

PARSONS PROPERTY ANNEXATION & UTILITY SYSTEM EXTENSION

TERMS SHEET – DRAFT

Background: the City of John Day (“City”) and Tye and Stephanie Parsons (“Parsons”), collectively the “Parties,” wish to work collaboratively to extend city utilities to the Parsons Property (“Property”), the Iron Ridge subdivision (“Subdivision”), and the John Day Golf Course (“Golf Course”), collectively the “Improvements.”

Nature of the Proposal: Joint Development Agreement with Consent to Annexation and Utility/Access Easements

Property: 60360 HWY 26, John Day, Oregon, 97845
Map Number: 13S31E21C Tax Lot 3400 (11.17 acres); and
Map Number: 13S31E28 Tax Lot 1400 (14.09 acres)

City Obligations: City shall provide:

- 1) Sewer line connection, tap, and saddle to Property for Parson’s residence and business (one sewer connection to main will serve shop and home);
- 2) Reclaimed water line connection with a meter to Property;
- 3) Water line extended to service back of Property;
- 4) Compensation for easement and utility access to and through Property;
- 5) All surveying, lot line adjustments, design, construction, and oversight of the Improvements;
- 6) Radar speed sign posted on the highway near main residence speed change zone;
- 7) Ordinance amendment to allow recreational shooting/hunting in city limits on properties like theirs that border county and have no adjoining homes; and
- 8) Limit the annexation to their property only (not counting it toward annexation of adjacent properties that have not voluntarily consented) and defer or prepay city property taxes as allowed under ORS for phased annexation.

Parsons Obligations: Parsons shall provide:

- 1) Utility Access Easement to and through Property for construction, operations, and maintenance of Sewer main line to Subdivision;
- 2) Utility Access Easement to and through Property for construction, operations, and maintenance of Reclaimed Water main line to Subdivision and Golf Course; and
- 3) Consent to Annexation for a contiguous parcel of land that shall include the shop and primary residence (currently on Lot 3400) and a portion of Property connecting to the Golf Course and Subdivision that shall contain the utility lines (currently on Lot 3400 and Lot 1400).

Order of Operations: Parties anticipate the following order of operations for planning and construction of the Improvements:

- Preliminary survey and fieldwork by City (contracted through Sisul Engineering and Benchmark Land Surveying). The outcome will be a Preliminary Plat identifying a proposed property line

adjustment between Lot 3400 and Lot 1400 to place all Improvements on Lot 3400, substantially as shown in Exhibit B.

- Joint Development Agreement signed by Parties with Consent to Annexation for Lot 3400. Lot 1400 to remain unannexed.
- City designs improvements.
- City completes tap and saddle, connection to Sewer Main before beginning other improvements to ensure no damage to existing septic until the connection is made.
- City constructs improvements.
- Final survey and plat recorded.

Compensation: City shall acquire approximately 1,800 linear feet of utility corridor for the Improvements with at least 10 feet of separation between the Sewer line and Reclaimed Water line. In exchange, City shall provide Parsons with: \$50,000 for the Utility & Access Easement; a no-cost tap and saddle (approximately \$1,800 value); and pay the System Development Charge (SDC) cost of \$4,000 for the Sewer connection to the Property.

Closing Conditions: Joint Development Agreement, Easements, and Compensation must be reviewed and approved by City Council.

Start Date: July 2022

Anticipated Completion Date: 6 months

Exhibit A.

Parsons Property Depiction



Exhibit B.

Proposed Property Line Adjustment & Utility Corridor

