



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

## **NOTICE OF PUBLIC HEARINGS ON A REQUESTED VACATION OF PUBLIC RIGHT-OF-WAY**

NOTICE IS HEREBY GIVEN that the Sweet Home Planning Commission and City Council will hold public hearings to consider the following request.

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**REQUEST:** This is an application to vacate an undeveloped portion of Redwood Street in the City of Sweet Home, Oregon. The portion of Redwood Street proposed to be vacated is a dead-end street, approximately 500 feet long, located north of Highway 20 and west of 53<sup>rd</sup> Avenue.

**APPLICANT:** William Ruby

**PROPERTY OWNER:** City of Sweet Home

**PROPERTY LOCATION:** Redwood Street, Sweet Home, OR 97386; Identified on the Linn County Assessor's Map as 13S01E27AC, abutting the north boundary of Tax Lot 1200 and the south boundary of Tax Lot 1204.

**REVIEW AND DECISION CRITERIA:** Oregon Revised Statutes (ORS) 271.110, 271.120

**PLANNING COMMISSION PUBLIC HEARING:**

- **DATE & TIME:** January 19, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chamber at 3225 Main Street, Sweet Home, Oregon 97386

**CITY COUNCIL PUBLIC HEARING:**

- **DATE & TIME:** February 14, 2023 at 6:30 PM
- **LOCATION:** City Hall Council Chambers, 3225 Main Street, Sweet Home, Oregon 97386

**STAFF CONTACT:** Angela Clegg, Associate Planner  
Phone: (541) 367-8113; Email: [aclegg@sweethomeor.gov](mailto:aclegg@sweethomeor.gov)

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You may submit comments or recommendations prior to or at the public hearings. Written comments, submitted by 5:00 PM on January 11, 2023, will be included in the staff report that is provided to the Planning Commission and City Council. Written comments that are submitted after that time, but prior to the hearings will be presented to the Planning Commission and City Council at the public hearing(s). Comments may be emailed to [aclegg@sweethomeor.gov](mailto:aclegg@sweethomeor.gov) or mailed or submitted to the Community and Economic Development Department office at City Hall, 3225 Main Street, Sweet Home, Oregon 97386. Please include the file number(s) in the subject line of your comment. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and make a final local decision.

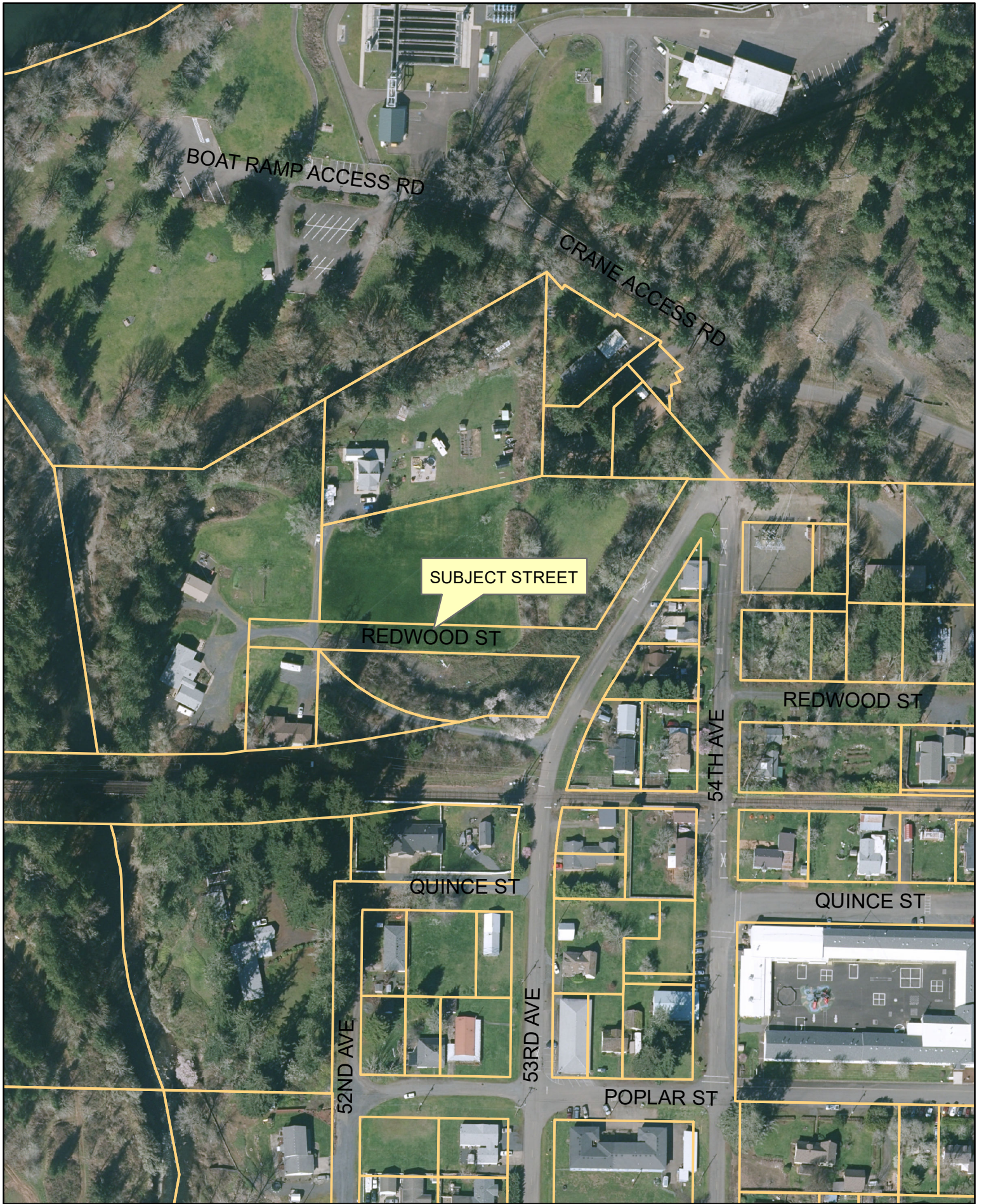
The failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and a copy will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearings and a copy will be provided at reasonable cost. Please contact the Community and Economic Development Department at 3225 Main Street, Sweet Home, Oregon 97386; Phone: (541) 367-8113.

Persons interested in commenting on these issues should submit testimony in writing to the Community and Economic Development Department Office located in City Hall prior to the hearing or attend the meeting and give testimony verbally. Persons who wish to testify will be given the opportunity to do so at both the Planning Commission and City Council hearing. Such testimony should address the criteria in the Sweet Home Municipal Code which are applicable to the request.

The location of the meeting is accessible to persons with disabilities. If you have a disability that requires accommodation, please notify the Community and Economic Development Department Office in advance of the meeting by calling (541) 367-8113.





1 inch = 174 feet

Subject Property Map  
Redwood Street Vacation

Date: 12/21/22



**WILLIAM RUBY CONSTRUCTION**

**CONSTRUCTION**

**28322 Kingsbury Rd.**

**Lebanon Or. 97355**

**CCB# 128472**

**PHONE (541) 915-8885**

**Sweet Home City**

**Re. Redwood St.**

**I am William Ruby and I would like to request that Redwood St. Off of 53d st be vacated for the following reasons.**

**Redwood St off 53d st drops of approximately 30 feet straight down to the base elevation. Building a city street would not be cost effective for its intended purpose as a city street, as it would dead end at about 350 ft into private property.**

**Since the drop from 53d Ave would be so steep the cost to build a road 250 feet long with all the city services for 2 homes would not be cost effective.**

**The foot print for a road that deep would eliminate 1 complete lot for build a home on.**

**The vacation of Redwood St. would make the 2 lots available for the construction of 2 very nice homes, to be able to put on the tax base for the city.**

**Redwood st. Would not be useful to the city of sweet home to construct as it would dead end and not go anywhere. There will be no more lots to be useful for construction. It would only serve 2 lots that will have homes on them. The existing driveway that is now in use will serve the area and will be paved according to the new codes as stipulated by the City of Sweet Home.**

**Because of power lines and no city water there is no land divisions to be done in the future, on the property there. By vacating Redwood St, this will allow us to have 2 very nice homes and not cramp the life style of the existing property owners in the immediate area. One home has been installed on lot #1, approximately \$425,000.00, and with lot #2 and #3 figured at the same value, this will add about \$1,125,000.00 to \$1,150,000.00 to the Sweet Home tax base, depending on the value of all three homes, Plus or minus.**

**This is a very nice area and we would like to do what we can for the city. This would be a very nice area to live. Please help us in this, and consider the vacation of Redwood St.**

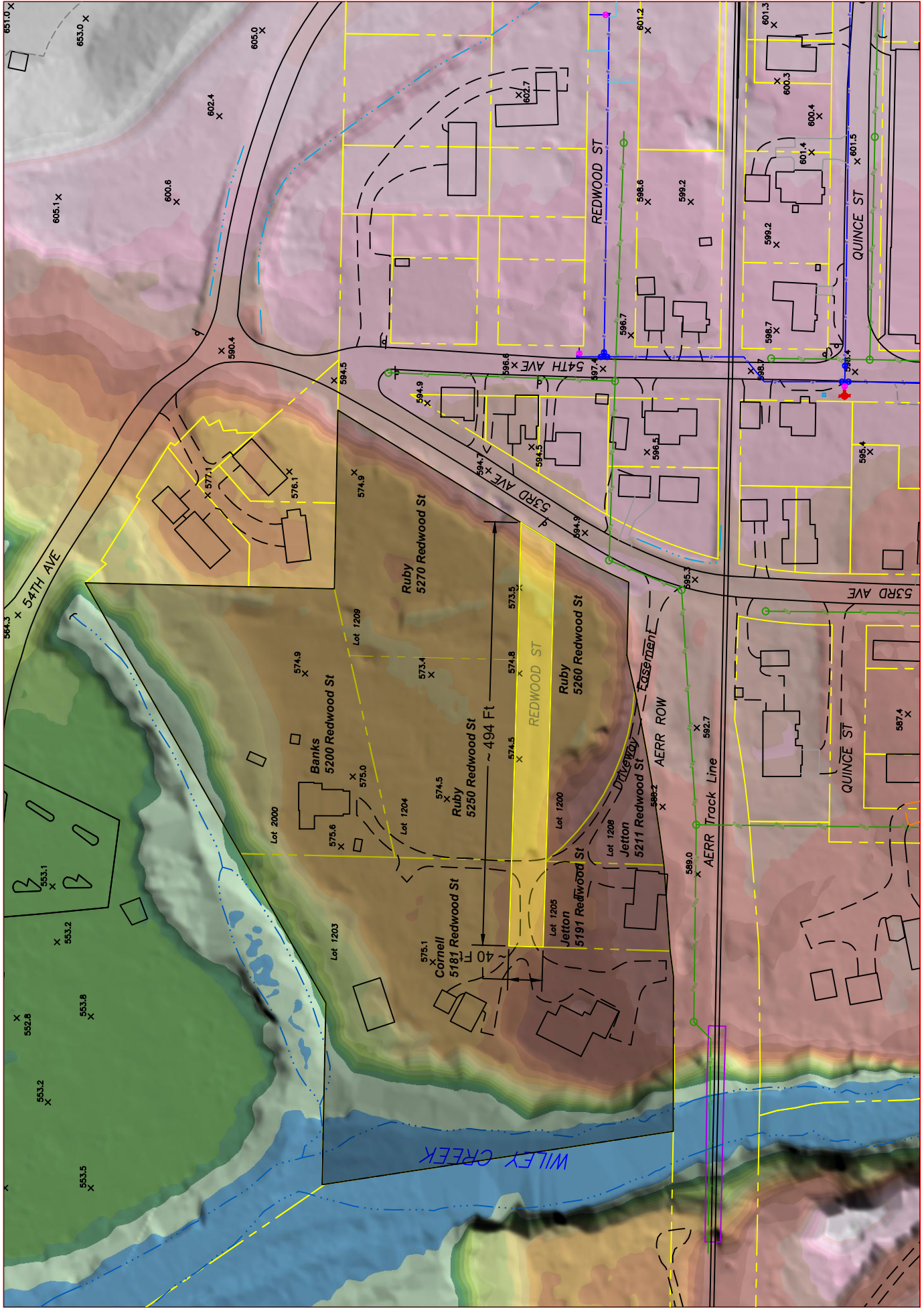
**Thank You**

**William Ruby**

**5250 Redwood St**

**John Cornell**

**5181 Redwood St**



Redwood Street & 53rd Avenue, N. or RR Tracks.  
 Proposed Vacated Area (19,254 SqFt) and adjoining Properties (7).



Scale 1" = 150'  
 Ground LiDAR 3 ft Elevation Banding. 12-05-2022