



Resolution No. 99-812

**A RESOLUTION AUTHORIZING THE CITY MANAGER PRO TEM TO
RESOLVE OUTSTANDING ISSUES WITH OREGON TRAILS
DEVELOPER (FARWEST PROPERTIES) REGARDING SDC CREDITS**

WHEREAS, the firm of Schwabe, Williamson & Wyatt, P.C., representing Farwest Properties, the developer for Oregon Trails, has contacted the City attorney, Derryck Dittman of Anderson and Dittman, LLP, by letter dated July 26, 1999; and

WHEREAS, Mr. Joseph Monahan of Schwabe, Williamson & Wyatt, P.C., reports in that letter that his client, Farwest Properties, will settle with the City of Sherwood for the amount of \$130,000 in SDC credits and the remainder in cash; and

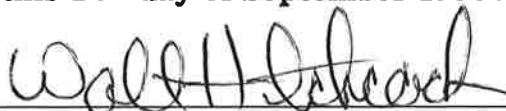
WHEREAS, the City Engineering Department has calculated the settlement terms as shown in Attachment A to this document.

NOW, THEREFORE, THE CITY RESOLVES AS FOLLOWS:

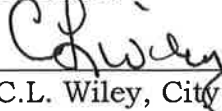
Section 1: The City Council wishes to complete the proposed agreement presented by Derryck Dittman for the City and Joe Monahan for Farwest properties.

Section 2: The City Manager Pro Tem is hereby authorized to sign the settlement agreement on behalf of the City.

Duly passed by the City Council this 14th day of September 1999.


Walt Hitchcock, Mayor

ATTEST:


C.L. Wiley, City Recorder



Home of the Tualatin River National Wildlife Refuge

City of Sherwood, Oregon
System Development Charges
CREDIT VOUCHER

Subdivision: Oregon Trail - Phase 3 & 4
Developer: Farwest Properties

Date: September 15, 1999

Qualified Sanitary Sewer Improvements: None
Qualified Water Improvements: None
Qualified Storm Water Improvements: None

Qualified City Street Improvements: \$12,113.26 for carryover of TIF credits from Phase II for Street Improvements to Edy Road.

1. Credit applied to: Lots 1-18 Phase 3
2. Applicable S.D.C.: County Traffic Impact Fee (\$2,010.00 per dwelling)
- 3. Actual credit available per lot: Lot 1-18 = \$672.96**
4. Total maximum credit available per lot: 18 Lots at \$672.96 = \$12,113.28

Qualified Parks Improvements: Dedication of Tract C of Phase 1 for park use. (\$130,000.)

1. Credit applied to: Lots 1-18 Phase 3 and Lots 1-12 Phase 4
2. Applicable S.D.C.: City Parks and Open Space (\$841.00 per dwelling unit)
- 3. Actual credit available per lot: Lots 1-18 Phase 3 = \$841.00**
Lots 1-12 Phase 4 = \$841.00
4. Total maximum credits available per lot: 30 Lots at \$841.00 = \$25,230.00.
- 4. Refund for balance of park dedication: \$104,770.00**

A copy of this voucher must be presented with each building permit application for a credit lot. Failure to present this voucher prior to building permit issuance will result in loss of the credit for that lot.

Approved By: 
Lee D Weislogel, City Manager Pro Tem

c: Building Department
Finance
Engineering
Washington County