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190919

Ordinance

Declare property located at 6917 SE Deardorff Rd as surplus property and authorize the Director of the Bureau of Environmental Services to dispose of the property by public sale

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. Property located at 6917 SE Deardorff Road, often referred to as the Hefty property, and legally described below was acquired by the City in December 2019, to protect and restore Johnson Creek and associated floodplains (See Map in Exhibit B)
2. The property is 2.44 acres with a single-family house and a detached accessory dwelling unit, which are in good shape and ready for sale. There are also two storage buildings.
3. BES placed a covenant on the property that will protect the portion of the property adjacent to Johnson creek and its associated floodplains with a conservation easement that will become active once the property is sold to a new owner (Exhibit C)
4. On May 6, 2022, the Commissioner-in-Charge of the BES declared this property as excess (Exhibit A)
5. BES has offered this property to other City Bureaus, but no interest in current or future use for this property was expressed.
6. The property will be sold for the best price, terms, and conditions in accordance with City Code. Net proceeds from the sale of the property will be deposited to the Sewer System Construction Fund.

NOW, THEREFORE, the Council directs:

- A. That the following described property is hereby declared surplus:
SECTION 23 1S 2E, TL 200
- B. That the Director of BES, or their designee, is hereby instructed to dispose of the above-described property through sale of the property for the best price, terms and conditions available; and is hereby authorized to execute on behalf of the City any and all documents approved by the City Attorney required for the conveyance of the title of the property.

Introduced by

[Commissioner Mingus Mapps](#)

Bureau

[Environmental Services](#)

Contact

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Requested Agenda Type


Consent


Date and Time Information

Requested Council Date
July 13, 2022

C. That the net proceeds from the sale of the property will be deposited to the Sewer System Construction Fund.

Documents and Exhibits

 [Exhibit A](#) (275.59 Kb)

 [Exhibit B](#) (355.15 Kb)

 [Exhibit C](#) (95.08 Kb)

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
July 13, 2022

Auditor of the City of Portland
Mary Hull Caballero

Impact Statement

Purpose of Proposed Legislation and Background Information

BES, through the Watershed Services Group, acquired this 2.44-acre property in 2019 that is within the Johnson Creek watershed as part of the Cedar Creek Restoration Project. The goal of this acquisition was to restore and protect Johnson Creek and its associated floodplains.

This purchase included a 1,348 sq ft single-family home, a 480 sq ft detached accessory dwelling unit, several outbuildings and associated landscape improvements that are not necessary for the restoration project's goals. A bathhouse and pool will be demolished prior to restoration. The restoration project will commence summer of 2022. Once the restoration project is complete, this tax lot will be put on the market. In order to protect the restored floodplain, riparian area and wetlands along Johnson Creek in perpetuity, BES has placed a conservation easement covenant on the property that will become active once the property is sold to a new owner.

Financial and Budgetary Impacts

Sale of this property will have positive impact on the financial situation of the Bureau. The property will be marketed and sold by a realtor. The contract realtor will be paid from the commission from the sale of the property. Sale income of the house will be deposited to the Sewer System Construction Fund.

Community Impacts and Community Involvement

The property has gone through the City Disposition process per ADM-13.02 - Disposition of City Real Property. This is a Category 1 property per ADM 13.02 - 3. "Real properties acquired by the City of Portland as part of a larger acquisition with the intention that portions not required to meet business needs would be disposed of". This property was purchased with the intent of selling it after the restoration project is completed. No public comment period is required prior to declaring this property surplus. The property is in R10 - residential zone. A single-family house and ADU are appropriate uses of the property and will be a positive addition to the housing stock.

100% Renewable Goal

Not applicable.

Budget Office Financial Impact Analysis

The property will be sold for the best price, terms, and conditions in accordance with City Code. Sale of the property should have a positive impact on BES's financial situation. The property will be marketed and sold by a realtor, and the contract realtor will be paid from the commission from the sale of the property. Net proceeds from the sale of the property will be deposited to the Sewer System Construction Fund.

Agenda Items

589 Consent Agenda in June 29-30, 2022 Council Agenda

Passed to second reading

Passed to second reading July 13, 2022 at 9:30 a.m.

618 Consent Agenda in July 13, 2022 Council Agenda

Passed

Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea