

## **Findings-of-Fact**

Subject Property: PID 063225140009, located on the south side of 176<sup>th</sup> Avenue and the west side of Vicuna Street

- (1) Public input and feedback regarding a potential disposition
  - a. Staff received no unfavorable responses regarding the potential disposition of the Subject Property. Generally speaking, the only concerns raised were “we would like to see the Subject Property sold to a nearby property owner (not an outside developer) and left as open space. A number of inquiries were received regarding the potential purchase of the Subject Property.
- (2) Maintenance costs
  - a. The City has no maintenance costs regarding the Subject Property.
- (3) Title restrictions
  - a. Based on an Owner and Encumbrance Report attained by the City, the Subject Property has free and clear title.
- (4) Ability to develop
  - a. The Subject property is flat, clean and is large enough to build two to three single family homes.
- (5) Stormwater and drainage limitations
  - a. There are no stormwater or drainage issues regarding the Subject Property.
- (6) Proposed future zoning
  - a. R-1 Rural Single Family Residential
- (7) Utilities availability
  - a. Electric, well water, septic waste water.
- (8) Long term City needs and plans
  - a. Un needed for current or future City functions; reviewed by each City department.
- (9) Assessed value
  - a. \$49,000
- (10) Method to market and sell property
  - a. Internal, negotiate with surrounding property owners.
- (11) Cost to market and sell property
  - a. Staff time