

CITY OF SHERWOOD

ORDINANCE NO. 772

AN ORDINANCE CONFIRMING AND RATIFYING THE RESOLUTION OF THE CITY COUNCIL OF JULY 28, 1982, WITH RESPECT TO THE SUNSET BOULEVARD STREET LOCAL IMPROVEMENT DISTRICT, RESOLUTION #240, ADOPTING FINDINGS AS A RESULT OF HEARINGS HELD WITH RESPECT THERETO, DIRECTING PREPARATION OF CONSTRUCTION PLANS AND SPECIFICATIONS AND ESTIMATES FOR THE TOTAL COSTS OF THE IMPROVEMENTS, PREPARATION OF AN ASSESSMENT ROLL BASED ON SAID ESTIMATED COSTS, DIRECTING THAT HEARINGS BE HELD WITH RESPECT THERETO AND THE GIVING OF NOTICE WITH RESPECT THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 738 of the City of Sherwood, a resolution of intent to form the Sunset Boulevard Street Local Improvement District, Resolution No. 240 was enacted by the Sherwood City Council on July 28, 1982; and

WHEREAS, pursuant to said resolution a public hearing was held by the City Council on August 25, 1982 after due and legal notice to affected property owners;

NOW, THEREFORE, THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The intention to form the Sunset Boulevard Street Local Improvement District as set forth in Resolution No. 240 of the City Council is hereby ratified and approved, the City Council finding that there were insufficient remonstrances to preclude formation of the proposed district and making of the proposed improvements, and the Council finding that said improvements are convenient, necessary to the public health and safety, and beneficial to the affected lots and parts of lots within the district.

Section 2. The Sunset Boulevard Local Improvement District is hereby formed and the boundaries thereof are hereby declared and fixed in accordance with the legal description set forth in Exhibit A, hereafter described and incorporated herein.

Section 3. The Council finds, after consideration of public testimony received at the hearing on August 25, 1982 and after consideration by the Council of the proposed improvements and benefits to be received therefrom by the benefited properties that the engineer's report, dated June 24, 1982 and revised on August 20, 1982, should be and is hereby ratified and approved, and that the City Council should and does hereby adopt as most equitable and in accordance with special and peculiar benefits to lots and parts of lots within the improvement district the engineer's recommendation on assessment methodology set forth in the revised engineer's report dated August 20, 1982, attached hereto, marked Exhibit A and by this reference incorporated herein.

Section 4. The City Council having acquired jurisdiction to order the improvements made, orders that the improvements described in the engineer's report and the resolution of intention previously passed by the Council be constructed, and does authorize and direct that the engineer designated by the Council proceed to prepare detailed plans, construction drawings and estimates of the total cost and expense of making said improvements and file same with the City Recorder along with the expenses proposed and manner of apportioning the estimated total costs upon the basis of the benefits received by each tract, lot or parcel of land, by the construction of said improvements.

Section 5: The Council finds that it is appropriate that the procedure for making the proposed improvements and assessing benefited properties with the cost thereof be the same as that procedure set forth in Section 10 of City Ordinance 738. The City Council hereby ratifies and approves that procedure as heretofore used by the Council and orders that said procedure shall be followed with respect to both the improvements and assessments to be made pursuant to this ordinance.

Section 6. Inasmuch as it is necessary to the public health, safety and convenience that construction commence as soon as practical and it is necessary that plans, drawings and cost estimates be prepared so that the Council may apportion costs and commence assessment procedures as set forth in Section 10 of City Ordinance 738 without delay, an emergency is hereby declared to exist and the ordinance shall become effective upon its passage by the Council and signature by the Mayor.

PASSED: By the Council after being read in caption three times this 25th day of August, 1982.

Polly Blankenbaker
Polly Blankenbaker, City Recorder

APPROVED: By the Mayor this 26th day of August, 1982.

Clyde List
Clyde List
Mayor of the City of Sherwood

EXHIBIT "A"



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

SHW002
August 20, 1982
(Revised)

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 improvements 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 sixteen



Engineer's Report
August 20, 1982 (Rev.)
page two

(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 sufficient to provide drainage from the street area and ditches to be constructed.

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.

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



Engineer's Report
August 20, 1982 (Rev.)
page three

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



Engineer's Report
August 20, 1982 (Rev.)
page four

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.



Engineer's Report
August 20, 1982 (Rev.)
page five

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, 4" 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 |

Total Construction \$ 99,800.00
Contingencies, Engineering
& Administration (25%) \$ 24,950.00

TOTAL STREET COST \$124,750.00

Approximate Linear Feet
of Street 1,700

Estimated Cost Per Foot \$73.3824



Engineer's Report
August 20, 1982 (Rev.)
page six

EXHIBIT 'B'
Continued

STORM SEWERS

| | | |
|-----------------|---------------------|-------------|
| 1. Manholes | 4 ea. @ \$900.00 | \$ 3,600.00 |
| 2. 12" C.S.S.P. | 750 l.f. @ \$ 15.00 | \$11,250.00 |
| 3. 36" C.S.S.P. | 70 l.f. @ \$ 55.00 | \$ 3,850.00 |
| 4. Ditch Inlets | 6 ea. @ \$500.00 | \$ 3,000.00 |

| | |
|--|-------------|
| Total Construction | \$21,700.00 |
| Contingencies, Engineering & Administration (25%) | \$ 5,425.00 |

TOTAL STORM SEWER \$27,125.00

Assessable Frontage 1,938

Estimated Assessment Per
Front Foot \$ 14.00



Engineer's Reoprt
August 20, 1982 (Rev.)
Page seven

EXHIBIT C
SUMMARY OF ASSESSMENTS

| | |
|---|--|
| 1. Tax Lot 1600 and portion of 1301 (GREGORY PARK) | |
| A. Street (Phased Widening) | \$105,500.00 |
| B. Storm Sewer | \$ 14,458.00 |
| | <hr/> |
| | TOTAL ESTIMATED ASSESSMENT <u>\$119,958.00</u> |
| 2. Remainder of Tax Lot 1301 | |
| A. Street (Phased Widening) | \$ 9,625.00 |
| B. Storm Sewer | \$ 3,667.00 |
| | <hr/> |
| | TOTAL ESTIMATED ASSESSMENT <u>\$ 13,292.00</u> |
| 3. Tax Lot 2603 | |
| A. Street (Phased Widening) | \$ 9,625.00 |
| B. Storm Sewer | \$ 9,000.00 |
| | <hr/> |
| | TOTAL ESTIMATED ASSESSMENT <u>\$151,875.00</u> |

TOTAL ALL ASSESSMENTS