ORDINANCE NUMBER 1635

AN ORDINANCE OF THE CITY OF MILWAUKIE AUTHORIZING THE CONSTRUCTION OF SANITARY SEWERS AND ESTABLISHING A LOCAL IMPROVEMENT DISTRICT.

WHEREAS, the City received a petition of 58.5% of the property owners for the construction of the Stanley area sanitary sewers, and

WHEREAS, the Public Works Director prepared preliminary plans, specifications, and estimates for construction of the improvement, and

WHEREAS, the Council adopted Resolution #26-1987 declaring its intent to make the improvement, and

WHEREAS, following proper notice to owners of benefited properties, a public hearing was held on 1 September 1987, and

WHEREAS, the objections made are not sufficient to suspend the improvement under Section 37 of the City Charter, and

WHEREAS, the Council finds that the improvement is necessary and that a local improvement district should be established.

NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS FOLLOWS:

Section 1. All objections to the proposed improvements are overruled and a local improvement district is established.

Section 2. The improvement is consistent with the following land use policies and regulations (see attached Exhibit One).

Section 3. The Stanley Area Sanitary Sewers shall be improved by constructing about 3,690 feet of 8" sanitary sewer & appurtenances.

Section 4. The improvement shall conform substantially to the preliminary plans and specifications prepared by the Public Works Director (see Exhibit One).

Section 5. The boundaries of the district shall be as shown on the attached Exhibit One, and the total cost of the improvement will be assessed to the following benefited properties as shown in Exhibit One.

ORDINANCE NUMBER 1635

Section 6. The City Manager is directed to call for bids and proceed with construction of the improvement without delay.

Read the first time on September 1, 1987 and moved to second reading by unanimous vote of the City Council.

Read the second time and adopted by the City Council on September 1, 1987.

Signed by the Mayor on September 1, 1987.

Roger Hall

Roger Hall, Mayor

ATTEST:

Jerri L Widner

Jerri Widner, Finance Director

Approved as to form:

Greg Eades

Greg Eades, City Attorney

8/26/87cjl

CITY OF MILWAUKIE
Department of Public Works
STANLEY AREA SEWER LID
PUBLIC WORKS REPORT
August 1987

EXHIBIT ONE

PROJECT DESCRIPTION

Construct approximately 3,690 feet of 8" diameter sanitary sewer (see Exhibit A):

* On SE Firwood from Winsor Drive to 55th Avenue
* On SE 55th Avenue and an easement from SE Firwood to Willow
* On SE Willow from 400 feet west of 55th Avenue extended to Hollywood Avenue
* On SE Stanley Avenue from Willow to Logus Road
* On Logus Road from Stanley 470 feet west.

PLANS, SPECIFICATIONS, COST ESTIMATE

* Plans: see preliminary plans, Exhibit A
* Specifications: 1980 Standard Specifications published by the Oregon Chapter of the American Public Works Association
* Cost estimate: $374,000 without lot laterals. Lot laterals estimated at $550.00 each.

HOW THE WORK WILL BE DONE

* Design: by a consulting engineering firm to be selected by City Council.
* Inspection: by City personnel.
* Construction: by private contractor through competitive bid process.

DISTRICT BOUNDARIES

See attached Exhibit A.

METHOD OF ASSESSMENT

Per square foot of land per lot with following limitations:

* Maximum area per lot to be assessed is 15,000 sq.ft.

* Maximum depth per lot to be assessed is 150 feet.

Assessment will be computed by calculating the assessment area based on least area times the assessment rate. The assessment rate is computed by dividing the total project costs by the total assessment area in the LID boundaries.

CITY CONTRIBUTION

1. City will prepay assessments (excluding lot lateral) for properties within the LID not signing petition. City's cost will be recovered as those property owners not participating request or are required to connect to City sewers in the future. Estimate as of 24 August '87 is $97,334.49 (see Exhibit B).

2. City will pay pro-rata share of mainline costs for ultimate service area outside of the LID. City's cost will be recovered as per 1., above. Estimate as of 24 August '87 is $152,875.46 (see Exhibit C).

INDIVIDUAL LOT/PARTICIPANT INFORMATION

See attached Exhibit B.

NON-REMONSTRANCE AGREEMENTS

None recorded.

LAND USE POLICIES

1. Comprehensive Plan, Public Facilities & Service Element:

   * "Goal Statement:
     To plan, develop, and maintain a timely, orderly and efficient arrangement of public facilities and services to serve urban development." See attached plan for service to the area, Exhibit D. The City of Milwaukie, City of Portland, and Clackamas County cooperated in establishing an urban service boundary. In 1985, the City of Portland adopted an urban service boundary, recognizing Milwaukie's short-term annexation boundary east of Linwood Avenue (see Exhibit D).

* Objective #2 - Coordination:
  "To encourage cooperation and coordination between all public service agencies to maximize the efficient provision of all services."

* Objective #5, Policy #3
  "The City will ensure that all future residents are provided with adequate wastewater collection services." This project will provide sanitary sewage collection facilities to an area within Milwaukie's short-term urban service boundary.

2. URBAN SERVICE POLICY
   EXCERPTS FROM RESOLUTION 12-1985

   4. The City shall consider requests for delivery of services within the urban service boundary wherever the following conditions exist:
      a. A majority of the residents and property owners within an area to be served desire delivery of services by the City of Milwaukie.
      b. The City can meet the new demands without diminishing its ability to serve existing City of Milwaukie residents and businesses.
      c. The City can supply the needed services most effectively and efficiently.

   5. The City shall deliver services within the urban services boundary by means of annexation and, on an interim basis, through alternative approaches that are demonstrated to be in the best interest of both the City and future service areas.

URBAN SERVICE BOUNDARY

In 1982 the City retained Cogan and Associates to study areas East of the City for possible annexation. As a result of that study, the City Council in conjunction with Portland and Clackamas County adopted a short-term annexation Boundary.

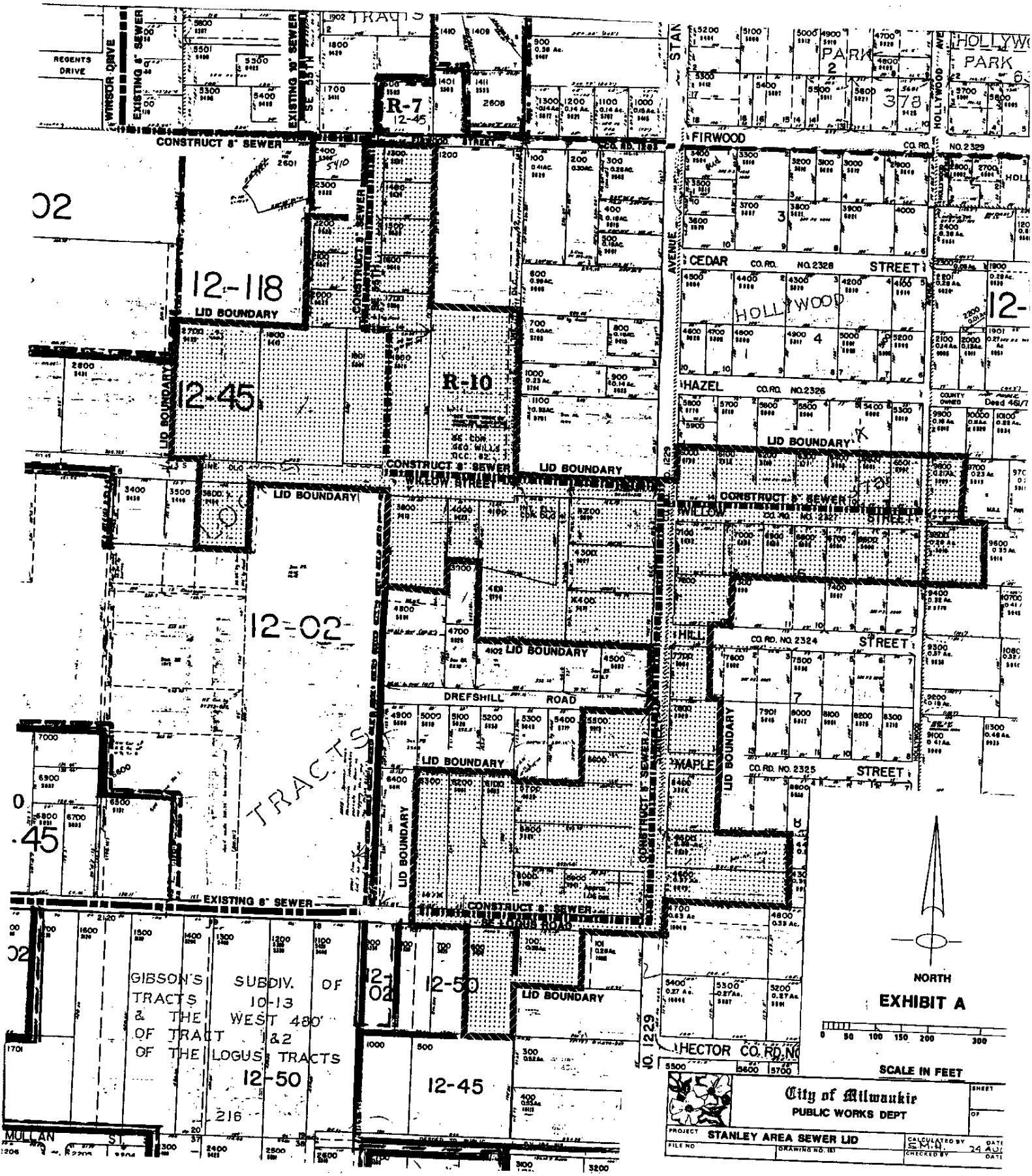
REGENTS DRIVE
WINSOR DRIVE
EXISTING 8" SEWER
EXISTING 10" SEWER
CONSTRUCT 8" SEWER
R-7
12-45
12-118
LID BOUNDARY
R-10
12-45
12-02
TRACTS
DREFSHILL ROAD
EXISTING 8" SEWER
CONSTRUCT 8" SEWER
ST. LOUIS ROAD
GIBSON'S SUBDIV. OF TRACTS 10-13 & THE WEST 480' OF TRACT 1&2 OF THE LOGUS TRACTS
12-50
12-45
MULLAN ST
HOLLYWOOD PARK
FIRWOOD
CEDAR STREET
HAZEL
WILLOW STREET
HILL STREET
MAPLE STREET
HECTOR CO. RD. NO.
CO. RD. NO. 2328
CO. RD. NO. 2326
CO. RD. NO. 2324
CO. RD. NO. 2325
NORTH
EXHIBIT A
SCALE IN FEET
City of Milwaukie
PUBLIC WORKS DEPT
PROJECT STANLEY AREA SEWER LID
FILE NO
DRAWING NO.
CALCULATED BY
CHECKED BY
DATE

EXHIBIT B, PAGE 2/4

4000 1-2E-30DB	9622 SE Willow	Joe Z/Betty J Stockman 9622 SE Willow Milwaukie, OR 97222	60.00		120.00	7,[illegible]	[illegible]	7,200	7,200	3,[illegible],92	4,658.92	1	3,[illegible],92	0	[illegible]
4100 1-2E-30DB	SE Willow (Vacant Lot)	Charles D/Karen M Bersheers 9740 SE Willow Milwaukie, OR 97222	1.00	21,	287.00	[illegible]	[illegible]	[illegible]	15,000	6,259.89	7,918.59	1	6,259.59	0	[illegible]
4100 1-2E-30DB	9740 SE Willow	Charles D/Karen M Bersheers 9740 SE Willow Milwaukie, OR 97222	1.00	21,	347.00	21,047	[illegible]	21,047	15,000	6,268.59	7,918.59	1	6,268.59	0	0
4200 1-2E-30DB	9801 SE Stanley	Micnael J/Kristy A. Clarke 9801 SE Stanley Milwaukie, OR 97222	107.50		163.72	17,600	150.00	16,125	15,000	6,268.59	7,918.59	1	6,268.59	0	0.
4300 1-2E-30DB	9827 SE Stanley	Robert D/Janie Richardson 9827 SE Stanley Milwaukie, OR 97222	87.50		163.72	14,326	150.00	13,125	13,125	5,485.02	7,135.02	1	5,485.02	0	0.
4400 1-2E-30DB	9831 SE Stanley	Nancy K Conroy 9831 SE Stanley Milwaukie, OR 97222	102.55		163.74	16,792	150.00	15,383	15,000	6,268.59	7,918.59	1	6,268.59	0	0.
5500 1-2E-30DB	9919 SE Stanley	Daniel D/Karen M Cummins 9919 SE Stanley Milwaukie, OR 97222	74.50		126.00	9,387	126.00	9,387	9,387	3,922.88	5,572.88	1	3,922.38	0	0.
5600 1-2E-30DB	9923 SE Stanley	Diane Clark 9923 SE Stanley Milwaukie, OR 97222	60.00		126.00	7,560	126.00	7,560	7,560	3,159.37	4,809.37	0	0.00	1	6,009.
5700 1-2E-30DB	9925 SE Stanley (Contract Purch)	John/Edyth Layman 9925 SE Stanley Milwaukie, OR 97222	80.50		253.84	20,418	150.00	12,075	12,075	5,046.22	6,696.22	0	0.00	1	7,896.
5800 1-2E-30DB	9939 SE Stanley	Ronald R/Janice S Wright 9939 SE Stanley Milwaukie, OR 97222	84.00		253.01	21,253	150.00	12,600	12,600	5,265.62	6,915.62	1	5,265.62	0	0.
5900 1-2E-30DB	9941 SE Stanley	Kieran L/Rosalie A Carney 9941 SE Stanley Milwaukie, OR 97222	88.20		153.94	13,583	150.00	13,230	13,230	5,528.90	7,178.90	0	0.00	0	0.
100 1-2E-30DC	(Vac) SE Logus Rd	Beautiful Savior Church 10113 SE Stanley Milwaukie, OR 97222	127.18		110.	13,[illegible]	[illegible]	13,989	13,989	5,846.09	7,496.09	1	5,846.09	0	0.
7200 1-2E-30DA	SE Stanley (Undeveloped Lot)	Harry C/Kathleen M Miller 2531 Wilt Rd Fallbrook, CA 92028	100.00		107.50	10,750	107.50	10,750	10,750	4,492.49	6,141.49	0	0.00	0	0.
7700 1-2E-30DA	5804 SE Hill	Edwin/Lareen Hjelseth 5804 SE Hill Milwaukie, OR 97222	75.00		100.00	7,500	100.00	7,500	7,500	3,134.30	4,784.30	0	0.00	1	5,984.
7800 1-2E-30DA	9820 SE Stanley (Contract Purch)	Joe/Kimberly Curran 9820 SE Stanley	100.00		100.00	10,000	100.00	10,000	10,000	4,179.06	5,829.06	1	4,179.06	0	0.

EXHIBIT B, PAGE 3/4

		Milwaukie, OR 97222													
3[illegible] 1-2E-30DA	9914 SE Stanley	Kevin Vanessa J Bauer 9914 SE Stanley Milwaukie, OR 97222	61.00	117.00	[illegible]	[illegible]	11,700	11,700	4,535.97	5,246.97	0	0.00	1	7,443
4600 1-2E-30DD	9928 SE Stanley	John L Long 6230 SW Chestnut Lane Beaverton, OR 97005	68.75	231.25	15,899	150.00	10,313	10,313	4,300.86	5,959.86	0	0.00	0	[illegible]
4600 1-2E-30DD	9940 SE Stanley	Frank H Jr/I Anderson 9940 SE Stanley Milwaukie, OR 97222	68.75	231.25	15,899	150.00	10,312	10,313	4,309.86	5,959.86	0	0.00	0	0.0
6000 1-2E-30DA	9790 SE Stanley	Leslie M/Beverly A Ray 9790 SE Stanley Milwaukie, OR 97222	75.50	100.00	7,550	100.00	7,550	7,550	3,155.19	4,805.19	1	3,155.19	0	0.0
6100 1-2E-30DA	5815 SE Willow	Elsmor L Dial 5815 SE Willow Milwaukie, OR 97222	76.00	100.00	7,600	100.00	7,600	7,600	3,176.09	4,826.09	0	0.00	1	6,025.0
6200 1-2E-30DA	5709 SE Willow	Jerrold A/Debra L Champion 5709 SE Willow Milwaukie, OR 97222	76.00	100.00	7,600	100.00	7,600	7,600	3,176.09	4,826.09	1	3,176.09	0	0.0
6300 1-2E-30DA	5721 SE Willow	James L/Sherlagene Shaw 5721 SE Willow Milwaukie, OR 97222	59.00	100.00	5,900	100.00	5,900	5,900	2,465.65	4,115.65	0	0.00	1	5,315.65
6400 1-2E-30DA	5903 SE Willow	William P/Una M Nelson 5903 SE Willow Milwaukie, OR 97222	59.00	100.00	5,900	100.00	5,900	5,900	2,465.65	4,115.65	0	0.00	1	5,315.65
6500 1-2E-30DA	5801 SE Willow	Paula A Weisdorfer 5801 SE Willow Milwaukie, OR 97222	59.00	100.00	5,900	100.00	5,900	5,900	2,465.65	4,115.65	1	2,465.65	0	0.00
6501 1-2E-30DA	5907 SE Willow	Raymond A Fisher 5907 SE Willow Milwaukie, OR 97222	58.00	100.00	5,800	100.00	5,800	5,800	2,423.85	4,073.85	0	0.00	0	0.00
9800 1-2E-30DA	5909 SE Willow	Kathleen N Harpster 5909 SE Willow Milwaukie, OR 97222	75.00	120.00	9,000	120.00	9,000	9,000	3,761.15	5,411.15	0	0.00	0	0.00
9800 1-2E-30DA	5910 SE Willow	Susan K Castleman 5910 SE Willow Milwaukie, OR 97222	110.00	110.00	12,100	110.00	12,100	12,100	5,086.65	6,706.56	0	0.00	1	7,906.65
5800 1-2E-30DA	5908 SE Willow	Frank A/Judith A Rock 5908 SE Willow Milwaukie, OR 97222	117.00	100.00	11,700	[illegible]	11,700	11,700	4,889.50	6,539.50	1	4,889.50	0	0.00
5700 1-2E-30DA	5904 SE Willow	Maria D/Nancy L Ross 5904 SE Willow Milwaukie, OR 97222	59.00	100.00	5,900	100.00	5,900	5,900	2,465.65	4,115.65	0	0.00	1	5,315.65

5902 SE Willow (Contract Purch)	Paul Soutr/Annetta Long 5902 SE Willow Milwaukie, OR 97222	59.00	100.00	[illegible]	100.00	5,300	5,300	2,465.65	4,115.65	1	1	2,465.65	0	0.00
5903 SE Willow	NEW OWNERS-NEED NAMES 5903 SE Willow Milwaukie, OR 97222	60.00	1[illegible].00	[illegible]	100.00	5,000	5,000	2,507.44	4,157.44	1	1	2,507.44	0	[illegible]
5906 SE Willow	David C/Constance M Anderson 5906 SE Willow Milwaukie, OR 97222	79.00	100.00	7,300	[illegible]	7,500	7,500	3,134.30	4,794.30	0	0.00	1	5,984.30	
5662 SE Willow	Dennis E/Loretta L Frantz 5662 SE Willow Milwaukie, OR 97222	91.50	100.00	9,250	100.00	9,250	9,250	3,865.63	5,5[illegible]5.63	1	1	3,865.53	0	0.00
5441 SE Willow	Arlene A Iwai 5432-41 SE Willow Milwaukie, OR 97222	162.00	282.00	45,684	150.00	24,300	15,000	6,268.59	7,918.59	0	0.00	1	9,118.59	
5433 SE Willow Arlene Borrman	c/o Arlene Iwai 5433-41 SE Willow Milwaukie, OR 97222	162.00	282.00	45,684	150.00	24,300	15,000	6,268.59	7,918.59	0	0.00	0	0.00	
5450 SE Willow	Lawrence L/Eva V Wilson 5450 SE Willow Milwaukie, OR 97222	100.00	142.15	14,215	142.15	14,215	14,215	5,940.53	7,590.53	0	0.00	1	8,790.53	
4705 SE Logus Rd	Wilbur/Rita Worden 4091 SE Roswell Milwaukie, OR 97222	98.74	88.20	8,709	88.20	8,709	8,709	3,639.54	5,289.54	1	3,639.54	0	0.00	
4633 SE Logus Rd	Herbert D/Carolyn G Nissen 3002 SE Malcom Milwaukie, OR 97222	63.12	264.00	16,664	150.00	9,468	9,468	3,956.73	5,606.73	0	0.00	0	0.00	
4631 SE Logus Rd	Thomas W/Betty L Lattanzi P.O. Box 531 Manzanita, OR 97130	63.12	264.00	16,664	150.00	9,468	9,468	3,956.73	5,606.73	0	0.00	0	0.00	
SE Logus Rd (Plant Lots)	James W/Helen R Benadom 5300 SE 23rd Portland, OR 97202	63.12	264.00	16,664	150.00	9,468	9,468	3,956.73	5,606.73	0	0.00	0	0.00	
4600 SE Logus Rd	Jean L/Reva Jo Michel 4600 SE Logus Rd Milwaukie, OR 97222	100.00	210.50	21,930	150.00	15,000	15,000	6,268.59	7,918.59	1	6,268.59	0	0.00	
		4,315.78	50,[illegible]23.92	727,702	41,491.86	674,489	525,125	221,124.53	308,574.53	22	97,324.49	15	98,435.98	

EXHIBIT C, PAGE 1/6

MAIN LINE ASSESSMENT TOTAL ASSESSMENT
$1,761,784 $ 1,761,784

CITY OF MILWAUKIE
STANLEY AREA SEWER LID
DEVELOPER AREA DETITUE LID

Tax Lot TWP/SEC/PGE	Street	OWNER/ADDRESS	LOT DIMENSIONS WIDTH	DEPTH	AREA	COMPUTE AREA FOR ASSESSMENT: MAX DEPTH 150 ft	AREA for MAX DEPTH	MAX AREA 15,000sf	AREA ASSESSMENT
2300 1-2E-30DB	5431 SE Willow		208.73	208.75	43,572	150.00	31,310	15,000	2,441.52
2900 1-2E-30DB	SE Willow (Vacant)		208.73	208.75	43,572	150.00	31,310	15,000	2,441.52
3400 1-2E-30DB	5430 SE Willow		100.00	142.15	14,215	142.15	14,215	14,215	2,013.74
3500 1-2E-30DB	5440 SE Willow		60.90	142.15	8,657	142.15	8,657	8,657	1,409.08
8500 1-2E-30DA	5914 SE Willow		10.00 125.00	158.35 110.00	1,584 13,750	150.00 110.00	1,500 13,750	15,000 0	2,441.52 0.00
9700 1-2E-30DA	5913 SE Willow		82.35	120.00	9,882	120.00	9,882	9,882	1,608.47
9702 1-2E-30DA	5911 SE Willow		76.65	130.00	9,965	130.00	9,965	9,965	1,621.98
9400 1-2E-30DA	9778 SE Hollywood		96.00	147.00	14,112	147.00	14,112	14,112	2,296.98
9300 1-2E-30DA	9828 SE Hollywood		100.00	152.70	15,270	150.00	15,000	15,000	2,441.52
9200 1-2E-30DA	SE Hollywood (Vacant)		50.00	152.70	7,635	150.00	7,500	7,500	1,220.76
9100 1-2E-30DA	5960 SE Hollywood		149.00	120.00	17,880	120.00	17,880	15,000	2,441.52
9000 1-2E-30DA	5972 SE Hollywood		75.00	119.00	8,925	119.00	8,925	8,925	1,452.70
8900 1-2E-30DA	SE Hollywood (Vacant)		20.00 95.00	118.50 100.00	2,370 9,500	118.50 100.00	2,370 9,500	11,870 0	1,932.35 0.00
7300 1-2E-30DA	5839 SE Hill		179.00	100.00	17,900	100.00	17,900	15,000	2,441.52
7400 1-2E-30DA	5907 SE Hill		176.00	100.00	17,600	100.00	17,600	15,000	2,441.52

7900 1-2E-30A	5868 SE Hill	235.[illegible]	100.00	23,500	100.00	23,500	15,000	2,441.52
7600 1-2E-30A	5808 SE Hill	152.50	100.00	15,250	100.00	15,250	15,000	2,441.52
7900 1-2E-30DA	5815 SE Maple	63.75	100.00	6,375	100.00	6,375	6,375	1,087.84
7900 1-2E-30DA	5848 SE Maple	63.75	100.00	6,375	100.00	6,375	6,375	1,087.84
8000 1-2E-30DA	5917 SE Maple	59.00	100.00	5,900	100.00	5,900	5,900	960.33
8100 1-2E-30DA	5951 SE Maple	59.00	100.00	5,900	100.00	5,900	5,900	960.33
8200 1-2E-30DA	5975 SE Maple	59.00	100.00	5,900	100.00	5,900	5,900	960.33
8300 1-2E-30DA	5719 SE Maple	58.00	100.00	5,800	100.00	5,800	5,800	944.05
8500 1-2E-30DA	5816 SE Maple	125.50	110.00	13,805	110.00	13,805	13,805	2,247.01
8600 1-2E-30DA	5910 SE Maple	65.00	110.00	7,150	110.00	7,150	7,150	1,163.79
8700 1-2E-30DA	5950 SE Maple	95.00	110.00	10,450	110.00	10,450	10,450	1,700.92
8900 1-2E-30DA	5818 SE Maple	75.00	110.00	8,250	110.00	8,250	8,250	1,343.53
3700 1-2E-30DD	10012 SE Hollywood	79.50	162.50	12,919	150.00	11,925	11,925	1,941.01
3800 1-2E-30DD	10008 SE Hollywood	79.50	162.50	12,919	150.00	11,925	11,925	1,941.01
3900 1-2E-30DD	10002 SE Hollywood	83.00	162.50	13,488	150.00	12,450	12,450	2,026.46
4000 1-2E-30DD	9958 SE Hollywood	91.00	131.00	11,921	131.00	11,921	11,921	1,940.36
4100 1-2E-30AD	9912 SE Hollywood	76.00	131.00	9,956	131.00	9,956	9,956	1,620.52
4200 1-2E-30DD	9911 SE Hollywood	62.50	166.25	10,391	150.00	9,375	9,375	1,525.95
4300 1-2E-30DD	9917 SE Hollywood	75.00	231.25	17,344	150.00	11,250	11,250	1,831.14

EXHIBIT C, PAGE 3/6

4400 1-2E-3000	behind 4200/4300 (Land Locked)	62.50	65.00	4,063	65.00	4,063	4,063	661.33
4500 1-2E-3000	behind 4530/4900 (Land Locked)	137.50	105.50	14,506	105.50	14,506	14,506	2,361.11
4900 1-2E-3000	5921 SE Hollywood	137.50	170.90	23,499	150.00	20,625	15,000	2,44[illegible].52
5000 1-2E-3000	5907 SE Hector	93.00	117.50	10,928	117.50	10,928	10,928	1,778.70
5100 1-2E-3000	5905 SE Hector	82.00	117.50	9,635	117.50	9,635	9,635	1,568.27
5200 1-2E-3000	5901 SE Hector	100.00	117.50	11,750	117.50	11,750	11,750	1,912.52
5300 1-2E-3000	5897 SE Hector	100.00	117.50	11,750	117.50	11,750	11,750	1,912.52
5400 1-2E-3000	10044 SE Stanley	100.00	117.50	11,750	117.50	11,750	11,750	1,912.52
5600 1-2E-3000	5880 SE Hector	60.00	117.50	7,050	117.50	7,050	7,050	1,147.51
5700 1-2E-3000	5888 SE Hector	60.00	117.50	7,050	117.50	7,050	7,050	1,147.51
5800 1-2E-3000	5900 SE Hector	85.90	117.50	10,093	117.50	10,093	10,093	1,642.92
5900 1-2E-3000	10029 SE Hollywood	67.00	105.00	7,035	105.00	7,035	7,035	1,145.07
6000 1-2E-3000	10049 SE Hollywood	55.00	105.00	5,775	105.00	5,775	5,775	939.98
6100 1-2E-3000	behind 8100 (Land Locked)	80.00	65.00	5,200	65.00	5,200	5,200	846.39
6200 1-2E-3000	behind 6200 (Land Locked)	80.00	99.00	7,920	99.00	7,920	7,920	1,289.10
6300 1-2E-3000	10116 SE Stanley	80.00	186.00	14,880	150.00	12,000	12,000	1,953.21
6400 1-2E-3000	10118 SE Stanley	71.00	206.00	14,626	150.00	10,650	10,650	1,733.46
7000 1-2E-3000	10122 SE Stanley	106.00	186.00	19,716	150.00	15,900	15,000	2,441.52
6500 1-2E-3000	behind 3400 (Land Locked)	71.00	99.00	7,029	99.00	7,029	7,029	1,144.10

EXHIBIT C, PAGE 4/6

6600 1-2E-30DD	behind 6000 (Land Locked)	62.00	65.00	5,330	65.00	5,330	5,330	867.66
6700 1-2E-30DD	behind 7000 (Land Locked)	74.00	65.00	4,810	65.00	4,810	4,810	782.91
6800 1-2E-30DD	behind 7800 (Land Locked)	78.00	65.00	5,070	65.00	5,070	5,070	825.23
6900 1-2E-30DD	behind 7000 (Land Locked)	106.00	99.00	10,494	99.00	10,494	10,494	1,708.09
7700 1-2E-30DD	10125 SE Hollywood	70.00	112.50	8,775	112.50	8,775	8,775	1,428.29
7800 1-2E-30DD	10121 SE Hollywood	78.00	112.50	8,775	112.50	8,775	8,775	1,428.29
7900 1-2E-30DD	10117 SE Hollywood	74.00	112.50	8,325	112.50	8,325	8,325	1,355.04
8000 1-2E-30DD	10110 SE Hollywood	82.00	112.50	9,225	112.50	9,225	9,225	1,501.53
8100 1-2E-30DD	10105 SE Hollywood	80.32	112.50	9,036	112.50	9,036	9,036	1,470.77
8200 1-2E-30DD	10026 SE Hollywood	77.32	103.44	7,998	103.44	7,998	7,998	1,301.82
8300 1-2E-30DD	10046 SE Hollywood	76.00	102.75	7,809	102.75	7,809	7,809	1,271.05
8400 1-2E-30DD	10114 SE Hollywood	73.00	102.07	7,451	102.07	7,451	7,451	1,212.78
8500 1-2E-30DD	Path to Wichita Sch. (Exempt-Public R/W)	3.00	101.38	304	101.38	304	0	0.00
8600 1-2E-30DD	10200 SE Hollywood	60.00	101.38	6,083	101.38	6,083	6,083	990.12
8700 1-2E-30DD	10120 SE Hollywood	92.00	100.70	9,264	100.70	9,264	9,264	1,507.88
8800 1-2E-30DD	10122 SE Hollywood	75.00	100.01	7,501	100.01	7,501	7,501	1,237.20
8900 1-2E-30DD	10124 SE Hollywood	75.00	99.33	7,549	99.33	7,549	7,549	1,228.73
9200 1-2E-30DC	10119 SE Stanley	100.00	100.00	10,000	100.00	10,000	10,000	1,627.88
9300 1-2E-30DC	10117 SE Stanley	85.00	100.00	8,500	100.00	8,500	8,500	1,383.53

EXHIBIT C, PAGE 5/6

3900 1-2E-30DC	behind 4700 (Land Locked)	60.00	122.28	7,337	122.28	7,337	7,337	1,194.23
4600 1-2E-30DB	5697 SE Drefshill	90.00	93.00	8,649	93.00	8,649	8,649	1,407.73
4600 1-2E-30DB	5623 SE Drefshill	70.74	93.00	6,579	93.00	6,579	6,579	1,070.53
4102 1-2E-30D3	SE Drefshill (Vacant Lot)	167.65	94.73	15,881	94.73	15,881	15,000	2,441.52
4700 1-2E-30DE	5625 SE Drefshill	60.00	120.00	7,200	120.00	7,200	7,200	1,171.93
4800 1-2E-30DB	5601 SE Drefshill	115.32	185.00	21,334	150.00	17,298	15,000	2,441.52
4900 1-2E-30DB	5566 SE Drefshill	66.15	123.20	8,151	123.20	8,151	8,151	1,326.72
5000 1-2E-30DB	5618 SE Drefshill	60.00	123.20	7,392	123.20	7,392	7,392	1,203.18
5100 1-2E-30DB	5628 SE Drefshill	60.00	123.20	7,392	123.20	7,392	7,392	1,203.18
5200 1-2E-30DB	5638 SE Drefshill	65.00	123.50	8,028	123.50	8,028	8,028	1,306.70
5300 1-2E-30DB	5648 SE Drefshill	65.00 2.16	140.00 11.30	9,100 24	140.00 11.30	9,100 24	9,076 0	1,477.28 0.00
5400 1-2E-30DB	5712 SE Drefshill	65.00	140.00	9,100	140.00	9,100	9,100	1,481.19
2600 1-2E-30DB	SE Firwood Extended (Vacant Lot)	1.00	74,919.00	74,919	74,919.00	74,919	15,000	2,441.52
3000 1-2E-30DB	SE Firwood Extended (Vacant Lot)	217.80	408.75	89,026	150.00	32,670	15,000	2,441.52
2100 1-2E-30DB	SE Willow (Vacant Lot)	1.00	166,737.00	166,737	166,737.00	166,737	15,000	2,441.52
101 1-2E-30DC	10001 SE Stanley	110.02	113.23	12,458	113.23	12,458	12,458	2,027.76
200 1-2E-30DC	10049 SE Stanley	100.00	239.87	23,987	150.00	15,000	15,000	2,441.52
300 & 400 1-2E-30DC	10015 SE Stanley (Church-1 building)	203.10	238.06	48,350	150.00	30,465	15,000	2,441.52
4700 1-2E-30DD	10040 SE Stanley	137.50	198.50	27,308	150.00	20,625	15,000	2,441.52

5400 1-2E-30DD	10044 SE Stanley	117.50	100.00	11,750	100.00	11,750	11,750	1,912.52
5500 1-2E-30DD	10144 SE Stanley	117.50	146.60	17,228	146.60	17,228	13,000	3,441.52
TOTAL		8,499.53	253,487.93	1,394,511	252,552.50	1,251,870	939,224	152,875.46

REPORT AND RECOMMENDATION TO THE CITY COUNCIL ON THE CLACKAMAS COUNTY SEGMENT OF PORTLAND'S URBAN SERVICES BOUNDARY

BUREAU OF PLANNING
CITY OF PORTLAND, OREGON
FEBRUARY 1985

ADOPTED BY THE COUNCIL, APRIL 24, 1985

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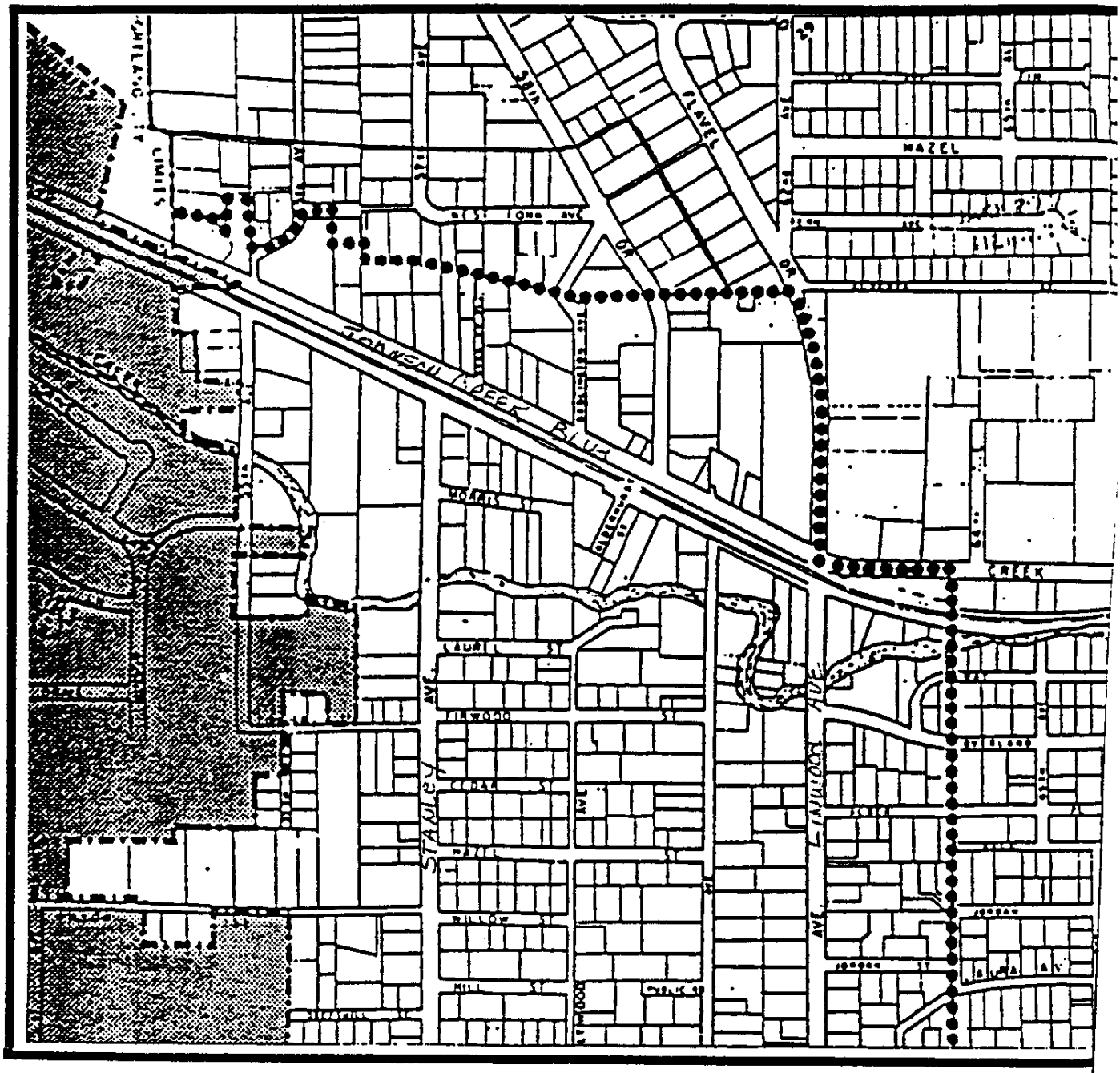
MAP USED IN PORTLAND - CLACKAMAS CO. AGREEMENT



City of Milwaukie

URBAN SERVICES BOUNDARY

MAP

EXHIBIT D, PAGE 3/3

NOTICE OF PUBLIC HEARING

STANLEY AVENUE

SANITARY SEWER LOCAL IMPROVEMENT DISTRICT

The Milwaukie City Council will hold a public hearing on September 1, 1987 in the City Hall Council Chambers, 10722 SE Main Street at 7:00 pm, to consider objections to the formation of the STANLEY AVENUE SANITARY SEWER LOCAL IMPROVEMENT DISTRICT as described in the enclosed Resolution.

In order to be considered, objections to the local improvement district must be in writing and filed with the City Recorder no later than 4:00 pm on September 1, 1987. For further information, call the Public Works Director or the Finance Director between 9-12 am & 1-4 pm at 659-5171.

Jerri Widner, Finance Director
August 19, 1987

Mailed to owners of affected property on August 19, 1987.

Published in the Oregonian and the Enterprise Courier on August 21, 1987.

RESOLUTION NUMBER 26-1987

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE DECLARING THE CITY'S INTENT TO FORM THE STANLEY AVENUE SANITARY SEWER LOCAL IMPROVEMENT DISTRICT.

WHEREAS, the City has received sufficient petitions for the construction of the sanitary sewers in the described area, and

WHEREAS, preliminary plans, specifications and estimates have been prepared and filed with the Finance Director, and

WHEREAS, the Council deems it expedient and necessary to do this construction,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Milwaukie that the City intends to construct sanitary sewers by local improvement district at a total estimated cost of $374,000 in the area near Johnson Creek as shown on Exhibit A.

BE IT FURTHER RESOLVED that the preliminary plans, specifications and estimates prepared by the Public Works Director are approved.

BE IT FURTHER RESOLVED that the City intends to form a local improvement district within the boundaries shown on the attached Exhibit A, and that upon completion of the construction, the total cost will be apportioned to the benefited properties listed in Exhibit A.

BE IT FURTHER RESOLVED that the benefited properties will be assessed according to the assessment formula in Exhibit B.

BE IT FURTHER RESOLVED that the Finance Director is directed to give notice of this improvement as required by Milwaukie Municipal Code 3.08.040.

Introduced and adopted by the City Council on August 18, 1987.

Roger Hall
Roger Hall, Mayor

ATTEST:

Jerri L Widner
Jerri Widner, City Recorder

Approved as to form:

Greg Eades
Greg Eades, City Attorney

8/5/87 cjl

EXHIBIT B, PAGE 1/4

COLLECTOR ASSESSMENT	MAIN LINE ASSESSMENT	TOTAL ASSESSMENT	LATERAL FEE	Syst. Dev. Chge.	HOUSE CONNECTION(low income only)
0.25513519	0.16276784	0.41790603	550.00	1,100.00	1,200.00

CITY OF MILWAUKIE
STANLEY AREA SEWER LID

Map Lot TWP/SEC/RGE	SITUS	OWNER/ADDRESS	LOT DIMENSIONS WIDTH	DEPTH	AREA	COMPUTE AREA FOR ASSESSMENT: MAX DEPTH 150 ft	AREA for MAX DEPTH	MAX AREA 15,000sf	AREA ASSESSMENT	TOTAL ASSESSMENT	SIGNED PETITION? (Y=0 N=1)	CITY PARTICIPATION	SIGNED LOW INCOME? (Y=1 N=0)	LOW INCOME ASSESSMENTS TOTAL
1100 -2E-30DB	SE Firwood (Vacant Lot)	Phillip M Roll, Jr. 10021 SE Boise St Portland, OR 97226	170.00	282.00	47,940	150.00	15,500	15,000	6,268.59	7,918.59	0	0.00	0	0.00
1200 -2E-30DB	9532 SE Firwood (Pages 5917)	Richard M/Georgia V Peterson P.O. Box 334 Aurora, OR 97002	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	1	2,925.34	0	0.00
1400 -2E-30DB	9524 SE 55th (Contract Purch).	Sherill L. Toman 9524 SE 55th Milwaukie, OR 97222	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	1	2,925.34	0	0.00
1500 -2E-30DB	9530 SE 55th	Anna M Benson 8720 SE 36th Portland, OR 97202	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	0	0.00	0	0.00
1600 -2E-30DB	9540 SE 55th	Janet L/Anna M Benson 8720 SE 36th Portland, OR 97202	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	0	0.00	0	0.00
1700 -2E-30DB	9550 SE 55th	Janet L Benson 8720 SE 36th Portland, OR 97202	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	0	0.00	0	0.00
1800 -2E-30DB	5511 SE Willow	Rodney E Love 5511 SE Willow Milwaukie, OR 97222	81.03	282.00	22,850	150.00	12,155	12,155	5,079.65	6,729.65	0	0.00	0	0.00
1900 -2E-30DB	5501 SE Willow	David N Williams 7506 SE Raymond Portland, OR 97206	80.00	282.00	22,560	150.00	12,000	12,000	5,014.87	6,564.87	0	0.00	0	0.00
2000 -2E-30DB	9529 SE 55th (Contract Purch)	Angela/Alansen Hibbard 9529 SE 55th Milwaukie, OR 97222	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	0	0.00	1	5,775.34
2100 -2E-30DB	9527 SE 55th	Leah E Weinard 9527 SE 55th Milwaukie, OR 97222	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	0	0.00	1	5,775.34
2200 -2E-30DB	9525 SE 55th	Leland L/Alyce M Morse 9525 SE 55th Milwaukie, OR 97222	70.00	100.00	7,000	100.00	7,000	7,000	2,925.34	4,575.34	0	0.00	1	5,775.34
3100 -2E-30DB	5512 SE Willow	T.L.Joe/Deborah Sue Shepherd 5512 SE Willow Milwaukie, OR 97222	116.24	203.59	23,665	150.00	17,436	15,000	6,268.59	7,918.59	1	6,268.59	0	0.00