

MEMORANDUM

TO: Sweet Home Planning Commission
Interested Parties

FROM: Blair Larsen, Community and Economic Dev. Director

DATE: September 1, 2022

SUBJECT: Mountain Fir Street Right-of-Way Dedication



As you are aware, Mosaic Development Services, the owners of the Wiley Creek Assisted Living facility and the Wiley Creek Memory Care facility that is now under construction are seeking to dedicate a public right-of-way to the City that is currently two private roads, known as Mountain Fir Street and Mountain Fir Court. When the existing infrastructure was built, it was constructed to meet City specifications so that it could eventually be dedicated over to the City.

When the Planning Commission discussed the matter at their August 4th meeting, commissioners expressed two concerns: maintenance of any landscaping on the south side of the roadway, and the construction of a sidewalk on the south side of the roadway where none currently exists. Staff have investigated options and discussed the matter with Mosaic, and I believe we have come to an agreement that meets all the Planning Commission's concerns.

First, Mosaic has agreed to retain a strip of land on the south side of the roadway, bordering the strip of land owned by the neighboring homeowners' association. By retaining this strip of land, Mosaic would also be retaining responsibility to maintain the landscaping on the south side of the roadway.

Second, given the lack of any development on the south side of Mountain Fir Street, City Staff believe that a sidewalk is not necessary at this time. City practice has been to require sidewalks on streets where development is present, and to allow developers to enter into development agreements with the City to construct such sidewalks when development occurs. We have suggested such an agreement to Mosaic, and they have indicated that they are willing to commit to building a sidewalk on the south side of Mountain Fir when future development occurs on that side of an extension of the street.

Staff recommends that the Planning Commission approve the dedication of Mountain Fir Street and Mountain Fir Court under these conditions.