

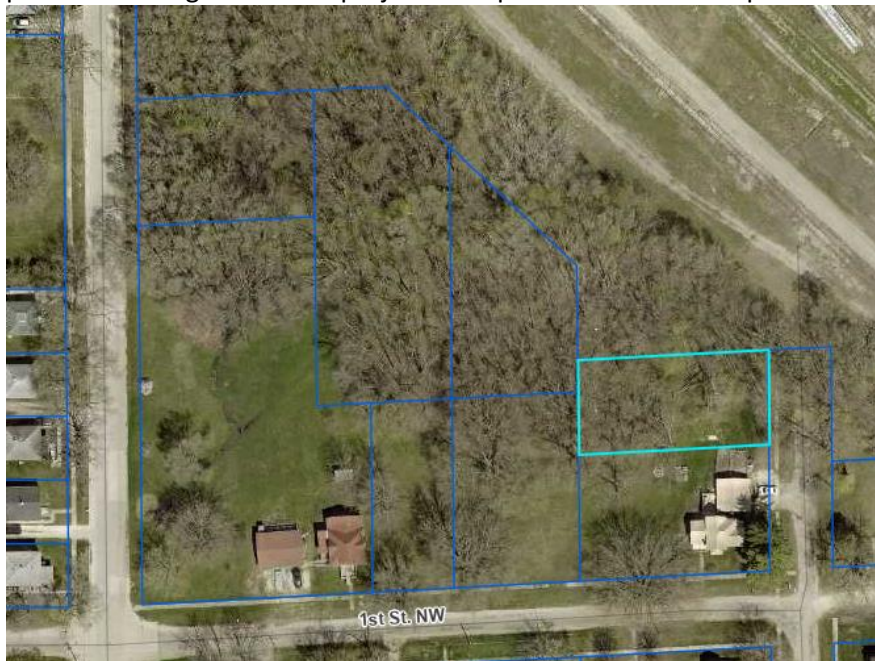
12/8/2022



Council,

We have been approached by Mindy Sawtelle in regard to absorbing properties that belonged to her father James Schaer who recently passed away. In total there are 7 properties, 1 of which has a placarded as it failed multiple inspections, badly, in September 2021. This the only property that has any building on it and would likely be a part of an upcoming demolition project as the house would need vast repairing to make livable.

The rest of the plots are somewhat scattered throughout town and are just plots of land. One of these plots, 110 5th ave NW, the city approached Mr.Shaer about for our new trail path. He would not allow us to pass through his land which caused us to re-draw how our trail would run making it a longer total path and adding cost to the project. The plot is located in the picture below:



If the city were to accept the package of properties the Schaer's have proposed it would save us cost of our upcoming trail and allow us to set the trail as originally planned.



Here are aerial views of the other plots, as well as links to their Beacon page

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150' x 150' at corner of 4th ave NW and 5th st NW

A nice future buildable plot



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and

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These two plots are right next to each other and run along the creek line next to our park on 4 ½ st SW
Total size approximately 300' x 140'

Not a buildable area, due to the creek, but it is next to an existing park for potential park expansion.



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and

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f beacon.schneidercorp.com%2fApplication.aspx%3fAppID%3d79%26LayerID%3d705%26PageTypeID%3d4%26PageID%3d522%26Q%3d49910697%26KeyValue%3d1821101010&c=E,1,8F4g4CK-gtzGtpwEVyEmSlksO-2e-guj_kLUq6OCXgz8DOa9JSxSUFQ1W0qp99DZKDeMFuPYsqgkh0CmA-qCLHg4KXzJITqi7DE64UuDOW1YEyC5Zg,,&typo=1



Irregular plot shape with the joint dimensions shown. Corner of 5th ave NW and Great Western ave

A nice future buildable plot





The building has multiple issues including foundation problems, basement support column and floor joist failures, and all windows need replaced. It is likely that it would never be repaired, would end up as a nuisance property, and then on our demo list.





Therefore it is the recommendation from the Community Development department to accept the properties listed above for future development, gain the ability to properly continue our trail, and gain access to a building that needs demolished.

David Kral
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