



REQUEST FOR COUNCIL ACTION

Title: Northside Park Property Line Adjustments

Preferred Agenda: August 9, 2022

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Blair Larsen CEDD Director
Christy Wurster, City Manager Pro Tem

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

Relevant Code/Policy: SHMC 16.32 Property Line Adjustment

Towards Council Goal: Goal 2.1: Update and streamline processes

Attachments: Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14, PLA22-15

Purpose of this RCA:

Request for City Council to approve Northside Park Property Line Adjustments.

Background/Context:

According to the FY2019-2024 Sweet Home Park Capital Improvement Plan, revised December 14, 2018, Northside Park does not have a specific Concept Plan. However, development elements were identified provided funding became available.

In March 2021, staff became aware of a private donor wanting to install a dog park in the City of Sweet Home. Staff asked the donor if Northside Park would be a desirable location and the donor agreed to the location.

It was determined at the January 13, 2022 Park and Tree Committee meeting that the 2022-2023 Parks budget focus on improving Northside Park. Northside Park is currently 6 separate tax lots. To complete projects according to City Code staff has prepared a series of Property Line Adjustments that would make Northside Park one tax lot when complete. The same process was done at Sankey Park to allow for development to be done according to code.

Without the proposed Property Line Adjustments, development may violate the standards of Title 16 and 17 and applicable building code. The current development is considered preexisting, nonconforming, however any new development may cause further deviation from the development code. SHMC 16.32.020(B) The adjusted properties are not reduced below the minimum standards of the zoning district and do not otherwise violate standards of this title or Title 17 or any applicable building code.

The Challenge/Problem:

Northside Park is made up of six separate legal parcels of record. Staff found it difficult and confusing when permitting for development projects in Sankey Park and anticipates the same

issues at Northside Park once development begins. Some projects may cross multiple lot lines. This property line adjustment will simplify deliveries, site planning and permitting.

Due to the number of parcels that make up the park, references in site plans and permitting could get mislabeled. Reducing the number of parcels would improve and simplify all development and grant application processes.

Stakeholders:

- Sweet Home City Council. As the owner of the properties, the City of Sweet Home, through its elected representatives, the City Council, is responsible for any land use applications affecting the properties. In addition, the Council has set goals mandating that the City operate in a more efficient and effective manner.
- City of Sweet Home Staff. Staff will benefit from condensing the number of parcels in Northside Park from 6 down to one, as it will simplify grant applications, site planning, deliveries, and permitting processes, as well as reduce the risk of mistakes in those processes.
- Contractors, Subcontractors and Inspectors. The work these individuals perform will be simplified by having fewer parcels to account for.
- City of Sweet Home Residents. Sweet Home residents deserve good parks, and to have their tax dollars well managed, both of which will be improved by combining the parcels that make up Northside Park.

Issues and Financial Impacts:

City of Sweet Home – Combining six tax lots into one tax lot will require filing recording documents with the county. We anticipate that the fees will be under \$500.

Elements of a Stable Solution:

Combining the parcels would streamline and simplify the Northside Park development process.

Options:

1. Do Nothing. Leave the park as six parcels.
2. Approve and authorize the City Manager to sign Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14 and PLA22-15 as presented.
3. Recommend a different configuration of property lines for Northside Park. Staff would take these recommendations and revise the proposed property line adjustment map for review at a future Council meeting.

Recommendation:

Staff recommends option 2, Motion to approve and authorize the City Manager to sign Applications PLA22-11, PLA22-12, PLA22-13, PLA22-14 and PLA22-15 as presented. The property line adjustment would simplify and streamline future park improvement projects.

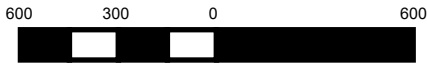
Northside Park Property Line Adjustments Existing Properties before PLA's

Legend

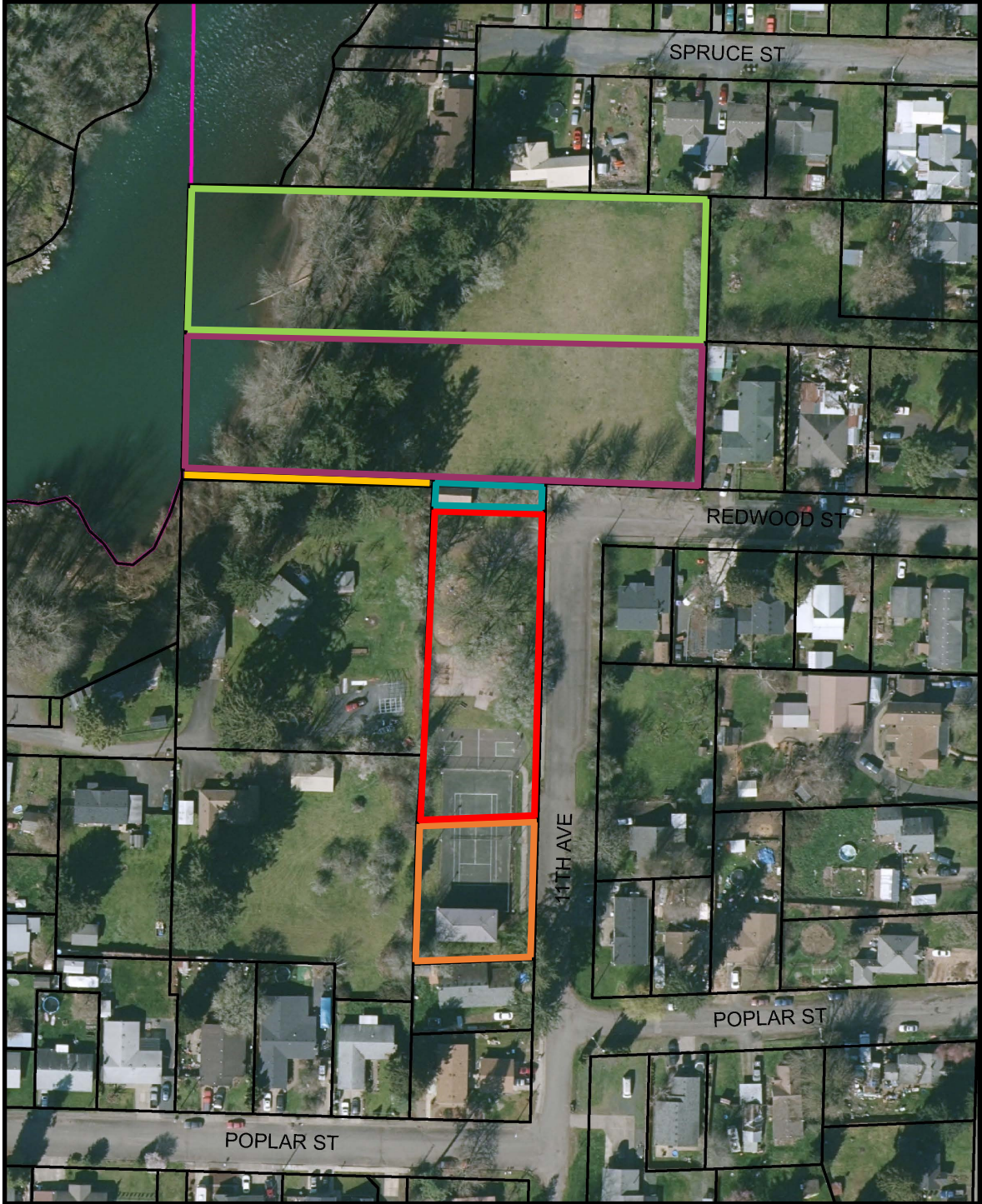
 Tax lots

PIN

-  13S01E31AB02300
-  13S01E31AB01500
-  13S01E31AB08100
-  13S01E31AB08000
-  13S01E31AB01301
-  13S01E31AB01201



1 inch = 600 feet





City of Sweet Home

Community and Economic Development Department- Planning Program
3225 Main Street, Sweet Home, OR 97386 541-367-8113

**Application for a Property Line Adjustment
or a Property Line Adjustment / Replat**

Date Received: _____
Date Complete: _____
File Number: PLA22-11
Application Fee \$: ~~\$160.00/\$200.00~~
Receipt #: _____

Applicant's Name:
The City of Sweet Home
Applicant's Address:
3225 Main Street, Sweet Home, OR 97386
Applicant's Phone and e-mail:
541-367-8113, aclegg@sweethomeor.gov

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Property A

Owner's Name:
City of Sweet Home
Owner's Address:
3225 Main Street, Sweet Home, OR 97386
Owner's Phone and e-mail:
541-367-8113, aclegg@sweethomeor.gov
Property Address:
1712 11th Avenue, Sweet Home, OR 97386
Assessor's Map and Tax Lot:
13S01E31AB 2300
Property Size Before: 12,392 SF
Property Size After: 0 SF
Zoning Classification
R-1

Property B

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City of Sweet Home
Owner's Address:
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Owner's Phone and email:
541-367-8113, aclegg@sweethomeor.gov
Property Address:
1780 11th Avenue, Sweet Home, OR 97386
Assessor's Map and Tax Lot:
13S01E31AB 1500
Property Size Before: 26,374 SF
Property Size After: 38,766 SF
Zoning Classification:
R-1

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

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Date: _____

Property Owner's Signature: _____

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Date: _____


Northside Park Property Line Adjustment Existing Property Lines PLA22-11

Legend

 Tax lots

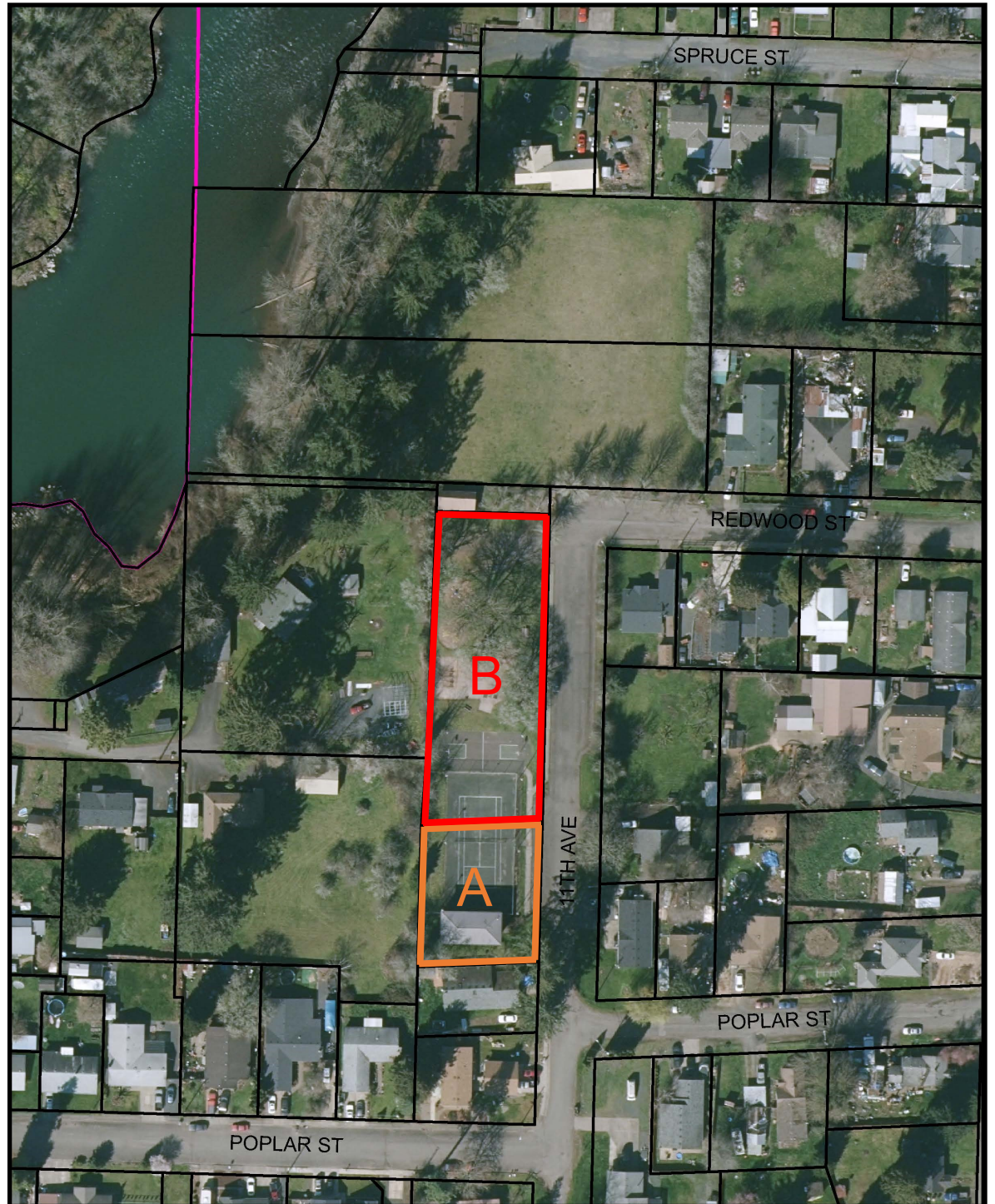
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 13S01E31AB01500



1 inch = 600 feet



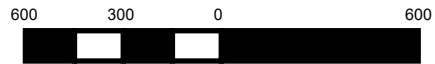
Northside Park Property Line Adjustment PLA22-11

Legend

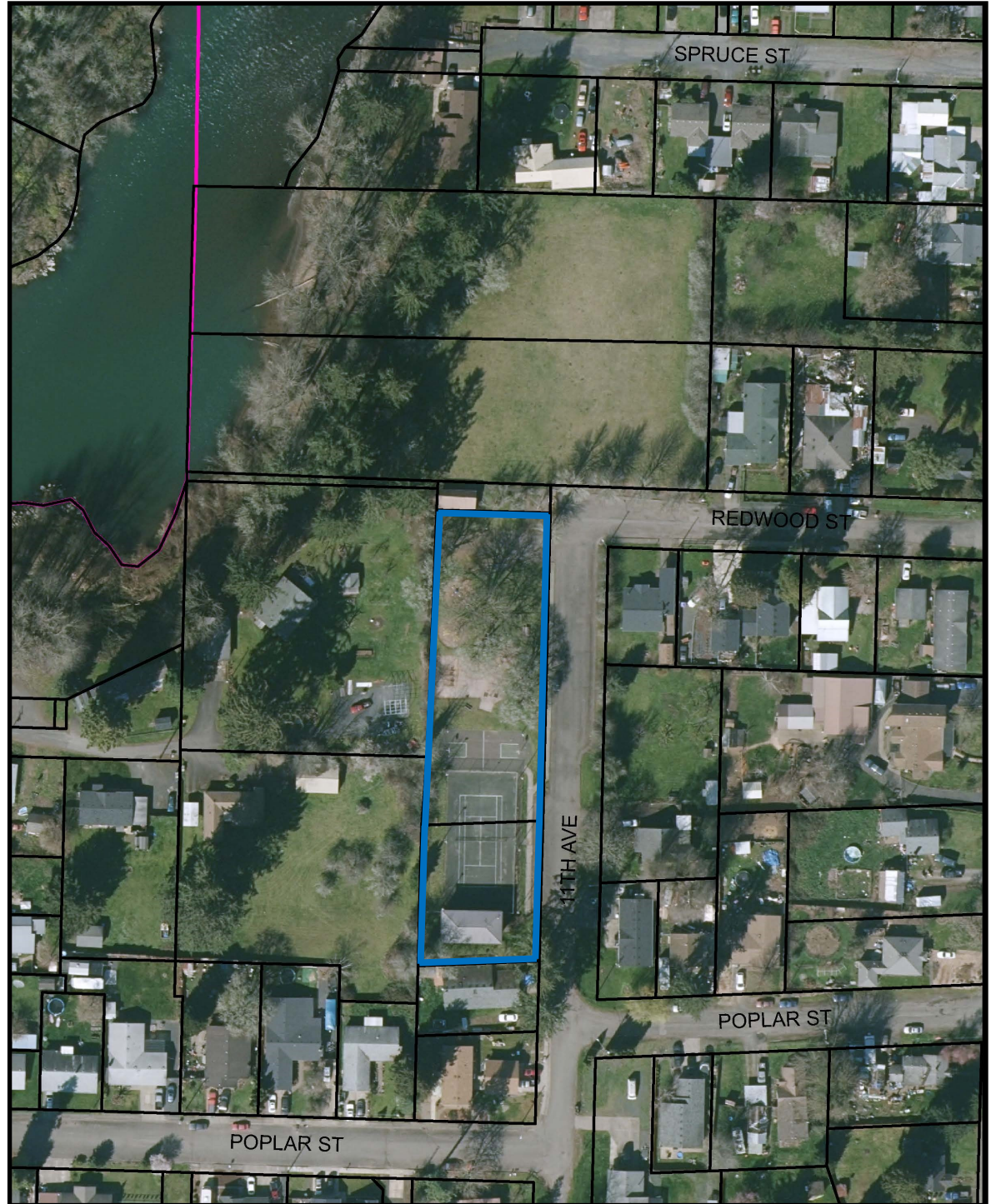
 Tax lots

PIN

 1st Merge



1 inch = 600 feet





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Northside Park Existing Property Lines PLA22-12

Legend

 Tax lots

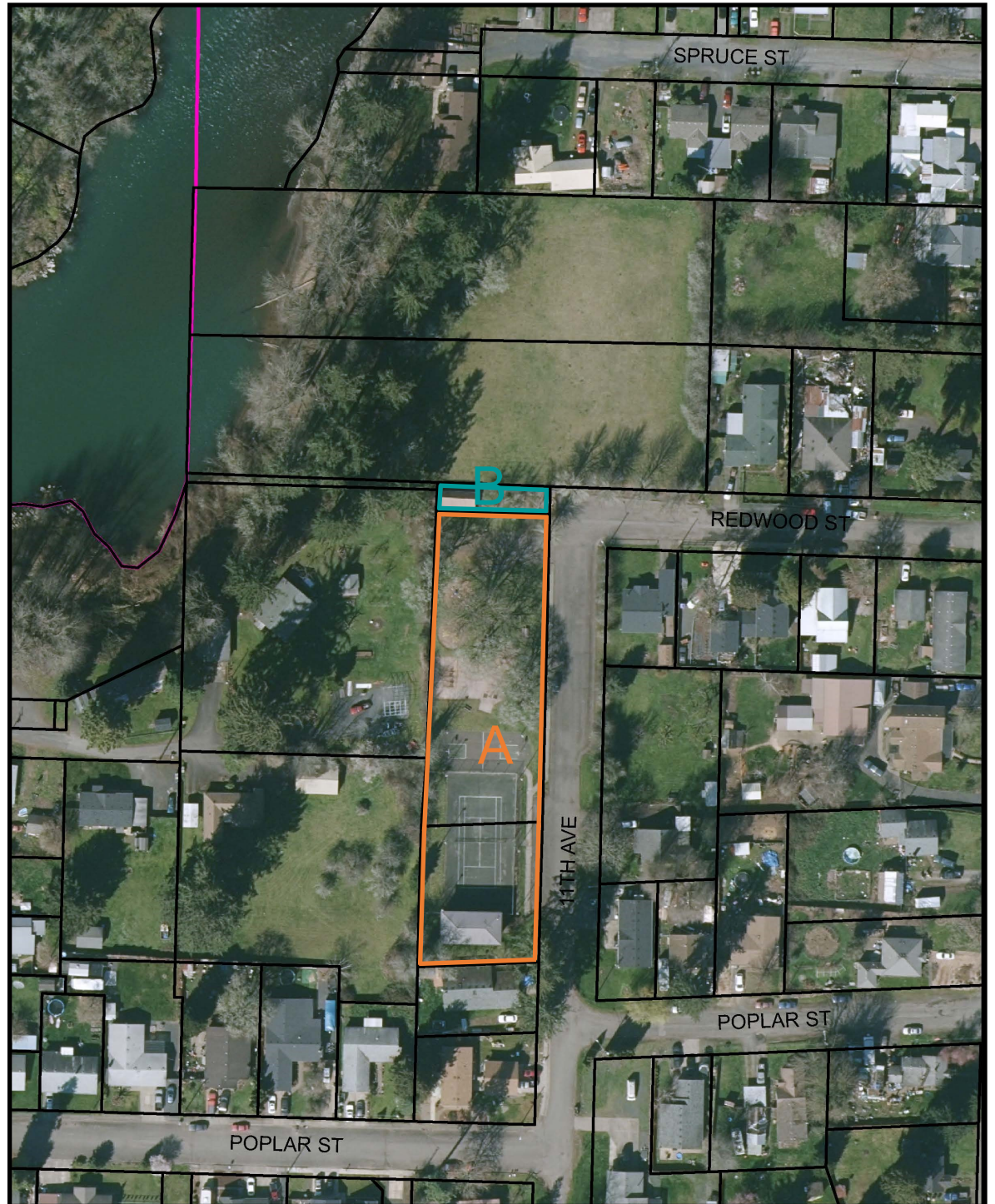
PIN

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 13S01E31AB08100



1 inch = 600 feet




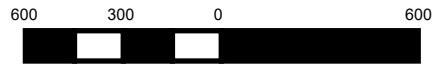
Northside Park Property Line Adjustments PLA22-12

Legend

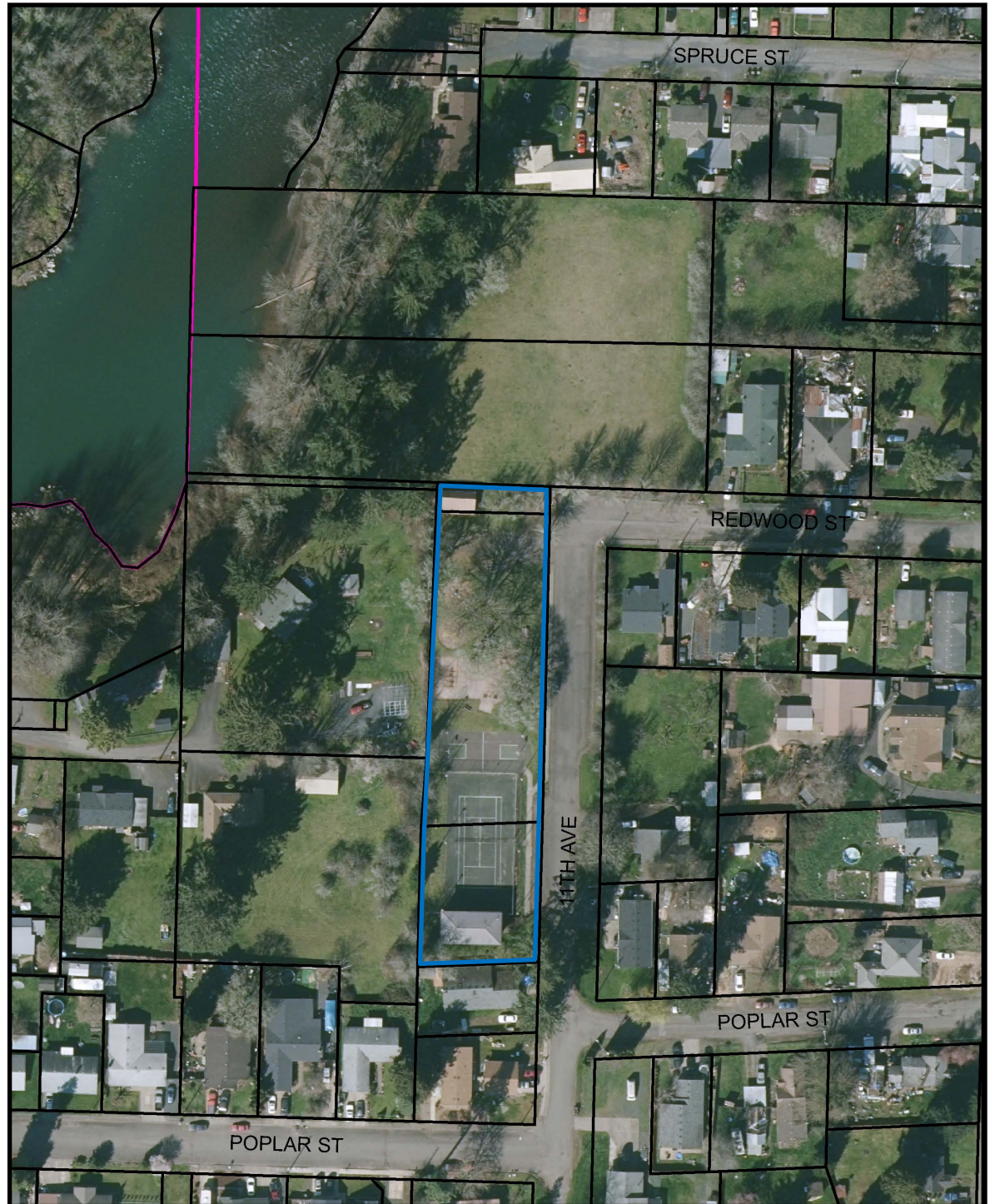
 Tax lots

PIN

 2nd Merge



1 inch = 600 feet





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Northside Park
Existing Properties before PLA's
PLA22-13

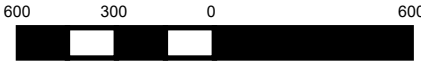
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 Tax lots

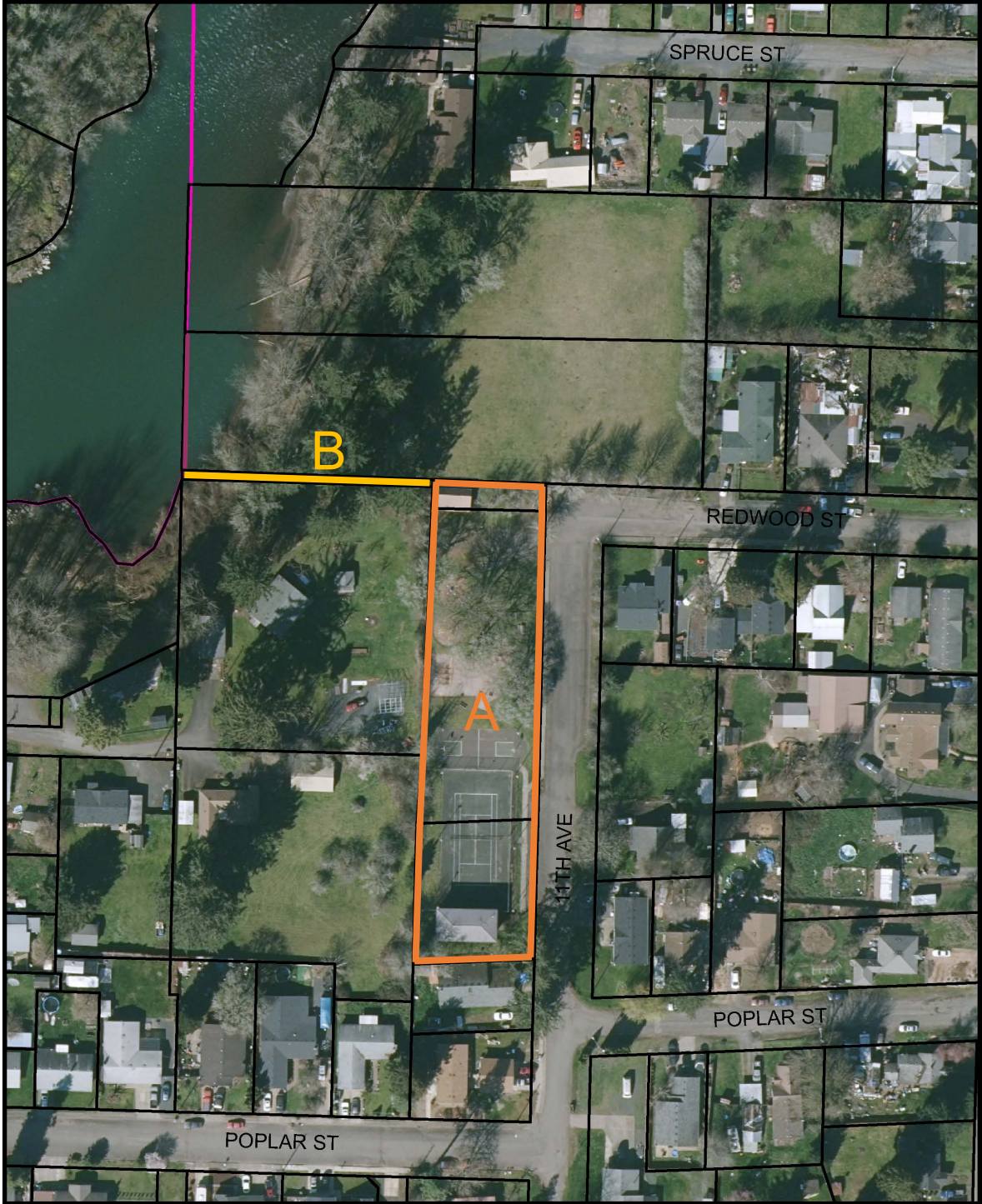
PIN

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1 inch = 600 feet




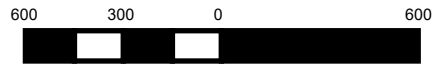
Northside Park Property Line Adjustment PLA22-13

Legend

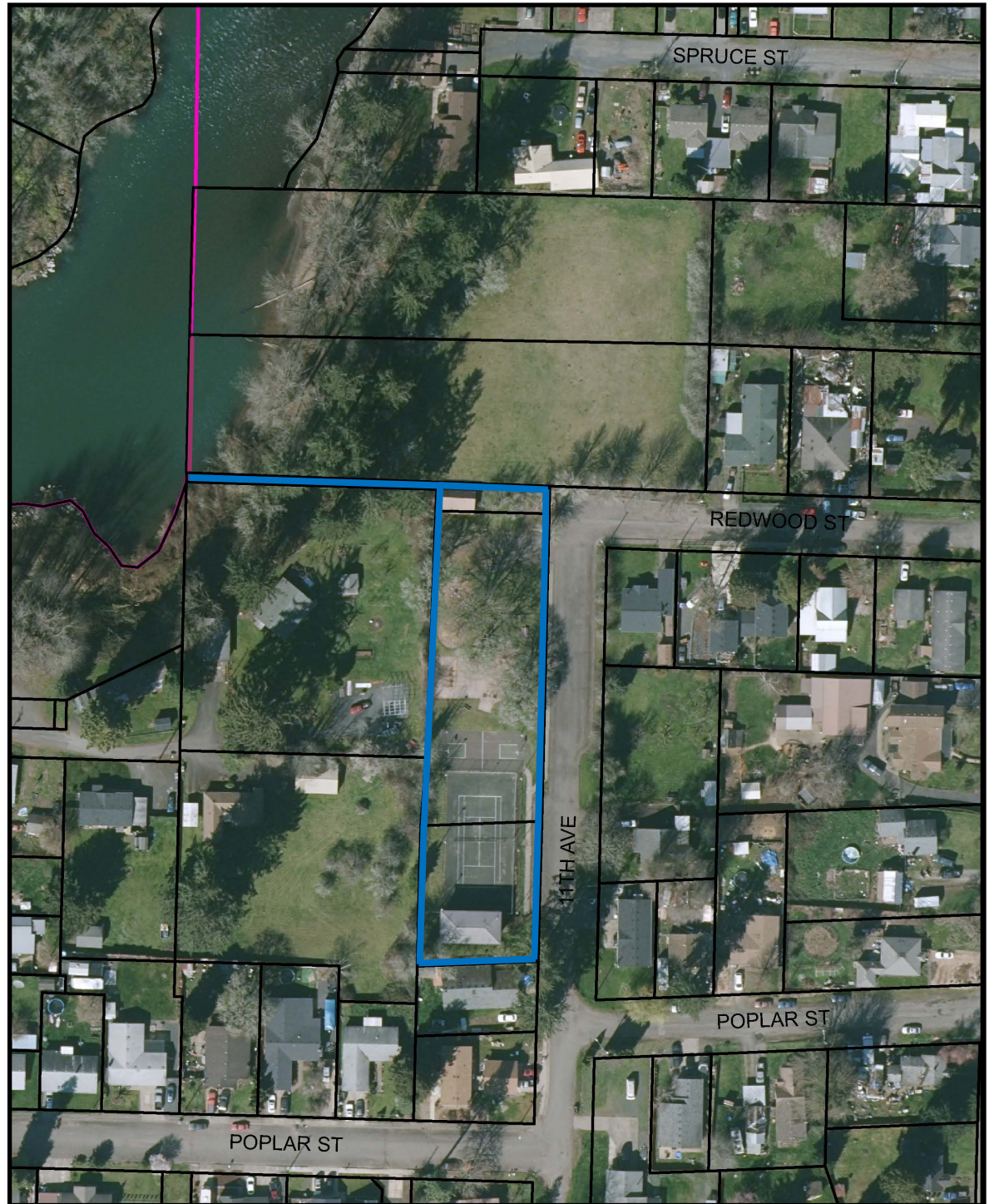
 Tax lots

PIN

 3rd Merge



1 inch = 600 feet





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Northside Park Existing Properties before PLA's PLA22-14

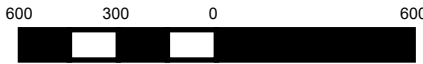
Legend

 Tax lots

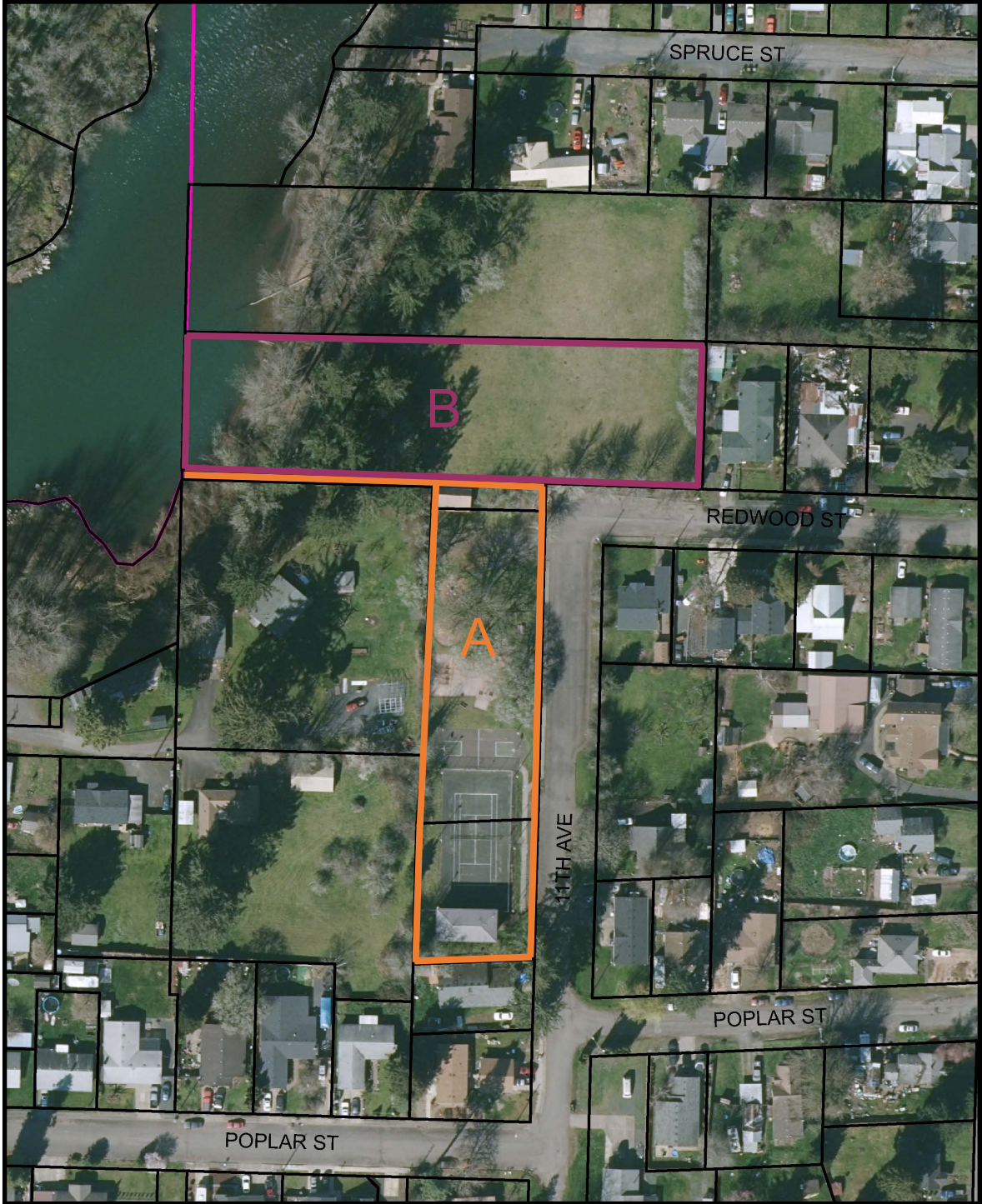
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 13S01E31AB01301



1 inch = 600 feet




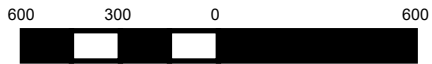
Northside Park Property Line Adjustment PLA22-14

Legend

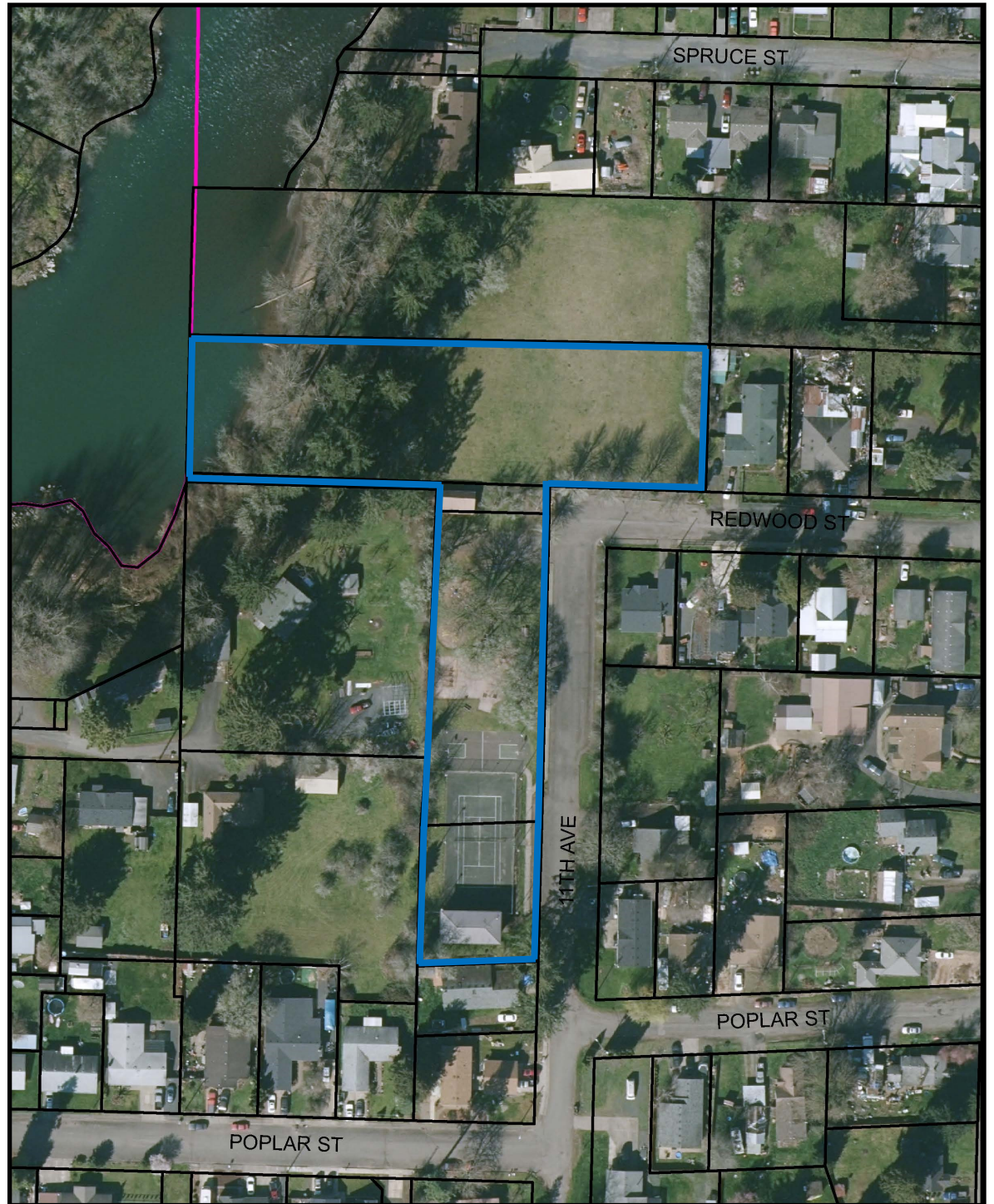
 Tax lots

PIN

 4th Merge



1 inch = 600 feet





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Date: _____


Northside Park Existing Properties before PLA's PLA22-15

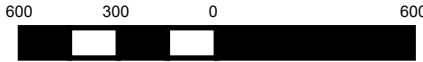
Legend

 Tax lots

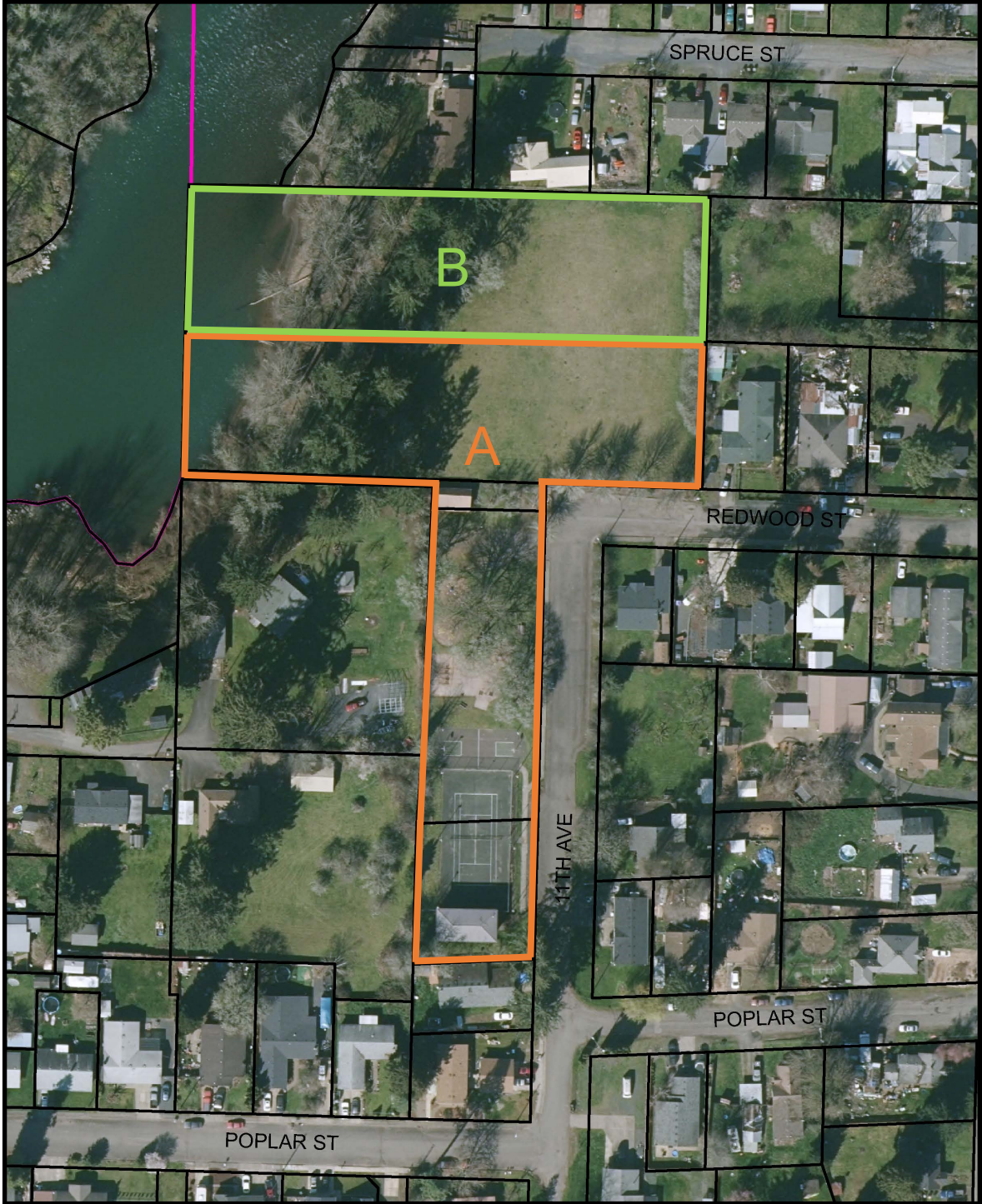
PIN

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 13S01E31AB01201




1 inch = 600 feet

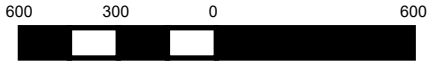


Northside Park Existing Properties before PLA's PLA22-15

Legend

 Tax lots

PIN
 5th Merge



1 inch = 600 feet

