



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of August 12, 2024

Title/Subject

Resolution No. 2334 - Initiate vacation proceedings for frontage road easement parallel to E Elm Ave

Summary and Background

Chapter 271 of the Oregon Revised Statutes governs disposition of public lands and is the city's guiding policy for processing vacations of public right-of-ways. Vacations may be processed by petition or by city council motion. ORS 271.130 establishes that a city council may initiate vacation proceedings without consent of all property owners as required in a standard petition process. Consent of all property owners has been obtained.

Staff approved a site plan in March of 2024 for the expansion of the site to include an additional 2500 square feet of office space and a 28,125 square foot sheet metal shop. A copy of the site plan is attached to this report for the council's reference. The easement spans across six industrial lots and reduces the overall buildable area for each of these lots. Vacation of the easement substantially increases the overall buildable area available for economic development.

The property owner has been working with staff and requests that the city council initiate vacation by motion as opposed to land owner petition.

The roadway easement is 60' in width and is entirely undeveloped. The city originally required dedication of a roadway easement as a condition of annexation for this property in the 1980s. The road was never developed and changes in transportation development no longer make this a feasible development. The easement area includes 150' wide Hermiston drainage ditch at the southeast corner of tax lot 1100. The roadway is not part of the city's transportation plan for the northeast quadrant and the circulation it may provide in the future can be accommodated by E Elm Ave.

Tie-In to Council Goals

The vacation is proposed to facilitate industrial development.

Fiscal Information

There is no fiscal impact to the city from relinquishing the easement. Future street maintenance costs are reduced, and revenue generated from potential development increases. Costs associated with vacation will be passed to the property owners.

Alternatives and Recommendation

Alternatives

The city council may choose to

- Adopt Resolution 2334 initiating vacation proceedings
- Reject Resolution 2334 and not initiate vacation proceedings

Recommended Action/Motion

Staff recommends that the city council adopt Resolution 2334 and schedule a hearing on vacation for September 9, 2024.

Motion to adopt Resolution 2334.

Submitted By:

C.F. Spencer, Planning Director