


CITY COMMISSION POLICY

GRAND RAPIDS  MICHIGAN	NUMBER: 1000-12	HISTORY	
	DATE: July 18, 1972	FILE #	DATE
	FILE NUMBER: 25051		
	DEPARTMENT: Engineering		

SUBJECT: PARTIAL IMPROVEMENTS FOR GRAVEL STREETS

PURPOSE: To establish an alternative to the policy heretofore adhered to that when so requested by the abutting property owners or found necessary by the City Commission, existing gravel streets shall be fully improved, i.e., minimum width 30 ft. face to face of curb, curb and gutter, 2 inches of bituminous concrete pavement over 8 inches of compacted gravel base, storm sewer and appurtenant drainage facilities, topsoil trees. This policy establishes that a partial improvement, i.e., a 22 ft. wide, 1 ½ inch thick bituminous aggregate pavement over the existing gravel base, existing ditches and culverts for drainage will be allowed under the conditions stated below.

POLICY:

1. A partial improvement will be allowed only when all of the following conditions prevail:
 - A. The street is a local street as defined by the regulations under Act 51 (Michigan Highway Law) of the Public Acts of 1951.
 - B. The property abutting the street is zoned R-1 or R-2. If 50 percent or more of the property abutting the street is so zoned, this condition shall be considered to have been met.
 - C. The traffic load on the street shall consist of predominately local passenger vehicles and shall be light.
 - D. The existing gravel street shall be free from serious drainage problems and adverse soil conditions which would contribute to the early breakup of the temporary pavement.

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2. Special Assessment financing, as is now used for full improvements, shall be utilized to cover the cost of partial improvements. The uniform rates for full improvements have been computed assuming a City-at-Large share of 20% to 30% and this same ratio shall apply to the partial improvements. It is estimated that an assessment rate of \$3.60 to \$4.00 per foot will be required for a partial improvement. Projects may be initiated either by the City Commission or the affected property owners and all of the regulations pertaining to the special assessment procedure shall apply. Inasmuch as the partial improvement is temporary in nature and may need replacement at the end of 10 years, affected property owners agree that they may be re-assessed for additional improvement as defined below.
3. The City will be responsible for the maintenance of partial improvements just as they have always been for full improvements. However it is assumed that the useful life, i.e., the absence of continuing major maintenance costs, which can only be relieved by the reconstruction of the facilities is 10 years for partial improvement as contrasted to 20 years or more expected from a full improvement. Therefore, at the end of the 10-year period following the construction of a partial improvement, if a reconstruction is necessary, the property owners shall be re-assessed for another partial improvement, or if they so choose, a full improvement. The decision as to the necessity for a partial improvement will be made by the City Commission after investigation by the appropriate departments as to the conditions then prevailing on the street. The wishes of those owners affected will be considered in establishing whether a full improvement is made and assessed to them. The assessment rates used shall be those in effect for the different improvements at the time of re-assessments.
4. It should be clearly understood by property owners choosing a partial improvement that the City Commission presently has and will under this policy retain the right to find that a full improvement is a necessary public improvement. If within the 10-year period following the construction of a partial improvement the City Commission finds that a full improvement is a necessary public improvement, the property owners will be given full credit for those monies paid for the partial improvement. If a full improvement is found to be a necessary public improvement after the 10-year period is past, no credit for assessments paid for partial improvements will be given.
5. The City Engineer shall disseminate information as is necessary to insure that property owners affected by this policy are aware of the alternatives available to them. At the onset of the program, he shall so inform the property owners on all the streets where a partial improvement will be allowed. In the future, he shall inform property owners requesting improvements of the alternatives made available to them.

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6. That any portion of such street include as part of a development under Chapter 64 of the Subdivision Platting Ordinance be improved in accordance with the standards contained in this chapter.