



AFTER RECORDING, RETURN TO:

TITLES, LIENS & COLLECTIONS  
RECORDING SERVICES  
CITY OF GRESHAM  
1333 NW EASTMAN PKWY.  
GRESHAM, OR 97030-3813

Multnomah County Official Records E Murray, Deputy Clerk	<b>2020-117368</b> 09/15/2020 02:25:20 PM
ORDER-RESOL Pgs=5 Stn=68 ATJN \$25.00 \$11.00 \$60.00	<b>\$96.00</b>

**RESOLUTION NO. 3424**

**REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE SE LUSTED ROAD SEWER REIMBURSEMENT DISTRICT**

This resolution affects the following properties all located in Gresham, Oregon 97080:

Site Address	Map	Tax Lot	Property Description
1322 SE 282 <sup>nd</sup> Ave	1S4E18BB	02200	Instrument #2018-045441
6103 w/ SE Lusted Rd	1S4E18BB	02300	Book 1951, Page 0700 Recorded 4/24/1959
6103 SE Lusted Rd	1S4E18BB	02400	Book 1923, Page 0444 Recorded 10/22/1958
6200 SE Lusted Rd	1S4E18BB	02500	Instrument #1994-074947
6235 SE Lusted Rd	1S4E18BB	02600	Instrument #2019-005677
6247 SE Lusted Rd	1S4E18BB	02700	Instrument #2019-124855
No Address	1S4E18BC	00200	Instrument #2017-077587
6220 SE Lusted Rd	1S4E18BC	00300	Instrument #2017-027793
6180 SE Lusted Rd	1S4E18BC	00400	Instrument #2020-037579
6110 SE Lusted Rd	1S4E18BC	00500	Instrument #2017-027794

## **RESOLUTION NO. 3424**

### **REIMBURSEMENT RESOLUTION ASSIGNING TO PROPERTIES THE FINAL COSTS FOR THE SE LUSTED ROAD SEWER REIMBURSEMENT DISTRICT**

#### **The City of Gresham Finds:**

A. Resolution No. 3383 formed the SE Lusted Road Sewer Reimbursement District. The purpose of the reimbursement district is to reimburse the City of Gresham (City) for certain costs related to the construction of public improvements. Resolution No. 3383 identified those public improvements, the boundaries of the reimbursement district, the methodology for assigning costs, and the estimated cost assigned to each property within the reimbursement district.

B. The construction of the public improvements has been completed. The final costs and the proposed assignment of costs to each benefited property have been evaluated by the manager. The manager proposes this reimbursement resolution be adopted to assign costs to each benefited property.

C. The City provided mailed notice of this proposed reimbursement resolution to all owners of the property within the reimbursement district at least 14 days before the date of council action on this matter.

#### **THE CITY OF GRESHAM RESOLVES:**

1. The actual costs and allocation of costs to the benefited properties are shown in Exhibit A, attached hereto and incorporated herein by reference. Exhibit B, attached hereto and incorporated herein by reference, describes the boundaries of the reimbursement district. The final costs and allocation of costs to the benefited properties contained in Exhibit A are hereby approved.

2. As outlined in the SE Lusted Road Sewer Reimbursement District Methodology Report, which was adopted with Resolution No. 3383, each benefited property is allocated a Safety Net reimbursement charge. The Safety Net charge is the cost to the benefited property to connect a single home, exclusive of system development charges or the cost of permits required to connect to a public sewer. The Safety Net is included in Exhibit A.

3. The City shall provide notice to all property owners within the reimbursement district of the adoption of this reimbursement resolution. The notice shall include the date this resolution was adopted, a short explanation of when the property owner is obligated to pay the reimbursement charge, and the amount of the charge.

4. The manager will enter this reimbursement resolution into the Gresham notice docket for tracking purposes and may record this reimbursement resolution in the Multnomah County Deed Records to provide notice of the reimbursement charge to potential purchasers of property within the reimbursement district. The entry or recording shall not create a lien, except as provided in Section 5 of this reimbursement resolution.

5. When a benefited property is subdivided or developed with a higher use, the reimbursement charge as shown in Exhibit A, minus the Safety Net charge if already paid, shall be due upon issuance of a Notice to Proceed with public improvements or final plat, whichever is first, and shall become a lien on the property, and will be entered in the Gresham lien docket and at the City's option may be recorded in the Multnomah County Deed Records.

6. Unless the reimbursement district is renewed in accordance with Section 11.15.115 of the Gresham Revised Code, the district will expire 10 years from the date of this resolution.


Yes: Echols, Gladfelter, Hinton, Jones-Dixon, Morales, Palmero, Widmark

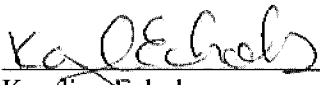
No: None

Absent: None

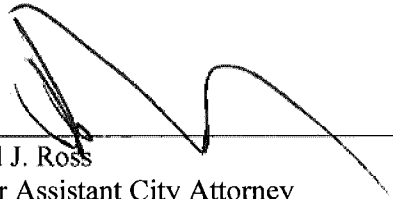
Abstain: None

Passed by the Gresham City Council and effective on September 1, 2020.

  
Eric Schmidt  
Interim City Manager

  
Karylin Echols  
Mayor

Approved as to Form:

  
David J. Ross  
Senior Assistant City Attorney

**EXHIBIT A**

**SE LUSTED RD SEWER REIMBURSEMENT DISTRICT  
ASSIGNMENT OF COSTS & SAFETY NET**

Last Revised: 7/27/2020 MJK












Current Map & Tax Lot Number		Current Property Address	Zoning District	Average of Min/Max Density (units per acre)	Lot Area (acres)	Bene-fitting Area (acres)	# of Units based on Average Density	% of District based on average density	Proportional Share if Bull Run Considered
1S4E18BB -02200		1322 SE 282ND AVE	LDR-5	7.47	1.84	0.53	3.93	11.81%	\$ 31,617.92
1S4E18BB -02300		6103 W/ SE LUSTED RD	LDR-5	7.47	0.14	0.14	1.08	3.24%	\$ 8,662.45
1S4E18BB -02400		6103 SE LUSTED RD	LDR-5	7.47	0.34	0.34	2.52	7.58%	\$ 20,290.45
1S4E18BB -02500		6200 SE LUSTED RD	LDR-5	7.47	0.34	0.34	2.52	7.58%	\$ 20,284.49
1S4E18BB -02600		6235 SE LUSTED RD	LDR-5	7.47	0.31	0.31	2.31	6.95%	\$ 18,607.33
1S4E18BB -02700		6247 SE LUSTED RD	LDR-5	7.47	0.31	0.31	2.31	6.95%	\$ 18,603.55
1S4E18BC -00200		EAST OF 6220 SE LUSTED RD	LDR-5	7.47	0.82	0.65	4.86	14.63%	\$ 39,146.53
1S4E18BC -00300		6220 SE LUSTED RD	LDR-5	7.47	0.56	0.44	3.31	9.97%	\$ 26,681.74
1S4E18BC -00400		6180 SE LUSTED RD	TR	12.19	0.46	0.37	4.46	13.41%	\$ 35,888.52
1S4E18BC -00500		6110 SE LUSTED RD	TR	12.19	0.66	0.49	5.95	17.89%	\$ 47,883.07
<b>Total</b>									
							<b>33.24</b>	<b>100.00%</b>	<b>\$ 267,666.05</b>

**Financial Safety Net: \$ 8,050.00**

**Note:** Unless otherwise agreed upon by the district owner and property owners involved, lot line adjustments involving properties in the district will result in proportional increases and decreases of proportional shares, as appropriate.

**EXHIBIT B**

**SE Lusted Road  
Sewer  
Reimbursement  
District**

-  Benefiting Area
-  Benefiting Property
-  LDR-5 Zone
-  TR Zone
-  Portland Utility Easement
-  New Force Main
-  New Gravity Sewer Main
-  Existing Sewer Main
-  Existing Sewer Lateral
-  Existing Sewer Manhole
-  City Limits

