

CLEARANCES	Initial	Date	Date Received in Council Office:	Agenda date	Assigned to:
Originator: Eric L. Schlehuber	ESS	4/30/96	RECEIVED MAY 08 1996 WHATCOM COUNTY COUNCIL	05/014/96	Council
Division Head:					
Dept. Head: Jeffrey M. Monsen	Jm	4/30/96			
Prosecutor:	Ran	5/1/96			
Purchasing/Budget:					
Executive:	JA	5-6-96			

SUBJECT:

Ordinance on procedure for segregation of individual parcels of property within Local Road Improvement Districts

ATTACHMENTS:

**Ordinance
Cover memorandum**

SUMMARY STATEMENT:

Please complete sections of box as appropriate & explain the item below.

Related County contract #: N/A	Should Clerk schedule a hearing? NO / YES / YES <input checked="" type="checkbox"/> / Requested date:
Amount budgeted for this item/project:	Is it (or will it be) within budget? YES / / NO / / (Please explain below)
Budget line item number(s):	

This Ordinance defines procedures that apply uniformly to all LRID's in the County to assist landowners when there is a need to segregate individual parcels of property within an LRID.

ORIGINATOR'S RECOMMENDED ACTION:

Pass ordinance

COMMITTEE ACTION TAKEN:

COUNCIL ACTION TAKEN:

1996 - 192 5/14/96: Introduced. Reference Nelson Correspondence letter
 j:\council\wn\pk.514
 5/28/96: Adopted 7 - 0. Reference Nelson Correspondence
 letter j:\council\wn\pk.528. Ord. 96-021

Ordinance or Resolution Number (this item only):

Ord. 96-021

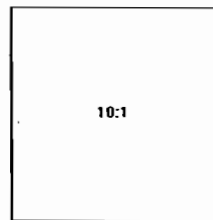
1 (C) Showing the area in square feet of all zones and districts within
2 each parcel with a separate computation by district for parcels that fall
3 within multiple assessment districts.

4 (D) Where possible identifying boundaries and areas of common area and/or
5 open space.

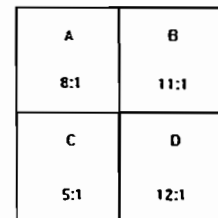
6 3. The ratio of the value of a parcel, as determined by two separate sources (i.e.
7 assessed value, short form appraisal, recent selling price) of the parcel before segregation shall
8 not be required to be the same after the segregation for each segregated parcel. If the post-
9 segregation value, again as determined by two separate sources, drops significantly from the
10 pre-segregation value and appears to approach a 4:1 ratio -- or there is contradictory evidence
11 between the two valuation sources which suggests a 4:1 ratio or lower may apply -- the
12 County may require an appraisal review. The proponent shall be liable for the cost of
13 determining the pre- and post-segregation valuation and shall also be liable for the cost of an
14 appraisal review if determined necessary by the County.

15 Example:

16 In the example to the right, only
17 parcel C may potentially require
18 further review based on the decrease
19 from the pre-segregation
20 parcel value of 10:1 to the post-
21 segregation parcel value of 5:1.



Before Segregation



After Segregation

22 4. The post-segregation assessment rate per square foot shall be uniform across the
23 entire portion of each parcel lying within each separate assessment zone.

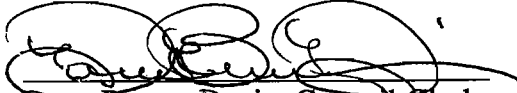
24 5. Any LRID assessment of \$1,000 or less will be paid in full prior to the Whatcom
25 County Treasurer making a segregation order.

26 6. Unless Whatcom County otherwise agrees in its sole discretion, assessments on
27 parcels with 80% or more open space must be paid in full prior to Whatcom County Treasurer
28 making a final segregation.

ADOPTED this 28 day of May, 1996.

ATTEST:


WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON



Dana Brown Davis, Council Clerk


L. Ward Nelson, Council Chair

APPROVED AS TO FORM:

Approved () Denied


Civil Deputy Prosecutor


Pete Kremen
Date: 5-30-96