



Community and Economic Development Department

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Hi Robert,

Here is my list of issues for decision recommendations from the Willow St LID Viewers

Review meeting. I'm sure there are other items that will arise too.

- 1) Should the maximum depth of assessment be 150ft as has been used in previous instances, or a different distance. The average depth of the area properties is 86ft.
- 2) We may also need to consider to limit the frontage distance of the very large properties – there are two – the one on 18th Ave. and on Yucca St.
- 3) The main waterline on 18th Ave and on Willow St will be part of the City Transmission Main eventually will run all the way to 47th Ave, the NTM-1 segment. The oversized portion is needed by us, the City, not just the standard size line for a neighborhood waterline service. In most cases the expense of an oversized line is borne by the City.
- 4) How many years for an assessment payback lien process, sometimes 10 to 20 years, Brandon had suggested 30 for standard G.O. Bonds.
- 5) Should we assess a charge in an existing neighborhood? How much to charge for the Water and Sewer SDC's? Should the City absorb the cost of SDC's. Is there an implementation date for the City's new higher SDCs, generally thought to be in March, April or maybe at the turn of the Fiscal Year – July 1.
- 6) Should there be a consideration for seniors, low income or disabled? For Seniors on a fixed or low income to a certain threshold. Should any consideration be a percentage or a fixed dollar amount.
- 7) How should we assess corner properties? If development is on both streets, the front x depth covers the frontage on one street but overlaps laps the second street. Corners could have assessment areas cut back at a 45degree angle, particularly with cross streets that will have no work performed on them.
- 8) We need to decide on whether or not it's ok to have single side sidewalks rather than full on both sides. The two large properties (west side 18th, north side Yucca) would add significant



cost for single house benefits. Should the Opposite Side properties pay some proportion of the improvement. Should we improve the entirety of the project area? Is there a justification of providing pedestrian sidewalks along the MHP frontage which have no access – gates or otherwise – to 18th Ave.

We should also note that the city does not normally charge other locations for street upgrades like paving overlays. Some adjacent areas like Vine St that are not in the proposed LID, would just have a strong overlay, and would not be assessed; however the neighbors in the Willow St area might like that “low cost” option too. We should have a response for that. I understand some areas like Juniper St behind Hawthorne School are being planned for an overlay (no curbs or sidewalks, just maintenance paving) of the existing gravel (it is sorely needed). There were previous Council decisions about not doing that without them doing an LID to pay for it. That was contentious at the time, but the conditions may have changed, regardless we should verify the Council Directive (does a Consensus stay forever, or change with the personnel?) on that so that we don’t have anything go sideways.

Joe Graybill