

INDIAN CREEK DRIVE LOCAL IMPROVEMENT DISTRICT

INFORMATION NEEDED TO PROCEED:

- Clear description of the improvement being requested
 - Location & termini
 - Desired improvement (widening, re-paving, curb & gutter, sidewalks, street lights etc.)
- Clear description of the LID Boundary & interest level.
 - Properties benefitting who are expected to be included/participate in the LID.
 - Informal polling of the property owners to ensure a majority of the property owners support the improvement. Typically, at least 10% of property owners should support the LID before a petition is prepared for circulation.
- Letter requesting an LID for the improvements submitted to:
 - Craig Bozarth, City Engineer, P.O. Box 128, Longview, WA 98632

ISSUES TO BE RESOLVED:

- LID Benefitting Area is Subjective
 - LID Boundary will be hard to determine based on benefit/use.
 - Primary use is adjacent property owners and Indian Hills PUD residents
 - Residents not abutting the roadway are requesting the LID and adjacent property owners who hold the roadway's underlining fee title may be resistant to costs/improvements.
 - Longview Country Club is adjacent property owner, and should be included in the LID because future use of the property has to be considered.
 - Secondary use is residents on Fairway View, Fairway Lane, Sunset Way and the outlining areas; they could argue they receive no benefit because they have alternate access.
 - Equitable LID assessment method based on benefit derived would be hard to establish.
- Red Flag Issues
 - Preliminary Engineering and Legal consultation is needed before creation of petition.
 - Substantial Legal and Engineering expenses will be incurred by the City before creation of Local Improvement District.
 - If no LID is created, the City will have to absorb all preliminary engineering/legal costs.
 - Protests or legal action on LID boundary/assessments are expected at creation and final assessment roll.
- Future Considerations
 - Large undeveloped land to the north could potentially use Indian Hill Drive as access for future development without any compensation to the LID.
 - Adjacent County Club land could be developed and easily marketable due to the improved access.
 - Improving Indian Creek Drive to City specifications could increase usage of the roadway by secondary users who were not included in the LID boundary.

- o Interim Improvements versus full upgrade. Minor widening and minimal asphalt/chip sealing road funded through donations and City match could be a consideration.
- o Local Improvement District can only finance public infrastructure improvements that increase the assessed property's value by more than the amount of the assessment.