

RESOLUTION 541

A RESOLUTION AUTHORIZING THE ABANDONMENT OF A CITY WATERLINE AND EASEMENT ACROSS TAX LOTS 1400, 1404 AND 1500, OF SECTION 14D, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN.

WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 18 th day of February, 1986, and filed with the Wilsonville City Recorder this same date.

ATTEST:


DEANNA J. THOM, CITY RECORDER


A. G. Meyer, Mayor

RESOLUTION NO 541
CB-R-199-86

EXHIBIT "A"

STAFF REPORT

DATE: FEBRUARY 13, 1986
TO: MAYOR AND CITY COUNCIL
FROM: LARRY R. BLANCHARD *Larry R. Blanchard*
PUBLIC WORKS DIRECTOR
SUBJECT: RIVERWOOD DEVELOPMENT - ABANDONMENT OF CITY
WATERLINE EASEMENT

I was approached by Mr. Doug Seely on February 13, 1986, with an inquiry regarding a waterline easement across tax lots 1400, 1404 and 1500, Section 14D T3S R1W WM. Mr. Seely had just been informed by the title company that the Riverwood Center Development property transaction could not close until the abandonment of the waterline across these properties was agreed to.

The Public Works Department completed a preliminary plan review for the Planning Department which stipulates the waterline would be abandoned. However, a new waterline would be constructed to service this development and a new easement dedicated to the City. These conditions are already requirements of the project when plans are submitted for permit issuance.

In order to accommodate Mr. Seely it seems appropriate to approve the following recommendations. (See map and preliminary report attached)

MEMO TO: MAYOR AND CITY COUNCIL
RE: RIVERWOOD DEVELOPMENT - ABANDONMENT OF CITY
WATERLINE EASEMENT
2-13-86, Page 2

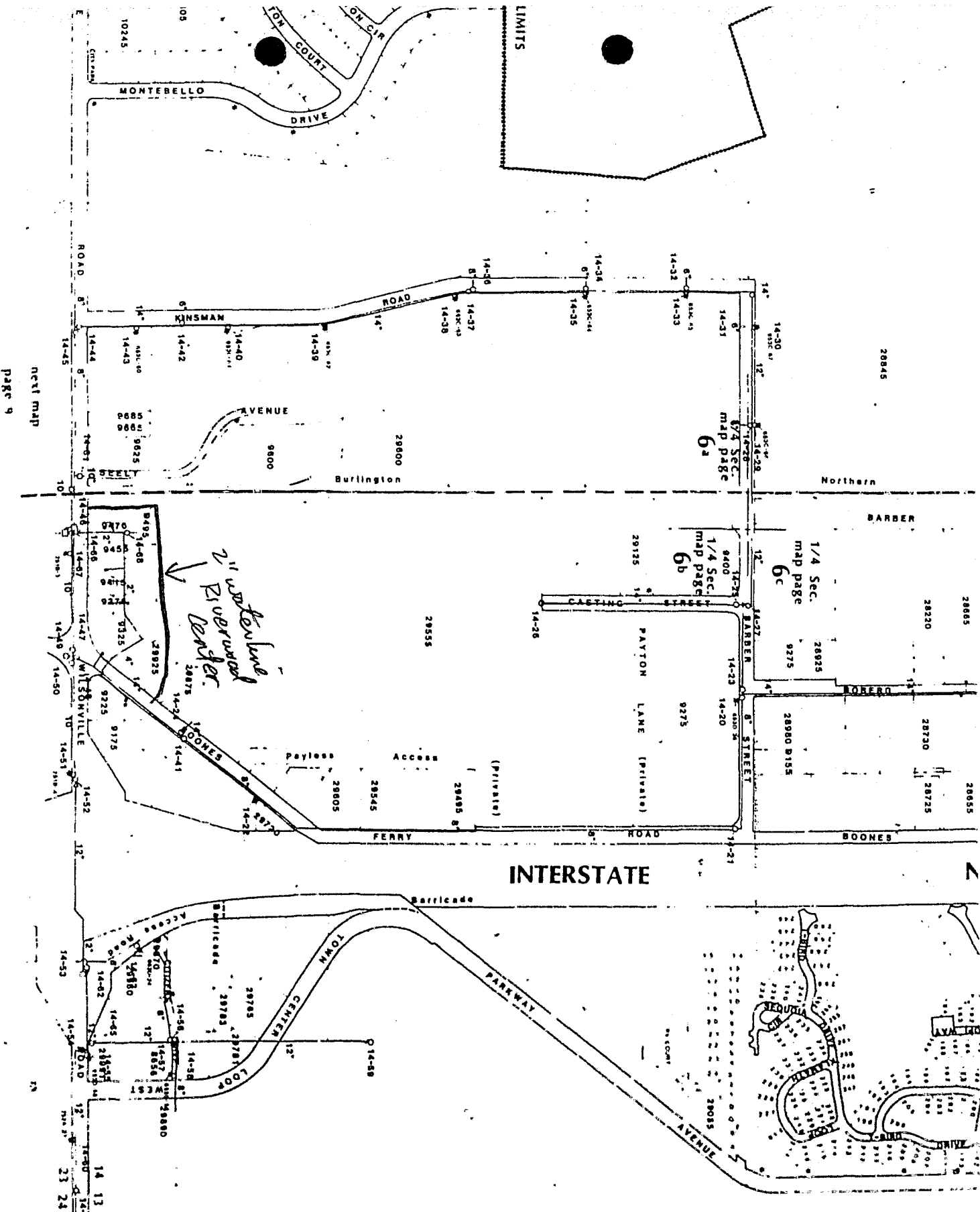
RECOMMENDATIONS:

1. Upon the applicant's submittal of plans for permits to construct the Riverwood Center, the City shall cause to be abandoned the 10-foot easement for the 2-inch waterline across tax lots 1400, 1404 and 1500, Section 14D T3S R1W WM.
2. All costs associated with the abandonment and removal of the 2-inch waterline shall be the responsibility of Riverwood Center or the applicant for permits, whichever the case may be.
3. Riverwood Center shall replace the 2-inch waterline with an adequate size waterline to accommodate the entire development. The waterline shall be constructed to assure that services to other properties are continued. The waterline shall be constructed in an easement dedicated to the City of Wilsonville. All costs associated with requirements listed in item #3 shall be the sole responsibility of Riverwood Center or the applicant for construction permits, whichever the case may be.
4. Upon completion of items #1, 2 and 3, the City shall vacate the waterline easement.

lrb:mld

Attachments: Preliminary Plan Review - Riverwood Ctr.
Utility Map 2" Waterline - Riverwood Ctr. Property
Letter from Doug Seely dated 2-13-86

cc: Active - Riverwood Center file



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PUBLIC WORKS
PRELIMINARY PLAN REVIEW

Project Name: Riverwood Center
Design Team: Architect - Henry J. Voderberg
Location: Phase I - Tax Lot 1404 and 1400, T3S-R1W, Section 14
existing structure - 9325 S. W. Wilsonville Road.
Future phase - Tax Lot complete 1400, 1500-1600,
T3S-R1W, Section 14.

The information provided below is based solely on the preliminary plans reviewed by the department. Final review of construction documents may reveal additional requirements of the developer.

Sanitary Sewer

1. Manhole 11-14 will be the connection for this development. The on-site sewer shall be designed to provide service for this phase and any future phases.
2. No street cuts are allowed on Boones Ferry Road from approximately 100 feet north of Wilsonville Road for a minimum of five years unless an emergency exists.
3. Sewer system may become public.

Water

1. Presently a 2" waterline exists through the property. This line is a public system. The 2" waterline shall be abandoned and a new system to service the development shall be constructed.
2. The nearest fire hydrant is 751B-3 and is approximately 400 feet from the development. Water service plans for domestic and irrigation shall include fire system. Any new fire hydrant for the development shall be constructed to City standards, and within easements dedicated to the City.

Storm Drainage

1. Topography - property slopes south and east.
2. Catch basins are located at the northwest corner of Wilsonville Road and Boones Ferry Road.

DOUG SEELY

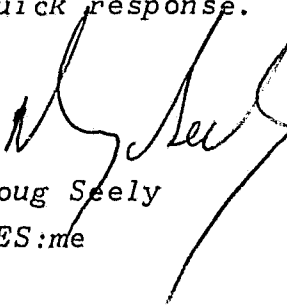
February 13, 1986

Mr. Larry Blanchard
Public Works Director
City of Wilsonville
Wilsonville, Oregon 97070

Dear Larry:

To confirm our phone conversation today I am requesting on behalf of Riverwood Investment that the water line easement under their proposed Riverwood Center project be vacated. Mike Kohlhoff has confirmed that this can be done by City Council resolution indicating their intent to vacate the line upon relocation of the line and the granting of a new easement.

We would appreciate if the resolution could be drafted and heard by the council on February 17. Thank you for your quick response.


Doug Seely
DES:me