Indian Creek Drive
Local Improvement District

Longview City Council Workshop
April 20, 2017

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Indian Creek Drive LID

Presentation Outline

- **Local Improvement District (LID) Request**

- **Overview of LID Process**

- **Issues and Red Flags**

- **Alternative to LID**

Indian Creek Drive LID

Local Improvement District (LID) Request

- **Requestors:**
    - **Residents in the Indian Hills Planned Unit Develop at the end of Indian Creek Drive**

- **Issues:**
    - **Narrow and Substandard Road**
    - **Limited Sight Distance**

Indian Creek Drive LID

Overview of LID Process

- Define proposed improvements
- Determine LID boundary and assessments
- Prepare petition
- Requestor circulates petition and obtains signatures from property owners supporting LID
- Property owners of 51% of the proposed LID area required sign petition for LID to be formed
- City designs and constructs improvements
- Final assessment based on final project costs
- Increased property values must exceed assessment for each property

Indian Creek Drive LID

Potential Issues and Red Flags

- **LID boundary will be difficult to determine based on benefit and use.**

- **Method of assessment will be difficult to determine.**

- **LID benefitting a private development may erode support.**

- **Longview Country Club will be included as an adjacent property owner.**

Indian Creek Drive LID

Potential Issues and Red Flags (con't)

- Secondary users may include residences on Fairway View, Fairway Lane, and Sunset Way.

- Secondary users may have case that they receive no direct benefit.

- Developing an equitable LID assessment based on benefit derived would be hard to establish.
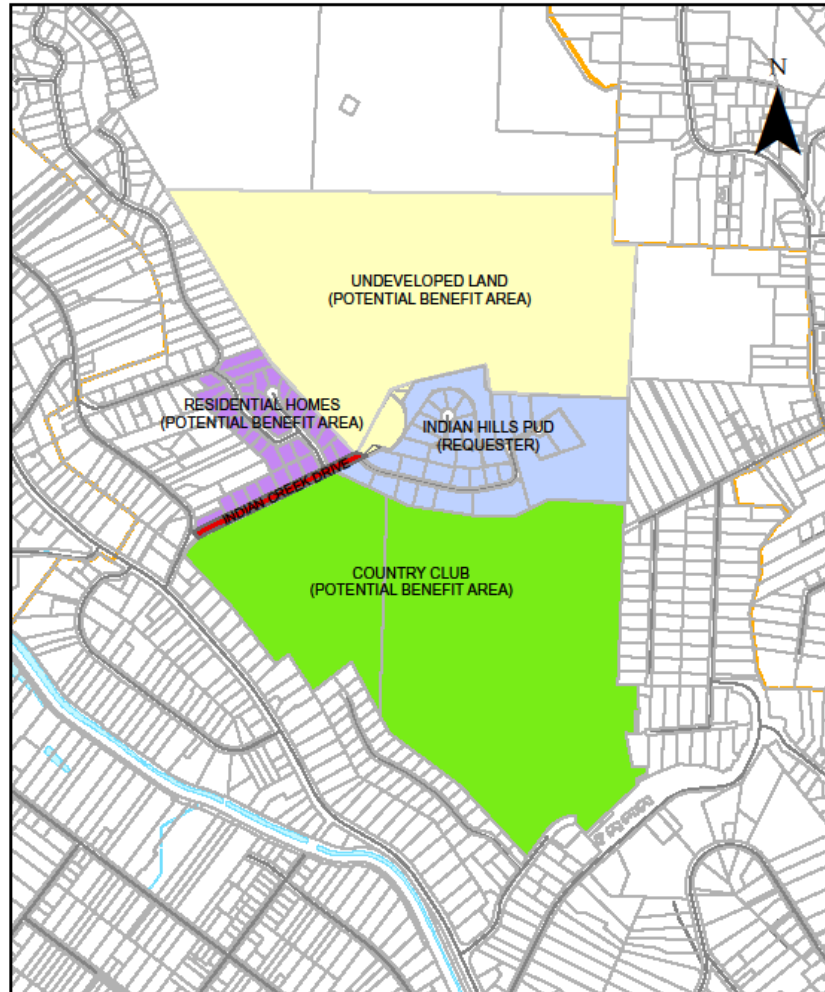
Indian Creek Drive LID

<u>Potential Issues and Red Flags (con't)</u>

- Upfront engineering and legal costs.

- If LID fails City absorbs the upfront costs

- Legal challenges.

- Improving Indian Creek Drive may increase usage by secondary users who are not part of the LID.

- Adjacent property owners may complain about increased speeds.

Indian Creek Drive LID

INDIAN CREEK DRIVE
PROPOSED LID

Indian Creek Drive LID

Alternative to LID Improvements

- City could make partial improvements funded by contributions from users, City, or TBD
  - Minor widening
  - Improve site distance

- Leave roadway in current condition

Indian Creek Drive LID

Indian Creek Drive LID

Near Sunset Way

Northbound

Southbound

Indian Creek Drive LID

Northbound

Indian Creek Drive LID

Indian Hills Drive Intersection

Westbound

Southbound