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M2009-0076

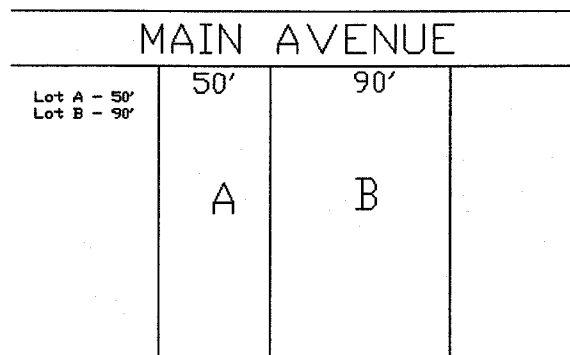
**APPROVE THE STANDARDS FOR
ADJUSTING FRONT FOOTAGE
FOR SPECIAL ASSESSMENT
PURPOSES**

07-06-09

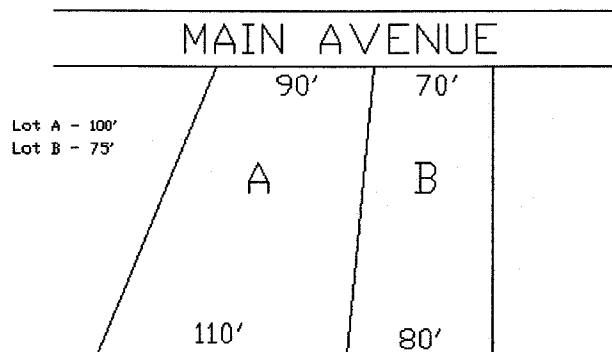
STANDARDS FOR ADJUSTING FRONT FOOTAGE FOR SPECIAL ASSESSMENT PURPOSES

To the extent it is fair and reasonable to do so, the following standards will apply when calculating the adjusted front footage of individual properties benefited by a public improvement project, for special assessment purposes. All measurements will be scaled from available plat or section maps and will be rounded to the nearest foot dimension. City staff or consultants may recommend and the council may approve a different method of calculation of adjusted front footage, or the use of per lot assessments rather than front footage assessments, if circumstances warrant.

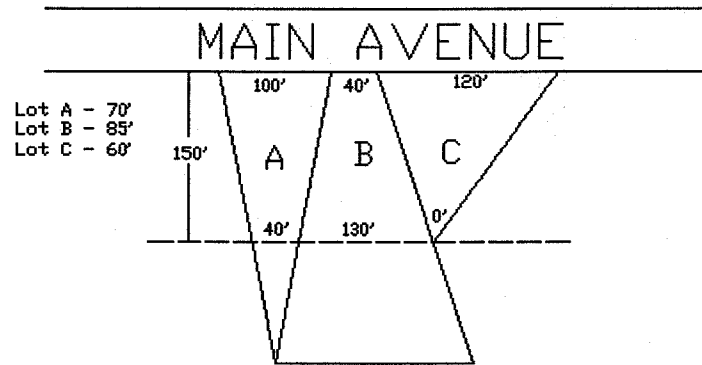
- (1) *Standard lots.* A standard lot is one in which the front property line and the back property line are no more than 2 feet different in length. In this case, there shall be no adjustment of the front footage but rather the actual front footage shall be used to determine special assessments.



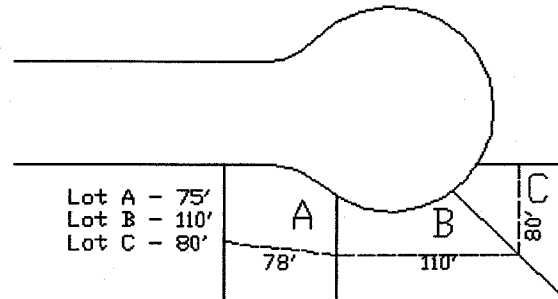
- (2) *Rectangular variation lots.* A rectangular variation lot is one which is approximately rectangular and uniform in shape but in which the front and back property lines are more than 2 feet but no more than 20 feet different from each other. In this case, the adjusted front footage shall be the average of the length of the front and back property lines. If the difference in length of the front and rear lot lines is greater than 20 feet, the irregularly shaped lot formula will be used.



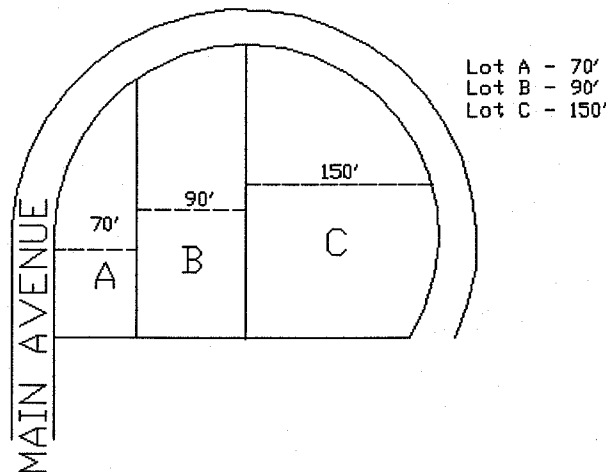
(3) *Triangular lots.* A triangular lot is approximately but need not be exactly triangular in shape. If the distance from the front property line to the back property line is greater than 150 feet, the back property line shall be deemed to be the line measured at the point which is 150 feet back from the front property line. The adjusted front footage shall be computed by averaging the front property line and the back property line, or the deemed back property line.



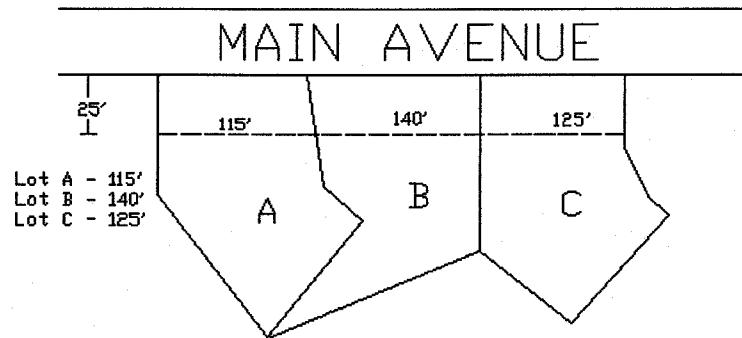
(4) *Cul-de-sac lots.* The adjusted front footage for a lot on a cul-de-sac shall be calculated by measuring the line from the midpoint of one side lot line to the midpoint of the other side lot line.



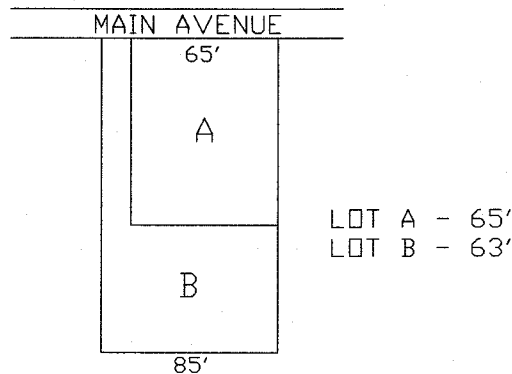
(5) *Curved lots.* In certain situations such as those where lots are located along meandering trail system streets, road patterns create curvilinear frontages. In such cases, the adjusted front footage shall be the width of the lot measured at the midpoint of the shortest side lot line.



(6) *Irregularly shaped lots.* In some cases, unplatted parcels that are legally described by metes and bounds descriptions are irregularly shaped. The adjusted front footage of such lots shall be calculated by measuring the lot width at the point of the 25-foot setback from the front property line.



(7) *Panhandle lots.* Properties that have a narrow private access easement or owned access from a public street and thereby have little or no frontage on a street, will be assigned an adjusted front footage of based on the lot width standards found in Chapter 34 of the City Code .



(8) *Double frontage lots.* If a parcel has front frontage on one street and back frontage on another streets and is large enough to be subdivided and developed as two or more lots, a front footage assessment or adjusted front footage assessment will be charged for improvements along each street. Double frontage lots which lack the necessary size for subdivision will be assessed only for improvements along the street on which the house fronts or will front. The corner lot assessment policy shall apply on both sides or only on one side of double frontage lots, depending on which rule applies to improvements along the front and back property lines under this subsection.

