

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Author: Jeff Monsen	Jm	7/27/98		7/28/98	Introduction
Division Head:				8/11/98	Public Hearing
Dept. Head: Jeff Monsen	Jm	7/27/98			
Prosecutor Dan Gibson	DG	7/27/98			
Purchasing/Budget:					
Executive:					

**SUBJECT:**

Resolution Approving Van Wyck Road Assessment Reimbursement Area and Assessments

**ATTACHMENTS:**

Subject Resolution with Attachment

Related County Contract #:

Should Clerk schedule a hearing: NO /  / YES /  / Requested Date:

**SUMMARY STATEMENT:**

To approve the Van Wyck Road assessment reimbursement area and assessments.

**Ordinance & Resolution Distribution Request**

To keep down our copying costs, indicate only those who must receive a copy after Council action. List names to the right.

ADS Facilities Management	
ADS Finance	
ADS Human Resources	
ADS Info Services	
Assessor	
Auditor	
Cooperative Extension	
District Court	
Executive	
Health	
Hearing Examiner	
Jail	
Juvenile	
Parks	
Planning	
Prosecutor	Jeff Monsen
Public Works	
Sheriff	
Superior Court	
Treasurer	
Other	

**RECOMMENDED ACTION:**

**COUNCIL ACTION TAKEN:**

1997 - 413 C 7/28/98: Introduced  
 8/11/98: Held in committee 7-0  
 9/15/98: Approved 7-0, Res. #98-062

Ordinance or Resolution Number  
 (this item): **RES. 98-062**

SPONSORED BY: Consent

PROPOSED BY: Public Works

INTRODUCTION DATE: 7/28/98

RESOLUTION NO. 98-062

APPROVING VAN WYCK ROAD  
ASSESSMENT REIMBURSEMENT AREA AND ASSESSMENTS

WHEREAS, Ordinance No. 98-033 amended County Code 12.44 to create a procedure for reimbursement of roadway construction costs to benefit others; and


WHEREAS, this ordinance requires notification by certified mail to the property owners of record within the preliminary Assessment Reimbursement Area; and

WHEREAS, to ensure that all affected parties in the Van Wyck Road Assessment Reimbursement Area have had an opportunity to comment and/or to present alternatives to the assessment reimbursement proposal, as described in Attachment "A", a hearing was held on August 11, 1998 to receive testimony in this regard.

NOW, THEREFORE, BE IT RESOLVED that the Whatcom County Council determines that the assessment reimbursement area and assessments as described in Attachment "B" are hereby approved.

APPROVED this 15 day of Sept, 1998.

ATTEST:



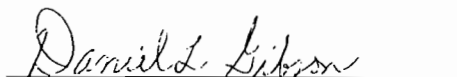
Dana Brown-Davis, County Clerk

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON



Bob Imhof, Council Chair

APPROVED AS TO FORM:

  
Civil Deputy Prosecutor

## **ATTACHMENT "A"**

### **PROPOSED VAN WYCK ROAD ASSESSMENT REIMBURSEMENT AREA AND ASSESSMENTS**

- Letter to affected landowners
- Exhibit "A" – Map of reimbursement area and property identification
- Exhibit "B" – Proposed latecomer assessment allocation
- Exhibit "C" – Project cost estimate

**WHATCOM COUNTY  
PUBLIC WORKS DEPARTMENT**

WHATCOM COUNTY COURTHOUSE  
11 Grand Avenue  
Bellingham, WA 98225-4038

JEFFREY M. MONSEN, P.E.  
Director



Phone: (360) 676-6692  
County: (360) 398-1310  
FAX: (360) 738-4561

VIA CERTIFIED MAIL

July 10, 1998

Re: Van Wyck Road Latecomers Reimbursement Proposal

Dear (Property Owner):

The purpose of this letter is to notify you of a Public Hearing regarding the completion of improvements to Van Wyck Road and the proposed recovery of improvement costs through late-comer reimbursements. Attached hereto is the latecomer reimbursement proposal for Van Wyck Road, from the Whatcom County Public Works Department to the Whatcom County Council.

A work session will be held in the County Council's Public Works Committee on July 28, 1998, at 1:30 p.m. to explain the proposal and consider the alternatives in preparation for the Public Hearing to be held in regular session of the Council on August 11, 1998.

The subject segment of roadway intended for construction of improvements is: Van Wyck Road, beginning 1,000-ft (+/-) and ending 3,100 -ft (+/-) east of the Guide Meridian, Sections 6 & 7, T38N R3E.

The latecomer payment is subject to:

1. Development / sub-division occurring within 15 years; **and,**
2. Lots developed and provided legal access via roadways other than Van Wyck will be forgiven the latecomer assessment requirement

At the time of the Public Hearing on August 11, 1998, the County Council reserves the right to make adjustments in the total payments, plus or minus, as well as to reallocate the level of benefit between affected properties. Factors that may influence the County Council's decision include, but are not limited to:

- ◆ Potential non-uniform level of benefit between properties.
- ◆ Previous financial contributions made by affected property owners.
- ◆ Public interests in completion of the project.
- ◆ Expansion or reduction in the overall scope of work.

Van Wyck Area Property Owners

July 16, 1998

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For purposes of this notice, the Public Hearing and the resulting County Council's action relating to latecomer payments may result in final payments owing of plus or minus 40% from what is contained in the attached proposal.

The intent of the County Council work session to be held on July 28, 1998, is to evaluate alternatives to this proposal, based on the factors listed above.

If you have any questions about any part of this material, please do not hesitate to call.

Sincerely,

Jeffrey M. Monsen, P.E.

Director

JM/pb

cc: Pete Kremen, County Executive  
Barbara Brenner, Chair, Public Works Committee  
Public Works Management Team

Enc.



VAN WYCK ROAD - LATECOMERS

Zoning = R5A

7/16/98 - EXHIBIT B

Lot No.	Geo Code	Name	Parcel Size	Existing Improved	Other Approved	Unimproved (potential future lots)
Sect. 6 <u>380306</u>						
1	152017	Olson	4.69	1	0	0
2	221017	McCauley	4.59	1	0	0
3	295069	Perry	19.75	1	0	3
4,5,7	360065	Bliss	13.99	0	3	0
6	344100	Bliss	4.67	1	0	0
8	460074	Perkovich	38.42	0	0	8
Sect. 7 <u>380307</u>						
9	462472	Seibu Hawaii Inc	39.74	0	0	8
10	363476	Lewis	15	0	2	1
11	293497	Younkins	14.65	1	0	2
12	266470	Younkins	0.35	1	0	0
13	309438	Anderson	10	1	0	1
14	185435	Leonard	33.95	0	0	7
15	185495	Leonard	4.13	1	0	0
16	135495	Smith	0.92	n/a	LII Zone	0
Total future lots for Latecomers calculation =						30

Estimate for total project =	\$ 173,900.00	(+/- 10% contingency)
Excluded County share =	\$ 51,500.00	(includes \$12,500 of previous payments)
<hr/>		
Latecomer proposed collection =	\$ 122,400.00	
Unimproved potential lots =	30	(Existing improved lots and other approved lots are excluded)
<hr/>		
Proposed per unimproved lot latecomer payment =	\$ 4,080.00	



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I N T E R

O F F I C E

MEMO

To: Jeff Monsen, Director  
From: Dick Prieve, Ass't Director - Operations *DP*  
Subject: Van Wyck Road Estimate  
Date: March 6, 1998

Please find attached, the preliminary estimates to widen, lengthen, improve and hard surface VanWyck Road, east of the Guide.

Please advise if I can be of further assistance.

cc: Ed Henken  
Nasser Mansour

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VAN WYCK ROAD ESTIMATE

1. Existing maintained county road 18' wide ± 1,100 LF.
2. Existing unmaintained private road 14' wide ± 2,000 LF.
3. Road not constructed ± 700 LF.

Use \$2.50 / S.F. to widen road  
     .50 / S.F. 2 ½" Asphalt Overlay  
     .20 / S.F. Double Lift of BST

I

a.	Widen unmaintained road from 14 to 18 feet		
	2,000 x 4 x \$ 2.50 =		\$20,000
b.	Construct 18' road		
	700 x 18 x \$ 2.50 =		\$31,500
*c.	Length existing culverts		
	Lump Sum =		\$15,000
d.	Improve site distance		
	Lump Sum =		\$15,000
			-----
	• <b>Road Base Sub Total</b>		<b>\$81,500</b>
	Asphalt First 2,100 LF		
	2,100 x 18 x 0.50 =		\$18,900
			-----
	• <b>Asphalt Road Sub-Total</b>		<b>\$100,400</b>
	BST first 2,100 LF		
	2,100 x 18 x 0.20 =		\$ 7,600
			-----
	• <b>BST Road Sub-Total</b>		<b>\$ 89,100</b>

\* Add \$45,000 to replace culvert

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II

a.	Widen unmaintained road from 14' to 26'		
	$2,000 \times 12 \times \$2.50$	=	\$60,000
b.	Construct 26' road		
	$700 \times 26 \times \$2.50$	=	\$45,500
*c.	Length existing culverts		
	Lump sum	=	\$30,000
d.	Improve Site Distance	=	\$30,000
			-----
	• <b>Road Base Sub-Total</b>		\$165,500
	Asphalt first 2,100 LF		
	$2,100 \times 20 \times .50$	=	\$21,000
			-----
	• <b>Asphalt Road Sub-Total</b>		\$186,500
	BST first 2,100 LF		
	$2,100 \times 20 \times .20$	=	\$ 8,400
			-----
	• <b>BST Road Sub-Total</b>		\$173,900

\* Add \$60,000 to replace culvert

## **ATTACHMENT “B”**

### **APPROVED VAN WYCK ROAD ASSESSMENT REIMBURSEMENT AREA AND ASSESSMENTS**

- Exhibit “A” – Map of reimbursement area and property identification
- Exhibit “B” – Approved latecomer assessment allocation



VAN WYCK ROAD - LATECOMERS

Zoning = R5A

9/15/98 - EXHIBIT B

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13	309438	Anderson	10	1	1	0
14	185435	Leonard	33.95	0	3	4
15	185495	Leonard	4.13	1	0	0
16	135495	Smith	0.92	n/a	LII Zone	0

Total future lots for Latecomers calculation = 24

Estimate for total project = **\$159,900.00**  
 Excluded County share = **\$66,500.00**

Total latecomer collection = **\$93,400.00**  
 Unimproved potential lots = **24**

(Existing improved lots, other approved lots, and credited lots are excluded)

Estimated per unimproved lot latecomer payment = **\$3,891.67**  
**\$4,280.83**

with 10% contingency