



REQUEST FOR COUNCIL ACTION

Title: Redwood Street Vacation of Right-of-Way VC22-01

Preferred Agenda: May 23, 2023

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen, CEDD Director
Kelcey Young, City Manager

Type of Action: Resolution ____ Motion X Roll Call ____ Other ____

Relevant Code/Policy: ORS 271.110 and ORS 271.120

Towards Council Goal: N/A

Attachments: Ordinance 11 for 2023
Survey Plat
Legal Description
Planning Commission Findings of Fact and Decision
VC22-01 Support Letters

Purpose of this RCA:

The purpose of this RCA is to hold a public hearing regarding the vacation of the Redwood Street right-of-way and present the application to the Council for approval.

Background/Context:

This vacation of right-of-way, VC22-01, is an unimproved, dead-end portion of Redwood Street, approximately 500 feet long, located north of Highway 20 and west of 53rd Avenue. It contains no public infrastructure, pavement, curbing, storm drainage, or any other component of a typical right-of-way. The properties abutting this portion of Redwood Street currently use a private access easement off 53rd Avenue. This portion of Redwood Street would be extremely expensive to develop due to topographical constraints—there is a severe 15-30-foot difference in grade on the west side of 53rd Avenue that would necessitate a large amount of fill and retaining walls, making development of the street cost prohibitive.

The following is a timeline of meetings associated with this project:

- December 28, 2022 – January 4, 2023: Notice Published in the New Era
- January 19, 2023: The Planning Commission held a public hearing on the proposed amendment. The Planning Commission moved to recommend approval of the Redwood Street vacation of right-of-way.

At the April 25, 2023 Council Meeting, the City Council will hold a public hearing regarding this Redwood Street vacation of right-of-way and conduct a first reading. Two more readings of the ordinance are necessary in order to adopt the ordinance.

The Challenge/Problem:

Should the City vacate Redwood Street?

Stakeholders:

- City of Sweet Home Residents – The proposed vacation will allow for affordable development of the remainder of the vacant lots and add additional square footage to the abutting parcels.
- Owners of Properties adjacent to this portion of Redwood Avenue – Adjacent property owners have a right to access their properties, as well as have property returned to them if it is not needed for a public right-of-way.

Issues and Financial Impacts:

This change will have no financial impact on the City.

Elements of a Stable Solution:

A stable solution involves either properly managing public rights-of-way to provide transportation and utility access for the public, or returning the property to the adjacent property owners.

Options:

1. Approve application VC22-01 and conduct a first reading of the ordinance.
2. Deny application VC22-01 and direct staff and the Planning Commission to make revisions (specify).
3. Continue the public hearing to a later date to allow more time for the Council to examine the proposed changes or to provide staff time to prepare amendments or additional information (specify).
4. Take no action; leave the code as is.
5. Other

Recommendation:

Staff recommends option 1: Approve application VC22-01 and conduct a first reading of Ordinance No. 11 for 2023.