



# Council Communication

Office of the City Manager

Date

February 26, 2007

Agenda Item No. 19  
Roll Call No. 07-  
Communication No. 07-094  
Department: Larry Hulse, Community  
Development Director

## AGENDA HEADING:

Approving denial of tax abatement application for property at 5680 SE 19<sup>th</sup> Street that does not meet the requirements to receive tax abatement for a new single family dwelling.

## SYNOPSIS:

Recommend denial of the tax abatement application for 5680 SE 19<sup>th</sup> Street. This property does not meet the requirements for tax abatement for properties serviced by septic waste disposal systems.

## FISCAL IMPACT: NONE

## ADDITIONAL INFORMATION:

Tax abatement for improvements to residential property is granted only to applicants within specified areas within the limits of the City of Des Moines that meet the requirements for new construction of a single family dwelling.

The property was previously located on 2.076 acres of property platted as such prior to 1999. There is an existing house on the property. The property was divided into two parcels to allow for 2 one-acre lots so a new single family dwelling could be constructed with a septic system. This division of the property met with all City requirements for subdividing property and requirements to have the property serviced by a septic waste disposal system. The division of the property was approved by staff on May 12, 2006.

The City Council approved the 5<sup>th</sup> Amendment to the Restated City Wide Urban Revitalization Plan for the City of Des Moines on June 7, 1999 that sets requirements for property serviced by a septic waste disposal system. This amendment states in section 6(iii) that “the parcel of land upon which the improvement is made was created prior to July 1, 1999, and not thereafter voluntarily reduced in size.” The property was reduced in size in May 2006, well after July 1999.

Sanitary sewer service is not scheduled to be constructed in this area until 2011, to service property along Indianola Avenue north of East Army Post Road. This property is located considerably north of East Army Post Road and west of Indianola Avenue. To extend sewer to this area would require existing property owners to agree to pay to have the sewer extended to serve the area. Such an extension is not expected to occur in the near future.

## PREVIOUS COUNCIL ACTION(S):

Date: December 18, 2006

Roll Call Number: 06-2451

Action: [Approving](#) Tax Abatement applications (194) for additional value added by improvements made during 2006. ([Council Communication No. 06-777](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: August 21, 2006

Roll Call Number: 06-1664

Action: Approving 97 tax abatement applications for improvements made to property within the last 2 years ([Council Communication No. 06-519](#)) Moved by Vlassis to adopt. Motion Carried 4-1-1.

Date: May 8, 2006

Roll Call Number: 06-1086

Action: Approving 86 tax abatement applications for improvements made to property within the last 2 years ([Council Communication No. 06-324](#)) Moved by Kiernan to adopt. Motion Carried 6-1.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

The tax abatement program on new improvements currently ends on December 31, 2008, unless the City Council extends the program beyond that date. Any application received by February 1, 2009 and approved by the City Council will receive abatement for the number of years eligible and for which an application was submitted. It is anticipated that there will be numerous submittals of tax abatement applications on a yearly basis until the program ends.