

Oregon Parks and Recreation Commission

November 17, 2014

Agenda Item:	6a	Action
Topic:	Updated Land Acquisition Priority List	
Presented by:	Kammie Bunes and Jim Morgan	

Background:

On July 16, 2013, the Oregon Parks and Recreation Commission approved a list of acquisition priorities for the 2013-15 biennium. The Commission approved an updated list on April 9, 2014. The attached list reflects what was approved in April with additional updates to reflect activity since then.

Summary of 2013-15 activity between April 9 and October 24, 2014:

1. The Beltz Farm property at Sand Lake has been acquired.
2. The Tracy Property at Brian Booth State Park was sold to a private entity. There may be opportunity for a future transaction, but not likely in this biennium.
3. OPRD received notice that the application to US Fish and Wildlife Service for grant funds to acquire forest parcels at Brian Booth State Park has been approved. This property has been moved up from the “unfunded” category.
4. Pursuant to Commission direction in April 2014, the Sixes Ranch near Floras Lake has been added to the priority list.
5. Staff are working with PacifiCorp and the Boy Scouts of America for transfer of 7.5 acres near Wallowa State Park.

Action Requested: Staff requests approval of 2013-15 Land Acquisition Priorities Update #2

Prior Action by the Commission: July 2013: Approval of 2013-15 Land Acquisition Priorities;
April 2014: Approval of the Land Acquisition Priorities Update

Attachment: OPRD 2013 – 15 Land Acquisition Priorities Update #2

Prepared by: Kammie Bunes



**Oregon Parks and Recreation Commission
 2013 – 15 Land Acquisition Priorities Update #2**

Estimated Lottery Funds: \$3,018,102

Park Property	County	Acres	Cost	Comments
Kam Wah Chung – Arnell	Grant	lot	40,400	Acquired
Banks-Vernonia Trail Manning Trailhead	Washington	lot	0	Acquired
Otter Crest Viewpoint Lookout Observatory	Lincoln	4	785,462	Acquired
Sand Lake – Beltz Farm	Tillamook	357	1,847,465	Acquired
Brian Booth – forest parcels	Lincoln	160	To be determined	\$980,000 grant secured
Floras Lake – Sixes Ranch	Curry	89	To be determined	Landowner seeking grant to leverage OPRD funds
Total expenditures to date			\$ 2,910,241	
			Remaining	\$ 107,861
Unfunded Priorities:				
Property	County	Acres	Cost	Comments
Whale Cove	Lincoln	11	Donation	Exchange funds; OPRD will not hold title
Wallowa – Boy Scouts of America Property	Wallowa	7.5	To be determined	No cost deed, but may incur costs for due diligence
Depoe Bay – Norstrom Trust	Lincoln	2	Donation	Awaiting action by donor’s attorney
Beverly Beach – Hancock Timber	Lincoln	69	ODOT	For impacts to LWCF
Cottonwood – Department of State Lands	Gilliam	342	Exchange	For OPRD’s Juniper Wayside in Deschutes County
Umpqua (Winchester Bay) – Department of State Lands	Douglas	To be determined	Exchange	For OPRD’s Juniper Wayside in Deschutes County
Oregon Coast Trail missing links	Curry	To be determined	To be determined	Humbug and Sisters
Willamette River Greenway Hayden Island	Marion	270	Grants	OWEB/BPA candidate

Oregon Parks and Recreation Commission

November 19, 2014

Agenda Item: 6b

Action

Topic: Oswald West State Park – ODOT Easement

Presented by: Kammie Bunes

In fall 2013, Oregon Department of Transportation (ODOT) staff contacted OPRD regarding the failure of a protective rock screen along a steep slope on the east side of Highway 101 in Tillamook County. The failed rock screen was located at the south end of the Oswald West State Park.

ODOT transferred this property to OPRD in 1999, subject to an easement for highway right of way, but did not reserve sufficient enough width at this location to include the slope. Therefore, ODOT needed OPRD permission to proceed with the emergency rock screen replacement project.

As the replacement of this rock screen was a highway safety concern, OPRD staff issued a temporary permit to allow ODOT to proceed with the emergency repairs with the understanding that ODOT would then request a permanent easement to allow for any future maintenance and repairs.

ODOT proceeded with the emergency repairs, surveyed the proposed easement area, and appraised the subject property. In August 2014, ODOT presented OPRD with a Determination of Just Compensation of \$350.00 for the 16,398 square foot easement. OPRD staff have reviewed the information provided by ODOT used in determining the value and concur that this is a fair value for this easement. ODOT has also provided the necessary documents for the easement transfer, including a legal description of the easement area.

Prior Action by Commission: None

Action Requested: Staff recommends approval to convey a permanent easement to ODOT of approximately 16,398 square feet as shown on Attachment 2 for highway purposes.

Attachments: #1: Aerial Map showing Easement area in relation to Park boundary
#2: Detail of easement configuration

Prepared by: Alice Beals

Oswald West SP

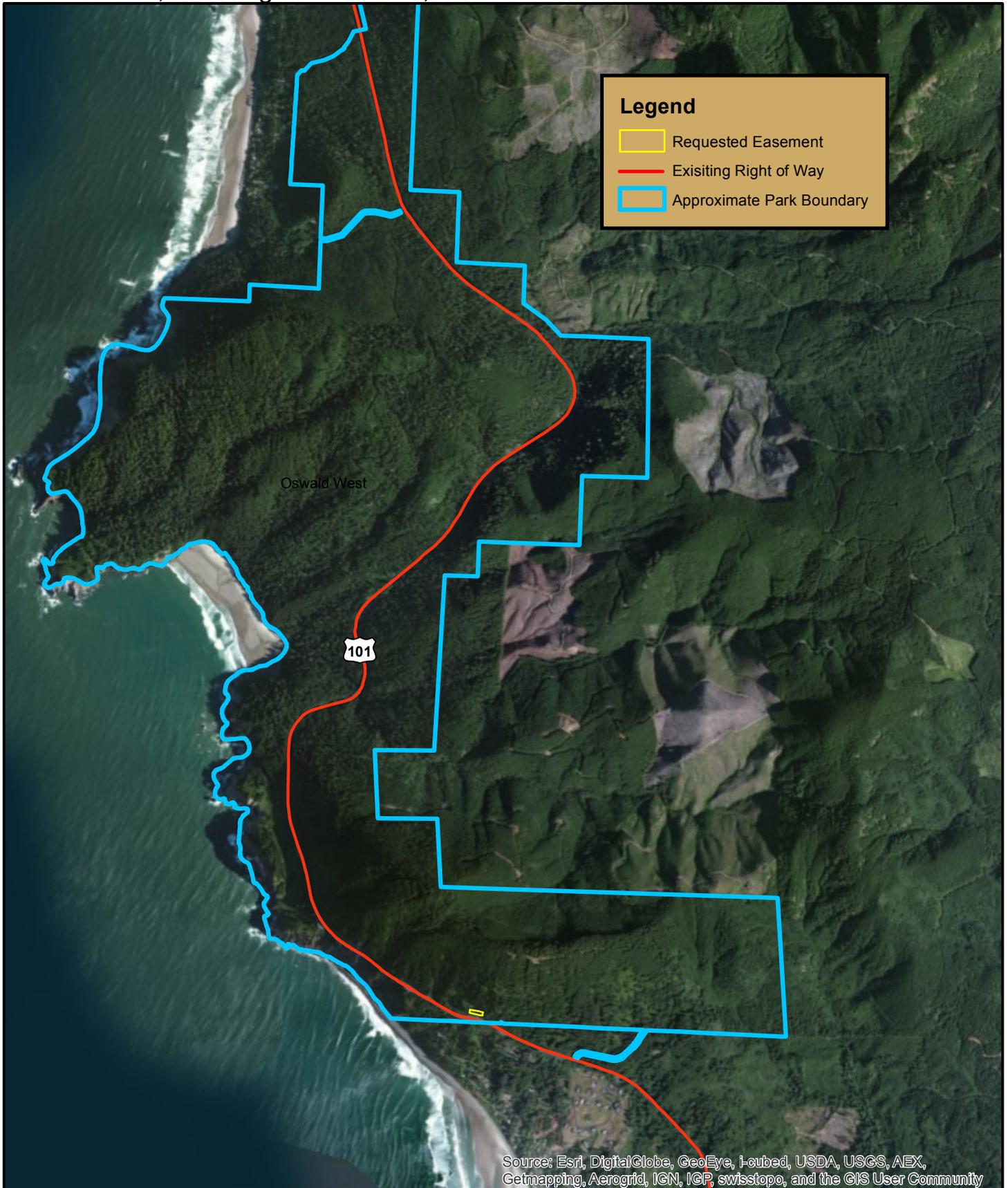
ODOT easement for highway right of way

November 19, 2014: Agenda Item 6b, Attachment 1

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301



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NMOB-02888 10/26/2014

E:10/26/2014

P:never

amb 10/23/2014

Oregon Parks and Recreation Commission

November 19, 2014

Agenda Item: 6c

Information

Topic: Ochoco Lake – Transfer to Crook County

Presented by: Kammie Bunes

The State Highway Commission acquired 12 acres of land lying between Highway 26 and Ochoco Reservoir in 1954, in part for highway improvements and the remaining 9.8 acres for state park. A federal Land and Water Conservation Fund (LWCF) grant was used toward site development, resulting in a perpetual obligation to manage the land for public park purposes. In 1996, OPRD and Crook County entered into a no-cost lease for the County to assume operation as a county park.

In 2013 the County requested a new long-term lease from OPRD in order to qualify for site improvement grants. Grantors commonly require the grantee to own the property or have a lease of at least 25 years. In light of the current Park System Plan, OPRD staff considered this request an opportunity to review the following options:

1. Retain ownership and assume park management;
2. Retain ownership and renew lease to Crook County;
3. Declare the property non-essential and transfer property to Crook County at no-cost pursuant to OPRD Policy, with a reversionary clause to OPRD should the County cease to use the property for park purposes; or
4. Declare the property non-essential and pursue sale on the open market.

After consideration of the natural, cultural, and recreational site values staff conclude the site does not “support the state park mission and role,” and therefore may be considered non-essential to OPRD. Site attributes do have regional importance, providing camping and water access in close proximity to Prineville. Crook County, in partnership with their park district, has been a good steward of the site and clearly would like to make further investments in the park.

Staff recommends Option 3. Pursuant to LWCF-related obligations any revenue from a market sale (Option 4) would have to be invested in replacement of the converted park land with land of similar recreation utility and equal or greater market value. This would be a burden to OPRD and likely have a negative impact on the County. Staff met with county representatives to discuss the LWCF obligations that they would need to assume in a transfer of ownership. A letter of support from the Crook County Commissioners is attached.

Prior Action by Commission: None

Action Requested: None

Attachment A: Map, **Attachment B:** Letter from Crook County

Prepared by: Kammie Bunes

Ochoco Lake

Transfer to Crook County

November 19, 2014: Agenda Item 6c, Attachment 1

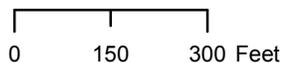
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Crook County

300 NE 3rd Street • Prineville, Oregon 97754
Phone (541) 416-6555 • FAX (541) 416-3891

August 14, 2014

State of Oregon
Oregon Parks & Recreation Dept.
Attn: Kammie Bunes, Acquisition & Property Specialist
725 Summer St. NE Ste. C
Salem, OR 97301-1271

Re: *Ochoco Lake State Park*
Our File No.: Parks & Rec 2

Dear Kammie:

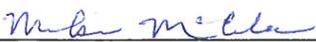
This letter follows up your meeting with Commissioner Ken Fahlgren on Tuesday, August 12, 2014, regarding the potential transfer of Ochoco Lake State Park to Crook County.

The purpose of this letter is to acknowledge Crook County's support of a no-cost transfer of the Park from OPRD to the County. A transfer of title would enable the County to enter into a long-term lease agreement with Crook County Parks and Recreation District (who operates the Park) thereby enhancing the County's eligibility for grants to maintain and enhance the facility.

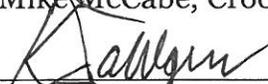
Please include this letter of support for the record. If you have questions or need any additional information please do not hesitate to call. Thank you.

Sincerely,

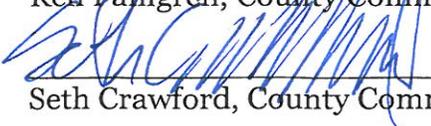
CROOK COUNTY



Mike McCabe, Crook County Judge



Ken Fahlgren, County Commissioner



Seth Crawford, County Commissioner