

Resolution No. 2005-22

[Council meeting minutes of Jun 20 2005](#)

RESOLUTION NO. 2005-22

A RESOLUTION of the City Council of the City of Lakewood, Washington, declaring the City's intent to form Local Improvement District No. E1108 (Panattoni Development) and setting the formation hearing date

WHEREAS, it is the intention of the Council to order the local improvement described below, and to pay the cost of such improvement by imposing and collecting special assessments upon the real property that will receive special benefit from the improvements; and,

WHEREAS, the improvements shall consist of curb, gutter, sidewalk and street lighting. The improvements include work necessary to comply fully with the plans and specifications to be prepared by the City Engineer.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as Follows:

Section 1. That the real property to be benefited by the improvement and which will constitute Local Improvement District No. E1108 is described as follows:

Parcel Numbers:

0319067006

0319067007

7855000020

7855000040

Improvements consist of half street improvements including but not limited to road widening, curb, gutter, sidewalk, storm drainage, street lighting, landscaping and other associated improvements along the street frontages of South Tacoma Way SW, 112th ST S and 34 Avenue S of the above noted parcels and as required under Land Use Permit Nos. 040367 and 050055. Upon city Council adopting less restrictive Street improvement standards the Public Works Director/City Engineer may where appropriate substitute same for those improvements described herein.

The total cost of this LID is estimated to be \$964,939.

Section 2. That actual assessments may vary from assessment estimates, so long as the assessments do not exceed the increased true and fair value the improvement adds to the property being assessed. At the option of the property owners, the assessments levied against the property shall become due and payable in cash, without interest, within thirty (30) days after publication of notice of assessment, or in twenty (20) equal annual installments with interest on deferred payments at a rate to be hereafter fixed, but in no event greater than one-half percent above the rate of interest fixed upon sale of bonds for the district.

Section 3. That the Hearing Examiner of the City of Lakewood shall conduct a hearing to consider the creation of the proposed local improvement district described herein. That such hearing shall be held in the Council Chambers, 6000 Main Street SW, Lakewood, Washington, on July 20, 2005 at 10:00 a.m. That all persons who may desire to object to the making of the improvement shall do so in writing and file such complaint with the City Clerk before 5:00 p.m. on July 13, 2005, or shall appear and present their objections at the hearing.

Section 4. That the Director of the Public Works Department shall submit to the Hearing Examiner on or at a date prior to July 13, 2005, the estimated cost of the improvement; a statement of the proportionate amount thereof which should be borne by the property within the proposed local improvement district; a statement of the aggregate actual value of the real estate, including 25 percent of the actual value of the improvements thereon, within the district according to the valuation last placed upon it for the purpose of general taxation; a statement in detail of the local improvement assessments outstanding and unpaid against the property within the district; together with a diagram or print showing the lots, tracts, and parcels of land which will be specially benefited by the improvement; and the estimated amount of the cost and expense of the improvement to be borne by each parcel of property.

Section 5. That the City Clerk shall publish this Resolution in the official newspaper of the City of Lakewood, as required by law.

Section 6. That the Director of the Public Works Department shall give notice of the hearing as required by law.

Section 7. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not effect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 8. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 20th day of June, 2005.

CITY OF LAKEWOOD

Douglas Richardson, Mayor

Attest:

Alice M. Bush, CMC, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney