



Council Communication

Office of the City Manager

Date

August 7, 2006

Agenda Item No. 15

Roll Call No. 06-

Communication No. 06-485

Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving application of William and Emma Walters for prior approval of tax abatement for a new dwelling to be constructed at 6660 Indianola Avenue without public sewer service.

SYNOPSIS:

By this action, the City Council finds and declares that, despite not having public sewer service, a new dwelling constructed upon this property within the term of the City-wide Urban Revitalization Plan is eligible for tax abatement. This will aid the current owners in selling the property to a buyer who desires to construct a home on the parcel.

FISCAL IMPACT: NONE

Amount:

Funding Source:

ADDITIONAL INFORMATION:

New dwellings not served by the public sewer system are ineligible for tax abatement unless the City Council finds that all of the following conditions are met: (a) public sewer service is not available in the area; (b) the parcel is 2 acres or less in size; (c) the parcel was created prior to July 1, 1999, (d) the parcel was not thereafter voluntarily reduced in size; and, (e) the owners have signed a Declaration of Covenant agreeing to connect to the sewer system when it becomes available. Staff finds that all of these conditions have been met, and therefore recommends that the City Council approve eligibility for tax abatement for a dwelling constructed upon this property within the term of the City-wide Urban Revitalization Plan.

PREVIOUS COUNCIL ACTION(S): NONE

Date:

Roll Call Number:

Action:

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

An application for tax abatement must be timely filed after the new dwelling is completed.