.00)	38575.00	BURLINGAME DEVELOP.	SAME

BURLINGAME DEVELOPMENT PURCHASED RESERVATIONS FOR ELDON SNIDER FARMS, FLEUR DE LIS SUBDIVISION (PLATTED LOTS), FLEUR DE LIS PHASE II (UNDEVELOPED) AND FLEUR DE LIS COMMERCIAL PROPERTY. PREPAID DEPOSITS OF \$575.00 HAVE BEEN ATTACHED TO EACH PLATTED LOT WITH THE APPROPRIATE DEPOSITS TO DUPLEX AND 4-PLEX LOTS. BURLINGAME DEVELOPMENT WOULD LIKE TO USE THE REMAINING EXCESS TO BUYDOWN ON LOTS AS THEY ARE SOLD.

FOR USE IN SUBDIVISION/TAX LOT: FLEUR DE LIS
ELDON SNIDER FARMS ESTATES
(ALL UNDEVELOPED LOTS)

EXHIBIT C

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
88 (@575.00)	50,600.00	JDL DEVELOPMENT BILL COOLEY	MT. HOOD REENTRY CLINIC LEARNING SYSTEMS, INC.

JDL DEVELOPMENT/COOLEY PURCHASED RESERVATIONS FOR USE ON TAX LOT 24.
MT. HOOD REENTRY CLINIC HAS PURCHASED TL 24 & TL 23 AND WOULD LIKE
AUTHORIZATION TO USE THIS CAPACITY ON BOTH TAX LOTS.

FOR USE IN SUBDIVISION/TAX LOT: TAX LOT 23 & TAX LOT 24, SECTION 35

EXHIBIT D
(SUMMARY SHEET)

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
50	\$28,750.00	JOHN MAHAFFY	SEE EXHIBITS D1, D2 & D3

MR. MAHAFFY PURCHASED THESE PREPAID DEPOSITS IN CONJUNCTION WITH A LEASE OPTION ON TAX LOT 23, SECTION 35. THE PURCHASE WAS NOT COMPLETED. CONSEQUENTLY, MR. MAHAFFY HAS RESERVATIONS FOR SEWER BUT DOES NOT OWN ANY PROPERTY WITHIN TROUTDALE.

MR. MAHAFFY IS ASKING PERMISSION TO TRANSFER THIS EXCESS CAPACITY TO TWO DEVELOPERS FOR USE ON LOTS IN CORBETH II AND ANTON RIDGE AND A TRANSFER TO A LOT IN BOYER PARK SUBDIVISION. THESE TRANSFERS ARE ITEMIZED ON EXHIBITS D1, D2 & D3.

MR. MAHAFFY WILL STILL HAVE A REMAINING CREDIT BALANCE EVEN IF ALL LOTS IN CORBETH AND ANTON RIDGE ARE BUILT USING HIS CREDIT BALANCE TO BUYDOWN SYSTEM CHARGES. ANY TRANSFERS TO OTHER PROPERTIES WILL REQUIRE ADDITIONAL AUTHORIZATION BY COUNCIL.

EXHIBIT D (1)

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
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		JOHN MAHAFFY	WOOD VILLAGE CONSTRUCTION

CORBETH SUBDIVISION, BLOCKS 5, 6 & 7
ANTON RIDGE SUBDIVISION

THIS CAPACITY WOULD BE TRANSFERRED INDIVIDUALLY TO EACH LOT, PER REQUEST FROM MAHAFFY, AS CONSTRUCTION PERMITS WERE READY TO BE ISSUED. TRANSFERS WOULD INCLUDE PROPERTIES IN ANTON RIDGE SUBDIVISION AND CORBETH BLOCKS 5,6 & 7 SUBDIVISION.

EXHIBIT D-2

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
		JOHN MAHAFFY	SR CONSTRUCTION
			CORBETH SUBDIVISION, BLOCKS 5, 6 & 7

THIS TRANSFER WOULD CONSIST OF \$8000.00 TO SR CONSTRUCTION TO BE USED ON LOTS AS CONSTRUCTION PERMITS WERE ISSUED.

EXHIBIT E

EXCESS CAPACITY	VALUE	CURRENT OWNER	TRANSFER TO
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5 @575.00	2875.00	HENRY HAI-LOONG FANG	SAME
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MR. FANG PURCHASED CAPACITY IN EXCESS OF WHAT WAS REQUIRED FOR ALL PLATTED LOTS IN C.P. PARK. DEPOSITS HAVE BEEN ASSIGNED TO EACH SINGLE-FAMILY, DUPLEX AND FOUR-PLEX LOT FOR EACH POTENTIAL DWELLING UNIT. HE WOULD LIKE TO BUYDOWN THE SYSTEM DEVELOPMENT CHARGES WITH THIS EXCESS ON THE NEXT LOTS WHICH ARE SOLD IN C.P. PARK.

FOR USE IN SUBDIVISION/TAX LOT: C.P. PARK (ALL VACANT LOTS)

