

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 240

A RESOLUTION OF THE CITY COUNCIL OF SHERWOOD, OREGON DECLARING ITS INTENTION TO CONSTRUCT STREET AND STORM DRAINAGE IMPROVEMENTS IN AN AREA DETERMINED TO BE A STREET AND STORM DRAINAGE IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS THE SUNSET BOULEVARD LOCAL IMPROVEMENT DISTRICT; PROVIDING FOR THE ASSESSMENT OF THE TOTAL COSTS AGAINST ALL LANDS IN THE DISTRICT AS BEING SPECIALLY BENEFITED; AND SETTING A HEARING DATE

WHEREAS, the City Council proposes to establish a street and storm drainage local improvement assessment district for the purpose of making street and storm drainage improvements to service and benefit the hereinafter described lands within an area to be known as the Sunset Boulevard Local Improvement District; and

WHEREAS, pursuant to Ordinance No. 738, the City Council finds it expedient and necessary to order the improvement of the hereinafter described lands by the construction of street improvement and storm drainage facilities, and pursuant thereto the City's engineer has submitted to the Council plans, specifications, and an engineer's report and estimates for the work to be done and the probable cost thereof, together with a statement of the lots, parts of lots, and parcels of land to be benefited, and the estimated total cost of the improvements which each of such lots, parts of lots, and parcels of land shall pay on account of the benefits to be derived; and

WHEREAS, the City Council finds that such preliminary plans, specifications and estimates are satisfactory;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sherwood, Oregon as follows:

1. That the City Council does deem it expedient and necessary, and does hereby declare its intention, to construct street and storm drainage improvements for the purpose of providing service and benefit to the area within the City of Sherwood, as described on the attached sheet marked Exhibit "A", by this reference made a part hereof.

2. That all lands situated within the boundaries described on the attached Exhibit "A" are determined and declared to be a local improvement assessment district, and it is further declared that each lot, part of lot, and parcel of land within said boundaries will be specially benefited by said improvement.

3. That the total probable cost of said improvements, including engineering, superintendence, advertising, legal expense, and all other miscellaneous costs, is the sum of \$ 255,550 and said sum of \$255,550 shall be paid by the property owners, based upon the benefits derived from the improvement by the properties to be assessed within the district.

4. That the engineer's report dated June 24, 1982 by David Evans & Associates, Inc., together with the plans, specifications and estimates with respect to the improvements as submitted by the City's engineer, be and the same are hereby adopted and ordered to be maintained on file by the City Recorder for public inspection.

5. That Wednesday, the 25th day of August, 1982 at the hour of 8:00 p.m. at Sherwood, Oregon, be and the same are hereby, set as the time and place for hearing and considering objections or remonstrances to the proposed improvement by any parties aggrieved thereby.

6. That the City Recorder be and she is hereby directed to give notice of said hearing and proposed improvement by causing to have this resolution published in the "Tigard Times" at least twice, provided that the first publication shall be not less than 15 days prior to the time when all interested persons may present their objections to the improvement.

7. Within fifteen days from the date of the first publication of the notice of this resolution, the owners of 75% or more in area of the property within the boundaries described on Exhibit "A" attached hereto may make and file with the City Recorder written objections or remonstrances against the proposed amendment.

PASSED AND DATED AT Sherwood, Oregon this 28th day of July, 1982.

Clyde List
Clyde List, Mayor

ATTEST:

Todd Dugdale
Polly Blankenbaker, City Recorder
TODD DUGDALE, City Administrator

EXHIBIT "A"



DAVID EVANS AND ASSOCIATES, Inc.
200 SW MARKET STREET · SUITE 110 · PORTLAND, OREGON 97201 · 503/223-6663

SHW002
June 24, 1982

ENGINEER'S REPORT

S.W. Sunset Boulevard L.I.D.
City of Sherwood, Oregon

This report and the attached exhibits set forth the Scope of Improvements for S.W. Sunset Boulevard. We are recommending, as per our discussions, phased widening of this project in order to achieve maximum improvement with limited assessable frontage.

PROJECT DESCRIPTION

S.W. Sunset Boulevard - Approximately 1,700 feet westerly from S. Sherwood Boulevard.

Section VI, Transportation, of Part 2, Community Development Plan, has designated S.W. Sunset Boulevard as a "Minor Arterial" recommending a pavement width of forty-eight (48') feet and six (6') foot sidewalks on each side in a seventy (70') foot right-of-way.

PRELIMINARY DESIGN

This project was initiated partially as a condition of approval for an adjacent residential development, "GREGORY PARK", and to implement correction of a long time serious sight distance problem along S.W. Sunset Boulevard.

A portion of the property immediately adjacent to this project lies outside of the city limits and thereby creates an inequity of assessing the total cost of full width in pavements to the remaining "in City" properties. To alleviate this, we recommend phasing the improvements by constructing twenty-eight (28') feet of pavement width with six (6') feet shoulders on each side at this time. This will allow for future widening to the full "Minor Arterial" standard at a later date as development in the area progresses and/or more adjacent property annexes to the City.

We are recommending that the full "Minor Arterial" street section of three (3") inches of A.C. paving over fifteen



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(15") inches of crushed rock base be utilized. Grading should be accomplished sufficient to eliminate the short vertical curves that presently exist, thereby eliminating the sight-distance problem.

Storm facilities should be constructed, in accordance with the aforementioned Community Development Plan recommendation at this time and this report is based upon that occurring.

ASSESSMENT

A condition of approval for the GREGORY PARK Development adjacent to S.W. Sunset Boulevard, guarantees a minimum of half-street improvement and/or correction of the sight-distance problem that now exists there. Our "phased improvement" recommendation would approximately trade-off against the additional length of improvement not immediately fronting GREGORY PARK and would therefore satisfy the condition of approval.

We are recommending that assessment be based upon a frontage basis with "GREGORY PARK" being assessed full width for their frontage and including the additional length as noted above. The remaining portion of street, approximately 300 linear feet, would then be evenly divided between Tax Lots 2603 and the remainder of Tax Lot 1301 as delineated on the "L.I.D. Assessment District Boundary" map attached. Additionally, these two Tax Lots would have the option of providing full width improvement at this time or at the time of their respective development.

Storm drainage would be assessed on a frontage basis, equally divided among the total assessable frontage.



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EXHIBIT 'A'

S.W. Sunset Boulevard L.I.D.
Assessment District Boundary

A tract of land located in Section 32, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of S.W. Sunset Boulevard and the westerly right-of-way line of S. Sherwood Boulevard; thence southwesterly along the said westerly line of S. Sherwood Boulevard to the southeasterly corner of Tax Lot 2603, Assessor's Map No. 2S 1 32C; thence westerly, leaving said westerly right-of-way line, along the southerly line of said Tax Lot 2603 to the southwesterly corner thereof; thence northerly along the westerly line of said Tax Lot 2603 to the northwesterly corner thereof; said point being on the said southerly right-of-way line of S.W. Sunset Boulevard; thence westerly along the said southerly right-of-way line to the northwesterly corner of Tax Lot 2500, Assessor's Map No. 2S 1 32C; thence northerly along said southerly right-of-way line to the southwesterly corner of Tax Lot 1600, Assessor's Map No. 2S 1 32C; said point being on the northerly right-of-way line of S.W. Sunset Boulevard; thence continuing northerly along the westerly line of said Tax Lot 1600 to the northwesterly corner thereof, said point being also on the southerly right-of-way of the Southern Pacific Railroad; thence easterly and northeasterly along the said southerly right-of-way line to the southwesterly corner of Tax Lot 6800, Assessor's Map No. 2S 1 32 BC; thence easterly, leaving said southerly right-of-way line, along the southerly line of said Tax Lot 6800 to the southeasterly corner thereof; thence southerly along the westerly line of Tax Lot 6400, Assessor's Map No. 2S 1 32 BD to the southwesterly corner thereof, said point being on the northerly right-of-way line of W. Division Street; thence westerly along the said northerly right-of-way line to the easterly line of said Tax Lot 1600; thence southerly along the said easterly line of Tax Lot 1600 to the northerly corner of Tax Lot 1301, Assessor's Map No. 2S 1 32 C; thence easterly along the northerly line of said Tax Lot 1301 to the northeasterly corner thereof; said point being also on the westerly



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EXHIBIT 'A' Cont.

right-of-way line of S. Sherwood Boulevard; thence southerly along the said westerly right-of-way line to the southeasterly corner of said Tax Lot 1301, thence southwesterly to the POINT OF BEGINNING.



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EXHIBIT 'B'

S.W. Sunset Boulevard L.I.D.
Estimated Project Costs

STREET (PHASED WIDENING)

1. Clearing & Grubbing	LS	\$ 10,000.00
2. Excavation	LS	\$ 20,000.00
3. A.C. Paving, 3" thick	5,400 SY @ \$5.00	\$ 27,000.00
4. 3/4"-0 Rock, 12" thick	5,400 SY @ \$2.00	\$ 10,800.00
5. 2"-0 Rock, 12" thick	5,400 SY @ \$5.00	\$ 27,000.00
6. 3/4" Rock Shoulder 4" thick	2,500 SY @ \$2.00	\$ 5,000.00
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Total Construction		\$ 99,800.00
Contingencies, Engineering & Administration (25%)		\$ 24,950.00
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TOTAL STREET COST		\$124,750.00

Approximate Linear Feet
of Street 1,700
Estimated Cost Per Foot \$73.3824

FULL-WIDTH IMPROVEMENT (per front foot)

1. Clearing & Grubbing	\$ 2.50
2. Excavation	\$ 5.00
3. Curb & Gutter	\$ 5.50
4. A.C. Paving, 3" Thick	\$ 2.75
5. 3/4"-0 Rock, 4" Thick	\$ 1.10
6. 2"-0 Rock, 12" Thick	\$ 4.00
7. Sidewalk, 6'	\$ 9.00
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Contingencies, Engineering & Administration (25%)	\$ 7.45
Estimated Cost Per Foot	\$37.30



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EXHIBIT 'B'
Continued

STORM SEWERS

1. Manholes	5 ea. @ \$900.00	\$ 4,500.00
2. 42" C.S.S.P.	260 l.f. @ \$ 60.00	\$15,600.00
3. 36" C.S.S.P.	570 l.f. @ \$ 55.00	\$31,350.00
4. 30" C.S.S.P.	380 l.f. @ \$ 45.00	\$17,100.00
5. 27" C.S.S.P.	40 l.f. @ \$ 35.00	\$ 1,400.00
6. 24" C.S.S.P.	40 l.f. @ \$ 25.00	\$ 1,000.00
7. 12" C.S.S.P.	210 l.f. @ \$ 15.00	\$ 3,150.00
8. Ditch Inlets	7 ea. @ \$500.00	\$ 3,500.00

Total Construction	\$77,600.00
Contingencies, Engineering & Administration (25%)	\$19,400.00

TOTAL STORM AND SANITARY SEWER	\$97,000.00
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Assessable Frontage	1,938
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Estimated Assessment Per Front Foot	\$ 50.05
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EXHIBIT 'C'

Estimated Assessments

AMOUNT TO BE ASSESSED

a. Street (Phased Widening) Total	\$124,750.00
b. Street (Full-Width Improvement) - Per Front Foot	\$ 37.30
c. Storm Sewers - Per Front Foot	\$ 50.05

A. STREET (PHASED WIDENING)

<u>Tax Lot</u>	<u>Estimated Assessment</u>
1600 and portion of 1301 (GREGORY PARK)	\$105,500.00
Remainder of 1301	\$ 9,625.00
2603	\$ 9,625.00
Total	\$124,750.00

B. FULL-WIDTH IMPROVEMENT

<u>Tax Lot</u>	<u>Estimated Assessment</u>
Remainder of 1301	\$ 9,800.00
2603	\$ 24,000.00

C. STORM SEWER

<u>Tax Lot</u>		<u>Estimated Assessment</u>
1600 and portion of 1301 (GREGORY PARK)	1033	\$ 51,700.00
Remainder of 1301	262	\$ 13,120.00
2603	643	\$ 32,180.00



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SUMMARY OF ASSESSMENTS

1. Tax Lot 1600 and portion of 1301 (GREGORY PARK)	
A. Street (Phased Widening)	\$105,500.00
B. Full-Width Improvement	-0-
C. Storm Sewer	\$ 51,700.00
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	TOTAL ESTIMATED ASSESSMENT <u>\$157,200.00</u>
2. Remainder of Tax Lot 1301	
A. Street (Phased Widening)	\$ 9,625.00
B. Full-Width Improvement	\$ 9,800.00
C. Storm Sewer	\$ 13,545.00
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	TOTAL ESTIMATED ASSESSMENT <u>\$ 32,545.00</u>
3. Tax Lot 2603	
A. Street (Phased Widening)	\$ 9,625.00
B. Full-Width Improvement	\$ 24,000.00
C. Storm Sewer	\$ 32,180.00
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	TOTAL ESTIMATED ASSESSMENT <u>\$ 65,805.00</u>
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	TOTAL ALL ASSESSMENTS \$255,550.00