

# STORMWATER LOCAL IMPROVEMENT DISTRICT



## What is a Stormwater LID?

A local improvement district is a method by which a group of property owners can share in the cost of constructing drainage infrastructure improvements to benefit their properties. Example projects include:

- Constructing new or up-sizing existing public storm pipes.
- Construction of vegetated water quantity or quality approaches, such as extended dry basins or street-side planters.

CWS encourages partnership and collaboration among property owners and neighborhood groups to identify and fund solutions. With the formation of an LID, CWS will provide technical assistance, manage the design and construction, facilitate the funding program, and become responsible for long-term maintenance of public infrastructure.

## Do property owners have a say in the LID?

Yes! Owner input helps staff define a project area and develop preliminary design and cost-sharing options. The process usually begins with a conversation between one or more property owners and CWS. Property owners are involved throughout the process, from the petition and the ballot, through the public hearing and development of the assessment methodology. CWS holds several meetings with property owners throughout the preliminary design process, and encourages active participation.

## LID step-by-step

- ✓ Property owners circulate petition and submit petition to CWS.
- ✓ Neighborhood meeting to review LID process and elicit input from property owners.
- ✓ CWS staff presents petition to Board of Directors; requests approval to develop a preliminary engineering study and cost assessment report.
- ✓ Board considers request.
- ✓ If authorized, CWS develops preliminary report.
- ✓ Neighborhood meeting to discuss report.
- ✓ CWS revises report as needed.
- ✓ Property owners cast ballot in support or opposition of the project.
- ✓ CWS presents final recommendation to Board.
- ✓ Board considers final recommendation and holds a public hearing for formation of the LID.
- ✓ If authorized, CWS finalizes project design.
- ✓ CWS and property owners finalize project details and compensation for easements, if necessary.
- ✓ Project construction.
- ✓ Public hearing to review project costs and finalize the assessment.
- ✓ Within 30 days, owners pay the assessment or sign a financing contract.



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## Resources

- Request a petition template or a meeting with Clean Water Services: 503.681.5100 or [permits@cleanwaterservices.org](mailto:permits@cleanwaterservices.org)



## What is the process?

The first step is to determine how many property owners support formation of an LID. This support is determined by signatures on a petition. Signing a petition indicates your willingness to participate in a LID and your request that the CWS Board of Directors authorize staff to allocate budget towards an engineering report. In reviewing the petition, the Board will look at the percentage of affected property owners who support formation of a LID. The Board cannot form the LID if more than 50 percent of the property owners who own more than 50 percent of the property object to the LID.

With Board authorization, staff will prepare an engineering report to assess options and costs. Staff shares the report with petitioners and other benefitted property owners, who have the responsibility to decide whether to continue with formation of a LID and how to share costs. If property owners decide not to pursue formation of a LID, then the request is dismissed. In this situation, the Board may pass along the engineering study costs to petitioners.

## Who pays project costs?

Project costs can include project management, engineering, construction, inspection, legal services and compensation for easements. Most of the cost is paid by benefitted property owners. The assessment method, or how the costs are divided among the properties, is decided by the property owners.

If the project involves extending public storm pipes, some owners may wish to add a storm lateral, or a pipe connecting their property to the project. Owners are responsible for the cost of construction and inspection of these new laterals.

CWS administers the LID, offers financing to help property owners manage their share of the cost, manages design and construction, and may contribute a public share of dollars to fund improvements.

## Making Costs More Manageable

CWS offers several ways to help property owners manage costs:

- **Financing:** CWS typically offers 10-year financing for the LID assessment.
- **Project cost-sharing:** CWS can contribute public funds for certain construction costs, including unforeseen costs, costs associated with bedrock or the depth of the pipe, and stormwater treatment approaches.

Everything we do at Clean Water Services aims to protect public health while enhancing the natural environment of the Tualatin River Watershed.



### DEVELOPMENT SERVICES

2550 SW Hillsboro Hwy

Hillsboro, Oregon 97123

503.681.5100

[permits@cleanwaterservices.org](mailto:permits@cleanwaterservices.org)

[cleanwaterservices.org/permits-development](http://cleanwaterservices.org/permits-development)

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