



REQUEST FOR COUNCIL ACTION

Title: Mountain Fir Right-of-Way Dedication

Preferred Agenda: September 27, 2022

Submitted By: Blair Larsen, Community & Economic Development Director

Reviewed By: Kelcey Young, City Manager

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

Relevant Code/Policy: SH Charter, Chapter I, Powers of the City

Towards Council Goal: Aspiration I: Desirable Community

Attachments: CED Director-Planning Commission Mountain Fir Dedication Memo
Mountain Fir Dedication Planning Commission Packet

Purpose of this RCA:

The purpose of this RCA is to seek Council action regarding a proposed road dedication.

Background/Context:

Mountain Fir Street is a private road that was built to provide access to the Wiley Creek assisted living facility. Unlike many private roads in the City, it was built according to City specifications so that it eventually could become a dedicated right-of-way, if the property owners so choose.

In 2021, Samaritan Health Care sold the Wiley Creek assisted living facility to Mosaic Development Services, as well as most of the undeveloped property along Mountain Fir Street. Samaritan retained adjacent property on the corner of 49th Avenue and Main Street in order to build an urgent care center, which is now under construction. Mosaic is building a memory care center on their newly acquired property, and also plans to expand the existing assisted living facility. They are also developing plans for the undeveloped property to the east. Mosaic has proposed to dedicate Mountain Fir Street and Mountain Fir Court to the City.

City staff have evaluated the proposal and found that the street meets the City's requirements to accept. While there is no existing sidewalk along the south side, there is also no development on the south side of the street, therefore City staff recommend a development agreement with the property owners that they will build a sidewalk along the south side of the street if and when development on the south side of an extended Mountain Fir Street occurs. Staff also recommend that the property owners retain a two-foot-wide strip of property along the south side of the proposed right-of-way so that responsibility for maintain the sidewalk and any landscaping on the south side remains with the current property owners. Otherwise, the

property owner to the South, Spring Terrace Homeowners' Association, would become responsible for that maintenance. Both Mosaic and Samaritan have indicated that they agree with these conditions.

Typically, road dedications are reviewed as part of the subdivision process, making this proposal a bit unusual. The Planning Commission reviewed the proposal and voted to recommend that the City Council accept the dedication, with the condition that a sidewalk be constructed on the south side of Mountain Fir Street. City Staff view this condition as unnecessary due to the lack of development accessing the south side of Mountain Fir Street.

Since a roadway dedication is not a land use decision but is a question of whether or not the City accepts responsibility for the roadway, all that is required from the City Council is a motion authorizing Staff to proceed.

The Challenge/Problem:

Should the City accept the proposed right-of-way dedication of Mountain Fir Street and Mountain Fir Court?

Stakeholders:

- Sweet Home City Council – The City Council has the authority to authorize the dedication of property to the City, including right-of-way dedications. The Council also has oversight over the City's financial commitments.
- Samaritan Healthcare and Mosaic Development Services – The current property owners have an interest in access to their properties via public roads.
- Sweet Home Citizens – Citizens deserve good road access to public and commercial facilities, especially healthcare services.

Issues and Financial Impacts:

This proposal does not include any immediate financial impacts, however it would transfer responsibility for maintenance of the roadway to the City.

Elements of a Stable Solution:

A stable solution is one that meets the needs of developers, while allocating City resources responsibly.

Options:

1. Do nothing – Leave Mountain Fir Street and Mountain Fir Court in their current state as private roads.
2. Authorize the City Manager to sign documents accepting the roadway dedication of Mountain Fir Street and Mountain Fir Court with the conditions that the existing property owners retain a two-foot-wide strip along the south side of Mountain Fir and sign a development agreement that a sidewalk will be constructed when future development occurs along the south side of an extended Mountain Fir Street.
3. Authorize the City Manager to sign documents accepting the roadway dedication of Mountain Fir Street and Mountain Fir Court with the conditions that the existing property owners retain a two-foot-wide strip along the south side of Mountain Fir and construct a sidewalk along the south side of an extended Mountain Fir Street.

4. Authorize the City Manager to sign documents accepting the roadway dedication in some other form (specify).

Recommendation:

1. Staff recommends option 2: Authorize the City Manager to sign documents accepting the roadway dedication of Mountain Fir Street and Mountain Fir Court with the conditions that the existing property owners retain a two-foot-wide strip along the south side of Mountain Fir and sign a development agreement that a sidewalk will be constructed when future development occurs along the south side of an extended Mountain Fir Street.