

ORDINANCE NO. 5828

AN ORDINANCE TO LEVY ASSESSMENTS AGAINST PROPERTY SPECIALLY BENEFITED BY SEWER AND WATER CONNECTIONS AND THE ASSESSMENT OF SEWER, WATER, PARKS AND TRANSPORTATION SYSTEM DEVELOPMENT CHARGES AND PROPERTY DESCRIBED AS TAX LOT 1208, OF PARCEL 11S 03W 08CB 01208, AND SITE ADDRESS 1605 OAK ST SE; AND DECLARING AN EMERGENCY.

WHEREAS, Site Plan Review (SP-02-13) for new construction of an 81-unit apartment complex, and Tentative Replat (RL-02-13) to combine three existing lots into one parcel, were approved by the Community Development Director on May 14, 2013. The plans include five apartment buildings and one building designated as a recreational center, for a total of six buildings. System Development charges are being financed, with this ordinance, on five of the six buildings. These charges include building 2, 3, 4, 5, and 6. (See "Exhibit A" list of property assessments)

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 Charges are intended to assess charges for future expansion or capacity increases to the system, and are aimed at providing additional levels of services to the existing road network; and

WHEREAS, the Parks System Development Charges are 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 1208, of Parcel 11S 03W 08CB, and site address 1605 Oak St SE. (See attached map "Exhibit B")

NOW, 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 Charges and the assessments 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 \$248,149.37. (See attached "Exhibit A" and "Exhibit B")

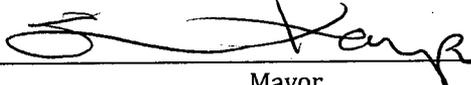
Section 3: The City Recorder is hereby directed to enter a statement of the assessments as provided above in the docket of the City liens and give notice thereof as provided by law.

Section 4: Emergency Clause: In as much as this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the City of Albany, or to facilitate the prompt and timely completion of important City business, an emergency is hereby declared to exist; and this Ordinance shall take effect and be in full force and effect when signed by the Mayor.

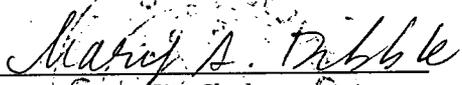
Passed by the Council: Dec 4, 2013

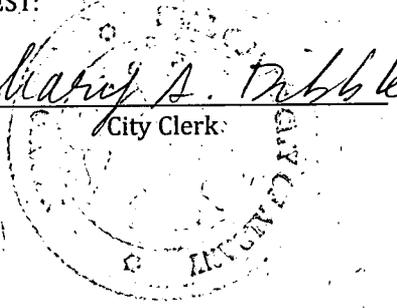
Approved by the Mayor: Dec 4, 2013

Effective Date: Dec 4, 2013


Mayor

ATTEST:


City Clerk



"Exhibit A"

<u>Owner of Record</u>	<u>Property Description</u>	<u>Assessment Description</u>
Oak Street Apartments LLC Hans Thygeson 825 Harritt Dr NW Salem, OR 97304	1605 Oak St SE Albany, OR 97321 11S 03W 08CB 01208	Parks SDC (Bldg # 2) Amount: \$795.76 Acct #: psdc2013-0009-000
		Sewer SDC (Bldg # 2) Amount \$2,519.00 Acct #: ssdc2013-0012-000
		Parks SDC (Bldg # 3) Amount: \$13,437.36 Acct #: psdc2013-0006-000
		Sewer SDC (Bldg # 3) Amount: \$30,228.00 Acct #: ssdc2013-0009-000
		Trans SDC (Bldg # 3) Amount: \$15,828.00 Acct #: stsd2013-0007-000
		Street SDC (Bldg # 4) Amount: \$11,871.00 Acct #: stsd2013-0008-000
		Parks SDC (Bldg # 4) Amount: \$6,309.09 Acct #: psdc2013-0007-000
		Sewer SDC (Bldg # 4) Amount: \$22,671.00 Acct #: ssdc2013-0010-000
		Parks SDC (Bldg # 6) Amount: \$18,410.16 Acct #: psdc2013-0008-000
		Sewer SDC (Bldg # 6) Amount: \$60,456.00 Acct #: ssdc2013-0011-000
		Trans SDC (Bldg # 6) Amount: \$31,656.00 Acct #: stsd2013-0009-000
		Water SDC (Bldg # 6) Amount: \$22,653.00 Acct #: wsd2013-0005-000
		Water SDC (Bldg # 6) Amount: \$11,315.00 Acct #: wsd2013-0006-000

Report Total: \$248,149.37

