

MULTNOMAH COUNTY OREGON

Director's Office
1600 SE 190th Ave; Suite 224
Portland, Oregon 97233
(503) 988-5000 phone
(503) 988-3048 fax

From: Stan Ghezzi, Interim County Engineer & Robert Maestre, Deputy
Director BCS

Handwritten signature and date: Stan Ghezzi 11/27/06 R.M.

To: Board of County Commissioners

RE: Updated Report on Completed NW 8th Avenue McCarthy Creek Bridge
Crossing Replacement Project

Date: November 21, 2006

Background:

In 2004, the County received a petition from property owners abutting NW 8th Ave and others, (a local access public road in unincorporated west Multnomah County) seeking a public improvement project. The petition was signed by more than 60% of the abutting property owners representing more than 60% of the abutting land as required under ORS 371.615 and specifically requests that the County undertake a public improvement project to replace a dilapidated bridge structure on NW 8th Avenue where it crosses McCarthy Creek.

The petitioners and the other property owners benefited by the Project are named and their property interests are described with the assessed value for each property in the attached Exhibit A. The attached map, identified as Exhibit B, shows the approximate location of the Project. As required under ORS 371.625, Mike Phillips, the County Engineer at the time visited the site and studied the existing bridge across McCarthy Creek and determined that the bridge needs to be replaced.

Under ORS 368.031, the County is not authorized to spend County funds for work on local access roads. However, under ORS 371.605 to 371.660, the County is authorized to undertake a project on a public local access road in unincorporated areas and where the cost of the project is paid for by an assessment against the benefited property owners.

By Multnomah County Board Order No 05-011, dated June 16, 2005; this Board upon hearing no objection, directed the construction of the improvement to proceed and authorized the recording of a notice of a pending assessment lien against the benefited properties. The authorized assessment method was to split the cost of the project equally amongst the six benefited properties whose owners had signed the petition. The project was substantially completed by December 2005.

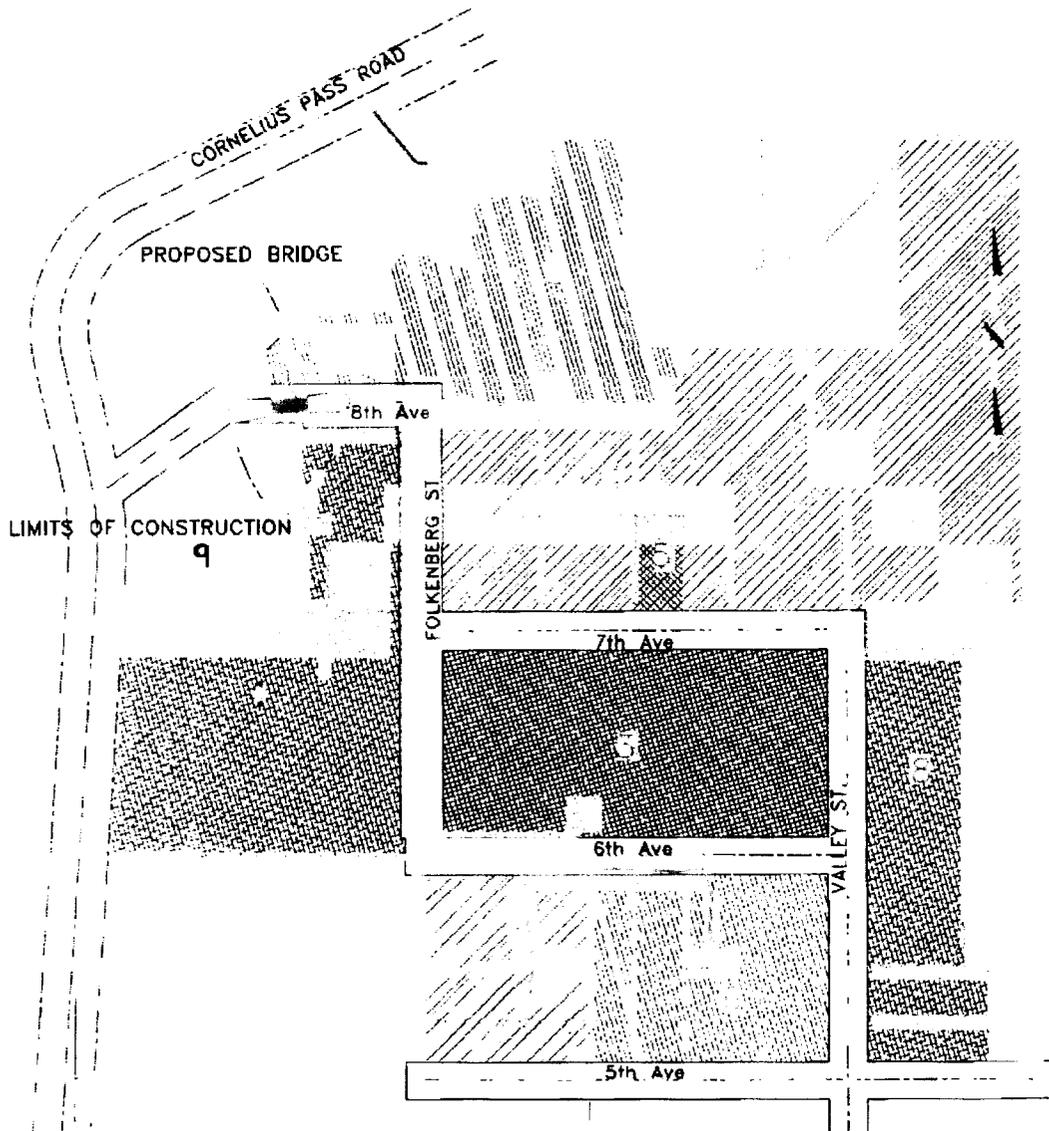
The Proposed Assessment Amount

As required under ORS 371.640(1) and 371.645(1), the final determination of the cost of the project to be assessed against the benefited property owners is **\$92,555.40**; with the proposed individual assessment to each benefited property is **\$15,425.90**. A copy of the proposed notice to the affected property owners required under ORS 371.645(3) is attached identified as Exhibit C.

EXHIBIT A

PROPERTY OWNER: CHARBONNEAU	Assessment: \$15,425.90
Legal Description: Lot 6, 7, 8, 9 & 10, Block 6, Folkenberg; Multnomah County, Oregon.	
Tax ID #: R164667	
Map Tax Lot #: 2NIW30BC-01000	
PROPERTY OWNER: DELZELL	Assessment: \$15,425.90
Legal Description: Lot 1, 2 and 3, (including part in vacated street) Block 11, Folkenberg; Multnomah County, Oregon.	
Tax ID #: R164683	
Map Tax Lot #: 2NIW30BB-00800	
PROPERTY OWNER: HOLM & VILLARREAL	Assessment: \$15,425.90
Lot #1: Legal Description: Lots 13 and 14 (including part in vacated street) Block 10, Folkenberg; Multnomah County, Oregon.	
Tax ID #: R164681	
Map Tax Lot #: 2NIW30BB-01100	
Lot #2: Legal Description: Lots 15 and 16 (including part in vacated street) Block 10, Folkenberg; Multnomah County, Oregon	
Tax ID #: R164682	
Map Tax Lot #: 2NIW30BB-01200	
PROPERTY OWNER: LAWRENCE	Assessment: \$15,425.90
Legal Description: Lot 1 (including part in vacated street); Block 6 Folkenberg; Lots 2 and 3; Block 6; Folkenberg, Multnomah County, Oregon	
Tax ID #: R164664	
Map Tax Lot #: 2NIW30BC-00600	
PROPERTY OWNER: SCHULTZ/DOLL	Assessment: \$15,425.90
Legal Description: Lots 1-16, Block 8, Folkenberg; Multnomah County, Oregon.	
Tax ID #: R164672	
Map Tax Lot #: 2NIW30BC-00100	
PROPERTY OWNER: CRITCHLOW	Assessment: \$15,425.90
Lot # 1: Legal Description: Lots 4, 5, 6 and 7, all in Block 9, FOLKENBERG, in the County of Multnomah and State of Oregon, TOGETHER WITH that portion of vacated 7th Avenue which inured to Lots 4 and 5 by Vacation Order No. 1276 entered June 27, 1932. EXCEPTING THEREFROM that portion of Lots 6 and 7 deeded to Multnomah County August 5, 1993 in Deed recorded in Book 2734, page 3045 and that portion of Lots 5 and 6 and vacated 7th Avenue deeded to Multnomah County August 5, 1993 in Deed recorded in Book 2734, page 3050.	
Tax ID #: R164675; R164673	
Map Tax Lot #: 2N1W30BB-01300; 2N1W30BB-01700	
Lot # 2: Legal Description: Lots 1 to 10, inclusive, Block 7, FOLKENBERG, in the County of Multnomah and State of Oregon, TOGETHER WITH the South half of vacated 7th Avenue and the North half of vacated 6th Avenue which inured to said block by Vacation Order No. 1276, entered June 27, 1932; EXCEPTING THEREFROM the South half of vacated 7th Avenue which inured to Lots 8, 9 and 10, Block 7, FOLKENBERG.	
EXCEPTING THEREFROM that portion of Lots 5 and 6 and vacated 7th Avenue deeded to Multnomah County in Deed recorded August 5, 1993 in Book 2734, page 3050 and that portion of Lots 1 and 10 and vacated 6th Avenue deeded to Multnomah County August 5, 1993 in Book 2734, page 3040.	
Tax ID #: R164670	
Map Tax Lot #: 2NIW30BC-00200	

EXHIBIT B





Department of Business and Community Services

MULTNOMAH COUNTY OREGON

Director's Office
1600 SE 190th Ave; Suite 224
Portland, Oregon 97233
(503) 988-5000 phone
(503) 988-3048 fax

Date: December 1, 2006

To: *[affected property owners]*

RE: Notice of Hearing of Objections to the Proposed Assessment for the NW 8th Avenue McCarthy Creek Bridge Crossing Replacement Project

The Project has been constructed and inspected by the County Engineer. The Multnomah County Board of County Commissioners accepted the improvement, and the total cost compiled by the County Engineer is \$92,555.40. The County Engineer has filed a report, ascertaining an assessment of **\$15,425.90** against each benefited property.

The Board has set a hearing of objections to the assessments as fixed in the County Engineer's report. As required under ORS 371.645(3), this is notice that a hearing will be held on **December 14, 2006, at 9:30 a.m.** in the **Multnomah Building, First Floor Commissioners Boardroom 100, 501 SE Hawthorne Boulevard, Portland, Oregon**, at which time you may appear to object to the proposed assessment against your property benefited by this improvement.

Robert Maestre

From: Robert Maestre, Deputy Director BCS