



REQUEST FOR COUNCIL ACTION

Title: City of Sweet Home Property Line Adjustments

Preferred Agenda: May 28, 2024

Submitted By: Diane Golden, Associate Planner

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

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

Relevant Code/Policy: SHMC 17.92 Property Line Adjustment

Towards Council Goal: Be an Effective and Efficient Government

Attachments: PLA 24-02 Application
PLA 24-02 Site Map
Linn County Sweet Home IGA Exhibit 1

Purpose of this RCA:

The purpose of this Request for Council Action is to seek authorization for the City Manager or Designee to sign a Property Line Adjustment Application affecting City Property. The affected properties are the City of Sweet Home Public Works Yard and the adjacent Family Assistance and Resource Center Group (FAC) facility.

Background/Context:

In 2022 and 2023, the City of Sweet Home assisted FAC with the acquisition of property, a flag lot adjacent to the City's Public Works Yard, which was then owned by Linn County, and the development of a facility on that property to serve residents of the City. A portion of the County owned property was partitioned off, and Linn County deeded the property to FAC. An agreement was made by the City of Sweet Home, Linn County, and FAC regarding access to the properties. Since the existing driveway (the 'flagpole' of the property) was deemed inadequate both for FAC's needs, as well as Linn County's, the City offered an easement through its property. That easement was later approved and has been functioning as the sole access into FAC's property. Current plans are in place for the access easement to be improved and serve as access into a RV dump station that Linn County has proposed to be built on its property. See the attached site map as well as Linn County Sweet Home IGA Exhibit 1.

In addition, the City has long had plans to eventually widen 24th Avenue so that it may serve as access to the property north of the adjacent railroad tracks, as well as the City-owned property beyond (the Quarry property). To further this plan, the City made an agreement with property owners at the corner of 24th Avenue and Main Street to swap property and widen the City right-of-way. Continuing this plan will require some additional land from the Public Works Yard, as well as a portion of the land that is now owned by FAC.

This property line adjustment seeks to move a portion of FAC's property, the 'flagpole' of their flag lot, to the City of Sweet Home's adjacent property. This strip of land is impacted by stormwater and wetlands and is neither usable or necessary for FAC or Linn County's development—the easement through the City's property provides everything those properties need. However, the property is usable by the City, in that it would allow the City to widen 24th Avenue in the future.

FAC has already agreed to this property line adjustment, and a land survey has been completed for this purpose. Since this application affects City property, it may only be signed by someone authorized by the City Council to do so.

The Challenge/Problem:

Should the City Council authorize the signing of this application?

Stakeholders:

- Sweet Home City Council. As the owner of Parcel 1, the City of Sweet Home, through its elected representatives, the City Council, is responsible for any land use applications affecting the properties. The City will benefit from the ability to widen 24th Avenue in the future.
- Family Assistance and Resource Center Group. FAC benefits from the access easement that the City gave through its property. FAC have agreed to the property line adjustment.

Issues and Financial Impacts:

The Property Line Adjustment will require surveying and filing recording documents with the county. We anticipate that the costs will be under \$1,000.

Elements of a Stable Solution:

Authorization to sign the Property Line Adjustment application.

Options:

1. Do Nothing. Leave the property as a flag lot.
2. Approve and authorize the City Manager or designee to sign Application PLA24-02 as presented.
3. Recommend a different configuration of property lines for City of Sweet Home and Family Assistance and Resource Center. 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 or designee to sign Application PLA24-02 as presented.