

Agenda Statement



Meeting Date: October 20, 2026
To: City Council
Through: Jackie C. Wilde, City Manager
From: Shelby Carlson, Assistant City Manager
Agenda Item: Authorizing Multi-Parcel Appraisal Method

BACKGROUND, JUSTIFICATION, & INTENT:

The City needs updated property values for the Harbor Uplands leases in the Harbor Loop, Harbor View, and Harbor Triangle areas. Because the parcels are similar in location, use, utilities, and other basic features, the City does not need to start a completely separate appraisal for every parcel. Resolution 2026-050 asks the City Council to approve a multi-parcel appraisal method allowed under WMC 3.38.450(F). Under this method, an appraiser would closely study a representative parcel and then adjust the value for differences among the other parcels, such as size, access, shape, and location. This approach should reduce repeated work, provide more consistent values, and complete the appraisals more efficiently. Each parcel would still receive its own value, and the City Council or City Manager could require a separate appraisal if a parcel has unusual circumstances.

CONSISTENCY CHECKLIST:

	Yes	No	N/A
1. Legislative Priorities	☐	☐	☒
2. Comprehensive Plan	☐	☐	☒
3. Whittier Code: WMC 3.38.450(F)	☒	☐	☐
4. Other	☐	☒	☐

FISCAL NOTE: Approval does not itself appropriate funds. The multi-parcel/key-lot method is intended to reduce duplicated appraisal effort and complete appraisal services more efficiently than separate individual appraisals.

ATTORNEY REVIEW: ☐ Yes ☐ No ☒ Not Applicable

RECOMMENDATION: Staff recommends that the City Council approve Resolution 2026-050, authorizing use of a multi-parcel/key-lot appraisal method for Harbor Uplands lease parcels AP-01 through AP-40 in the Harbor Loop, Harbor View, and Harbor Triangle areas pursuant to WMC 3.38.450(F).