



AGENDA COVER MEMO

Memorandum Date: July 11, 2025
Order Date: July 29, 2025

TO: Board of County Commissioners

DEPARTMENT: Public Works/Engineering and Construction Services/Surveyors

PRESENTED BY: Mike Davis, Senior Right of Way Agent
On behalf of Public Works/Land Management

AGENDA ITEM TITLE: ORDER/ IN THE MATTER OF LISTING FOR SALE COUNTY OWNED REAL PROPERTY IDENTIFIED AS MAP AND TAX LOT 17-06-30-00-00301, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE DOCUMENTS TO COMPLETE THE SALE.

I. MOTION

Move to approve the Order to list for sale Lane County Land Management Division (LMD) property and to authorize the County Administrator to execute documents to complete the sale.

II. AGENDA ITEM SUMMARY

The Board is being asked to authorize Public Works Right of Way Services Staff to list and negotiate the sale of County owned real property identified as Map and Tax Lot 17-06-30-00-00301, and authorize the County Administrator to execute any necessary documents to facilitate the closing of the sale.

III. BACKGROUND / IMPLICATIONS OF ACTION

A. Board Action and Other History

The property proposed to be sold is vacant, 2.38 acres in size, zoned RR5 (5 acre minimum), and located on the southwest corner of Highway 126 and Poodle Creek Road in Noti Oregon. For over a decade the property has been the subject of extensive enforcement action by the (LMD).

In 2015, Compliance Action CA15-00049 was initiated due to expired building permits as well as the presence of waste, inoperable automobiles and recreational vehicles. These violations went unaddressed for several years and the condition of the property generally deteriorated as additional waste and vehicles accumulated onsite. Through the administrative civil penalty process fines were assessed. These fines went unpaid and a lien in the amount of \$7,655 was

recorded against the property on December 10, 2018.

Code violations persisted and in 2019 Compliance Action CA19-00089 was opened. Violations continued resulting in a second lien in the amount of \$26,280 being recorded on January 2, 2020.

A third and final Compliance Action (CA20-00109) was opened in 2020. As with the two previous attempts, LMD was unable to persuade the owners of the property to voluntarily address the violations. Fines were assessed, went unpaid, and a third lien in the amount of \$73,000 was recorded against the property.

In 2023, County Counsel initiated the foreclosure process, and the property was acquired by LMD on November 27, 2024, via a Sheriff's Deed.

In 2025, LMD contracted with Hazmat One, LLC to conduct an extensive site cleanup. This included demolishing and removal of a dilapidated manufactured home, 12 RVs. Removal of extensive waste, vehicles, tires and boats, decommissioning of a septic system, and the proper disposal of black water, hazardous materials and asbestos.

B. Policy Issues

Oregon Revised Statutes (ORS) 271.310 allows the transfer or lease of real property owned by a political subdivision if the real property is not needed for public use. It has been determined the sale of this property meets those criteria.

C. Board Goals

This proposal is in line with Strategic Priority 3, Robust Infrastructure. The remaining proceeds of the sale will reimburse LMD and will be used to fund future nuisance abatement work.

D. Financial and/or Resource Considerations

Over the last decade LMD has expended considerable resources to bring this property into compliance. This has included the work of several code enforcement officers, supervisors and managers. The Lane County Hearings Official has billed time on each of the three code enforcement actions and County Counsel staff have been heavily involved throughout the foreclosure process. Finally, LMD expended \$68,800 on site cleanup and waste disposal and settled back taxes in the amount of \$7,282.92.

An Appraisal was provided to Clint Becraft, MAI, of Viewpoint Appraisals, LLC, for the purpose of determining the market value for the sale of the property. As of June 16, 2025, the Viewpoint appraisal values the property at \$210,000.

Lane County Right of Way Services proposes to offer 2% of purchase price to a buyer's licensed real-estate broker if applicable. Lane County will pay standard sellers closing costs.

Remaining proceeds of the sale will reimburse LMD and will be used to fund future nuisance abatement work.

E. Health Implications

There are no health implications.

F. Analysis

The County owned real property as described in the Order is not needed for public purposes, and the public interest will be furthered by selling the property.

G. Alternatives / Options

The Board of County Commissioners has the option to:

1. Approve the motion allowing Public Works Right of Way Services Staff to list and negotiate the sale of County owned real property at fair market value and authorize the County Administrator to execute any necessary documents to close the sale.
2. Deny the motion.
3. Continue the matter for further consideration.

IV. RECOMMENDATION

Public Works Right of Way Services Staff recommends the Board support Option Number 1, allowing Public Works Right of Way Services Staff to list and negotiate the sale of the County owned real property, and authorize the County Administrator to execute any related documents, pursuant to the requirements set forth in ORS 271.310.

V. TIMING / IMPLEMENTATION

Timing is not important.

VI. FOLLOW-UP

If the Board of County Commissioners approves the Order to sell the County owned real estate, Right of Way Services Staff will begin the process of listing the property and considering offers accordingly. Upon accepting a reasonable offer, Staff will work with the purchaser and County Administrator to close the transaction.

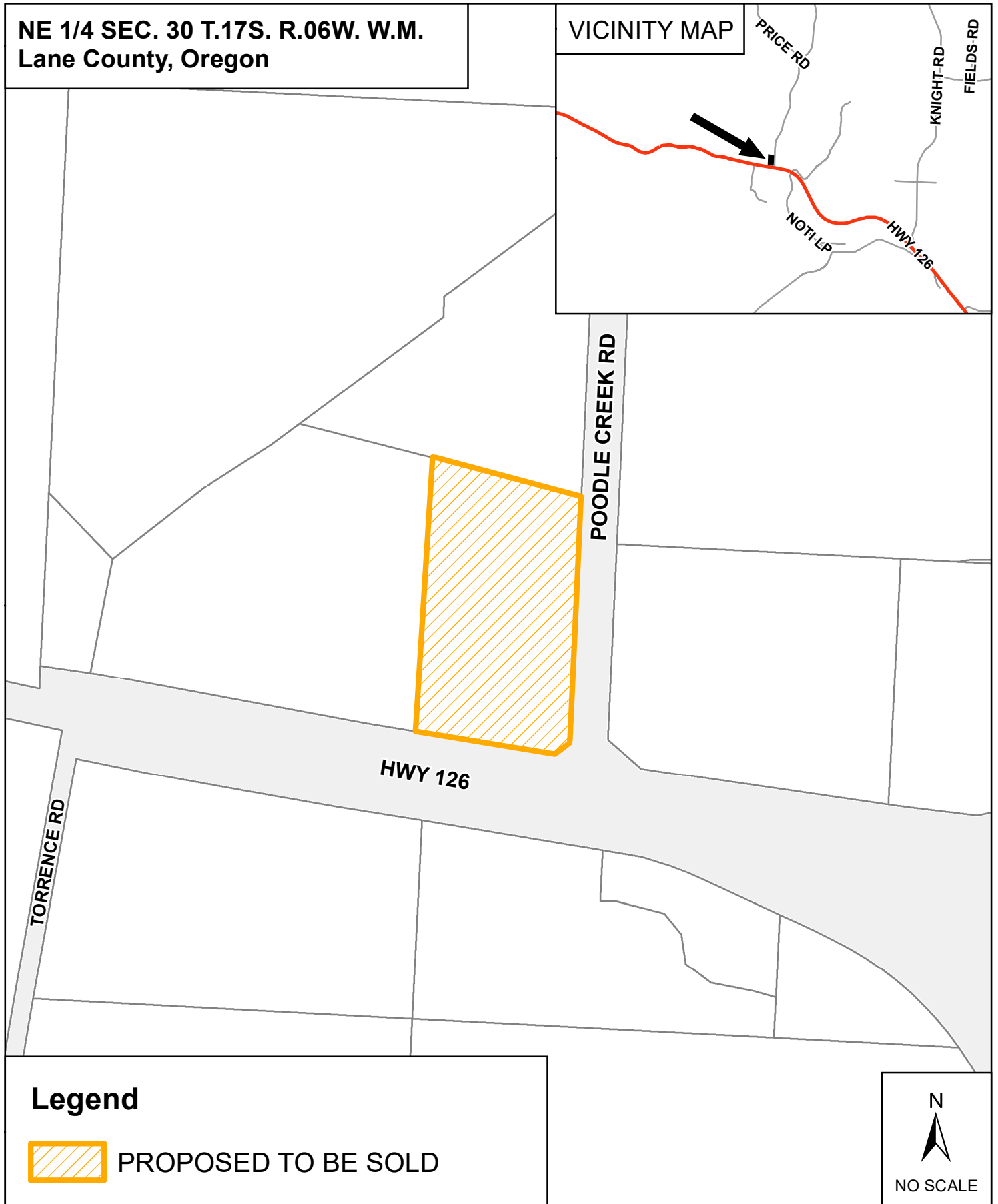
VII. ATTACHMENTS

Order with Exhibits:

Vicinity Map of Real Property – Exhibit “A”

Contact Person: Mike Davis, Ext. 6985

(EXHIBIT A)
COUNTY OWNED LAND
- PROPOSED TO BE SOLD -



BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF LISTING FOR SALE
COUNTY OWNED REAL PROPERTY IDENTIFIED
AS MAP AND TAX LOT 17-06-30-00-00301, AND
AUTHORIZING THE COUNTY ADMINISTRATOR TO
EXECUTE DOCUMENTS TO COMPLETE THE SALE.

WHEREAS, Lane County Land Management Division (LMD) owns real property located at the corner of Highway 126 and Poodle Creek Road identified as Map and Tax Lot 17-06-30-00-00301; and

WHEREAS, Due to unpaid liens assessed through multiple compliance actions, the County initiated foreclosure proceedings and the property was acquired by LMD on November 27, 2024, via a Sheriff's Deed; and

WHEREAS, Public Works LMD Staff has determined it is in the best interest of the public to sell the County owned real property at fair market value; and

WHEREAS, ORS 271.310 provides the transfer or lease of real property owned or controlled by a political subdivision if the real property is not needed for public use or whenever the public interest may be furthered; and

WHEREAS, the sale of the County owned real property meets the criteria set forth in ORS 271.310; and

WHEREAS, the Board is of the opinion that selling the County owned real property is in the best interest of the public.

NOW, THEREFORE, the Board of Commissioners of Lane County **ORDERS** as follows:

1. Public Works Right of Way Services Staff are authorized to list and negotiate the sale of the County owned real property identified as Map and Tax Lot 17-06-30-00-00301, at fair market value.
2. The County Administrator is authorized to execute any documents necessary to complete the sale.
3. All net proceeds from the sale will reimburse LMD and will be used to fund future nuisance abatement work.
4. This Order be entered into the records of the Lane County Board of Commissioners Journal of Administration.

ADOPTED this _____ day of _____, 2025.

David Lovall, Chair
Lane County Board of Commissioners