

**KENAI PENINSULA BOROUGH ROAD SERVICE AREA
RESOLUTION 2010-01**

**A RESOLUTION APPROVING ASHTON PARK
SUBDIVISION RIAD MATCH PER KPB 14.31.055**

WHEREAS, the road service area (“RSA”) board authorized funding to obtain an engineer’s estimate for the Ashton Park Improvement Assessment District (“RIAD”) at its June 23, 2009 meeting; and

WHEREAS, the engineer’s estimate of \$324,288 for the Ashton Park Subdivision RIAD was presented to the board at its January 12, 2010 meeting, and

WHEREAS, the RSA board received and reviewed Ashton Park Subdivision RIAD petition at its January 12, 2010 meeting; and

WHEREAS, KPB 14.31.055 authorizes up to a 50 percent match for the cost of an internal subdivision RIAD project be provided by the RSA; and

WHEREAS, the petitioners for Ashton Park Subdivision RIAD made a timely application to participate in the match program.

NOW, THEREFORE, BE IT RESOLVED BY THE KENAI PENINSULA BOROUGH ROAD SERVICE AREA BOARD:

SECTION 1. The board recommends the formation of Ashton Park Subdivision RIAD as set forth in the attached petition.

SECTION 2. The board approves an expenditure of up to \$168,048.62 from the RIAD Match Fund for the Ashton Park Subdivision RIAD. This RIAD includes 690 linear feet of Liberty Lane, 407 linear feet of Commerce Street cul-de-sac, 1,625 linear feet of Commerce Street, 370 linear feet of Brumlow Place, 85 linear feet of Singleton Court, 102 linear feet of Masters Court, 190 linear feet of Aries Court, 300 linear feet of Libra Court, 300 linear feet of Virgo Court and 198 linear feet of Pisces Court for a total linear footage of 4,267.

SECTION 3. The board makes the following findings required by KPB 14.31.055:

1. Standard: For purposes of the pavement match program, whether roads located in the Ashton Park Subdivision, College Park West Subdivision, College Park North Subdivision, Portions of Brumlow Park No. 1 and Brumlow Park-O’Neil Replat are certified for borough maintenance.
Finding: Roads located in the Ashton Park Subdivision, College Park West Subdivision, College Park North Subdivision, Portions of Brumlow Park No. 1 and Brumlow Park-O’Neil Replace is certified for borough maintenance.

2. Standard: Whether it is economically feasible to improve the road to RSA certification standards.
Finding: The entire project cost is approximately \$336,097.24. All fifty eight (58) benefited parcels include forty two single family residential lots, 7 multi-family parcels, 4 undeveloped residential lots, 5 undeveloped residential lots, 1 commercial facility and 3 undeveloped commercial lots. The lien for any given parcel will not exceed 25 percent of the value of the parcel as required by KPB 14.31.080 following any required prepayments. The project would provide pavement and reduce maintenance costs. These roads are in good condition without out-of-the-ordinary costs for construction anticipated. Considering these factors, the project is economically feasible.
3. Standard: To what extent do the assessed values of the benefited properties support the scope of work for the project.
Finding: No lien will exceed 25 percent of the value of a parcel as required by KPB 14.31.080(A)(1). The attached spreadsheet shows that if the borough makes a 50 percent match, assessments for each parcel will be \$2,897.39. Considering the parcels range in value from \$372,300 to \$16,400, the assessment will be less than the 25 percent maximum. There is a ten-year payment schedule available to pay the assessments and, generally, the borough has a favorable interest rate for special assessment districts. These factors all indicate that the assessed values support the project.
4. Standard: The number of applications for projects received that year.
Finding: Two applications for use of the Engineer's Estimate Fund were received by the June 1 deadline; Poppy Ridge Road and Ashton Park Subdivision. The Poppy Ridge Road RIAD and Ashton Park Subdivision applications are requesting RIAD Match Funds.
5. Standard: The funds available in the Road Improvement Assessment District Match Fund.
Finding: There is \$522,000 available in the fund.
6. Standard: Whether an application for district formation has been previously filed and whether conditions have changed to make the project more feasible than in past application years.
Finding: The Ashton Park Subdivision RIAD has not been previously considered or rejected for a match.
7. Standard: The number of residents served.
Finding: The proposed RIAD serves an estimated 99 residents.
8. Standard: The number of parcels served.
Finding: There are 58 parcels within this project.

9. Standard: The feasibility of the project's compliance with KPB 14.31.080 criteria regarding restrictions on formation.

Finding: The project meets all the following feasibility criteria:

- A. *Does the assessment to assessed value ratio exceed 21 percent for gravel improvements, or 25 percent for pavement?* No. The assessment will not exceed 25 percent of the assessed value for any parcel.
- B. *Are the parcels bearing more than 10 percent of the estimated costs of the improvement delinquent in real property taxes in the immediately preceding tax year?* No. There are no tax delinquencies.
- C. *Do unimproved parcels represent more than 40 percent of the assessed value within the district?* No. There are 5 undeveloped residential lots and 3 undeveloped commercial lots. The unimproved parcels total assessed value is \$308,700 (3.55%)

10. Standard: Whether there is alternate access to properties served by the road and the condition of that alternate access.

Finding: Ashton Park Subdivision, College Park West Subdivision, College Park North Subdivision, Portions of Brumlow Park No. 1 and Brumlow Park-O'Neil Replat have alternate access to properties to Kalifornsky Beach Road from beginning from Liberty Lane, Commerce Street to end of Merrywood Avenue.

SECTION 4. That a copy of this resolution be forwarded to the mayor and assembly.

**ADOPTED BY THE KENAI PENINSULA BOROUGH ROAD SERVICE AREA BOARD
ON THIS 12th DAY OF JANUARY 2010.**



Ron Wille,
Road Service Area Board Chair

ATTEST:



Doug Schoessler, Road Service Area Director