

**CITY OF BURIEN
AGENDA BILL**

Agenda Subject: Discussion on and Possible Motion to Adopt Proposed Resolution No. 319, Establishing the Date and Time for a Public Hearing to Consider the Formation of Local Improvement District (LID) # 3		Meeting Date: February 28, 2011
Department: Public Works	Attachments: 1. Petition for SW 116 th Place Street & Drainage Improvements Local Improvement District; 2. Map of Proposed LID Boundary; 3. Proposed Resolution No. 319	Fund Source: LID Activity Cost: \$68,000 Amount Budgeted: N/A (Residents Pay 100 %) Unencumbered Budget Authority: N/A
Contact: Larry R. Blanchard, Director		
Telephone: (206) 248-5514		
Adopted Initiative: Yes No X	Initiative Description: N/A	
<p>PURPOSE/REQUIRED ACTION: Under the authority granted to the City Council under the Revised Code of Washington (RCW) 35.43, the City has the authority to establish an LID for the purposes of constructing public improvements including, but not limited to street improvements and drainage systems. Property Owners that petition the City Council to construct these improvements utilizing the process under RCW 35.43 need to know the conditions the Council will accept before proceeding with the formation of the LID. Also, once the conditions have been met and an adequate number of petitions have been signed, the Council can then move to the next step in the process of setting the Public Hearing Date and forming the LID.</p> <p>BACKGROUND (Include prior Council action & discussion): At the October 25, 2011 City Council meeting a motion was made by Councilmember Block, seconded by Deputy Mayor Clark, and passed unanimously to authorize the distribution and submittal of the petition to form an LID to Fund Street and Drainage Improvements to SW 116th Place. Mr. Gough, the original petitioner to form the LID, has obtained 11 out of 14 (79% of the property owners) signatures from property owners petitioning the City Council to form the LID. The next step in the process is for the City Council to set a Public Hearing Date for the formation of the LID. Attached find Resolution No. 319, establishing the date and time for a Public Hearing to consider the formation of Local Improvement District (LID) # 3 to construct Street and Drainage Improvements to SW 116th.</p> <p>OPTIONS (Including fiscal impacts):</p> <ol style="list-style-type: none"> 1. Adopt Proposed Resolution No. 319, setting a public hearing date of March 07th, 2011 at the Burien City Council meeting to consider the formation of Local Improvement District (LID) # 3 to construct Street and Drainage Improvements to SW 116th. 2. Do not adopt Resolution No. 319. The estimated construction cost for LID# 3 is \$68,000; however, the final cost estimate and the method of assessment of the LID will be discussed during the Public Hearing. 		
Administrative Recommendation: Approve Resolution No. 319, setting the date, time, and place for a public hearing on April 4 th , 2011 @ 7:00 p.m. in the City Council Chambers to hear from those in favor or opposition in consideration of forming LID # 3.		
Committee Recommendation: N/A		
Advisory Board Recommendation: N/A		
Suggested Motion: Move to Adopt Resolution No. 319, establishing the date and time for a Public Hearing to consider the formation of Local Improvement District (LID) # 3.		
Submitted by: Larry Blanchard		Mike Martin
Administration		City Manager
Today's Date: February 22, 2011		File Code: R:/CC/AgendaBills2011/022211pw-1 Res 319 publ hrg LID 116 th Place



City of Burien
**PETITION FOR SW 116TH PLACE
 STREET AND DRAINAGE IMPROVEMENTS
 LOCAL IMPROVEMENT DISTRICT**

We, the undersigned, being legal owners of land included in the Assessment District for the

SW 116th Place Street and Drainage Improvements

petition the City of Burien to construct the above improvement.

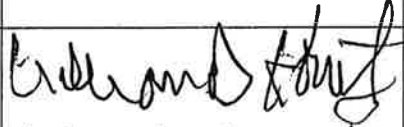
We understand that all properties benefited by the improvement will be included in a Local Improvement District and assessed for the cost of the improvement in compliance with Washington State Law.

This improvement will be done in accordance with approved plans and specifications of the Public Works Department.

At the time of filing, this petition must be signed by the owners of 50 percent (50%) of the properties within the proposed improvement district. This petition must be submitted to the City Clerk, Burien City Hall, 400 SW 152nd Street, Burien, WA 98166. If you have any questions regarding this petition or the cost of the work being petitioned for, contact the Public Works Department at (206) 248-5521.

Actual assessments may vary from assessment estimates, so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property.

NOTE: Petition signers must list property by lot, block and addition, and must be the owner(s) of record of the listed property. No signature by agent will be allowed, unless written authority of owner to sign accompanies this petition.

Parcel No.	Ownership	Sign and Print Name	Address and Phone Number
2509000170	KONERTZ WILLIAM D	 William D Konertz	3025 SW 116 TH PLACE



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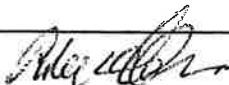
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Parcel No.	Ownership	Sign and Print Name	Address and Phone Number
2509000160	DEGROOTE ROBERT A	 Robert A DeGroot	3031 SW 116 TH PLACE



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2509000140	RANES MARGARET V	 MARGARET V. RANES	3045 SW 116 TH PLACE



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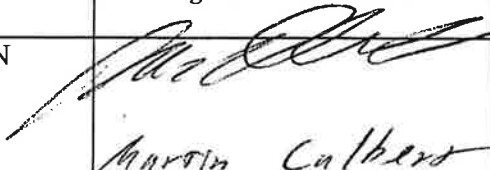
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2509000070	CULBERT MARTIN	 Martin Culbert	3038 SW 116 TH PLACE



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2509000060	NICHOLSON MELVIN E	 M. E. Nicholson	3034 SW 116 TH PLACE



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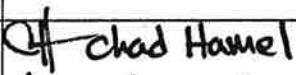
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2509000150	HAMMEL HOLLY AND CHAD	 Chad Hammel Holly Hammel Holly Hammel	3039 SW 116 TH PLACE



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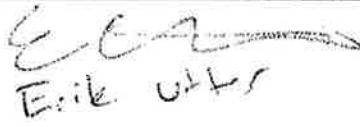
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2509000130	UTTER ERIK	 Erik Utter	3049 SW 116 TH PLACE



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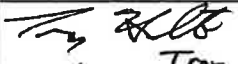

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2509000080	HILTON TROY + TRACEY	 Troy Hilton  Tracey Hilton	3044 SW 116 TH PLACE



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2509000110	G MICHAEL + VON RUEDEN ROSEMARY P	<i>G. Michael Gough</i> <i>Rosemary P. Von Rueden</i> Rosemary P. Von Rueden	N/A-CONTACT ADDRESS: 3052 SW 116 TH PLACE



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2509000100	GOUGH G MICHAEL	<i>G. Michael Gough</i> G. Michael Gough <i>Rosemary Von Rueden</i> Rosemary Von Rueden	N/A-CONTACT ADDRESS: 3052 SW 116 TH PLACE



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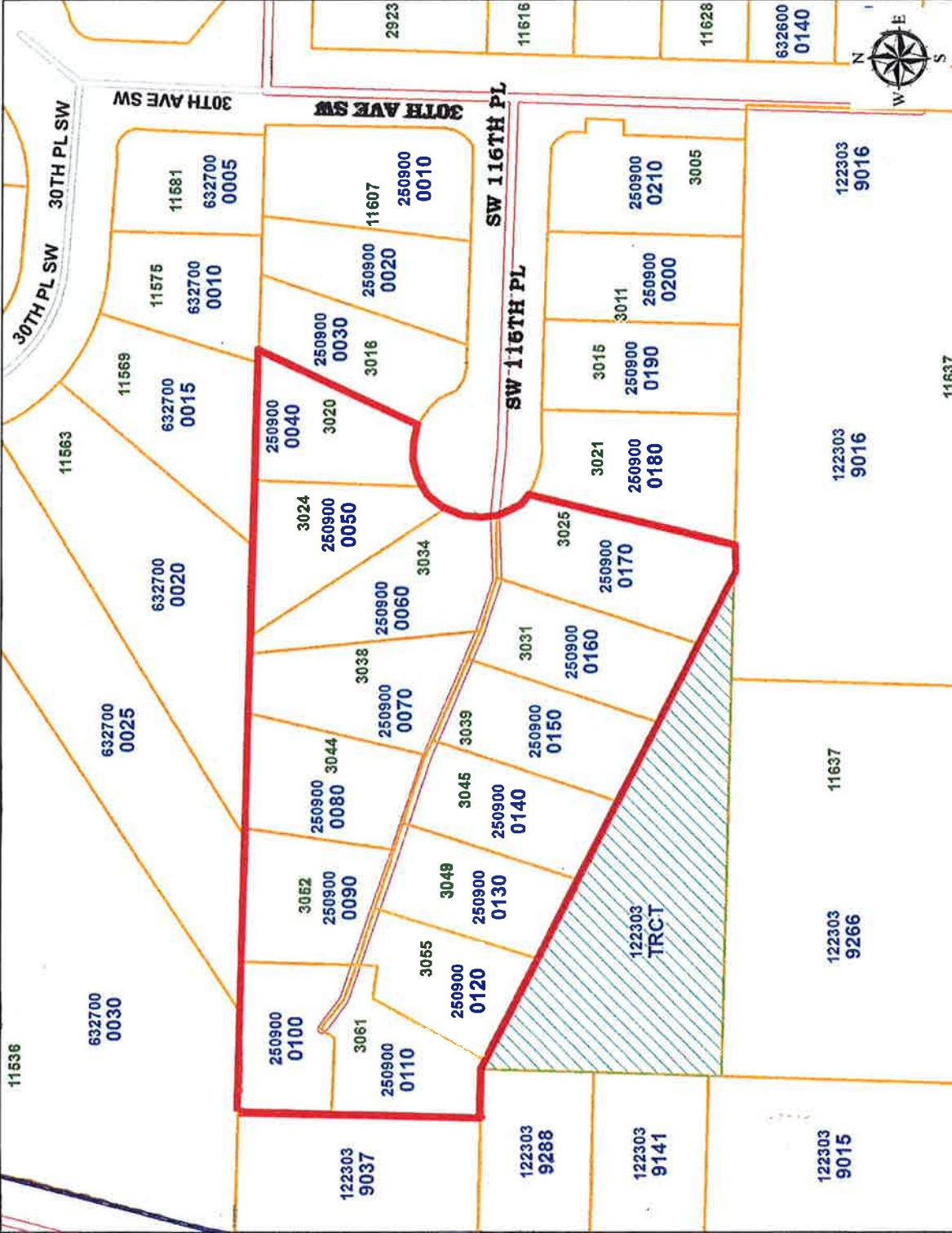
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Parcel No.	Ownership	Sign and Print Name	Address and Phone Number
2509000090	GOUGH GERALD MICHAEL ET AL	<i>[Handwritten signatures: Gerald Michael Gough, Rosemary Von Rueden]</i>	3052 SW 116 TH PLACE

Rosemary Von Rueden



SW 116TH PLACE STREET AND DRAINAGE IMPROVEMENTS LOCAL IMPROVEMENT DISTRICT



- Legend**
- Addresses
 - Parcels
 - Tax Parcel
 - Tract
 - Multiple
 - Water Areas

Notes
 BOUNDARY OUTLINED IN RED
 TOTAL PROPERTIES: 14
 TOTAL DIFFERENT OWNERS: 12
 TOTAL SIGNED PETITIONS: 11

0.0 0 0.02 0.0 Miles

THE CITY OF BURIEIN DISCLAIMS ANY WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS PRODUCT.

CITY OF BURIEN, WASHINGTON

RESOLUTION NO. 319

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, ESTABLISHING A DATE AND TIME FOR A PUBLIC HEARING TO CONSIDER THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT TO BE DESIGNATED LID NO. 3, PURSUANT TO THE PETITION METHOD, FOR THE PURPOSE OF MAKING STREET AND DRAINAGE IMPROVEMENTS TO SW 116TH PLACE

WHEREAS, a petition has been filed with the Clerk of the City of Burien requesting formation of a Local Improvement District (LID) for the purpose of making street and drainage improvements to SW 116th Place as described in the attached Exhibits "A" and "B"; and

WHEREAS, the date, time and place of the public hearing to consider the proposed Local Improvement District should be established;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY BURIEN, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. A public hearing shall be conducted before the Burien City Council on Monday, April 4, 2011 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Burien City Council Chambers, City Hall, Burien, Washington, to consider the formation of a Local Improvement District, to be designated LID No 3, for the purpose of making street and drainage improvements to SW 116th Place, as described in the attached Exhibits "A and "B".

Section 2. The Public Works Director estimates the cost and expense of the proposed improvements to be Sixty-Eight Thousand Dollars (\$68,000), including all construction costs and LID-related fees. If the LID is established by ordinance of the City Council following the public hearing, the property owners will pay said amount by the levy and collection of assessments against their property. The actual assessments for the Local Improvement District may vary from the above cost estimate, so long as the assessments do not exceed a figure equal to the increased true and fair value that the improvements add to the property.

The Public Works Director is hereby directed to submit to the City Council at or prior to the day of the hearing all data and information required by law.

Section 3. All persons who may desire to speak for or against the proposed Local Improvement District and improvements herein mentioned are invited to comment in person at the public hearing or to submit written comments to the City Council at Burien City Hall, 400 SW 152nd Street, Burien, Washington 98166.

Section 4. This Resolution shall be published in two consecutive issues of the official newspaper of the City of Burien, the first publication to be at least 15 days prior to the hearing.

Notice of the adoption of this Resolution and of the date, time and place of the hearing, together with the estimated preliminary assessment amount, shall be mailed to each owner or reputed owner of property within the proposed Local Improvement District at least 15 days before the hearing at the addresses shown on the rolls of the King County Assessor.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN,
WASHINGTON, AT A REGULAR MEETING THEREOF THIS ____ DAY OF _____, 2011.

CITY OF BURIEN

Mayor Joan McGilton

ATTEST/AUTHENTICATED:

Monica Lusk, City Clerk

Approved as to form:

Craig D. Knutson, City Attorney

Filed with the City Clerk:
Adopted by the City Council:
Resolution No. 319

EXHIBIT "A"
Metes and Bounds Description
Surrounding 14 Properties off of SW 116th Place

That portion of the Fenton Wood Plat, recorded in volume 72 of plats, page 79, records of King County, Washington; located in Section 12, Township 23 North, Range 3 East, W.M. described as follows:

Beginning at the northwest corner of Lot 10 of said Fenton Wood Plat;
Thence along the north line of said plat South 88°35'36" East 524.00 feet to the northeast corner of Lot 4 of said plat;
Thence along the east line of said Lot 4 South 24°54'09" West 123.33 feet to the beginning of a non-tangent curve, concave to the southeast of which the radius point bears South 24°54'09" West 45.00 feet, said curve also being the northerly margin of Southwest 116th Place;
Thence along said curve and margin of said Southwest 116th Place 129.90 feet through a central angle of 165°23'37" to the northeast corner of Lot 17 of said Fenton Wood Plat;
Thence along the east line of said Lot 17 South 16°18'25" East 145.10 feet to the south line of said Fenton Wood Plat;
Thence along said south line North 88°35'36" West 17.87 feet;
Thence continuing along said plat line North 62°50'07" West 379.70 feet;
Thence continuing along said south plat line North 88°35'36" West 33.00 feet to the southwest corner of Lot 11 of the Fenton Wood Plat;
Thence along the west line of said Fenton Wood Plat North 01°45'52" East 165.00 feet to the Point of Beginning.

