

## Oregon Parks and Recreation Commission

January 25, 2012

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Agenda: 8a Action

Topic: Land Acquisition of the Minam Store Property

Presented by: Jim Morgan

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**Background:** The property known as the “Minam Store” is a 2.2 acre in-holding at Minam State Recreation Area which is located thirty-four miles northeast of LaGrande in Union County. The Minam State Recreation Area provides picnicking, camping, wildlife viewing, and fishing along the Grande Ronde River. The in-holding includes a known cultural resource location with archeological significance. The site is the gateway to rafting the Grande Ronde River and has long been a property of interest for OPRD. The site provides for unrestricted access to the river during the boating season.

Western Rivers Conservancy purchased the “Minam Store” on March 24, 2011 for \$244,000 as a result of expressed Tribal interest. Protection of the cultural resource and increased recreational access were the considerations that led Western Rivers Conservancy to acquire the site.

Since the acquisition, Western Rivers has entered into a lease agreement with Grant and Lottie Richie who operate a shuttle and rental service from the 30’ x 30’ pole frame building on site. A well house and two RV hook-ups are also located on the property.

A May 20, 2011 appraisal was completed by Jack Waldemarson with an estimated market value of \$244,000. A review of the appraisal was completed by Clara Taylor for OPRD with a supportable conclusion of value. A phase 1 environmental report has been completed on the site, and was reviewed and accepted by staff without further recommendation. A building inspection and well test are pending, but no significant issues are expected.

**Prior Action by the Commission:** Executive Session discussions and listing within properties of interest. Commission viewed the property on a site visit at the July 17, 2009 Commission meeting tour. November 16, 2011 informational agenda item.

**Action Requested:** Authority requested to purchase the “Minam Store” property at the appraised value of \$244,000 subject to completion of an acceptable building inspection and well test.

**Prepared by:** Cliff Houck

# MINAM STATE RECREATION AREA

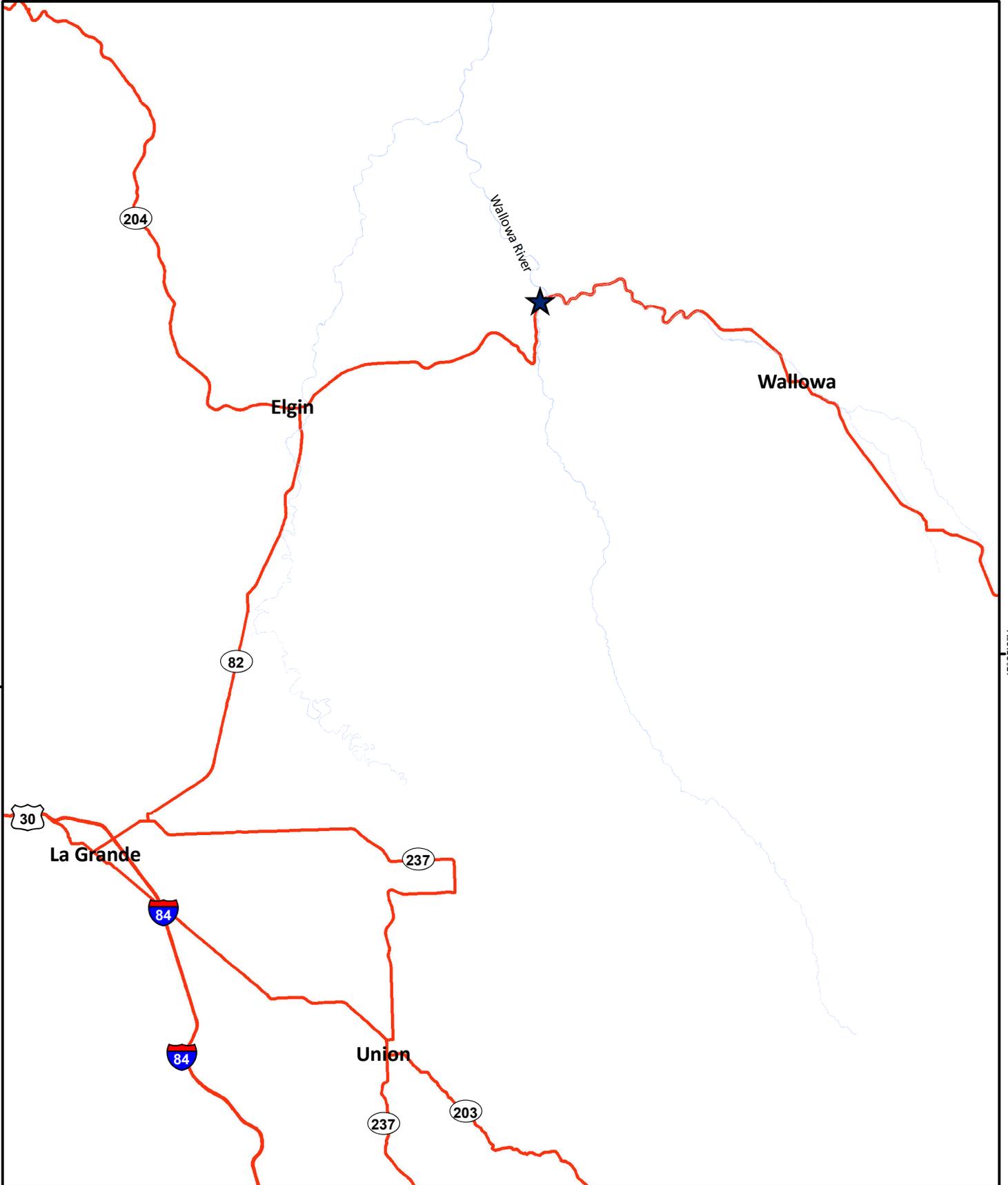
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725 Summer St. NE, Suite C  
Salem OR, 97301



Nature  
HISTORY  
Discovery



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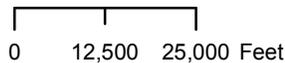


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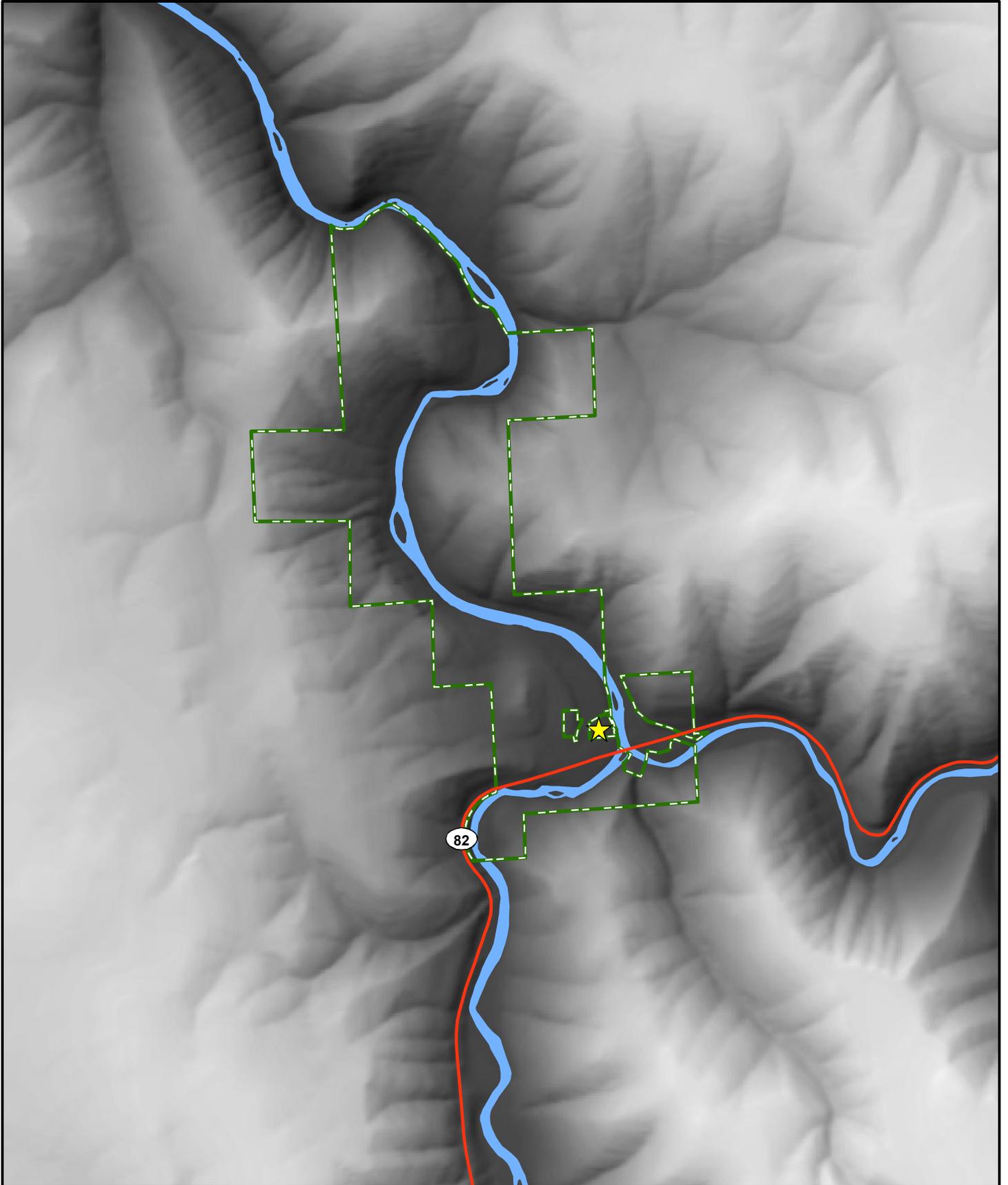
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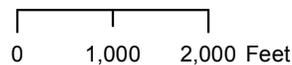
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# Minam SRA

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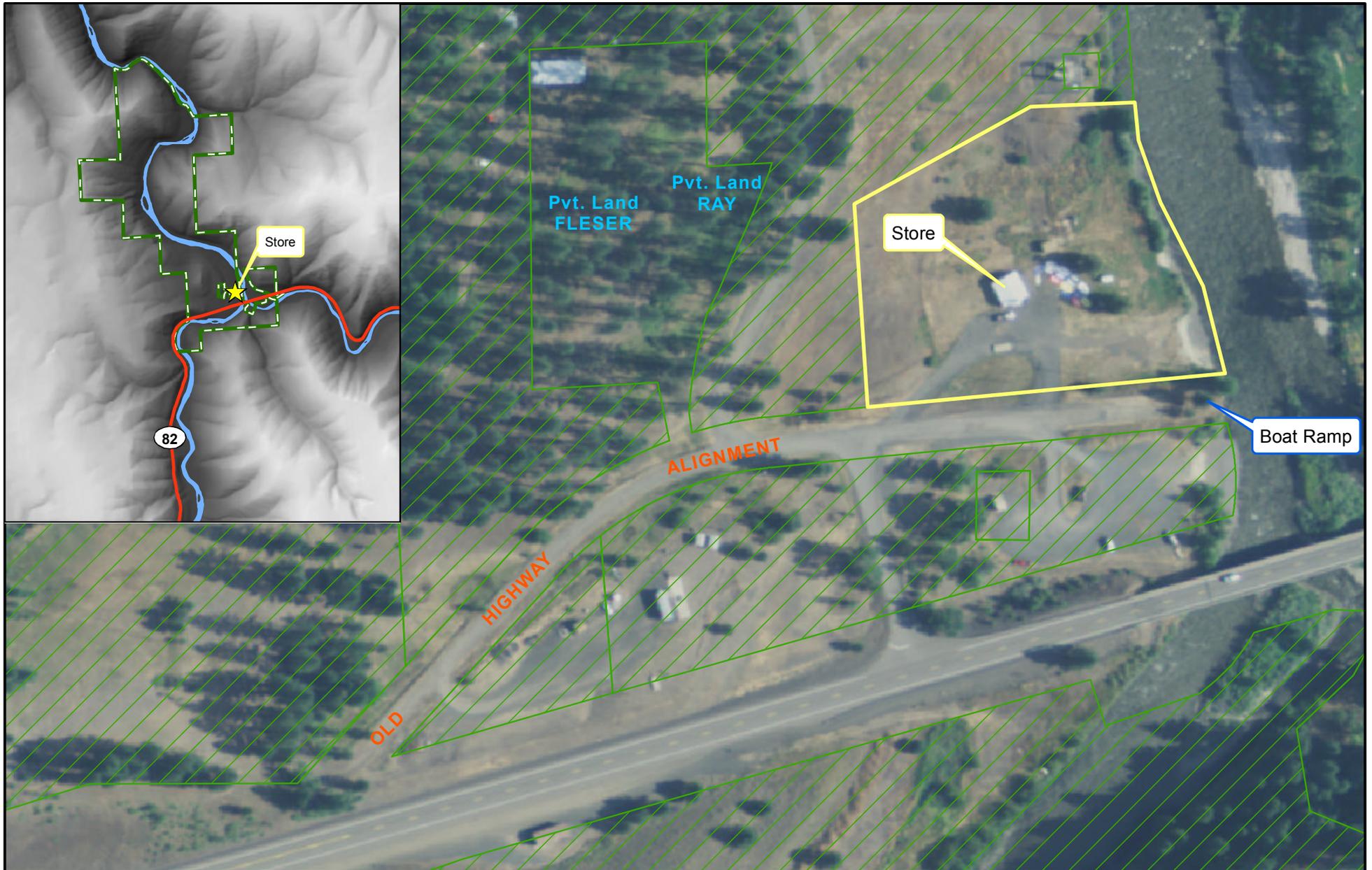
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# Minam Store

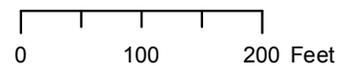
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Nature  
HISTORY  
Discovery



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# Oregon Parks and Recreation Commission

January 25, 2012

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Agenda: 8b Action

Topic: Land Acquisition – Beaver Creek State Natural Area – Oakes Property

Presented by: Jim Morgan

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**Background:** The Oakes property is a 10-acre home site recently purchased by Jacklen Oakes from Mike Davis within the Beaver Creek initiative area. Discussion with Mike Davis had already taken place when he sold the property with the idea that Jacklen Oakes would sell the wetland portion of the property to OPRD.

The attached map shows a proposed lot-line adjustment whereby Ms. Oakes would retain 2+/- acres of uplands improved with her residence and frontage and access to north Beaver Creek road, and would convey approximately 8+/- acres of wetlands to OPRD. The real property work would also facilitate a small exchange of property between the Wetlands Conservancy and Ms. Oakes. An exchange of approximately 1/3 acre will provide Ms. Oakes with the entrance to her driveway and the Wetlands Conservancy with a portion of her property that is part of the wetland complex across Beaver Creek road.

The proposed acquisition would be funded with the U. S. Fish and Wildlife grant received for the purchase of wetland property in the Beaver Creek area. This property has been approved for the grant and funding can be accessed as soon as the appraisal is complete.

The acquisition of the Oakes property would bring adjacent wetlands into OPRD ownership at Beaver Creek Natural Area. A contract has been let that would provide for a surveyed plat to complete a lot line adjustment. A meeting between Jacklen Oakes and OPRD staff provided for an agreed upon line for the surveyor. The survey and description work as well as an approved lot line adjustment has been completed.

An appraisal by Rick Walker Certified appraiser was completed with a review in the amount of \$15,000. A phase 1 environmental report was also completed by Fernwood Environmental Services with “no recognized environmental conditions.”

This acquisition would add 8.1 acres of wetland to OPRD ownership within the Beaver Creek Initiative area adjacent to our existing ownership and is funded by U. S. Fish and Wildlife funds.

**Prior Action by the Commission:** July 20, 2011 Land Acquisition Plan for the 2011-13 Biennium; November 16, 2011 Informational item

**Action Requested:** Request authority to purchase the Jacklen Oakes wetlands for the appraised market value.

**Prepared by:** Cliff Houck

# Beaver Creek SNA

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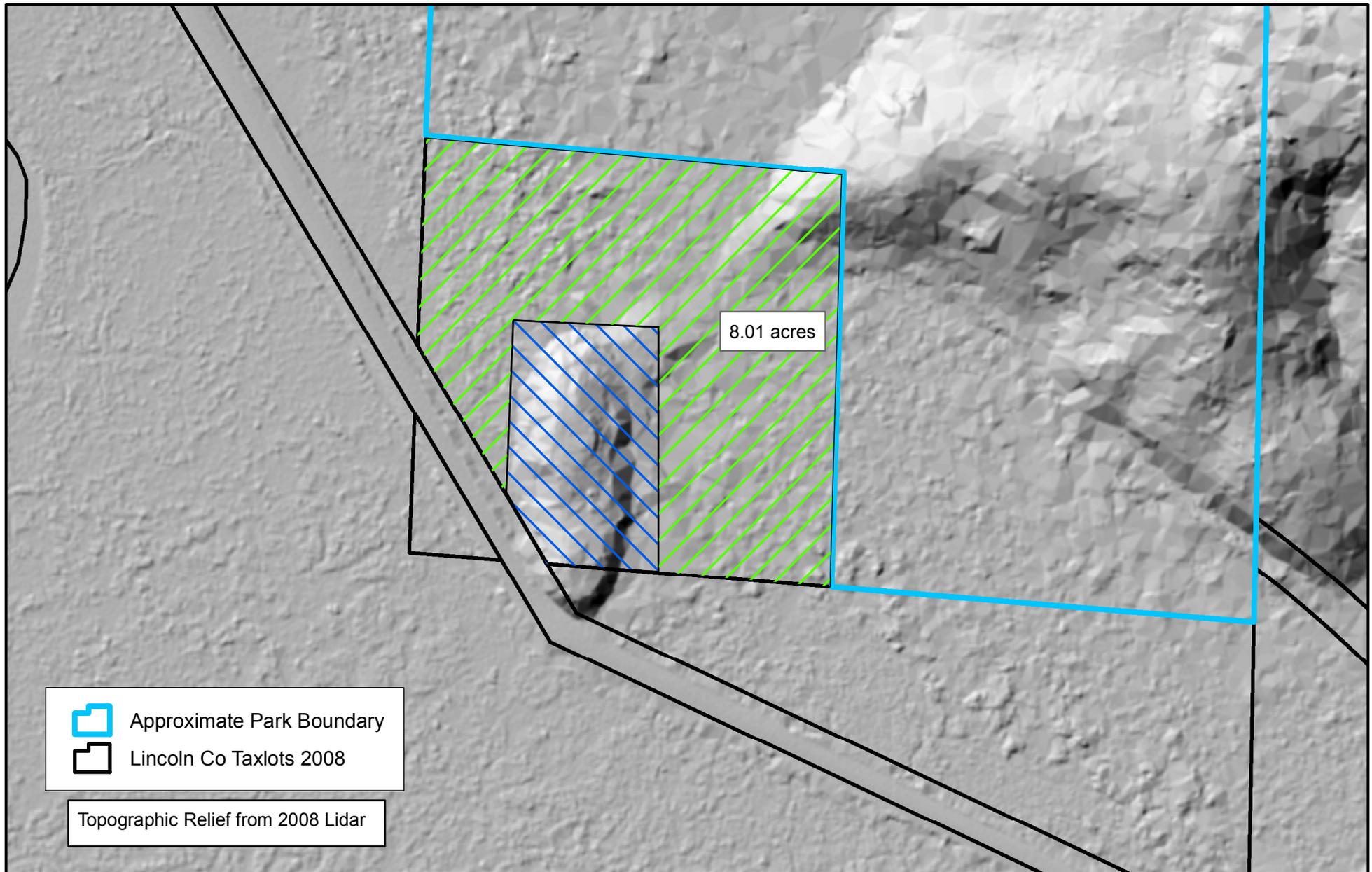
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# Beaver Creek SNA

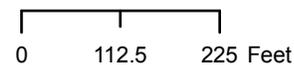
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Nature  
HISTORY  
Discovery



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# BEAVER CREEK SNA

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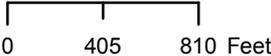
Nature  
HISTORY  
Discovery



**Legend**

- Tracy Parcel
- Approximate Park Boundary
- Wetlands

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## Oregon Parks and Recreation Commission

January 25, 2012

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Agenda: 8c Action

Topic: Land Acquisition – Beaver Creek State Natural Area – Tracy Property

Presented by: Jim Morgan

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**Background:** The Tracy property is a 34-acre home site accessed off South Beaver Creek Road and adjacent to the Beaver Creek State Natural Area in Lincoln County. The property was acquired by the Tracy family from the Keady family (owners of OPRD's original purchase in the Beaver Creek drainage). There is a residence on the property that is leased out by the current owner.

The Tracy property was identified by OPRD as a property of interest because there is a road access easement over it to OPRD's 318-acre Keady purchase. To control, maintain, and provide for the best public access, however, ownership of the access road is desirable. Much of the property on either side of the access road is wetland, and if acquired would place more of the Beaver Creek marsh within OPRD's ownership.

This acquisition would be funded with the U. S. Fish and Wildlife grant received by OPRD for the purchase of wetland property in the Beaver Creek area. This property has been approved for the grant, and can be used as soon as the appraisal is complete.

A contract had been let that provided for a surveyed plat to complete a lot line adjustment which adds a 13.08 acre portion of the Tracy property to the Beaver Creek Natural Area. An appraisal completed in December 2011 by Rick Walker of RWLS, Inc. and a Phase 1 Site Assessment have both been completed for the 13.08 acre property.

This acquisition will provide for further protection and addition of wetlands to OPRD ownership, and will acquire the only access road from the County road system to the upland portion of the south end of Beaver Creek State Natural Area. The lot line adjustment and acquisition of only a portion of the site will provide OPRD with the natural resource and operational values but leave the residence and upland acreage for private use and avoid management of an unnecessary residential improvement.

**Prior Action by the Commission:** November 16, 2011 Informational Item; July 20, 2011 land acquisition plan for 2011-13; September 21, 2011 Beaver Creek Natural Area acquisition update

**Action Requested:** Request approval to acquire a 13.08 acre portion of the Tracy property for the appraised value of \$20,000.

**Prepared by:** Alice Beals

## Oregon Parks and Recreation Commission

January 25, 2012

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Agenda Item: 8d

Action

Topic: Easement Acquisition – Rogue River Greenway Trail – Rail America, Inc.

Presented by: Jim Morgan

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**Background:** Oregon Parks and Recreation Department has been working with local partners since 2006 to develop the Rogue Valley Greenway Trail. When finished, this trail will create a trail connection from Central Point to Grants Pass, a distance of 30 miles. The trail will also connect with Jackson County’s Bear Creek Greenway, an additional 20 mile route through the Medford metropolitan area to Ashland.

OPRD has received two grants for the development of the trail. Activity has recently been focused on development of a 3.75 mile section that runs through Valley of the Rogue State Park creating a connection to North River Road. Completing this connection requires a railroad crossing.

The trail would cross the Central Oregon and Pacific Railroad (CORP) which belongs to Rail America, Inc. OPRD owns right-of-way to make the connection from Valley of the Rogue State Park to North River Road with the exception of the railroad crossing. During the design phase for the trail, OPRD identified that the current railroad crossing signal was within the alignment of the trail. In order to re-route the trail around this safety signal, OPRD needs to acquire a 30’ X 100” easement from Rail America, Inc. The acquisition of this easement and re-route of the trail is the most cost effective means to create a safe crossing for pedestrians.

OPRD has completed an administrative payment process to determine a value of \$15,000 for the easement based on other easements transactions with the railroad and for crossing purposes.

**Prior Action by the Commission:**

July 16, 2009: Approval of the Rogue River Greenway Initiative targeting purchases to support the \$1.1 million ODOT grant for construction of the Sardine Creek Section;

March 18, 2010: Executive Session Update

Nov 16, 2011 Informational agenda for the acquisition of the RAILS America Inc easement

**Action Requested:** Request authority to acquire an easement for the extension of the Rogue Valley Greenway Trail across the Rail America, Inc railroad line for the amount of \$15,000.

**Prepared by:** Alice Beals

# Oregon Parks and Recreation Commission

January 25, 2012

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Agenda Item: 8e

Action

Topic: CELCP Grant and Purchase of Big Creek Property at Carl G. Washburne Memorial State Park

Presented by: Jim Morgan

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**Background:** In April of 2008 a group of funders and partners toured a 193.13 acre site known as the Renaghan property that is adjacent to Carl G. Washburne Memorial State Park in Lane County. Big Creek flows through the Renaghan property which is surrounded by US Fish and Wildlife Service (USFWS) lands and is adjacent to the Rock Creek Wilderness Area north of Florence and south of Yachats.

The tour provided insight about the work being done to enhance habitat for the Oregon Silverspot butterfly; areas of upland habitat identified as suitable for marbled murrelets; and salmon habitat in Big Creek with the Renaghan property being the only privately held land remaining in the entire watershed. The Nature Conservancy (TNC) representatives discussed the risks at the site. The owner had been interested in development or sale of the property. A portion of the site (26 acres) along Big Creek had a conditional use permit for a "destination resort," and 42.15 acres were suitable for development of six home sites under a pending Measure 49 claim.

In January 2009, TNC received an Oregon Watershed Enhancement Board (OWEB) grant that would cover half of the cost to acquire the Renaghan site. OPRD had made application with TNC for a NOAA Coastal and Estuarine Land Conservation Program (CELCP) grant for the other half of the acquisition funding.

CELCP applications were made in 2009, 2010 and in 2011. In 2011, the CELCP application was successful and OPRD was issued an award letter on June 29, 2011. OPRD will request limitation for acceptance of the CELCP grant from the Legislature in January 2012. The CECLP grant will cover half of the appraised market value.

OPRD has prepared a request to the 2012 Legislature for limitation to cover the CELCP grant. OPRD has signed an MOU with TNC with intent to acquire the Big Creek site with the CELCP funding subject to Legislature limitation approval and Commission acquisition approval.

OPRD has completed its due diligence with an appraisal and environmental (phase 1) report. The environmental report disclosed no concerns or need for further action. The appraisal report will be shared with the Commission at the Commission meeting along with a third party review, but was not available at the time of agenda preparation.

**Prior Action by the Commission:** No prior action, discussion and maps during executive secession. November 16, 2011 informational agenda item.

**Action Requested:** Staff request authority to purchase the Big Creek property for ½ the appraised value subject to Legislative limitation approval and federal transfer of the Big Creek funding.

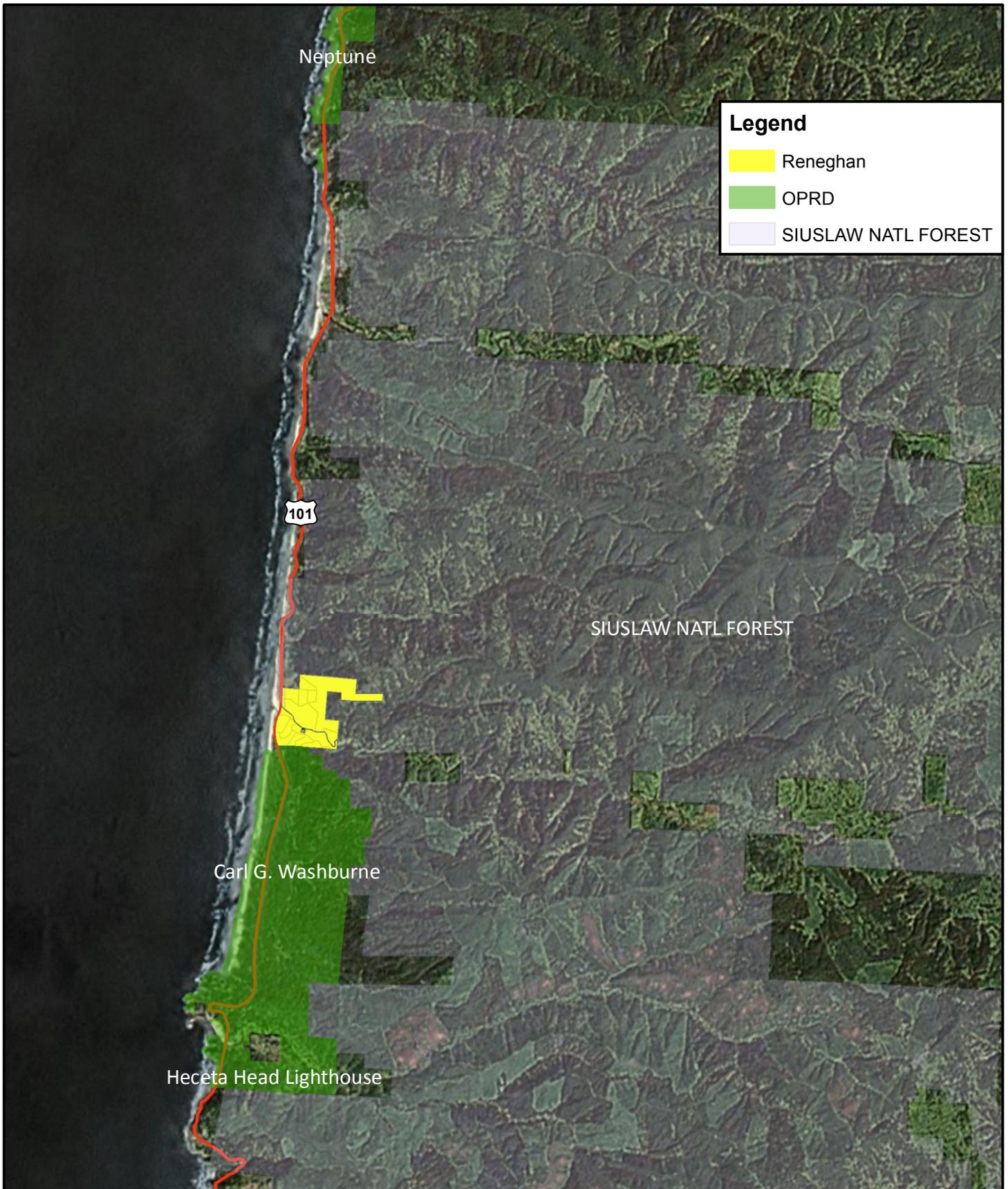
**Prepared by:** Cliff Houck

# BIG CREEK AREA

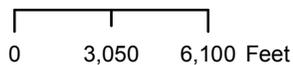
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Nature  
HISTORY  
Discovery



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NMOB-2395 10/4/2011

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# BIG CREEK AREA

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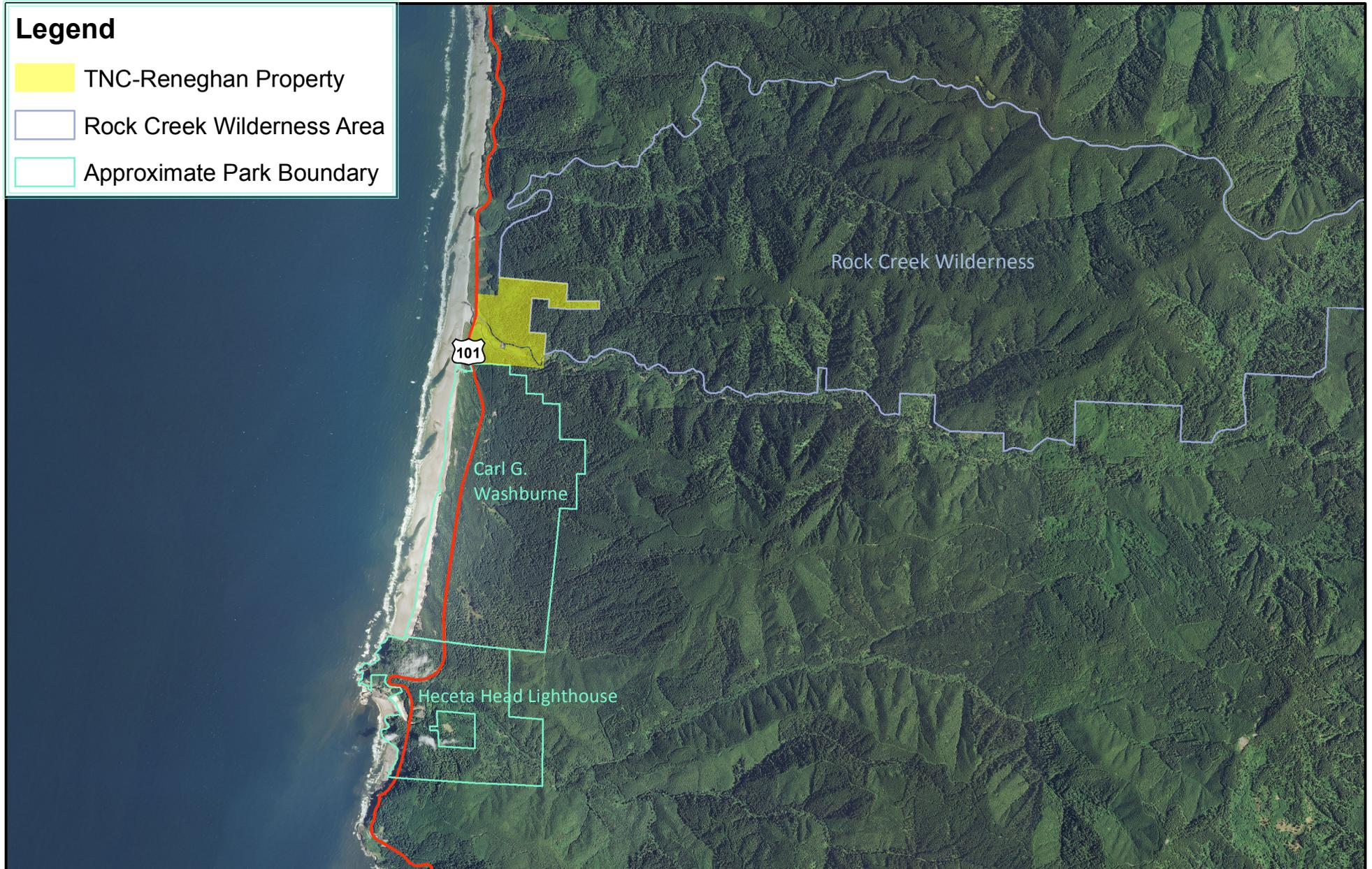


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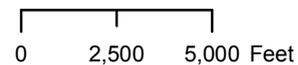


## Legend

-  TNC-Reneghan Property
-  Rock Creek Wilderness Area
-  Approximate Park Boundary



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NMOB-2395 10/5/2011

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amb/Commission Items/11-16-11

# Oregon Parks and Recreation Commission

January 25, 2012

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Agenda Item: 8f

Action

Topic: Ben Hur Lampman Transfer to City of Gold Hill

Presented by: Jim Morgan

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**Background:** Ben Hur Lampman State Scenic Corridor (SSC) is a 10.62 acre property, bounded by Interstate 5 on its south and the Rogue River on its north, and a small paved parking area with limited river access. OPRD, because of close proximity to Gold Hill and small size, has not developed a host site nor dedicated staff to the site. Restroom facilities were removed from the site years ago. Reviewing old files informed us that portions of this property were acquired in the early 1950's as right of way property for the construction of Interstate 5, including a 2 acre portion obtained from the City of Gold Hill.

In April 2010, the City of Gold Hill made contact with OPRD to request obtaining rights to this property with a vision of a local city park. The property is within walking or biking distance of Gold Hill. The City envisions offering a low impact overnight camping opportunity for boaters, bicyclists and tent campers and enhanced river access at this property. As with all of Gold Hill, the property would be patrolled by the Jackson County Sheriff's Department. Early ideas include placement of an onsite resident park host at the property.

Recent communication with Robert Lowe the City of Gold Hill Parks and Recreation Manager indicated the City Council in a unanimous motion approved the acquisition of Ben Hur Lampman property. Mr. Lowe has reviewed the action with both the City Attorney and their insurance carrier and is prepared to move forward with the process of transfer under our policy (COM 10-4) "Transfer of Land to other Public Agencies".

OPRD policy allows for the transfer of department-owned park areas, at no cost, to other public agencies with the consideration of the following criteria:

1. Reversionary clause in the conveyance document. (for public and recreational use)
2. The land would fulfill a local recreational need.
3. Advantages of management, operation and control by another entity are demonstrated.
4. Economic advantages can be realized by transferring management to another jurisdiction without compromising recreational values of the land.
5. Receiving entity can assure protection of the recreational, natural, cultural, scenic or historic values that may exist.
6. The public agency receiving the land has the ability and resources necessary to assume ongoing operation and management of the land and facilities.

Acquisition of this property by Gold Hill would allow park staff to focus their maintenance efforts on other properties within the OPRD management unit.

**Prior Action by the Commission:** July 20, 2011 information item for the transfer of Ben Hur Lampman to the City of Gold Hill

**Action Requested:** Staff requests authority to transfer the Ben Hur Lampman property to the City of Gold Hill in accordance with Commission policy 10-4.

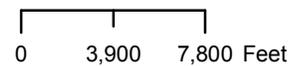
**Prepared by:** Alice Beals and Cliff Houck

# BEN HUR LAMPMAN SSC

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NMOB-2395 6/20/2011

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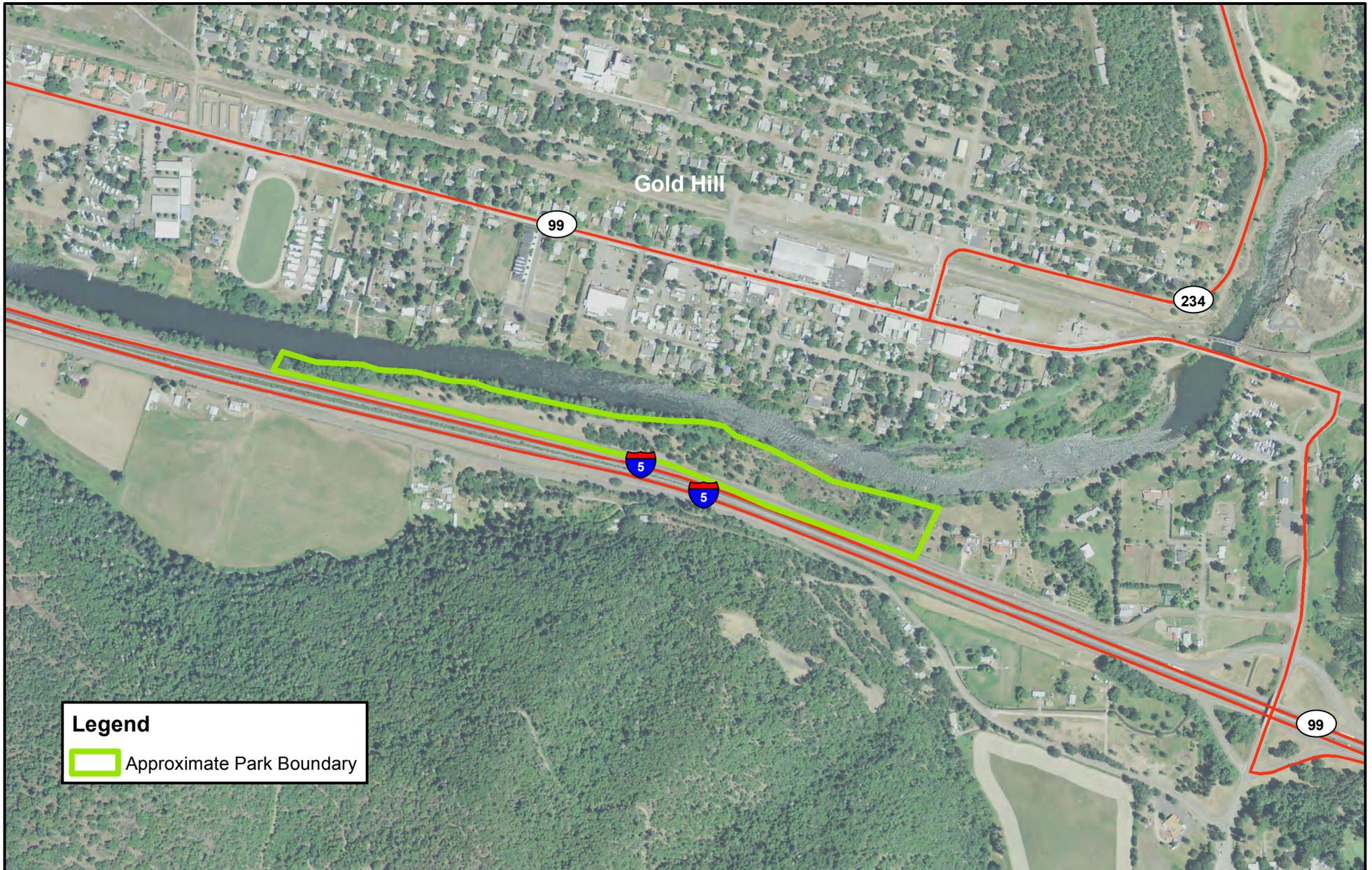
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# BEN HUR LAMPMAN SSC

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Nature  
HISTORY  
Discovery



**Legend**  
 Approximate Park Boundary

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