

February 25, 2016

Board of County Commissioners  
Clackamas County

Members of the Board:

**Resolution Initiating a Local Improvement District (LID)  
for Street and Storm Drainage Improvements on Starview Lane (P2431)**

<b>Purpose/Outcomes</b>	Initiate the LID process and direct the DTD Engineering Director and Finance Director to investigate the feasibility of the proposed improvements.
<b>Dollar Amount and Fiscal Impact</b>	The preliminary cost estimate for the proposed LID is \$40,820. This project is currently not budgeted.
<b>Funding Source</b>	Short term financing or bonded debt, paid for by a special assessment against the benefitting property, with reimbursement from property owners through lump sum payment or financing over 5 years.
<b>Duration</b>	Remains in effect until further action by the Board to approve or abandon the proposed LID.
<b>Previous Board Contact</b>	10/27/15 BCC Study Session - Directed staff to schedule LID petition for consideration.
<b>Strategic Plan Alignment</b>	Build a strong infrastructure.
<b>Contact Person</b>	Kenneth Kent, DTD Engineering, Senior Planner 503-742-4673
<b>Contract No.</b>	None

**BACKGROUND:**

The Starview Lane community has taken the initial steps to begin the Local Improvement District (LID) process for the purpose of improving Starview Lane, a local public roadway. The proposed LID would repair portions of the road surface and base, as well as repair shoulders, clean ditches and provide drainage improvements that will extend the life of the road. The community is located west of S Creek Road and north of S Henrici Road. The LID is comprised of 19 residential properties.

Starview Lane is a public road that is not maintained by the county. If this LID is approved and the road is improved, it will remain a "public road" that is not maintained by the county.

The proposed Starview Lane LID was presented to the Board at the October 27, 2015 Study session. The Board directed staff to proceed with scheduling the Starview Lane LID petition for Board consideration.

The LID process is initiated with a petition, signed by 60 percent of the property owners, comprising 60 percent of the total acreage in the LID, presented to the Board for consideration. In accordance with ORS 371.615 and Title 4 of the County Code, a petition requesting improvements on Starview Lane has been signed and submitted by a 94.73% majority of the property owners representing 92.50% of the land area for this proposed LID.

Capital improvement costs of this LID will be the responsibility of the benefited property owners. Costs of these improvements will be paid for by a special assessment against the properties benefited. Financing for the project will be obtained through the Finance Director using short term financing or bonded debt, with reimbursement from property owners through lump sum payment or financing over 5 years.

The preliminary cost estimate for the proposed LID is \$40,820. The community is proposing LID assessments based on a division of the road improvement costs into three sections based on length of road travelled. The estimated assessments per property are \$1,284.33, \$1,833.59 and \$2,241.79, with properties at the beginning of the road paying the lower amounts.

With the Board's initiation of this LID, subsequent steps in the process before final LID approval will include:

- Staff advances the preliminary feasibility report for Board consideration, including updated project cost estimates and an economic feasibility analysis by the Finance Department.
- Board acceptance of the preliminary feasibility report, with staff directed to notify property owners within the LID, providing a 20-day remonstrance (objection) period.
- Staff presents remonstrance period results to the Board for consideration to proceed or abandon the LID.
- Board holds public hearing to take public testimony and consider whether to approve the LID.

Upon final approval of the LID, staff would proceed with bidding and construction. Following completion of construction, a final report is submitted to the Board identifying the final project cost and assessment amount per property. The Board will take public testimony regarding the final assessment, and if approved, the Board will adopt a resolution imposing the final assessments.

This Resolution has been reviewed and approved by County Counsel.

**RECOMMENDATION:**

Staff recommends the Board approves the Resolution initiating the Starview Lane LID and directing staff to advance additional analysis for future consideration of the Board.

Respectfully submitted,

Kenneth Kent, DTD Engineering, Senior Planner

A Resolution to Initiate a  
Local Improvement District  
for Street And Storm Drainage  
Improvements to Starview Lane

Resolution No.  
Page 1 of 2

**WHEREAS**, a petition has been received by the Department of Transportation and Development requesting a Local Improvement District be formed for street and storm drainage improvements for Starview Lane, located in Sections 12B and 12C, T3, R3E, W.M., Clackamas County, Oregon (the "Petition").

**WHEREAS**, said Petition contains signatures of 94.73% of the owners, representing 92.50% of the land abutting the improvements; and

**WHEREAS**, the Petition requests improvement to a standard acceptable by the County's Engineering Section for a public road, including engineering; and

**WHEREAS**, ORS 371.615 permits proceedings to cause any improvement to be constructed in an unincorporated area to be initiated by the county governing body by resolution or by a petition signed by not less than 60 percent of the owners of the land representing not less than 60 percent of the land abutting on the proposed improvement.

**NOW, THEREFORE, the Clackamas County Board of Commissioners do hereby resolve:** to accept the Petition to form a Local Improvement District pursuant to Clackamas County Code Chapter 4.02 and ORS 371.065 to 371.660 for the street and storm drainage improvement for Starview Lane, located in Sections 12B and 12C, T3, R3E, W.M., Clackamas County, Oregon and to initiate proceedings to cause said improvements to Starview Lane to be constructed; and,

**IT IS FURTHER RESOLVED** that the Director of the Department of Transportation and Development for Clackamas County be hereby directed to investigate the proposed improvement and report to this Board the Director's judgment as to the feasibility of such proposed improvement, and if in the Director's judgment the improvement is feasible, the Director shall further make and report to this Board the following:

1. Preliminary plans for the improvements to be constructed;
2. Estimated costs of construction of the improvements;
3. Recommendation as to the method of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvements to the property owner(s) specifically benefited;

A Resolution to Initiate a  
Local Improvement District  
for Street And Storm Drainage  
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Resolution No.  
Page 2 of 2

4. Description and assessed value of each lot, parcel of land or portion thereof to be specifically benefited by the improvements, with names of the owners of record thereof; and

**IT IS FURTHER RESOLVED** that the Clackamas County Finance Director be hereby directed to provide this Board with financing recommendations, guidelines and criteria for timely repayment of the construction and administrative costs associated with this project.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2016.

**CLACKAMAS COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary

**PETITION OF PROPERTY OWNERS TO FORM  
LOCAL IMPROVEMENT DISTRICT FOR STARVIEW LANE**

IN THE MATTER OF THE IMPROVEMENT OF  
**Starview Lane**

LOCATED IN SECTION(S): 12B and 12C, T.3, R.3E, W.M.  
IN CLACKAMAS COUNTY OREGON

**Proposed LID Improvement**

Repair portions of road surface between Creek Road and Winterview Lane: 5,600 square feet of 2" Asphalt patch, Road subgrade repair, Shoulder repair, Ditch cleaning, and Drainage improvements

Estimated Total Project Cost: \$40,820\*

Estimated Cost per property (16 of 19 Lots): **\$2,241.79**

Estimated Cost for (2 of 19 Lots) 19505 and 19496 S Starview Lane: **\$1,833.59**

Estimated Cost per property (1 of 19 Lots) 19623 S Creek Road: **\$1,284.33**

To: THE BOARD OF COUNTY COMMISSIONERS, CLACKAMAS COUNTY, OREGON

We, the undersigned owners of property abutting the proposed improvement of **Starview Lane** and living in an unincorporated area of Clackamas County, Oregon do hereby petition pursuant to the provisions of County Code Chapter 4.02 and ORS 371.605 to 371.660 for the improvement of said public road.

**PROPERTY OWNER'S ACKNOWLEDGMENT**

By this petition we, the undersigned abutting owners, declare our intent that all necessary actions be taken, in accordance with County Code Chapter 4.02 and ORS 371.605 to ORS 371.660, to accomplish the improvement of said roads as described above and in the attached Preliminary Cost Estimate, to a level of improvement acceptable to Clackamas County, including storm drainage facilities and driveways as required.

In consideration of your constructing said improvement, we agree to pay Clackamas County, Oregon, our proportional share of the total cost of constructing said improvements.

We understand that County Code Chapter 4.02 and ORS 371.615 requires signatures of not less than 60% of the land owners of not less than 60% of the land abutting the proposed improvements to cause improvement proceedings to be initiated.

We acknowledge that by signing this petition, proceedings may be initiated by the Board of County Commissioners, and this LID can be approved with a vote of 50% or more of the property owners.

*\* Costs are estimated and will be subject to further engineering review and fine tuning if this petition moves forward in the LID process. The costs may increase or decrease during the process and the final cost will not be determined until the project is bid and construction is completed.*

**NOTICE TO PETITION CIRCULATORS**

If owner of property is a corporation, the petition must be signed in the name of the Corporation by its president or secretary.

If the name of the owner is signed by an agent or person holding power of attorney, inquiry must be made as to the agent's authority of attorney in Fact to sign.

All owners must sign if the property is jointly owned, this includes husband and wife. Both parties of a contract purchase agreement must sign: the purchaser and the contract holder.

**Circulator of Petition:**

I, Dale A. Williamson Certify that I circulated this petition and attached signature sheets and verify to the best of my knowledge that all information and signatures obtained are true and correct.

Dale A. Williamson  
(Signature) Notary Required

19333 S. Starview Ln.  
(Address)

Oregon City, OR 97045  
(City, State, Zip)

503-631-7640 wmson@ccgmail.net  
(Phone) (e-mail)

State of OREGON  
County of Clackamas

Signed or attested before me on June 8, 2015 by Dale A. Williamson

Lori E Phillips  
Notary Public – State of Oregon



OFFICIAL SEAL  
LORI E PHILLIPS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 476765  
MY COMMISSION EXPIRES APRIL 07, 2017

Attachments: LID Map  
Preliminary Cost Estimate

**Petition of Property Owners to Form Local Improvement District for Starview Lane**

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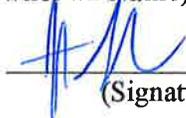
Estimated Cost per property (1 of 19 Lots) 19623 S Creek Road: **\$1,284.33**

**By signing below, you acknowledge you have read the entire petition form.**

32E12B 03300  
(Tax Lot Number)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

Speasl, Justin A.  
(Owner #1 Name)

  
(Signature)

19344 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-949-2316  
(Phone)

Speasl, Tabitha B  
(Owner # 2 Name)

  
(Signature)

19344 S. Starview Ln.  
(Address)

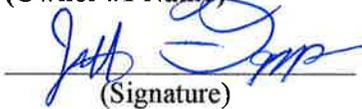
Oregon City, OR 97045  
(City/State/Zip)

503-949-2316  
(Phone)

32E12B 03003  
(Tax Lot Number)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

Tapp, Jeffery W  
(Owner #1 Name)

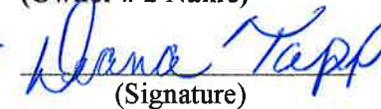
  
(Signature)

P.O. Box 2440  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-545-4584  
(Phone)

Tapp, Deana J  
(Owner # 2 Name)

  
(Signature)

P.O. Box 2440  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-2418  
(Phone)

## Petition of Property Owners to Form Local Improvement District for Starview Lane

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32E12B 02900  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Chess, Jill  
(Owner #1 Name)

Jill A. Chess  
(Signature)

P.O. Box 3148  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

(971) 678-8231  
(Phone)

32E12C 01904  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Simmons, Keith  
(Owner #1 Name)

Keith Simmons  
(Signature)

17171 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503 631 3539  
(Phone)

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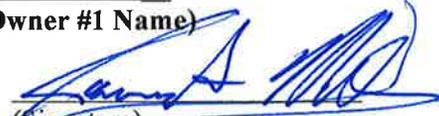
Estimated Cost per property (1 of 19 Lots) 19623 S Creek Road: **\$1,284.33**

**By signing below, you acknowledge you have read the entire petition form.**

32E12C 01801  
(Tax Lot Number)

Mellis, James  
(Owner #1 Name)

- Sole Owner
- Partnership
- Corporation

  
(Signature)

19505 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

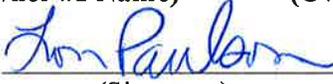
503 631 4622  
(Phone)

32E12C 01900  
(Tax Lot Number)

Paulson, Lon  
(Owner #1 Name)

Paulson, Charlene  
(Owner # 2 Name)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

  
(Signature)

  
(Signature)

17100 S. Winterview Ln  
(Address)

17100 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

Oregon City, OR 97045  
(City/State/Zip)

503-631-7978  
(Phone)

503-631-7978  
(Phone)

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32E12B 03502  
(Tax Lot Number)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

Smith, Casey Lee  
(Owner #1 Name)

Casey Lee Smith  
(Signature)

17001 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-799-1007  
(Phone)

Smith, Julie Lee  
(Owner # 2 Name)

Julie Lee Smith  
(Signature)

17001 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-704-5573  
(Phone)

32E12B 03501  
(Tax Lot Number)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

Sorensen, Paul J.  
(Owner #1 Name)

Paul J. Sorensen  
(Signature)

P.O. Box 1240  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-4738  
(Phone)

Sorensen, Susan M  
(Owner # 2 Name)

S. Sorensen  
(Signature)

P.O. Box 1240  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

(903) 631-4738  
(Phone)

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32E12C 01902  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Gallagher, John  
(Owner #1 Name)

  
(Signature)

17041 S Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-349-8694  
(Phone)

Gallagher, Kim H  
(Owner # 2 Name)

  
(Signature)

17041 S Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-8573  
(Phone)

32E12B 03400  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Garfield, Scott D (co-trustee)  
(Owner #1 Name)

  
(Signature)

19322 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

507-631-7610  
(Phone)

## Petition of Property Owners to Form Local Improvement District for Starview Lane

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32E12B 02902  
(Tax Lot Number)

Tracy, Penny M  
(Owner #1 Name)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Penny M Tracy  
(Signature)

19416 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503 631 8221  
(Phone)

32E12B 03301  
(Tax Lot Number)

Williamson, Dale A  
(Owner #1 Name)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Dale A. Williamson  
(Signature)

19333 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-7640  
(Phone)

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32E12C 01903  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Hamberg, Kurtis  
(Owner #1 Name)

  
(Signature)

17105 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-2270  
(Phone)

Hamberg, Joy  
(Owner #2 Name)

  
(Signature)

17105 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-2270  
(Phone)

32E12C 01901  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Hodge, Dale  
(Owner #1 Name)

  
(Signature)

17023 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-789-2087  
(Phone)

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32E12C 01905  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Kuykendall, Dale A  
(Owner #1 Name)

  
(Signature)

17200 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-887-4178  
(Phone)

Kuykendall, Dianne M  
(Owner # 2 Name)

  
(Signature)

17200 S. Winterview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-887-4178  
(Phone)

32E12B 02703  
(Tax Lot Number)

- Sole Owner  
 Husband & Wife  
 Partnership  
 Corporation

Lawrence, Russell A.  
(Owner #1 Name)

  
(Signature)

19478 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-8184  
(Phone)

Lawrence, Carol A.  
(Owner # 2 Name)

  
(Signature)

19478 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-631-8184  
(Phone)

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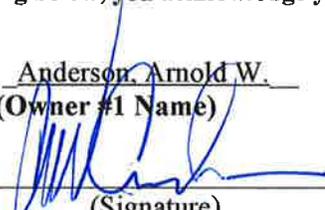
Estimated Cost for (2 of 19 Lots) 19505 and 19496 S Starview Lane: **\$1,833.59**

Estimated Cost per property (1 of 19 Lots) 19623 S Creek Road: **\$1,284.33**

**By signing below, you acknowledge you have read the entire petition form.**

32E12C 01700  
(Tax Lot Number)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

Anderson, Arnold W.  
(Owner #1 Name)  
  
(Signature)

19623 S. Creek Rd  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

503-971-1352  
(Phone)  
971-333-1352

Anderson, Sandra J  
(Owner # 2 Name)  
  
(Signature)

19623 S. Creek Rd  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

971-333-1352  
(Phone)

32E12B 02700  
(Tax Lot Number)

- Sole Owner
- Husband & Wife
- Partnership
- Corporation

Anderson, Leonard J  
(Owner #1 Name)  
  
(Signature)

19440 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

(Phone)

Anderson, Debbie V.  
(Owner # 2 Name)  
  
(Signature)

19440 S. Starview Ln  
(Address)

Oregon City, OR 97045  
(City/State/Zip)

(Phone)

*Couldn't reach*

**Petition of Property Owners to Form Local Improvement District for Starview Lane**

**NOTE:** The **petitioner** is urged to thoroughly understand the importance of this petition before signing and, if he or she intends to sign the petition, is further urged to fill out completely and accurately all requested information. The signing of this petition means that if the improvement is authorized, the work will be done, and the cost will be assessed and may be paid in a lump sum after completion or financed and paid semi-annually over 5 years, in accordance with County Code Chapter 4.02.

**Proposed LID Improvement**

Repair portions of road surface between Creek Road and Winterview Lane: 5,600 square feet of 2" Asphalt patch, Road subgrade repair, Shoulder repair, Ditch cleaning, and Drainage improvements.

Estimated Total Project Cost: \$40,820

Estimated Cost per property (16 of 19 Lots): **\$2,241.79**

Estimated Cost for (2 of 19 Lots) 19505 and 19496 S Starview Lane: **\$1,833.59**

Estimated Cost per property (1 of 19 Lots) 19623 S Creek Road: **\$1,284.33**

**By signing below, you acknowledge you have read the entire petition form.**

32E12B 02702  
(Tax Lot Number)

- ( ) Sole Owner
- () Husband & Wife
- ( ) Partnership
- ( ) Corporation

Wilson, Brett  
(Owner #1 Name)

Mary Wilson for Brett Wilson  
(Signature)

P.O. Box 483  
(Address)  
Colton, OR 97017  
(City/State/Zip)

503-805-5573  
(Phone)

*Durable power of attorney  
available upon request.*

## Starview Lane LID Preliminary Cost Estimate

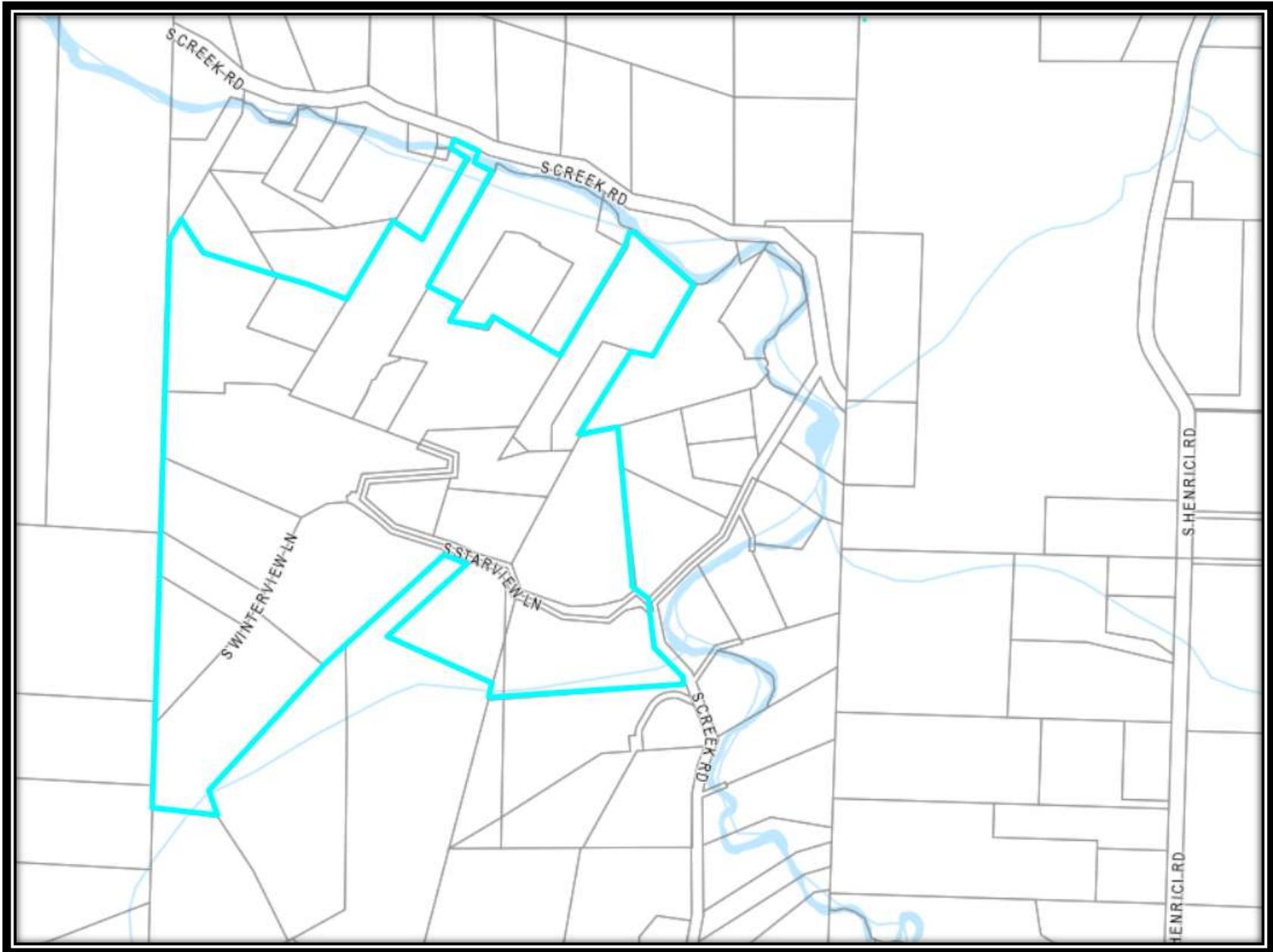
**Improvement: Road Repair, Shoulder Repair, Ditch Cleaning, Drainage/ May 2015**

Prepared by Kenneth Kent - Clackamas County Engineering Division

**Length: 1,300'**

Bid Items	Cost
Brushing, clearing, grubbing, and ditch cleaning @\$ 5,000/mile Total 0.25	\$1,250
Excavation 72 CY @\$ 25/CY	\$1,800
AC Repair 2" (5,690 sq ft) 69 tons \$95/Ton	\$6,555
AC Driveway Crossing 4.6 tons \$95/Ton	\$437
Crushed Rock 3/4"-0, 78 Tons @ \$30/Ton	\$2,340
Crushed Road 1-1/2"-0, 14.3 Tons @ \$30/Ton	\$429
Crushed Road 3"-0, 160 Tons @ \$30/Ton	\$4,800
Saw Cutting 670 LF @ \$0.55/LF	\$369
21" HDPE pipe 40 LF @ \$50/LF	\$2,000
4" Perf pipe w/sock 50 LF	\$150
Temporary Protection and Direction of Traffic	\$1,250
Mobilization	\$2,500
<b>Construction Costs</b>	<b>\$23,880</b>
Contingency 15%	\$3,582
Legal Admin (Flat Rate)	\$5,000
Engineering/Construction management 35%	\$8,358
<b>Total Road Improvement Project Cost</b>	<b>\$40,820</b>

This is preliminary estimate of the costs to complete the proposed LID improvements for the purpose of the initial LID petition process. It is based on the most current contracted prices from ODOT and Clackamas County. All prices are subject to change when a detailed design is developed and the contract is bid.



**Starview Lane Local Improvement District**

