

CITY OF SILVERTON
CITY COUNCIL SPECIAL WORK SESSION MEETING
Monday, April 8, 2024 – 6:30 p.m.



Council Chambers – 421 South Water Street and Zoom

Americans with Disabilities Act – The City of Silverton intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2204 at least 48 hours prior to the meeting.

A copy of the full packet is available on the City's website at <https://silverton.or.us/meetings>. In accordance with House Bill 2560 and City of Silverton Resolution 22-06, the meeting will be held in a hybrid format: in person, and electronically using the Zoom web conference platform. If you wish to participate through the Zoom web conference platform, see meeting information below.

Zoom meeting link:

When: Apr 8, 2024 06:30 PM Pacific Time (US and Canada)

Topic: City Council WS

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87138814249>

Webinar ID: 871 3881 4249

Or Telephone:

+1 253 215 8782 US (Tacoma)

AGENDA


- I. **OPENING CEREMONIES – Call to Order, Pledge of Allegiance and Roll Call**

- II. **DISCUSSION**
 - 2.1 Overview of City-Owned Properties and Buildings – City Manager Cory Misley

 - 2.2 Partition of Property Containing the Old City Hall & Silver Falls Library – City Manager Cory Misley

- III. **ADJOURNMENT**

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	2.1 & 2.2	City-Owned Property Overview & Old City Hall Property Partition Discussion
	Agenda Type:	
	Discussion	
	Meeting Date:	
April 8, 2024		
Prepared by:	Reviewed by:	Approved by:
Cory Misley & Jason Gottgetreu	Cory Misley & Jason Gottgetreu	Cory Misley

Background:

The City owns many properties (some developed and some vacant) that are utilized for a number of purposes to deliver services and meet community needs across departments. The list attached is a breakdown of those properties sorted by property size – there is also a map attached to show the geographical location of each property. The first half of the discussion is to cover these at a high-level and speak, to some extent, about the history and future of some of these properties. A more cohesive strategy and plans will need to be formulated in the future regarding the precise plans (development, disposition, redevelopment, preservation, etc.) for all properties including structures and vacant properties.

A partition is the division of a property into two or three parcels within a calendar year. The property that the old City Hall is located on is 18.17 acres in size and contains City Hall, the Fischer Building, the Library, the All-Abilities Park, the Pool, the East Bank Trail, and Coolidge McClaine Park.

The partition process can be initiated by order of the City Council or by the Community Development Director and is a staff-level decision with notice being provided to property owners and residents within 500 feet of the site. There is a fourteen-day comment period after the notice is sent and site posted, after which staff can prepare the staff report and notice of decision. The partition application would contain the proposed new lot lines and parcels and be reviewed against development code standards for lot size, access & circulation, parking, utilities, etc.

After a planning decision is made, the City could start the platting process which would involve the hiring of a surveyor, which would cost a few thousand dollars. The surveyor would prepare a plat based on the partition approval and start the recording process with Marion County, which has a fee of approximately \$800 and would require the preparation of a title report which would be in the \$300 range. The County would review the plat and provide any comments to the surveyor who would then prepare the mylar plat for signatures and recording. The overall timeline from initiating an application to the plat being recorded is about 5 months.

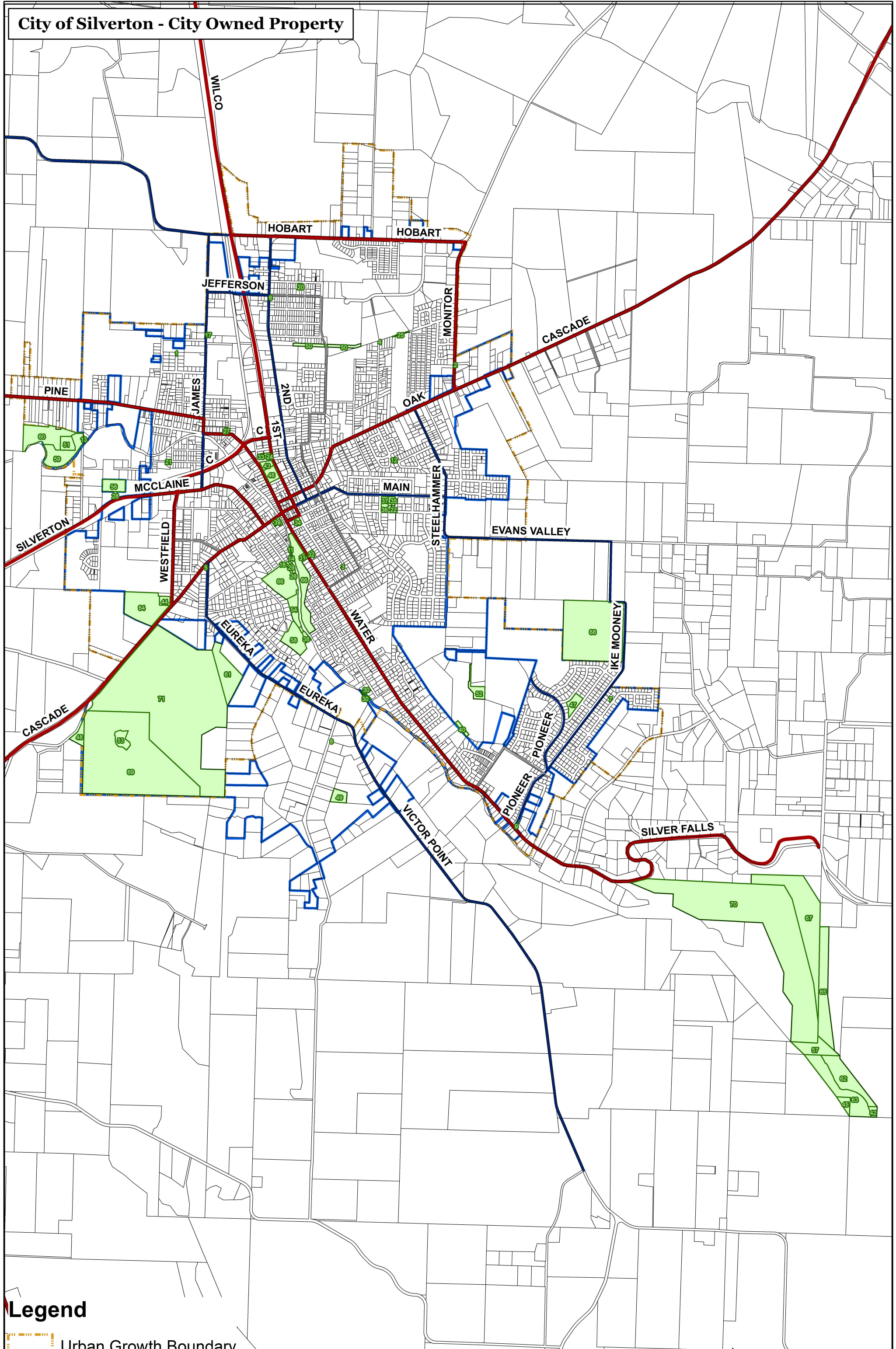
**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

Budget Impact	Fiscal Year	Funding Source
TBD	2024-25	TBD


Attachments:

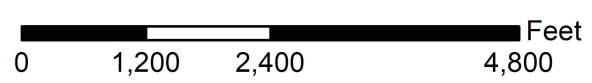
1. Map of City-Owned Properties
2. Corresponding List of City-Owned Properties
3. Map of the 18.17 Acres Property containing the old City Hall, the Fischer Building, the Library, the All-Abilities Park, the Pool, the East Bank Trail, and Coolidge McClaine Park

City of Silverton - City Owned Property



Legend

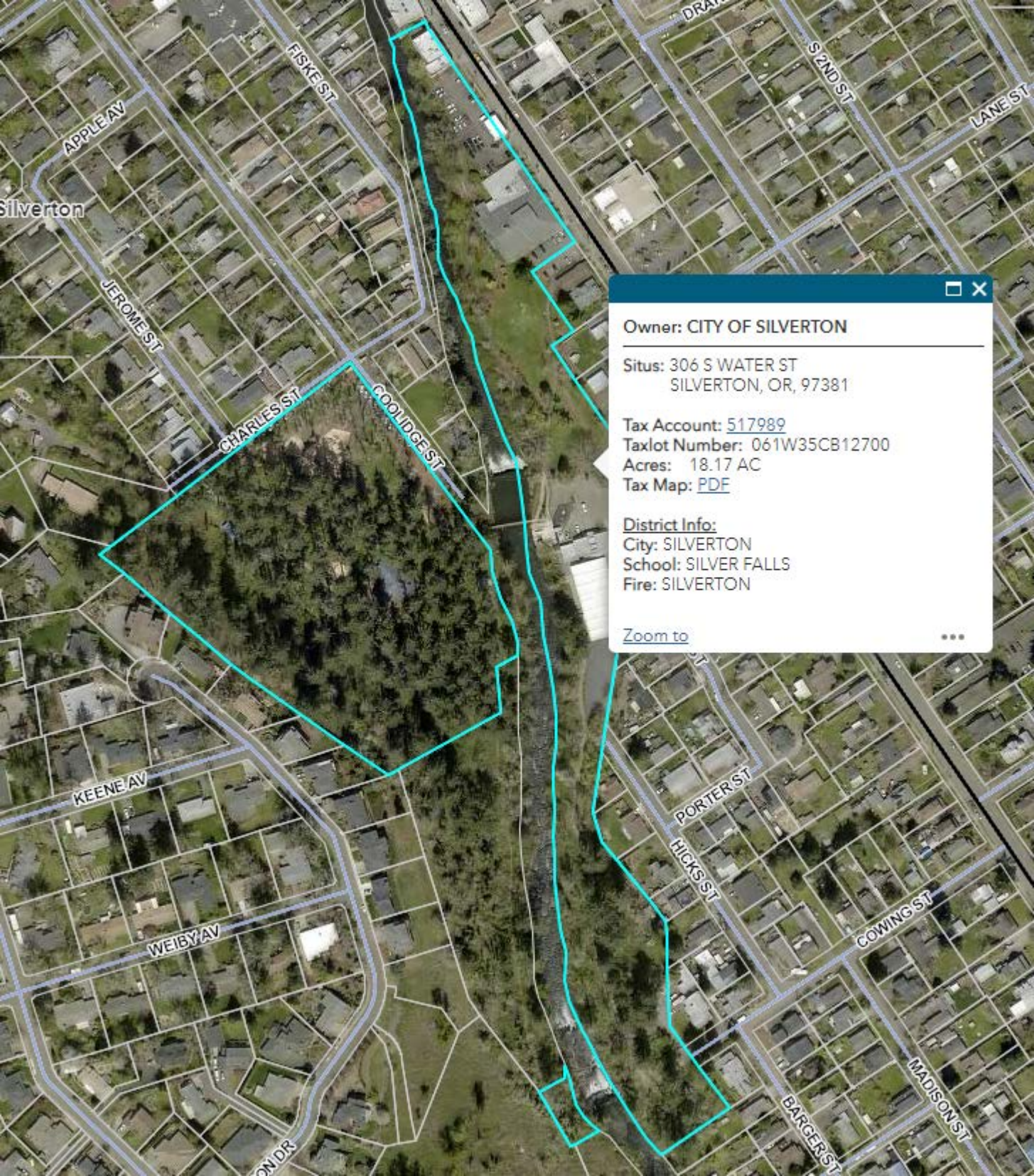
-  Urban Growth Boundary
-  Silverton City Limits



Disclaimer:
This map was published by the City of Silverton Community Development Department as a general planning tool. Due to the differing quality of source data, the Department cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Number on Map	Address	Acres	Acquisition Date (null if older record)	Acquisition Price (will show for each prop. if multiple properties purchased at the same time)	Year Built	Area Sq. Ft.	Taxlot
1		0	4/3/1974	\$0	0	60	061W27DC02600
2		0	<null>	\$0	0	151	061W26DD01600
3		0	10/2/1990	\$0	0	200	061W35CD00600
4		0.02	<null>	\$0	0	491	061W26CD00850
5		0.01	<null>	\$0	0	573	061W34DC02600
6		0.01	<null>	\$0	0	625	061W26CB06200
7		0.05	6/18/2018	\$0	0	2,031	071W01BD08900
8		0.05	<null>	\$0	0	2,161	071W02BD02401
9		0.05	2/8/2008	\$0	0	2,189	071W01CC04000
10		0.06	<null>	\$0	0	2,364	061W35CC06400
11		0.2	10/2/1990	\$0	0	2,919	061W35CB14900
12		0.07	<null>	\$0	0	3,040	061W35AC09500
13		0.06	6/20/1983	\$0	0	3,421	061W34BC00199
14	303 COOLIDGE ST	0.09	<null>	\$0	1915	3,689	061W35CC06000
15		0.09	7/8/1986	\$7,500	0	3,714	061W35BD13500
16		0.09	7/8/1986	\$7,500	0	3,717	061W35BD13400
17	502 N JAMES AVE	0.09	5/13/2008	\$20,000	0	3,897	061W27DD00401
18		0.1	<null>	\$0	0	4,425	061W35CC06100
19	508 LINCOLN ST	0.14	6/28/1988	\$66,000	0	6,264	061W26CB03600
20		0.14	<null>	\$0	0	6,265	061W26CB03700
21		0.16	<null>	\$0	0	6,862	061W34AC03300
22	907 RESERVE ST	0.17	1/27/2017	\$221,000	1930	7,432	061W35BD13300
23		0.18	12/19/2017	\$1,000,000	0	7,524	061W34AD00500
24		0.18	12/19/2017	\$1,000,000	0	7,536	061W34AD00600
25		0.18	6/16/2005	\$135	0	7,630	061W26D000999
26	317 COOLIDGE ST	0.28	8/25/1998	\$75,000	1925	7,825	061W35CC06300
27	702 N WATER ST	0.19	9/30/2016	\$57,000	0	8,132	061W34AA06200
28		0.21	<null>	\$0	0	9,288	061W34CA01000
29	309 COOLIDGE ST	0.26	<null>	\$0	0	9,934	061W35CC06200
30		0.49	<null>	\$0	0	10,892	071W02BD01500
31	426 S WATER ST	0.32	<null>	\$0	1901	14,089	061W35CC00100
32	431 S WATER ST	0.34	12/15/2011	\$215,000	0	14,897	061W35CB12500
33		0.37	12/19/2017	\$1,000,000	0	15,452	061W34AD00700
34	216 LEWIS ST	0.46	4/24/2000	\$150,000	0	20,111	061W35CB03800

35	121 N AMES ST	0.52 <null>	\$0	0	22,303	061W35BD11700
36		0.52 <null>	\$0	0	22,331	061W35BD13200
37		0.52 <null>	\$0	0	22,346	061W35BD11800
38		0.64 6/7/2007	\$123,300	0	24,422	071W02BB04601
39	101 FISKE ST	0.62 2/8/1993	\$110,000	0	27,856	061W35CB14100
40		0.68 <null>	\$0	0	29,382	071W02A002700
41		1.1 <null>	\$0	0	32,393	061E34D001100
42		0.73 <null>	\$0	0	36,963	071E070001900
43	410 N WATER ST	0.93 12/19/2017	\$1,000,000	0	40,961	061W35BC08000
44	115 WESTFIELD ST	1.04 6/12/2008	\$200,000	0	45,427	061W34C000701
45		1.44 10/14/1980	\$0	0	63,629	071E070001800
46	410 N WATER ST	1.8 12/19/2017	\$1,000,000	0	77,829	061W35BC08100
47	1443 MEADOW AVE	1.97 10/16/2009	\$0	0	85,679	071W01BD05700
48		1.8 7/12/2002	\$1,077,110	0	86,088	071W030001100
49		2.03 9/1/2016	\$100,000	0	88,635	071W02C001800
50		2.28 11/30/1992	\$200,000	0	89,890	061W26C000100
51		2.03 <null>	\$0	0	90,156	061W34BC00200
52	4830 EAST VIEW LN NE	2.2 11/25/1981	\$30,000	0	96,028	071W02A000600
53	4592 PETTIT LN NE	2.28 11/30/2017	\$300,000	1963	99,351	071W030001000
54		3.28 3/3/1992	\$0	0	117,655	061W35CC08900
55		1.45 <null>	\$0	0	118,478	071E030000300
56	830 MCCLAIN ST	2.99 <null>	\$0	0	132,291	061W34BD03000
57		10.18 <null>	\$0	0	226,090	071E070001400
58		5.25 10/17/2017	\$0	0	229,074	071W02BB04603
59	400 SCHEMME LN	6.56 <null>	\$0	0	297,387	061W34BC00100
60		9.31 5/23/1997	\$257,785	0	391,694	061W34BB03700
61		8.97 11/8/2006	\$284,980	0	391,939	071W03A000601
62		8.17 <null>	\$0	0	400,007	071E070001600
63		11.59 <null>	\$0	0	478,904	071E070001700
64	801 DAVENPORT LN	11.63 6/12/2008	\$1,300,000	0	512,020	061W34C000700
65		12.76 9/1/2009	\$99,232	0	587,685	071E070001500
66	306 S WATER ST	18.17 <null>	\$0	0	729,354	061W35CB12700
67		18.43 2/22/1987	\$0	0	1,169,433	071E070000500
68		40 12/23/2009	\$0	0	1,737,270	071W010000100
69		77.74 <null>	\$0	0	3,349,585	071W030001002
70	4381 SILVER FALLS DR NE	96.16 <null>	\$0	0	4,046,028	071W120000100
71	869 W MAIN ST	126.95 5/15/1995	\$848,000	1978	5,557,907	071W030000100



Silverton

Owner: CITY OF SILVERTON

Situs: 306 S WATER ST
SILVERTON, OR, 97381

Tax Account: [517989](#)
Taxlot Number: 061W35CB12700
Acres: 18.17 AC
Tax Map: [PDF](#)

District Info:
City: SILVERTON
School: SILVER FALLS
Fire: SILVERTON

[Zoom to](#) ⋮

APPLE AV

FISKE ST

DRA

S 2ND ST

LANE ST

JEROME ST

CHARLES ST

COOLIDGE ST

KEENE AV

WEIBY AV

PORTER ST

HICKS ST

COWING ST

ON DR

BARGER ST

MADISON ST