

Received At Council Meeting  
Meeting Date: 3-26-12  
Agenda Item: 4.a  
Received by: kl  
From: John Shepherd

Staff Report Fails to meet requirements of SRC200.355

- ? The Staff Report fails to specify how 260 lots can be created and billed a Reimbursement District Fee when the requirement in the SRC Sec.200.355 says the fee is due for reasons unassociated with the development of lots on undeveloped property.

**Sec. 200.355. - Obligation to pay reimbursement fee.**

(a) The applicant for a development permit for property within a reimbursement district shall pay the City, in addition to any other applicable fees and charges, the reimbursement fee as determined by the Council, if, within 20 years after the date of adoption of the resolution forming the reimbursement district, the person applies for and receives approval from the City for any of the following activities:

- (1) A building permit for a new building;**
- (2) Building permits for any additions modifications, repairs or alterations of a building, which exceed 25 percent of the value of the building within any 12-month period. The value of the building shall be the amount shown on the most current records of the county assessor for the building's real market value, but shall not include repairs made necessary due to damage or destruction by fire or other natural disaster;**
- (3) Any other development approval;
- (4) A permit issued for connection to the public improvement constructed by the developer.

Staff Report Fails to meet requirements of SRC200.315

Received At Council Meeting  
Meeting Date: 3-26-18  
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From: John Shepherd

Section 200.315 requires several elements of the Directors report.

Sec. 200.315. - Director's report.

- (a) Upon receipt of a complete application, the Director shall evaluate whether the proposed reimbursement district should be formed. The Director may require the submission of additional information by the Developer to assist in the evaluation.
- (b) The Director shall prepare a written report based upon an evaluation, which shall make a recommendation on whether the reimbursement district should be formed, based on the following criteria:
  - (1) The extent to which the Developer will finance, or has financed some or all of the cost of the public improvement;
  - (2) The boundaries and acreage of the proposed reimbursement district;**
  - (3) The actual or estimated cost of each public improvement built or proposed to be built within the proposed district and methodology for the apportionment of the cost of each public improvement among the properties within the proposed reimbursement district;
  - (4) The amount necessary to adequately reimburse the City for administration of the reimbursement district; and
  - (5) Whether it is in the public interest to establish the reimbursement district. Factors to be considered in evaluating the public interest include, but are not limited to:
    - (A) The need for the public improvement in order to facilitate the development of other property within the district;
    - (B) The availability of other funding sources to pay for the cost of the public improvements; and
    - (C) The extent to which the reimbursement district will provide incidental benefits outside the boundaries of the reimbursement district.

#### Staff Report

The report identifies the Boundaries, Acreage, the Tax lots by area and Fee levels due from each lot through the use of Exhibit 2 and Page 147 of the Report which restates and adjusts the application.

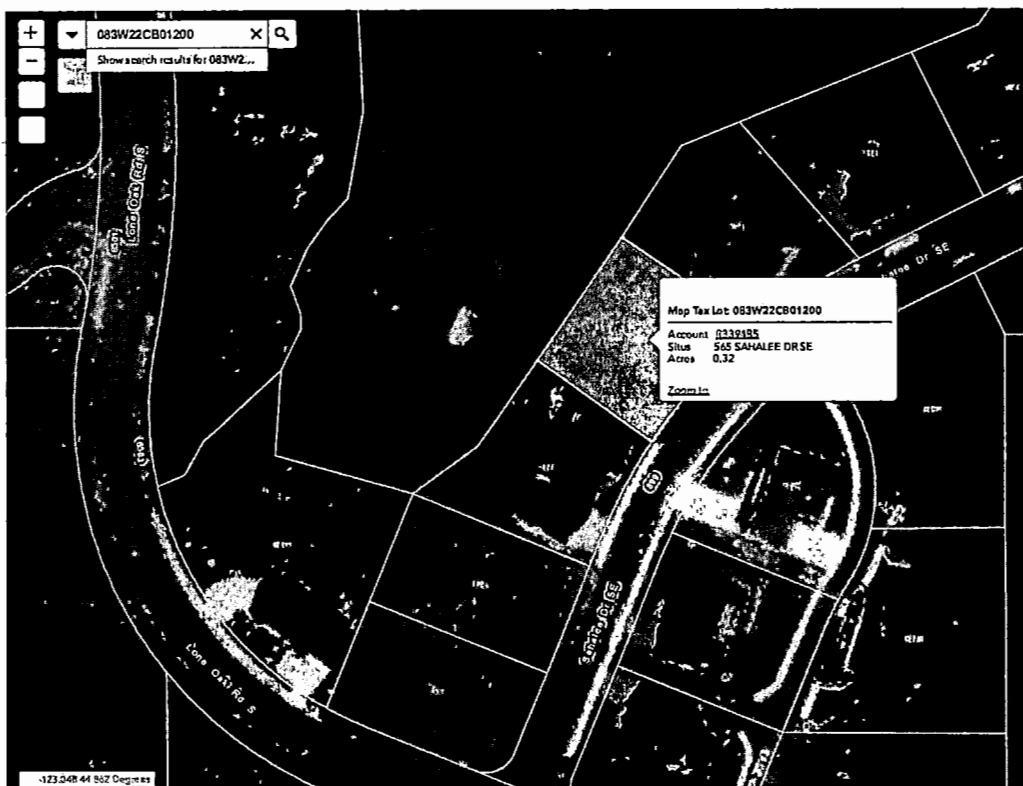
- ? This Report fails in that there are at least 8 Tax lots included in the Boundaries Map "Exhibit 2" that are not included in the list of Tax Lots by area which is used to establish the fee for each lot.**

The following pages show the specific tax lot and map location that is missing from the Staff's list of TAX Lots by Area.

# MAP TAX LOT 083W22BC03300



# MAP TAX LOT 083W22CB01200



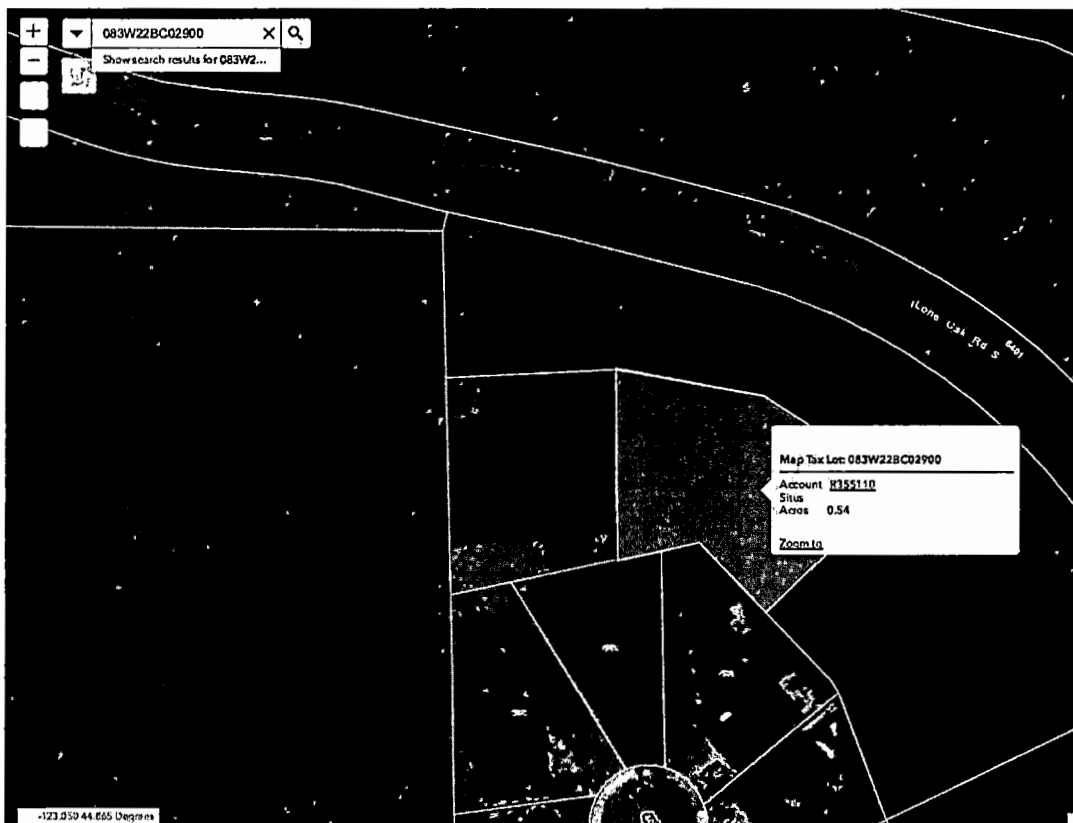
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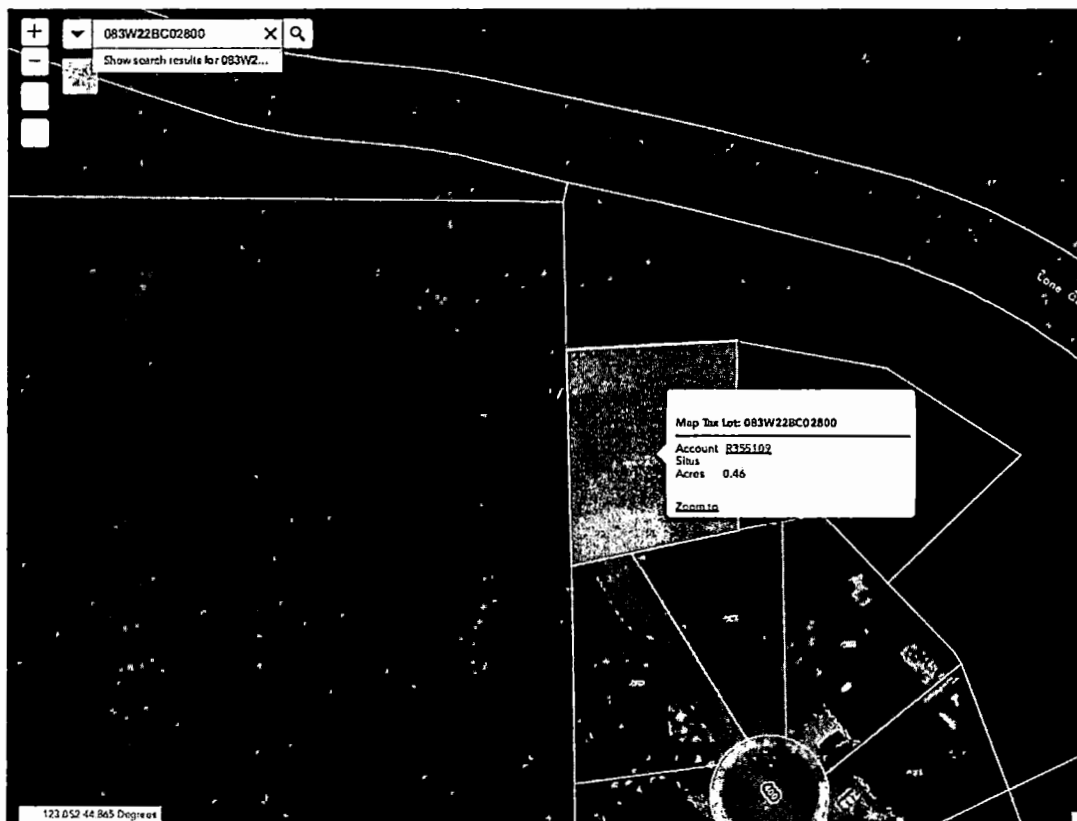
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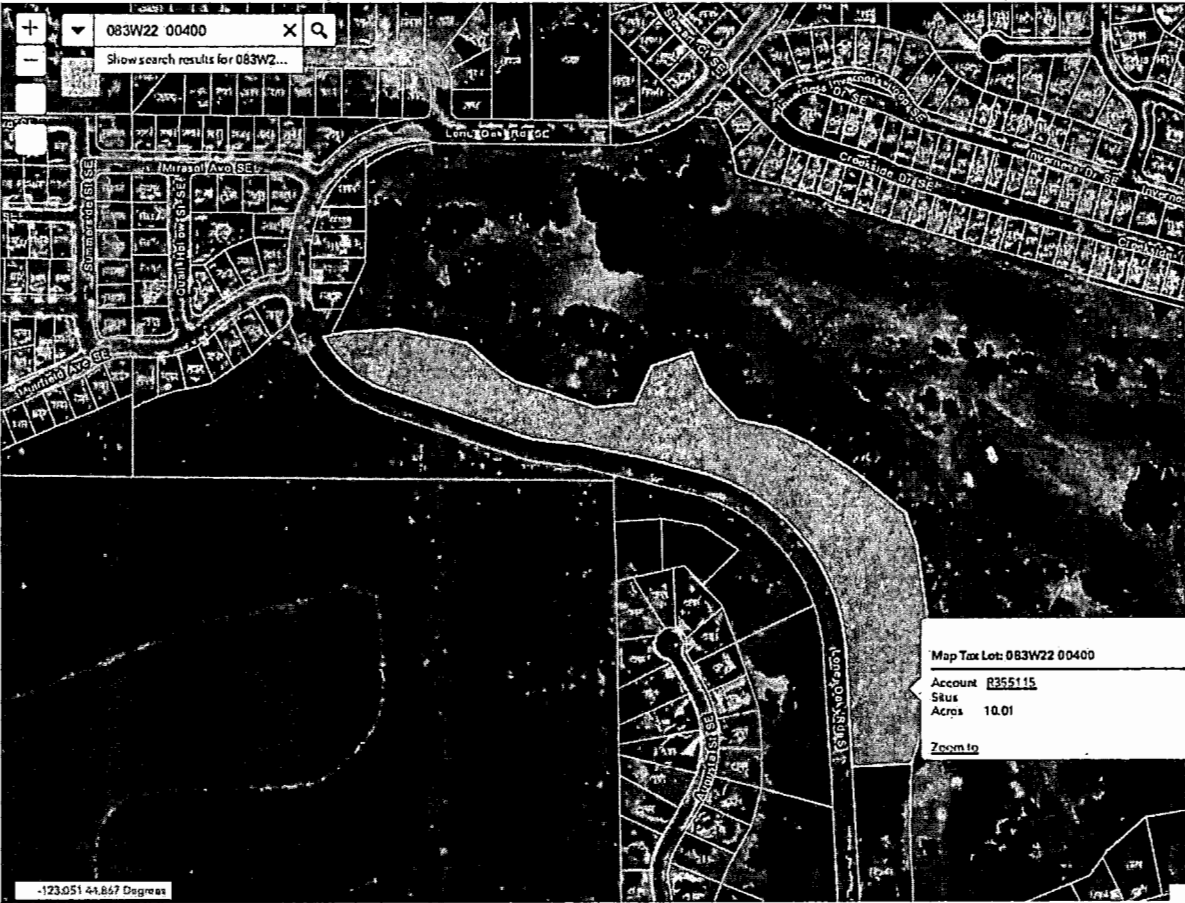
MAP TAX LOT 083W22BC02900



MAP TAX LOT 083W22BC02800



MAP TAX LOT 083W2200400



MAP TAX LOT 083W22BC03200

