

ORDINANCE NO. 5705

AN ORDINANCE TO LEVY ASSESSMENTS AGAINST PROPERTY SPECIFICALLY BENEFITED BY SEWER AND WATER CONNECTIONS AND THE ASSESSMENT OF SEWER, WATER, PARKS, AND TRANSPORTATION SYSTEM DEVELOPMENT CHARGES FOR PROPERTY DESCRIBED AS TAX LOT 400, OF PARCEL 11S-03W-08CC, AND SITE ADDRESS 1910 GEARY ST SE; AND DECLARING AN EMERGENCY.

WHEREAS, the Sewer and Water System Development Charges, as referred to in this ordinance, are to provide sewer and water connections to serve the structures on this property; and

WHEREAS, the Transportation System Development Charge is intended to assess charges for future expansion or capacity increases to the system. This expansion is aimed at providing additional levels of services to the existing road network; and

WHEREAS, the Parks System Development Charge is intended to impose a portion of the public cost of capital improvements for parks upon properties where developments create the need, or increase the demand for park improvements; and

WHEREAS, these charges will be assessed on the property described as Tax Lot 400, of Parcel number 11S-03W-08CC, and site address 1910 Geary St SE. This property is being developed as Geary Street Apartments, which will include six apartment buildings, SP-18-08.

THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The Sewer, Water, and Transportation System Development Charges and the assessments for the same will be levied according to the provisions of Albany Municipal Code, Chapter 15.16. The Parks System Development Charge and the assessment for the same will be levied according to the provision of Albany Municipal Code, Chapter 15.20.

Section 2: The total cost of the Sewer, Water, Transportation, and Parks System Development Charges is \$228,451.58.

(See attached assessment sheet)

Section 3: The City Recorder is hereby directed to enter a statement of the assessments as provided above in the docket of the City liens and give notice thereof as provided by law.

Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, health, and safety of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance will be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by the Council: November 12, 2008

Approved by the Mayor: November 12, 2008

Effective Date: November 12, 2008

Alan Bedon
Mayor

ATTEST

Debbie Langwell
City Clerk

Owner of Record

Property Description

Assessment Description

KCH Enterprises, LLC
Kevin Harrison
10355 Liberty Rd S
Salem, OR 97306

Acreage
1910 Geary St SE
Albany, OR 97322
11S 03W 08CC 00400

Parks SDC
Amount: \$ 50,314.58
Acct # psdc0000-5659-001
Geary Street Apartments

KCH Enterprises, LLC
Kevin Harrison
10355 Liberty Rd S
Salem, OR 97306

Acreage
1910 Geary St SE
Albany, OR 97322
11S 03W 08CC 00400

Sewer SDC
Amount: \$102,168.00
Acct # sssc5700-0001-000
Geary Street Apartments

KCH Enterprises, LLC
Kevin Harrison
10355 Liberty Rd S
Salem, OR 97306

Acreage
1910 Geary St SE
Albany, OR 97322
11S 03W 08CC 00400

Transportation SDC
Amount: \$ 49,670.00
Acct # stsd5700-0001-000
Geary Street Apartments

KCH Enterprises, LLC
Kevin Harrison
10355 Liberty Rd S
Salem, OR 97306

Acreage
1910 Geary St SE
Albany, OR 97322
11S 03W 08CC 00400

Water SDC
Amount: \$ 26,299.00
Acct # wsd5700-0001-001
Geary Street Apartments

Report Total: \$228,451.58

S.W. 1/4 S.W. 1/4 SEC. 8 T. 11S. R. 3W. W.M.

Linn County

SEE MAP 11 3W 8CB

11S03W08CC
ALBANY

FOR ASSESSMENT AND
TAXATION ONLY



QUEEN AVE

1" = 100'

NE COR.
DLC 52

354
0.97 AC.

353
0.60 AC.

350
3.05 AC.

100
1.00 AC.

101
1.83 AC.

351
1.83 AC.

OAK ST

GEARY ST

102
0.48 AC.

409
2.02 AC.

CANCELLED:
501
802
803
701

300
17.04 AC.

400
0.87 AC.

500
1.40 AC.

8-1

800
1.38 AC.

SEE MAP 11 3W 7DD

700
0.51 AC.

SEE MAP 11 3W 8CD

801
1.13 AC.

C.S. 21687

800
0.27 AC.

P. PLAT

1996-68

C.S. 22231
C.S. 23853

PARCEL 2

PARCEL 1

1000
1.90 AC.

900
0.85 AC.

1103
1.04 AC.

1100
0.41 AC.

1101
0.43 AC.

SEE MAP 11 3W 17BB

ALBANY
11S03W08CC

8/4/2008