

ORDINANCE NO. 1900

BY Jalt ✓ CODIFIED  
Date 2007

(An ordinance amending Section 13.17.020—Reimbursement Districts—Initiation of Proceedings)

WHEREAS, the City of Hood River has in place Chapter 13.17 which allows a developer of a public improvement to mitigate the costs of constructing the public improvement by distributing those costs to other specially benefited property owners at the time they connect to or make use of the public improvement through the formation of a reimbursement district;

WHEREAS, Section 13.17.020 requires an applicant for a reimbursement district to apply within 180 days of completion and acceptance by the City of the public improvements for which formation of the district is sought;

WHEREAS, public improvements located in the urban growth area may be completed and accepted more than 180 days before the underlying property is annexed into the City;

WHEREAS, the City desires to extend the means by which development costs may be mitigated by distributing those costs to other specially benefited property owners at the time they connect to or make use of the public improvement to developers upon annexation into the City as a benefit of annexation.

NOW, THEREFORE, THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 13.17.020 is amended as follows:

CHAPTER 13.17 – REIMBURSEMENT DISTRICTS

Sections:

13.17.020 Initiation of Proceedings

13.17.020 Initiation of Proceedings.

A. Any person may apply to the City to form a Reimbursement District where the person chooses or is required as a condition of permit approval to construct a public improvement that includes additional or oversized improvements that would or could specially benefit property other than property owned by the applicant. Examples include, but are not limited to, full street improvements instead of half-street improvements, off-site sidewalks or pathways, off-site traffic signals, connection or extension of street sections for continuity, and extension or oversizing of water, sewer, or storm water management lines. More than one public improvement may be the subject of a Reimbursement District.

B. The application shall be in writing and shall be accompanied by a nonrefundable processing fee set by Council resolution sufficient to cover the administrative and notice costs of processing the application pursuant to this Chapter. If the City is the applicant, the fee shall be waived. The application shall include the following:

1. A description of the location, type, and size of the public improvement, including detailed or as-built plans or drawings showing the location, nature and extent of the public improvement.

2. A narrative explaining why the applicant believes all or part of the cost of the improvement is eligible for reimbursement pursuant to this Chapter.

3. A map showing the properties to be included in the proposed district, including the City zoning designation, tax lot numbers, owners of the properties, according to the current records of the County Assessor's office and their mailing addresses, the square footage or frontage of the properties, and identification of the properties owned by the applicant, if any.

4. Detailed costs of the public improvements to be reimbursed. If the application is filed after construction, the application shall include the actual costs of construction as evidenced by a contract, receipts, bids or other similar documents. If the application is filed prior to construction, the application shall include the estimated costs of the improvements as evidenced by bids, cost and labor projections, or other similar evidence satisfactory to the City Engineer.

5. A proposed methodology for spreading the cost among the properties within the Reimbursement District and, where appropriate, defining a "unit" for applying the Reimbursement Charge to property that may, subject to City approval, be partitioned, adjusted or subdivided at a future date.

6. The date that the City accepted the public improvements or the date on which they are estimated to be complete.

7. A signed Construction Agreement on a form provided by the City.

8. Any other relevant information required by the City Engineer.

C. The application to form a Reimbursement District shall be made no later than 180 days after completion and written acceptance by the City of the public improvement, or no later than 180 days after the effective date of annexation for the properties to be included in the proposed district. No application to form a Reimbursement District will be accepted after three (3) years after completion and acceptance by the City of the public improvement.

Read for the first time: May 8, 2006.

Read for the second time and passed: May 22, 2006, to become effective thirty (30) days hence.

  
Linda Streich, Mayor

ATTEST:   
Jean M. Hadley, City Recorder