

MEMORANDUM



TO: Planning Commission
FROM: Angela Clegg, Associate
DATE: Planner July 28, 2022
SUBJECT: Mountain Fir Street Dedication of Right-Of-Way

Mid-Valley Health Care has submitted a request letter to dedicate a portion of Mountain Fir Street to the City of Sweet Home (Exhibit A).

Statement from Joe Graybill, Staff Engineer: Regarding the request from Mosaic to have the roadways of the private street, Mountain Fir Street and Mountain Fir Court, be dedicated to the City for public road purposes. The road and utilities were built to city standards in 1996 and appear to be in good condition. Public Works will also need to look at it.

The design drawings from September 1996 had details indicating the roadway structure is to City standards at the time. The cross-section details indicate a 52-foot Right-Of-Way width, with notes for “future” north and south right-of-way lines. The roadway base rock is 9” deep, 3-1/2” of Asphalt Concrete paving, with curb and gutter system with catch basins and 12” stormwater pipelines. A sidewalk is on the north side only with the residences and main building, on both sides in the cul-de-sac, while the south side has only a grass landscape area since there are no building structures to access.

The other utilities of water and sewer are built to city standards as well and are in easements on private properties. The 8” sewer and the 10” and 8” water system were constructed in 1996. The water system is already a city utility. The sewer system is currently a private collection network – the entire property was under single ownership at the time. With the recent change of ownership of the lots, the sewer system may be evaluated if intended to change.

The dedication of the roadway to future right-of-way property line boundaries, would include all utility services below ground.

Exhibits:

- A: Request Letter from Mid-Valley Healthcare, Inc.
- B: Subject Property Map

EXHIBIT A

July 20, 2022

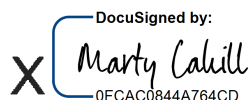
City of Sweet Home
Planning Commission
3225 Main Street
Sweet Home, OR 97386

Re: Dedication of a Portion of Mountain Fir Street

To Whom It May Concern,

Please consider this letter as a request for a portion of Mountain Fir Street to be dedicated to the City of Sweet Home. The portion of interest is from the intersection of 49th Avenue extending east to the eastern terminus just beyond Mountain Fir Court as well as the entirety of Mountain Fir Court from Mountain Fir Street to its terminus to the north.

The described portion of the road has been built to City standards.

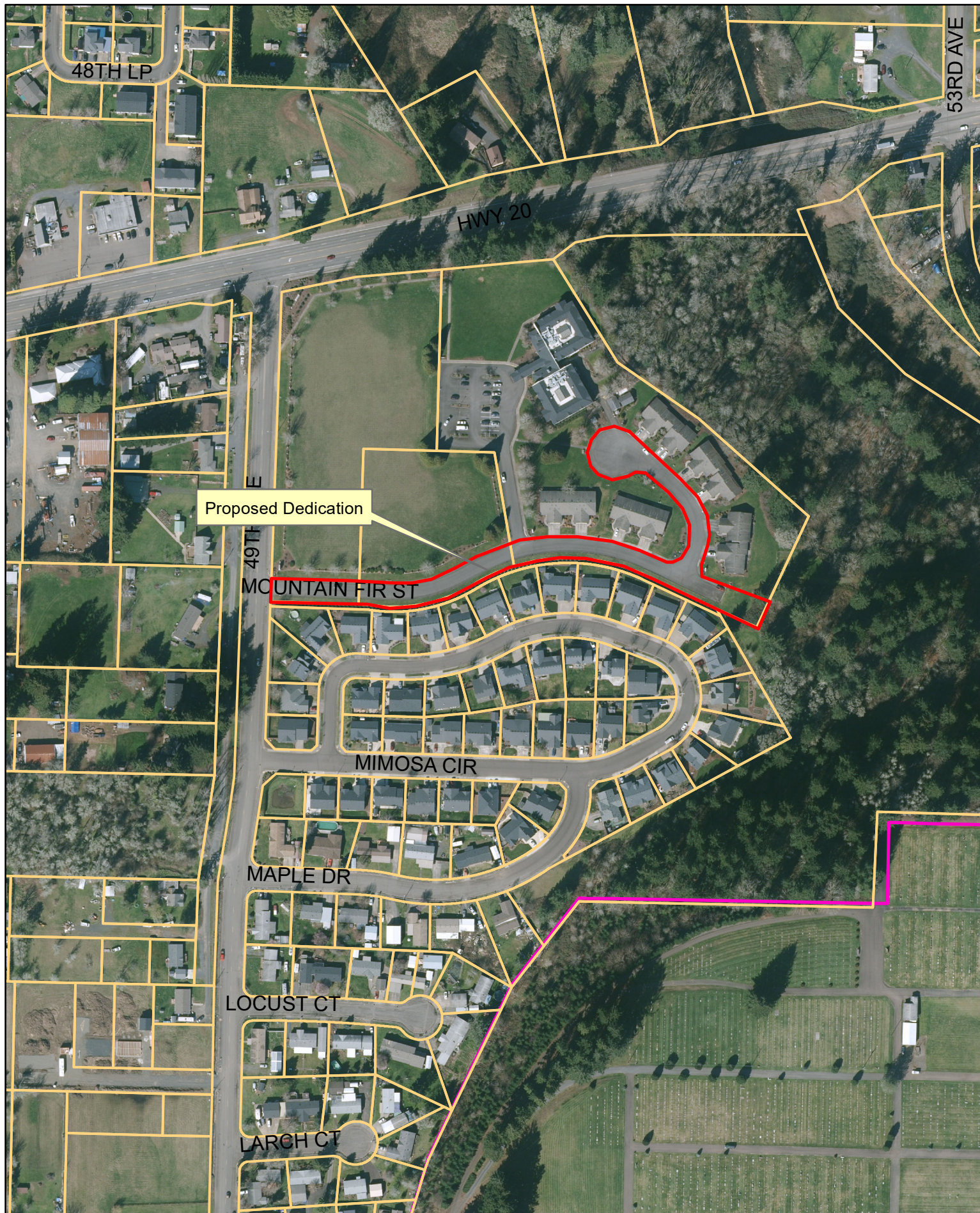
DocuSigned by:

0FCAC0844A764CD...

Mid-Valley Healthcare, INC.,
Marty Cahill, CEO


Sweet Home AL, LLC
Douglas Sproul, Manager


Sweet Home MC, LLC
Douglas Sproul, Manager

EXHIBIT B



1 inch = 250 feet

Proposed Dedication of Right-Of-Way
Mountain Fir Street

Date: 7/28/2022