

**CITY ENGINEER'S REPORT**  
**NE 26<sup>th</sup> St (NE West Devils Lake Road to NE Yacht Ave)**  
**SANITARY SEWER REIMBURSEMENT DISTRICT**  
**August 20, 2021**

An application has been submitted, pursuant The City of Lincoln City's Municipal Code, Chapter 13.06, for reimbursement of a completed, low pressure sanitary sewer main. During application NE 26<sup>th</sup> St, from NE Yacht to NE West Devils Lake Road was evaluated and determined to meet criteria for sanitary sewer service using a low pressure sewer system. The 2", High-Density Polyethylene (HDPE) sewer main was determined substantially complete & accepted by the city on December 8<sup>th</sup>, 2020 and supplies adequate capacity to serve the existing lots with additional capacity for future subdivision of fronting parcels.

Eight (8) low-pressure sanitary sewer lateral connections have been provided with the reimbursement district and eight (8) lots directly benefit from construction of the sewer system.

Two (2) additional lots benefit but do not have frontage on the utility. These 2 "land locked" parcels have the same ownership as the adjacent lot fronting on the new sewer utility and utilize the fronting lot as access to the existing home. Taking this conjunctive use into consideration, only lots directly fronting the right-of-way & utility have been provided a connection and, solely for the purpose of assessment of the reimbursement amount, the "land locked" or "back lots" have been considered a part of the fronting lot.

See Exhibit "A" for listed property owners & tax lots.

Exhibit "B" includes a map showing the Reimbursement District Boundary.

Exhibit "C" includes a map of the area zoning; The properties benefitting are zoned (Single Family Residential-7,500sf) R-1-7.5.



The reported cost of improvements was \$68,214.00. This cost has been documented in the reimbursement district application, per LCMC 13.06.015[C] and found to be in compliance with the reimbursable costs outlined in LCMC 13.06.025

8 lateral connections have been provided: \$68,214.00 / 8 connections = \$8,526.75 per sewer connection for reimbursement. This number is based on the final construction cost.

The \$8,526.75 per sewer connection is to reimburse the applicant for the cost to install the public sewer. The total cost for applicants to connect to the sewer system would also include:

Components of Property-Side Costs	Estimated Costs
System Development Charges	\$4,182.00 - Sewer only based on 5/8-inch water meter, 2021 rates
Inspection Fees/Permit Fees	\$100.00 Public Works Connection Inspection Fee
On-site construction costs for the pump and control panel	Pump and Control Panel cost is currently \$5,500.00 Installation cost will vary based on site conditions estimated to be \$8,000.00 - \$10,000.00
Abandoning existing septic tank	Estimated \$2,500, must remove or fill, cost will vary
<b>Total Estimated Property-Side Costs</b>	<b>\$14,750.00 - \$17,000.00</b>

City Engineer's Signature:

Date: *August 26, 2021*

Attachments:      Exhibit A      Property Owner List  
                          Exhibit B      District Boundary  
                          Exhibit C      District Zoning



City of Lincoln City | 801 SW Highway 101 | PO Box 50 | Lincoln City, OR 97367 | 541.996.2154  
 Public Works Department | [lincolncity.org](http://lincolncity.org)

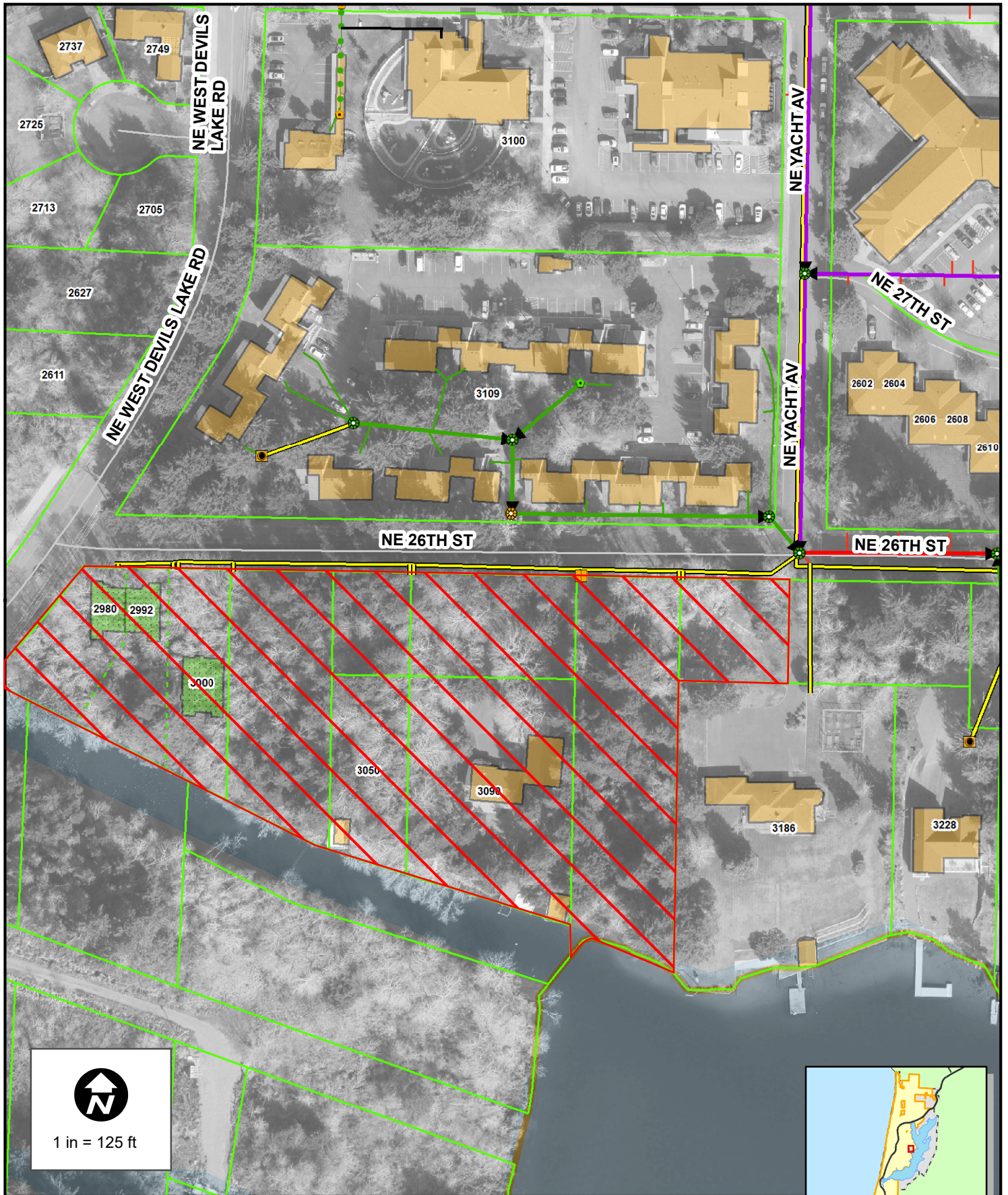
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**EXHIBIT "A"**

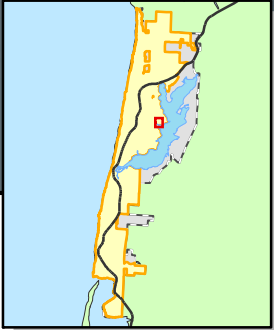
**NE 26TH REIMBURSEMENT DISTRICT PROPERTY OWNER LIST**

Tax Map	Tax Lot	Owner	Address	Lot Area (SF)	Provided Connections
7-11-11-AB	5902	Devils Paradise LLC	3025 SE 25th Ave Portland, OR 97202	10,527	1
7-11-11-AC	300	Olivia L Holt Trustee	28017 SW Strawberry Hill Dr Hillsboro, OR 97123	36,166	1
7-11-11-AB 07-11-11-AC	05071 301	Olivia L Holt Trustee	28017 SW Strawberry Hill Dr Hillsboro, OR 97123	50,301	1
7-11-11-AB 07-11-11-AC	05600 207	Carol Lynn Harris Trustee	8420 SW Canyon Lane #13 Portland, Or 97225	20,978	1
7-11-11-AC	210	Cary Dean Erkenbeck	1803 NE Laurelwood Loop Canby, OR 97013	24,678	1
7-11-11-AC	200	Nathan S Knott Trustee & Angie S Knott Trustee	PO Box 197 Otis, OR 97368	12,355	1
7-11-11-AC	215	Nathan S Knott Trustee & Angie S Knott Trustee	PO Box 197 Otis, OR 97368	10,000	1
7-11-11-AC	219	Nathan S Knott Trustee & Angie S Knott Trustee	PO Box 197 Otis, OR 97368	11,063	1

# Exhibit B



  
1 in = 125 ft



## Vicinity Map

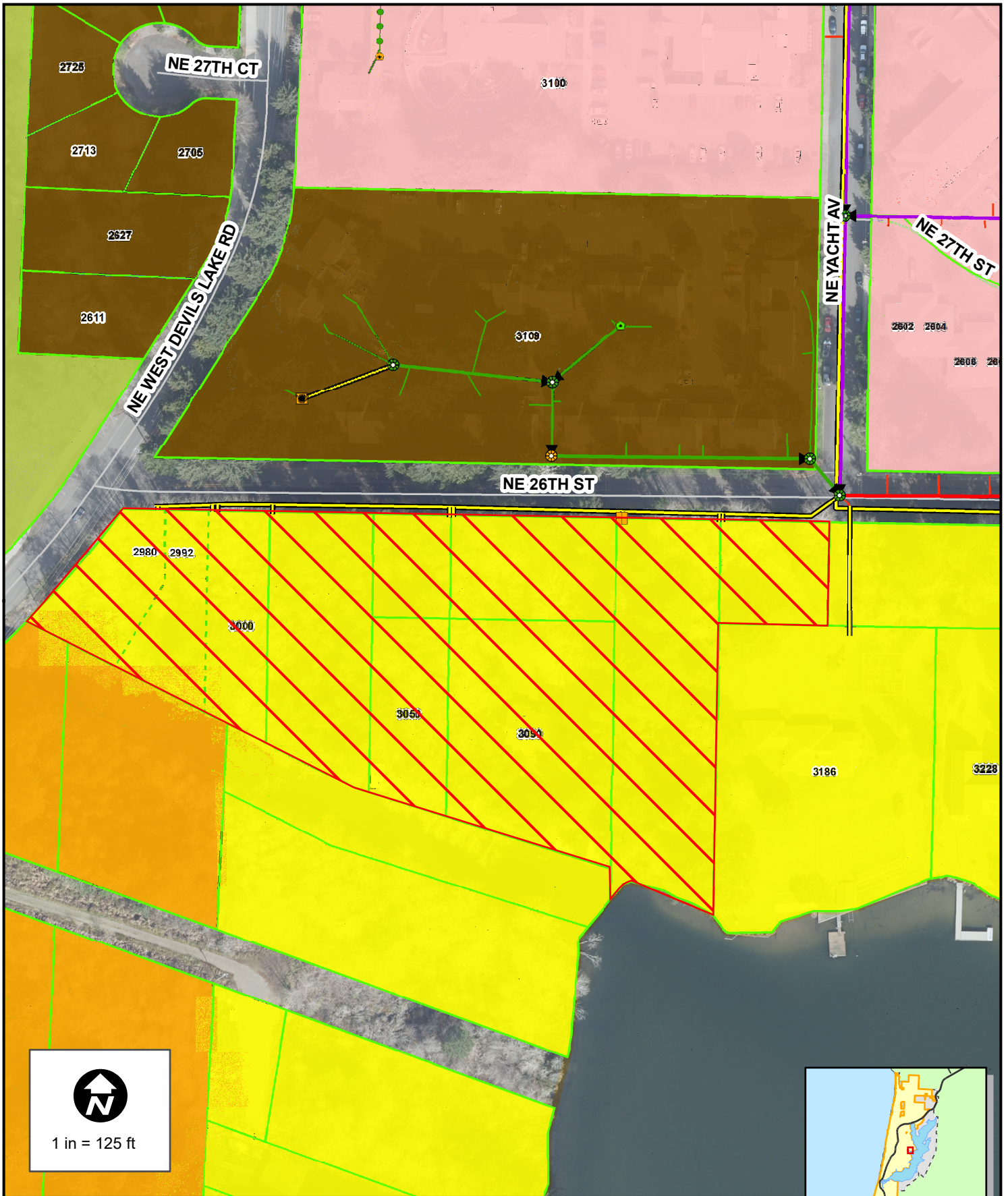
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Date: 6/24/2021

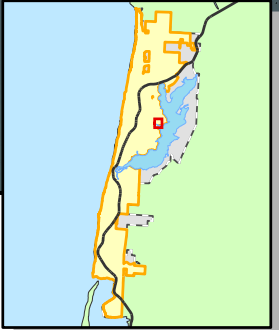
Location



# Exhibit C



  
1 in = 125 ft



Location



## Vicinity Map

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Date: 8/20/2021