



REQUEST FOR COUNCIL ACTION

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

Preferred Agenda: June 13, 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 Bill No. 11 for 2023, Ordinance No. 1317

Purpose of this RCA:

The purpose of this RCA is to hold the third reading regarding the vacation of the Redwood Street right-of-way and approve the vacation of right-of-way.

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 vacation of right-of-way. The Planning Commission moved to recommend approval of the Redwood Street vacation of right-of-way.
- May 23, 2023: The City Council held a public meeting on the proposed vacation of right-of-way. The City Council approved the vacation of right-of way and conducted the first and second readings.

At the June 13, 2023 Council Meeting, the City Council will conduct the third reading.

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 adopt Ordinance Bill No. 11 for 2023, Ordinance No. 1317.
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 adopt Ordinance No. 11 for 2023, Ordinance No. 1317.