

## Sidewalk Program for the City of Amity

Refers to Ordinance 622 and/or Section 92.04 in the City's municipal code and would likely require a change in the development code as well.

Two pieces:

- 1) Fee-in-Lieu for new development that would face sidewalk requirements under the City's current development code requirements (new construction – this includes tearing down a house and rebuilding). The applicant/property owner/developer would pay the "Sidewalk Fee" instead of being required to build sidewalks in their location. This would give the City extra funds (could be designated to sidewalks) to repair or build sidewalks in more essential locations in the City. It would also work well as a local match to acquire state/federal grant funding.
  - a. What triggers it?
    - i. Same requirements that would trigger frontage improvements in the development code. Primarily new structures or buildings over a certain size, or a new home, etc.
  - b. When is it allowed? (Options to talk through)
    - i. If the engineer or public works determine that the location of the required sidewalk is infeasible,
    - ii. If there are no other sidewalks on properties adjacent to the developing property
    - iii. If it's not on the priority areas for the City (set by a sidewalk plan?)
    - iv. Or, if the property owner prefers to pay a fee? (If you allow it open, I would set the price to be pretty expensive and account for project management, design, administrative time, etc. Something like \$20+/Square foot?)
  - c. What is the cost?
    - i. Is it a price per square foot, established yearly by the City's engineers? Or is it otherwise set to increase with inflation/over time? Maybe yearly updated with the construction index, almost like an SDC?
      1. Do we require the applicant to put together a sidewalk design? Or just accept an estimate of frontage length x sidewalk width of 5ft?
      2. Are we pricing in curb and gutter as well? Or just the walk? When we require a new home to install sidewalk, it's generally just the walk because the streets aren't fully widened. What triggers full/half street improvements?

- ii. Do we require the developer to get a quote and pay the City 90+% of the quoted price? (Issues here are that a bid may be way low if the contractor knows that they'll never have to actually do the project. May also leave off areas. It's also more time and work when the property owner/developer is just going to be paying a fee anyway so what's the point?)
      - iii. How do we account for corner curb ramps, storm drainage, or other costs that would normally be incurred by sidewalk installation in front of a home, or do we not worry about it?
    - d. Are payment plans allowed? Do we allow developers/property owners to spread it out over time? Interest? Or just require the upfront cost? Is the point to make it easier on people, or to try to transfer that development to a different location?
- 2) Repair/Replacement Program. The City of Amity would like to encourage/incentivize sidewalk repairs/replacements by abutting land owners so that requirements can be enforced with some offer of help as well. There are lots of example programs out there in Oregon for this type of thing.
  - a. Which sidewalk repairs are eligible?
    - i. Is it all maintenance or repair? Is it replacement due to old age, or just unexpected damage from causes like tree roots?
    - ii. Are we limiting locations? Are sidewalks outside of priority areas eligible?
    - iii. Limited to repair or replacement, not new development? Or do we want to encourage people to build sidewalks if they don't have them?
  - b. How is payment determined?
    - i. Is it a price per square foot if they're eligible? Or 50% of the lowest bid or 50% of actual invoiced amount, whichever is less, regardless of who does the work. Are a certain number of quotes required? 3 bids?
    - ii. Reimbursement program? We probably don't want to pay people ahead of time, or pay for the construction costs ourselves in this case. Have the property owner pay up front and then we reimburse up to a given amount? Is there a cap per property/application? I've seen a cap of \$1500, \$2500, etc.
    - iii. Yearly cap subject to availability of funds in the approved City budget. Could allow more or less in a given year. (Disclaimer statement that

this does not excuse the homeowner from their responsibility or assume liability.

c. Great Examples from neighboring cities.

i. Monmouth:

<https://www.ci.monmouth.or.us/pview.aspx?id=41333&catid=0>

ii. Wilsonville: <https://www.ci.wilsonville.or.us/residents/page/sidewalk-repair-reimbursement-program>

iii. Newberg:

[https://www.newbergoregon.gov/sites/default/files/fileattachments/engineering/page/26521/english\\_-\\_sidewalk\\_grant\\_and\\_loan\\_program\\_application\\_packet.pdf](https://www.newbergoregon.gov/sites/default/files/fileattachments/engineering/page/26521/english_-_sidewalk_grant_and_loan_program_application_packet.pdf)