

NOTICE OF REIMBURSEMENT DISTRICT

PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICES
555 LIBERTY STREET SE / ROOM 325
SALEM OR 97301
PHONE: 503-588-6211
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NOTICE OF PUBLIC HEARING REGARDING REIMBURSEMENT DISTRICT FORMATION

Reimbursement District: ASPEN GROVE REIMBURSEMENT DISTRICT
Location: 1962 WALLACE ROAD NW
Applicant: HANS THYGESON
AMANDA Seq. No.: 14-111936-DO
Proposed Reimbursement District Map: (See attached map.)
Request:: To form a reimbursement district to collect funds for the construction of public infrasture that benefits neighboring properties.

PUBLIC HEARING:

Date: July 22, 2019
Time: 6:00 PM
Location: City Council Chambers, Civic Center, 555 Liberty Street SE

COMMENTS ON THE PROPOSAL:

Any person wishing to participate in the Public Hearing may do so through:

1. Written Comment:
Submit written comments at the Public Hearing or prior to the Public Hearing, by filing comments with the Public Works Development Services Section, 555 Liberty Street SE, Room 325, Salem, Oregon 97301. Include the Reimbursement District title and hearing date with the written comments.
2. Personal Appearance:
Appear in person or send a representative to the Public Hearing.
3. Neighborhood Association Comments:
Contact your Neighborhood Association Land Use Chair about how the Neighborhood Association plans to comment on the proposal. Your Neighborhood Association is West Salem Neighborhood Association and the Land Use Chair is Jim Allhiser at jimallhiser1@gmail.com.

SUMMARY OF REIMBURSEMENT DISTRICT FORMATION PROCESS:

When a developer constructs improvements that benefit neighboring properties but are not eligible for full reimbursement from other sources, reimbursement districts are mechanisms to identify the benefited area and provide a fair and proportional reimbursement to the developer.

A developer submits an application to the director of Public Works requesting the formation of a reimbursement district. The application must include the proposed boundary of the district, including all tax lots to be included, zoning designations, the area of the properties in square footage, and any other information deemed necessary by the Director to calculate a fair apportionment of the cost. The application will also include a description of the location, type, size and actual or estimated cost of each public improvement constructed or to be constructed within the proposed reimbursement district.

Upon receipt of a complete application, the Public Works Director evaluates whether the proposed reimbursement district should be formed. The Director prepares a written report based upon the evaluation and makes a recommendation to City Council based on the following criteria in SRC 200.315(b):

- (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.

Pursuant to SRC 200.320, the City Council may approve, reject, or modify the recommendations contained in the Director's report. If a reimbursement district is established, the resolution will include the Director's report as approved or modified, and specify that payment of the reimbursement fee, as designated for each parcel, is a precondition of receiving any city permits applicable to development of that parcel.

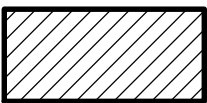
INFORMATION AND ACCESS:

The Americans with Disability Act accommodations will be provided on request upon 48 hours' notice.

The staff report, application, and all material supplied by the applicant are available for inspection or copying at a reasonable cost. The staff report will be available seven days prior to the hearing.

For further information: Contact Glenn Davis, P.E., City of Salem Development Services Section, 555 Liberty Street SE, Room 325, Salem OR 97301. Telephone: 503-588-6211. Fax: 503-588-6025. E-mail: gdavis@cityofsalem.net.

Aspen Grove Reimbursement District Boundary



Reimbursement District Boundary

0 250 500 1,000 Feet

