

## Irregular Shaped Lot Discussion

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**Background:** Former ROW policy provided an irregular lot subsidy as well as a corner subsidy; the new program, called the Street Maintenance Service Program (SMSP) retains a corner subsidy, but does not address irregular shaped lots.

### Questions for the council

- 1) Should the SMSP policy address residential irregular shaped lots?
- 2) If a subsidy is considered would it be for the same services the multiple frontage (corner) subsidy applies too; lighting, sweeping, and seal coating?
- 3) What is the source of funding for the subsidy in 2018 and moving forward?  
Subsidy cost estimate = \$125,000  
Plus: 1) Real estate staff time to verify all the frontages for irregular shaped lots, with 2 staff members this is not feasible for the 2018 or 2019 billing cycle. 2) Additional programming to add irregular shaped lot calculations to the system.

### Who is impacted?

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-About 2,500 Residential parcels have an irregular shaped lot; this is about 3% of the total parcels in the city.

- About 20% of irregular shaped lots have multi-frontage lots and are currently charged 50% of frontage.

Type of Irregular Shaped Lot:	Parcels	Frontage Range
1) Wider front than rear	846	17-410'
2) Streets with 90 bends	24	65-213'
3) Triangle shaped lot	546	17-417'
4) Slanted Fronts	323	28-200'
5) Miscellaneous	695	12-292'
Total	2,434	

### What is the front footage range of irregular shaped lots?

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Frontage Range	60<	61-80	81-100	100-150	<150
1) Wider front than rear	16%	28%	25%	23%	8%
2) Streets with 90 bends	0%	38%	13%	25%	26%
3) Triangle shaped lot	6%	12%	18%	34%	29%
4) Slanted Fronts	24%	24%	15%	27%	10%
5) Miscellaneous	10%	17%	17%	45%	10%
<b>TOTAL</b>	<b>13%</b>	<b>21%</b>	<b>20%</b>	<b>32%</b>	<b>14%</b>

## Considerations/Program Changes

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- Average residential lot = 40', average residential corner lot = 165', average corner with 50% = 82.5', irregular shaped lots vary in frontage from 17-417'.
- The 2017 street maintenance program reduced rates, residential properties on residential streets were paying \$4.99 and now they pay \$0.75 for lighting and sweeping.
- Some multi front lots are already receiving a 50% subsidy under the new program. Real Estate has no way to precisely determine the number of multi frontage irregular shaped properties, but they estimate 20%.
- The former ROW policy only charged residential corner properties for their short side. The 2017 street maintenance program has a 50% subsidy for corner residential properties.
- The former ROW policy on irregular shaped lots included alleys. Alleys are included in the figures above and represent about 800 listed parcels.
- The former ROW program considered tax exempt properties as "residential". The projected cost and parcel counts exclude them for this conversation.
- The proposed irregular shape lot calculations are the same used in the Saint Paul Street Reconstruction Program.
- Street Maintenance assessments use Minn. Stat. § 429.101, a "fee for service" model. That statute allows municipalities to "provide for the collection of unpaid special charges as a special assessment against the property benefited for all or any part of the cost".
- Any subsidy increases the burden and dependency on the tax levy. Current program subsidizes \$3.3M (\$1.6M for corners, \$1.2M is 50% of the mill and overlay cost, and \$500,000 is the 50% sidewalk cost)