

RESOLUTION NO. 21-01

A RESOLUTION DECLARING INTENT TO INITIATE LOCAL IMPROVEMENT DISTRICT (LID) FORMATION PROCEEDINGS TO CONSTRUCT INFRASTRUCTURE IMPROVEMENTS FOR RIVIERA SUBDIVISION

WHEREAS, Thomas and Dolores Stewart, are the sole owners of the real properties that constitute the Riviera Sub-division; and

WHEREAS, on January 19, 2021 a petition was filed by the Stewarts pursuant to Ordinance 249-20 (4)(A)(2) requesting that the City of Irrigon bring forward a Resolution for City Council consideration to form the Riviera Subdivision Local Improvement District as shown in Exhibit A; and

WHEREAS, after review of the petition, the Council finds that the purposes of the LID will benefit the properties of the Riviera Subdivision in particular, and the City's interest as a whole; and

WHEREAS, the Council finds that the creation of the Riviera Subdivision will provide needed housing for the City of Irrigon, and that in the absence of the Local Improvement District, the necessary infrastructure improvements will likely not be completed thereby terminating the subdivision plans; and

NOW, THEREFORE, BE IT RESOLVED, that the Council declares its intent to initiate local improvement district formation proceedings to install infrastructure and public improvements in the Riviera Subdivision Local Improvement District as set forth in Exhibit A; and

BE IT FURTHER RESOLVED, that the general character and scope of the local improvement district is to install water, sewer, sidewalks, power, gas, broadband, power, and swales; and

BE IT FURTHER RESOLVED, that the local improvement district shall be known as the Riviera Sub-Division Local Improvement District and for purposes of the Local Improvement District Formation process as set forth in Section Six of City Code, the boundary will be as shown in the map in Exhibit B; and

BE IT FURTHER RESOLVED, the preliminary estimate of the cost of the improvements is \$ 450,500.00 and the City Engineer's level of confidence in the cost estimates for this Project as of the filing date of this resolution is "Low", given that project specifications are preliminary; and

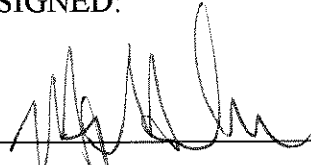
BE IT FURTHER RESOLVED, that the assessment methodology of the Riviera Sub-Division Local Improvement District shall be on an equal share basis, unless this assessment methodology is modified by City Council at the Local Improvement District Formation Hearing; and

BE IT FURTHER RESOLVED, that assessed property owners will provide Local Improvement District (LID) funding estimated at \$450,500.00 plus the costs of acquiring any necessary property rights to construct the Project and any extra work on private property, but with no system development charge due; and

BE IT FURTHER RESOLVED, that the Council directs the City Manager to initiate local improvement district formation proceedings as set forth in Ordinance 249-20 of the City Code, to prepare a report as required by Section (4)(B) of said Ordinance and after proper notice as required by the Ordinance, and to schedule a LID Formation Hearing on February 16, 2021, or at the earliest practicable date thereafter.

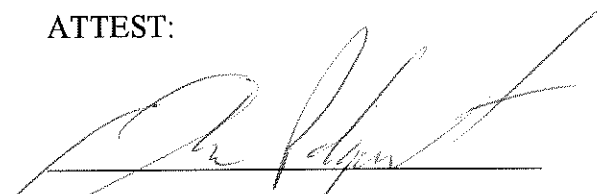
This Resolution adopted and passed by the Common Council of the City of Irrigon and signed by the Mayor on this 19th day of January 2021.

SIGNED:



Margaret Anderson, Mayor

ATTEST:



Aaron Palmquist, City Manager

January 10, 2021

Mr. Aaron Palmquist, MBA/PA ^{en}
City Manager
City of Irrigon
PO Box 428 / 500 NE Main Ave
Irrigon, Oregon 97844

RE: Initiate Local Improvement District (LID) Formation For Riviera Sub-Division

Dear Mr. Palmquist:

Thomas Stewart and Dolores Stewart, owners of the Riviera Sub-Division do hereby request the City of Irrigon bring forward a Resolution for City Council consideration for formation of the Riviera Sub-Division Local Improvement District.

The purpose of the local improvement district formation is to install infrastructure and public improvements within the Riviera Sub-Division allowing for usual and customary characteristics and scope of the local improvement district to install water, sewer, sidewalks, power, gas, broadband, power, and swales.

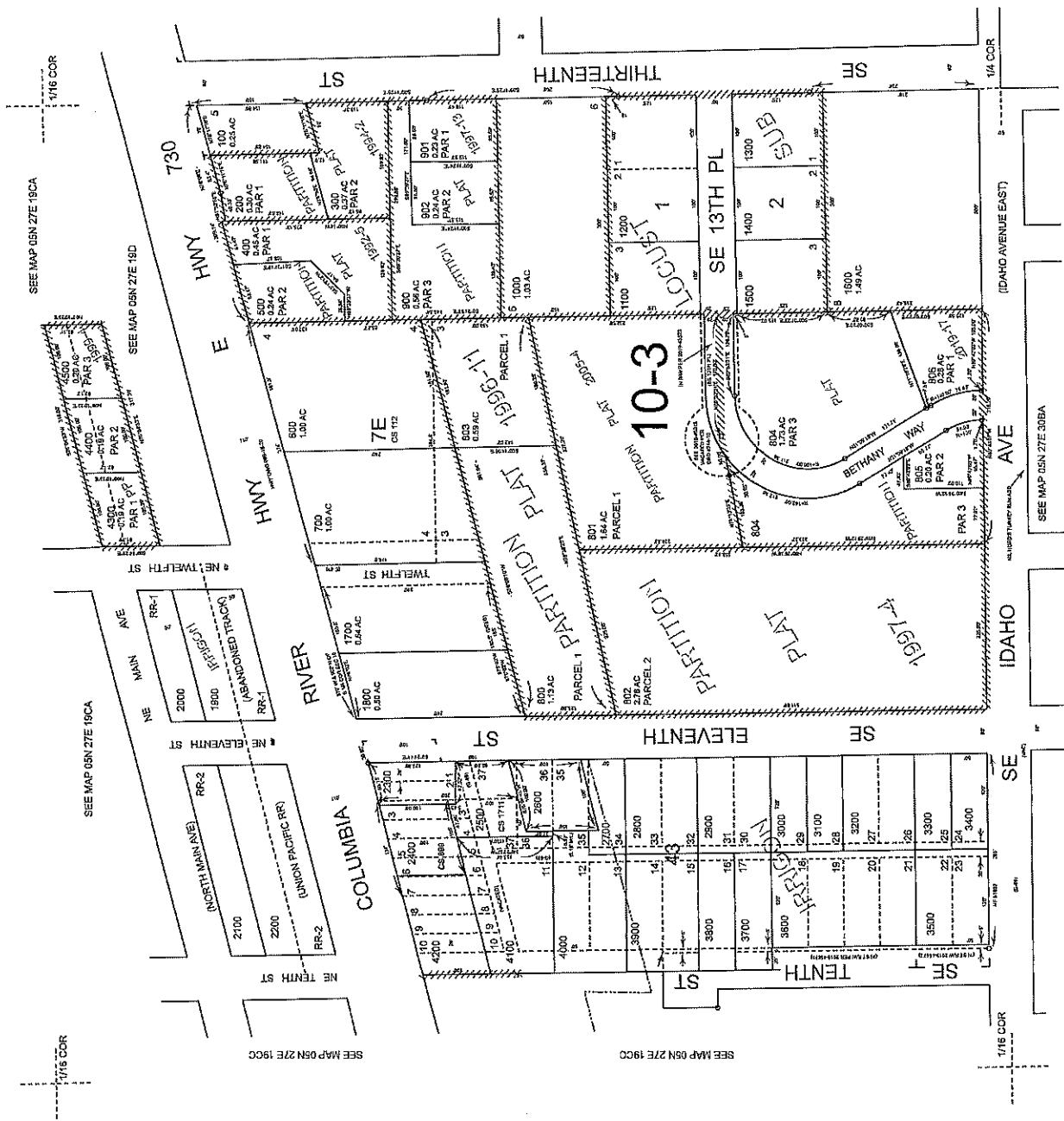
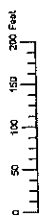
The costs associated with improvements as presented by the City of Irrigon as of the date of this correspondence are considered preliminary. Upon formation of LID and presentation of subsequent costs and final bids, owners of the Riviera Sub-Division reserve the right to review and either accept or reject the LID. If deemed economically infeasible solely by Thomas Stewart and Dolores Stewart, owners, may cancel, and/or withdraw, petition for Riviera Sub-Division Local Improvement District without prejudice or incurring any costs associated with canceling or withdrawing.

Thomas Stewart and Dolores Stewart agree to work in good faith to bring about the development of Riviera subdivision to provide much needed "stick built aka site built" housing for the City of Irrigon and to provide a way for future development within the City by any qualified developer.

Sincerely,

Thomas J. Stewart
Dolores J. Stewart

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 05N 27E 19CA

SEE MAP 05N 27E 19D

SEE MAP 05N 27E 19CA

SEE MAP 05N 27E 19CC

SEE MAP 05N 27E 19CC

SEE MAP 05N 27E 19DC

SEE MAP 05N 27E 30BA

Revised: EB
01/06/2020

Exhibit J

APPROVALS

WEST EXTENSION IRRIGATION DISTRICT
THE ACCOMPANYING SUBDIVISION PLAN IS HEREBY APPROVED THIS _____ DAY OF _____ 2018.

MANAGER _____

CITY OF IRRIION PLANNING
THE ACCOMPANYING SUBDIVISION PLAN IS HEREBY APPROVED THIS _____ DAY OF _____ 2018.

CITY OF IRRIION PLANNING DIRECTOR _____

MORROW COUNTY SURVEYOR
I, _____, HAVE EXAMINED THE ACCOMPANYING SUBDIVISION PLAN, AND I CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON, WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAN FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF MORROW COUNTY, OREGON.
DATED THIS _____ DAY OF _____ 2018.

MORROW COUNTY SURVEYOR _____

MORROW COUNTY COMMISSIONERS
THE ACCOMPANYING SUBDIVISION PLAN IS HEREBY APPROVED FOR FILING AND RECORDING IN THE PUBLIC RECORDS OF MORROW COUNTY BY THE COMMISSIONERS, BY ITS ORDER.
DATED THIS _____ DAY OF _____ 2018.

CHAIRPERSON _____

COMMISSIONER _____

COMMISSIONER _____

ASSESSOR & TAX COLLECTOR
WE, THE ASSESSOR AND THE TAX COLLECTOR OF MORROW COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING SUBDIVISION PLAN, AND THAT THE SAME ARE IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON.
DATED THIS _____ DAY OF _____ 2018.

ASSESSOR/TAX COLLECTOR _____

RECORDING INFORMATION:
MORROW COUNTY CLERK

PROJECT: _____

PARTITION PLAN FOR:
WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

TOM & DOLORES STEWART

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 18, T18N R27E, W4E, MORROW COUNTY, OREGON.

DATE: OCT 2018 DR. BY: JMW

NO: 18-

RIVERIA ADDITION
A SUBDIVISION OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-04, LOCATED IN THE SW 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, W4E, MORROW COUNTY, OREGON, OCTOBER, 2018.

"TENTATIVE FOR REVIEW"

OWNERS DECLARATION

WE, THOMAS STEWART, DOLORES STEWART, AS TENANTS IN COMMON, OWNERS OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-04, AND PARCEL 2 OF RIVERIA ADDITION, A SUBDIVISION OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-04, WE ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THE FACE OF THIS PLAN, OR DISCLOSED IN THE TITLE INSURANCE POLICY, AND WE AGREE TO WAIVE ALL SUCH EASEMENTS AND ENCUMBRANCES, AND WE AGREE TO WAIVE ALL SUCH EASEMENTS AND ENCUMBRANCES, AND WE AGREE TO WAIVE ALL SUCH EASEMENTS AND ENCUMBRANCES.

THOMAS STEWART, OWNER _____

DOLORES STEWART, OWNER _____

ACKNOWLEDGMENT _____

STATE OF OREGON, SS _____

COUNTY OF UMATILLA) _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ 2018.

BY: THOMAS STEWART AND DOLORES STEWART, OWNERS

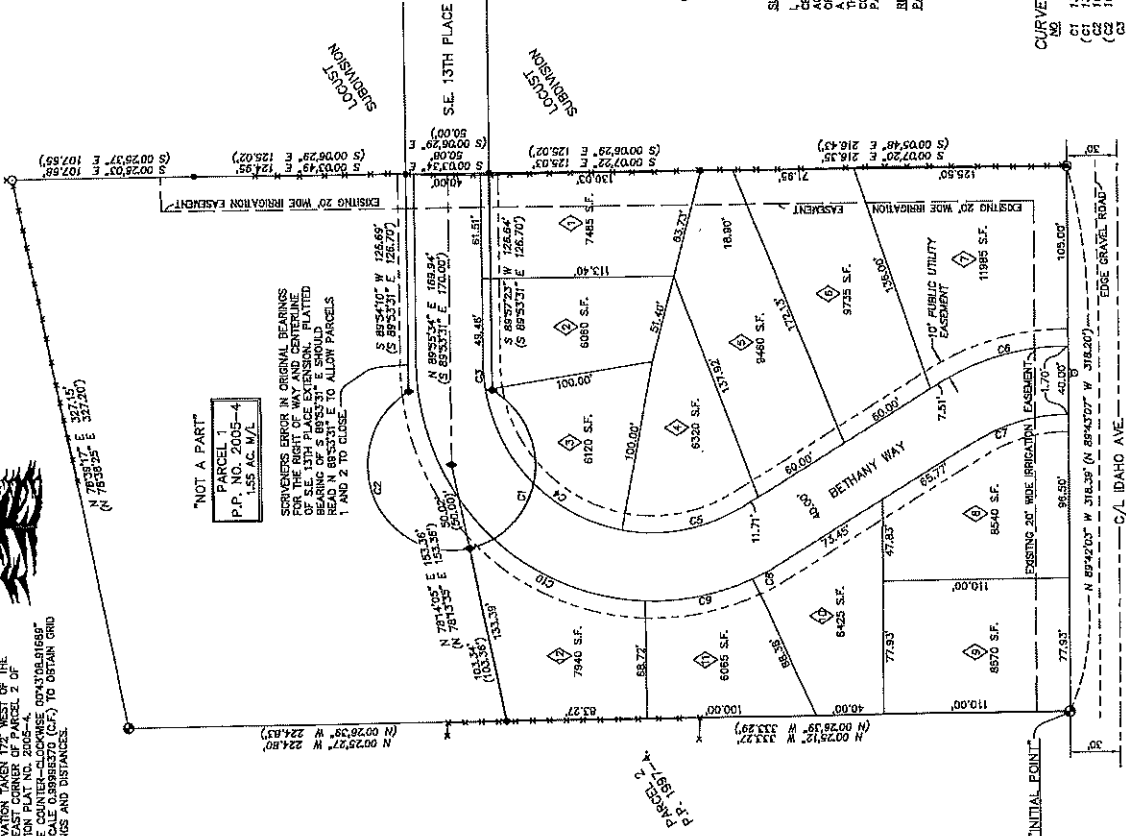
NOTARY PUBLIC FOR THE STATE OF OREGON _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____



"BASE OF BEARINGS" IS A GEODETIC GPS OBSERVATION TAKEN 177' WEST OF THE CORNER OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 2005-04, AND SCALE 0.9998570 (C.F.) TO OBTAIN GRID BEARINGS AND DISTANCES.



SURVEYORS CERTIFICATE & MARSHALL
I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE BOUNDARIES OF THE LAND SHOWN ON THIS PLAN, AND THAT THE SAME ARE IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON, AND THAT THE SAME ARE SUBJECT TO THE LAWS OF THE STATE OF OREGON. ALL MONUMENTS FOUND AND SET ARE NOTED.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOVEMBER 28, 2010
JASON M. WELLS
54457715

"TENTATIVE"
REVISIONS 6/30/20

RECORDING INFORMATION:
MORROW COUNTY CLERK

DATE: OCT 2018 DR. BY: JMW

NO: 18-

PROJECT: _____

PARTITION PLAN FOR:
WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

TOM & DOLORES STEWART

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 18, T18N R27E, W4E, MORROW COUNTY, OREGON.