

Oregon Parks and Recreation Commission

November 16, 2016

Agenda Item: 6a

Information

Topic: Silver Falls State Park – YMCA Cooperative Agreement

Presented by: MG Devereux, Deputy Director and Kammie Bunes, Property Specialist

Silver Falls State Park originated as one of 46 parks in 24 states created by the National Park Service (NPS) in the 1930s and early 1940s as part of the Recreational Demonstration Area program. Labor from the Civilian Conservation Corps built the park, including the Silver Creek Youth Camp, which has been in continuous use since opening in 1937. In 1938, the Young Men's Christian Association (YMCA) entered into an agreement with NPS for the use of facilities to deliver recreation and education programs for youth and families.

The NPS deeded the park to the State in 1948, and the State in turn partnered with the YMCA for continued use of the youth camp during summer months. The most recent agreement between the YMCA and OPRD will expire in 2017; a new 15-year agreement has been drafted. Commission approval will be required as the total revenue expected over the life of the agreement will exceed \$500,000, the monetary threshold upon which Commission approval is required.

The YMCA hosted over 7,600 campers between June 19 and August 20, 2016, and paid OPRD \$5.00 per camper for a total of \$38,380. OPRD has been contributing significantly to the camps success, primarily by dedicating staff for maintenance and covering some of the operating costs. Both the YMCA and OPRD would like to simplify accounting and cost-sharing. The new agreement proposes a flat rate of \$35,000 per year for the first five years of the agreement, with YMCA taking on responsibility for several things currently provided by OPRD, such as firewood, janitorial supplies, garbage collection and the cost of utilities. The annual rental rate will be revisited at the five and ten year marks.

As noted in the 2009 Silver Falls State Park Master Plan, development at the camp is desired to face current and future needs. Proposals include a new meeting hall, extending the dining hall, relocating the swimming pool, adding new shower blocks and winterizing core buildings to extend OPRD's use in the shoulder season. Guidelines will be applied to enhance the historic character of the site. The YMCA and OPRD hope to partner on significant improvements over the next fifteen years, but those opportunities will be addressed in separate agreements, specific to the enhancement rather than folded into the base cooperative agreement.

Prior Action by Commission: Site visit, September 2014

Action Requested: None; action will be recommended February 2017

Attachments: None

Prepared by: Kammie Bunes

Oregon Parks and Recreation Commission

November 16, 2016

Agenda Item: 6b

Information

Topic: Sidney Access – Easement to BPA

Presented by: Kammie Bunes, Property Specialist

Bonneville Power Administration (BPA) will be rebuilding two of BPA's 115-kilovolt transmission lines that run between Salem and Albany, through Marion, Polk, Benton, and Linn counties.

The project, known as the Salem-Albany Transmission Line Rebuild Project, will ensure the integrity and reliability of the Salem-Albany transmission lines. No major rebuild work has been done on the lines since they were built in the 1940s.

This utility line runs adjacent to our Willamette River Greenway property known as Sidney Access. This section of the utility corridor is also adjacent to a rail line. The very narrow right-of-way width between the railroad and OPRD lands is not adequate to accommodate BPA's access needs. BPA is requesting an easement from OPRD to accommodate a small modification to one pole placement (necessary for safety) and an access road.

Sidney Access was acquired with assistance from the federal Land and Water Conservation Fund. OPRD staff are working with the National Park Service and BPA to establish an agreed upon area of impact. BPA will proceed with appraisal once agreement on that footprint is reached.

Prior Action by Commission:

Action Requested: None

Attachment A: Map of Sidney Access

Prepared by: Alice Beals, Property Specialist

Sidney Access

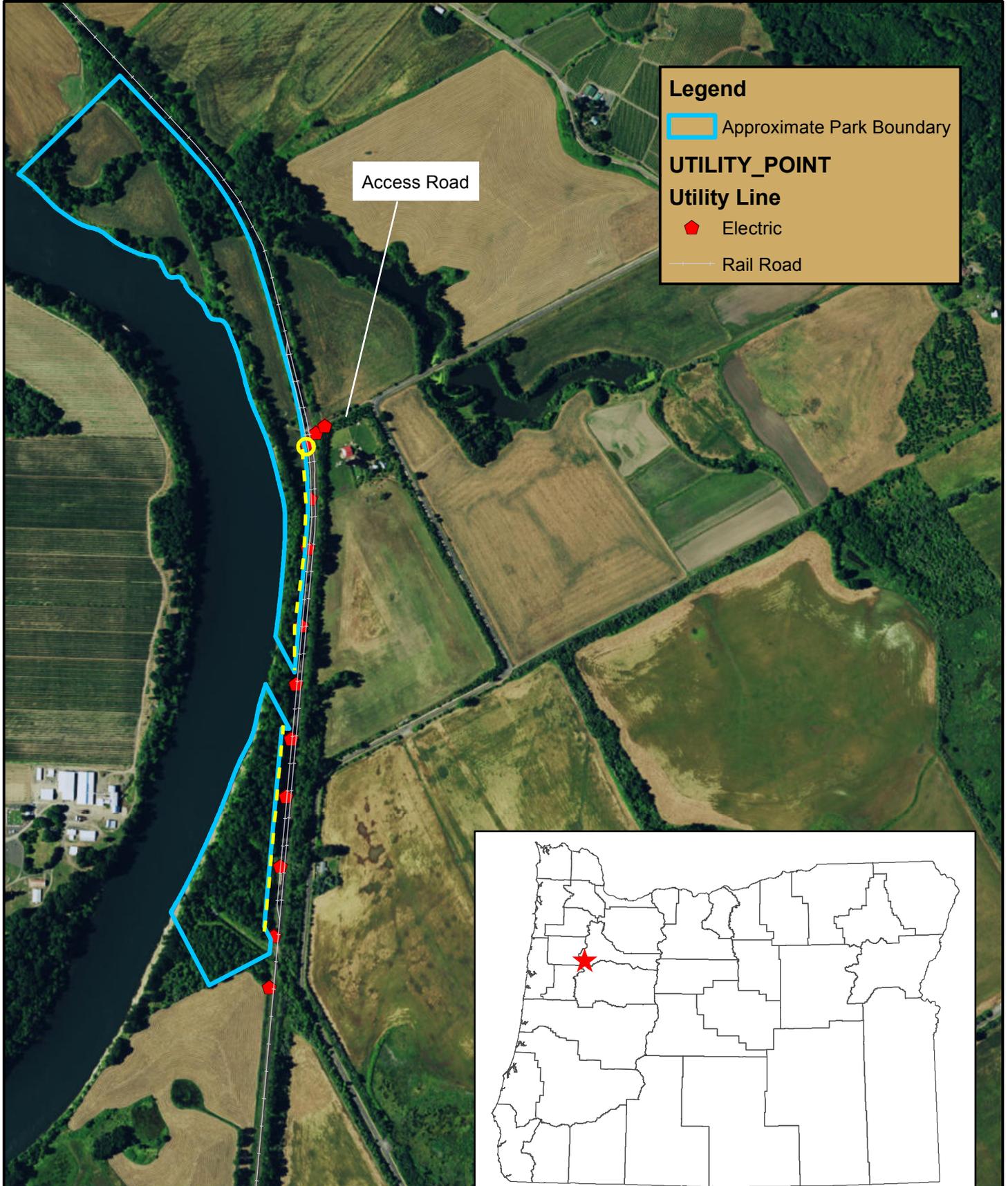
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November 16, 2016

Agenda Item 6b

Attachment A



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NMOB-02888 10/24/2016

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Oregon Parks and Recreation Commission

November 16, 2016

Agenda Item: 6c

Information

Topic: Lang Forest and Lindsey Creek – Easement to BPA

Presented by: Kammie Bunes, Property Specialist

Bonneville Power Administration (BPA) will be rebuilding portions of its 23-mile long, 115 kilovolt Bonneville-Hood River transmission line and an associated tap line which is located between the Bonneville Powerhouse at Bonneville Dam in Multnomah County and BPA's existing Hood River Substation in Hood River County.

Portions of the transmission line and the tap line are in poor condition due to normal deterioration. In addition, many of the existing roads and foot trails used to access the transmission line are in poor condition, and there currently is not access to all of the line's existing transmission structures. BPA is proposing to replace the aged wood and steel lattice H-frame structures and other line components along the line and tap, and to improve its access road and trail system.

They have identified two locations where they would like to acquire access easements from OPRD. One at the east end of Lang Forest State Scenic Corridor (SSC), and a second, at the west end of OPRD's Lindsey Creek SSC property. Federal Land and Water Conservation funds have not been used at these sites. OPRD staff agrees BPA does not have a viable alternative for access other than OPRD lands due to extreme topography of adjacent lands.

BPA has prepared an environmental assessment (EA) pursuant to regulations implementing the National Environmental Policy Act (NEPA), to assess the potential impacts of this proposal on the environment. At the time of this writing, the EA is out for public comment.

Prior Action by Commission:

Action Requested: None

Attachment A: Map of Lang Forest SSC and Lindsey Creek SSC

Prepared by: Alice Beals, Property Specialist

Lang Forest SSC and Lindsey Creek SSC

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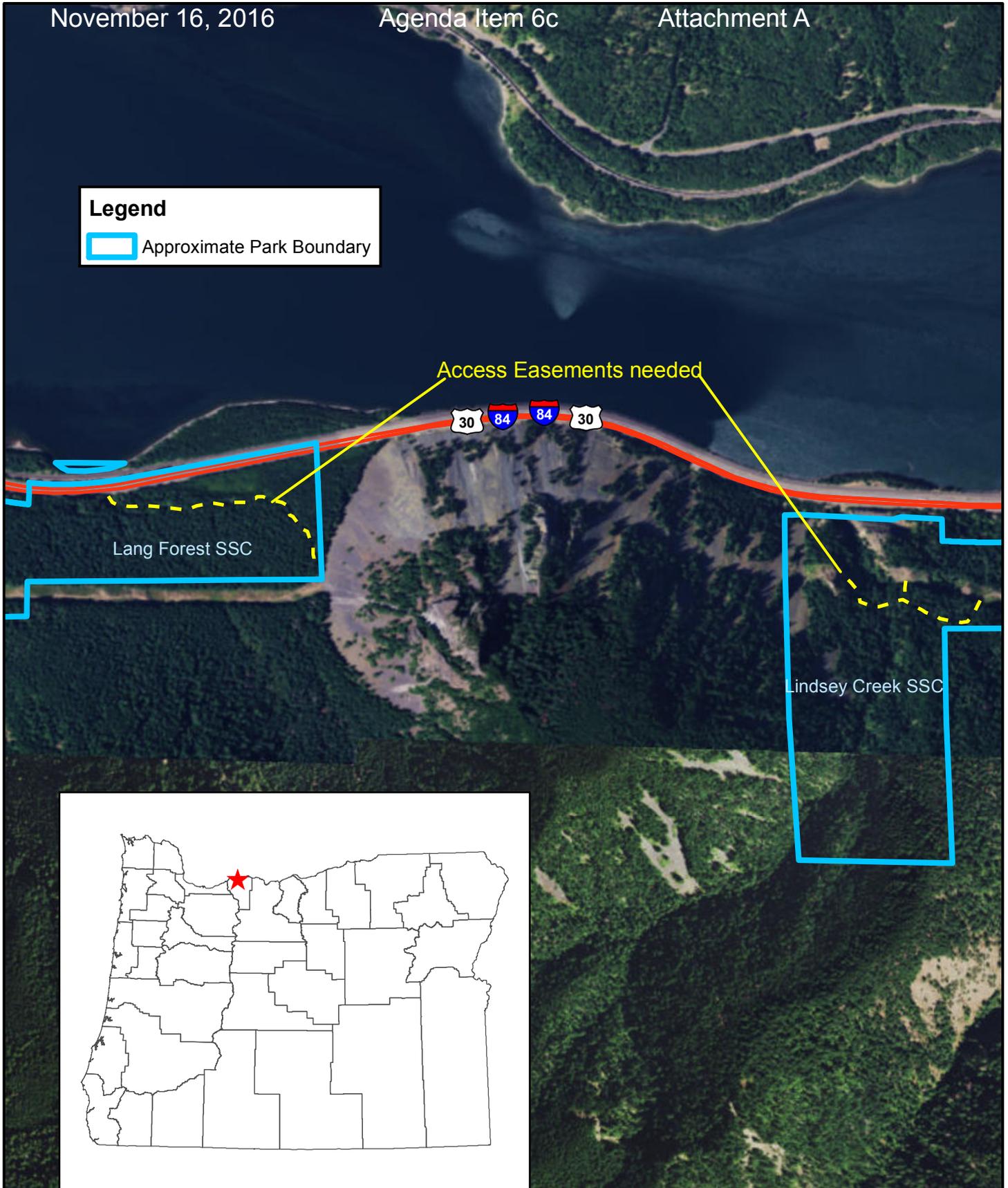
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November 16, 2016

Agenda Item 6c

Attachment A



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Oregon Parks and Recreation Commission

November 16, 2016

Agenda Item: 6d

Action

Topic: Booth Corridor and Chandler Wayside – Property Sale to ODOT

Presented by: Kammie Bunes, Property Specialist

As discussed in the information provided to the Commission at the June 29, 2016 meeting, Oregon Department of Transportation (ODOT) is planning a highway safety improvement project along the Klamath-Lakeview Highway (Highway 140) in the area of Booth State Scenic Corridor. The project will include improving shoulder widths, realigning some sections of the highway and installation of additional guardrails.

When ODOT conveyed the Booth State Scenic Corridor (SCC) to OPRD in 1997, they reserved a permanent easement for highway right of way but this safety improvement project requires additional permanent easement in four areas, shown as Parcels 1 through 4 on Attachment A, and a temporary construction easement in four areas, shown as Parcels 5 through 8. The easement areas total approximately five acres with a fair market appraised value of \$5,770.00, as of September 2016.

There are no improvements on these parcels. ODOT has completed surveys for endangered species and cultural resources and none are noted within the subject areas. Vegetation is a mix of native and invasive plants. A portion of Antelope Creek channel is within the easement areas identified as Parcel 3 and 4. The channel will be preserved and protected as part of the project.

Due to the work in and around the creek, ODOT must also do a small amount of wetland mitigation. They have proposed enhancement of a small, 2.2-acre remnant of the old Highway 395 that was conveyed to OPRD in 1997, under the same deed as the Chandler State Wayside. ODOT and OPRD staff agrees the best option is to transfer fee title of this remnant parcel to ODOT. A September 2016 appraisal established fair market value at \$2,500.00.

Prior Action by Commission: Informational Item June 29, 2016

Action Requested: Staff request Commission approve the sale to ODOT of the eight easements areas at Booth SSC for the appraised value of \$5,770.00 and the sale of the remnant Chandler Wayside parcel for its appraised value of \$2,500.00 for a total of \$8,270.00.

Attachments: A -Map of Booth SSC, B - Map of Chandler State Wayside

Prepared by: Alice Beals, Property Specialist

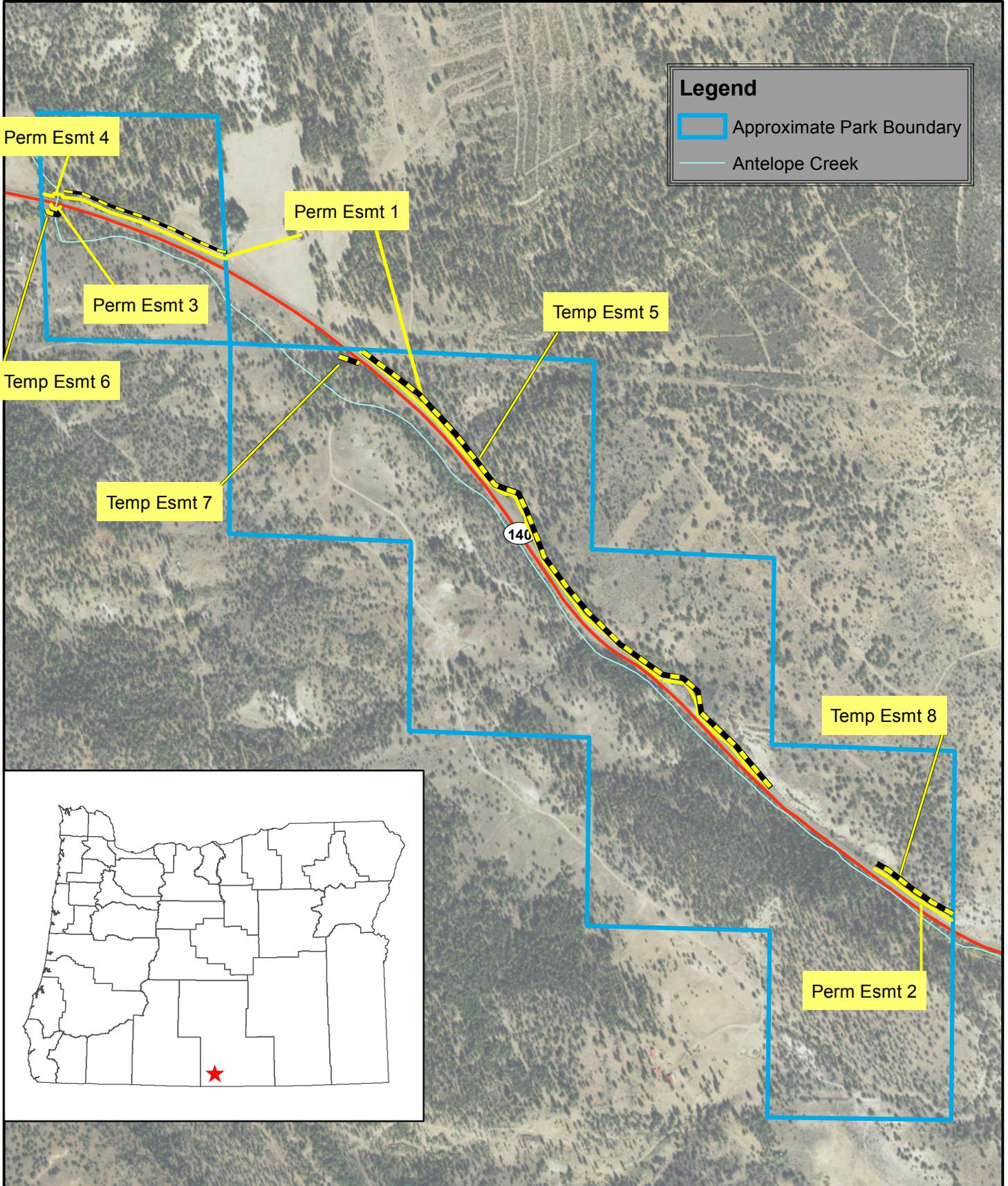
Booth State Scenic Corridor

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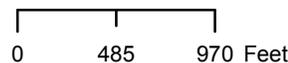


November 16, 2016

Agenda Item 6d Attachment A



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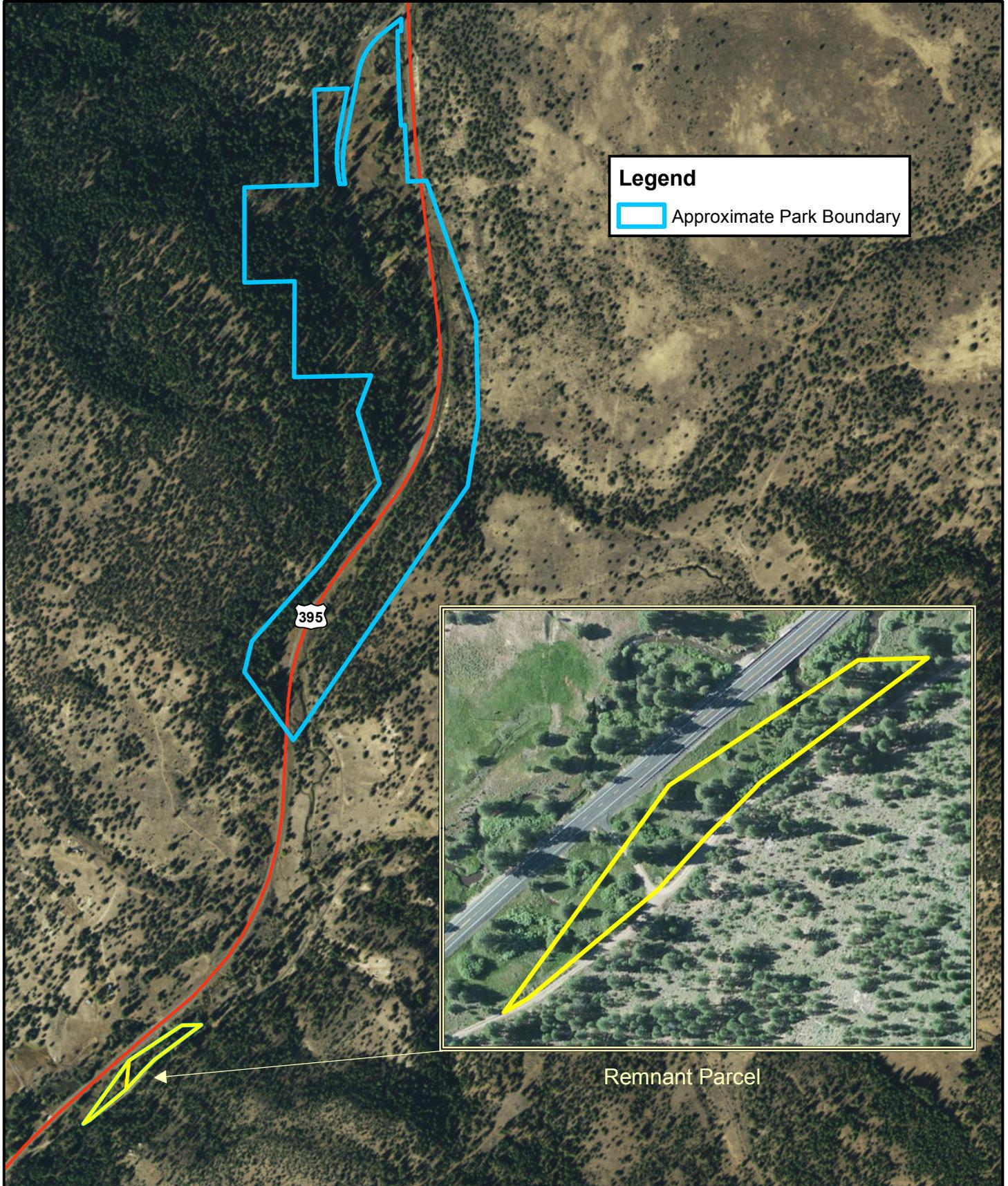
Chandler State Wayside

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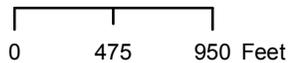


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Agenda Item 6d Attachment B



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Oregon Parks and Recreation Commission

November 16, 2016

Agenda Item: 6e

Information

Topic: Brian Booth State Park – Forest Reserve Acquisition / Exchange

Presented by: Kammie Bunes, Property Specialist

The Beaver Creek State Natural Area (SNA) Initiative, approved by the Commission in July of 2009, sought to link existing ownership on either side of Beaver Creek via several key land acquisitions using a variety of fund sources. Beaver Creek is approximately eight miles south of Newport and immediately east of Ona Beach in Lincoln County. In 2013, the Commission approved melding these two areas under the name Brian Booth State Park. Campgrounds and trails are planned south of the creek, with a focus on habitat and passive recreation in the SNA lying within the floodplain and the uplands north of the creek.

In November 2014, the department received a grant of \$980,000 from the U.S. Fish and Wildlife Service (USFWS) Endangered Species Conservation Fund program to help purchase the Forest Reserve property. The subject property is approximately 156 acres of multi-aged forest, dominated by mature Douglas Fir and Sitka Spruce. Appraised value is \$1,600,000. The state's share of the acquisition will be \$620,000. The seller has indicated a willingness to accept compensation in the form of a land exchange, or combination of land and cash, pending further due diligence.

OPRD has identified two parcels for exchange, both of which have been deemed as non-essential to the State Park System. Maps of these properties are attached. The approximately 50-acre property in Washington County is along the Banks Vernonia State Trail and was previously approved by the Commission for disposal. The property in Lane and Benton Counties is along Highway 99, between Junction City and Monroe. Known as the Washburne State Wayside, this approximately 37-acre property was a popular wayside until Interstate 5 replaced Highway 99 as the main route of north/south travel. While the wayside is still open to the public, the restroom and septic system were decommissioned in 2008. A portable toilet remains on site, but visitation is low. Staff will continue due diligence regarding exchange and report back in February 2017.

Past Commission Action: Item 6a, Approve Beaver Creek Initiative July 2009; Item 6a, Approve subject property as priority for acquisition November 2014; Item 6a, Forest Reserve Acquisition, Information; Item 9b Tolke Endowment Property May 2013 Information.

Action Requested: None.

Attachments: A) Map of Forest Reserve Property; B) BV Trail Property; C) Washburne Wayside Property

Prepared by: Kammie Bunes

Brian Booth SP - Forest Reserve Property

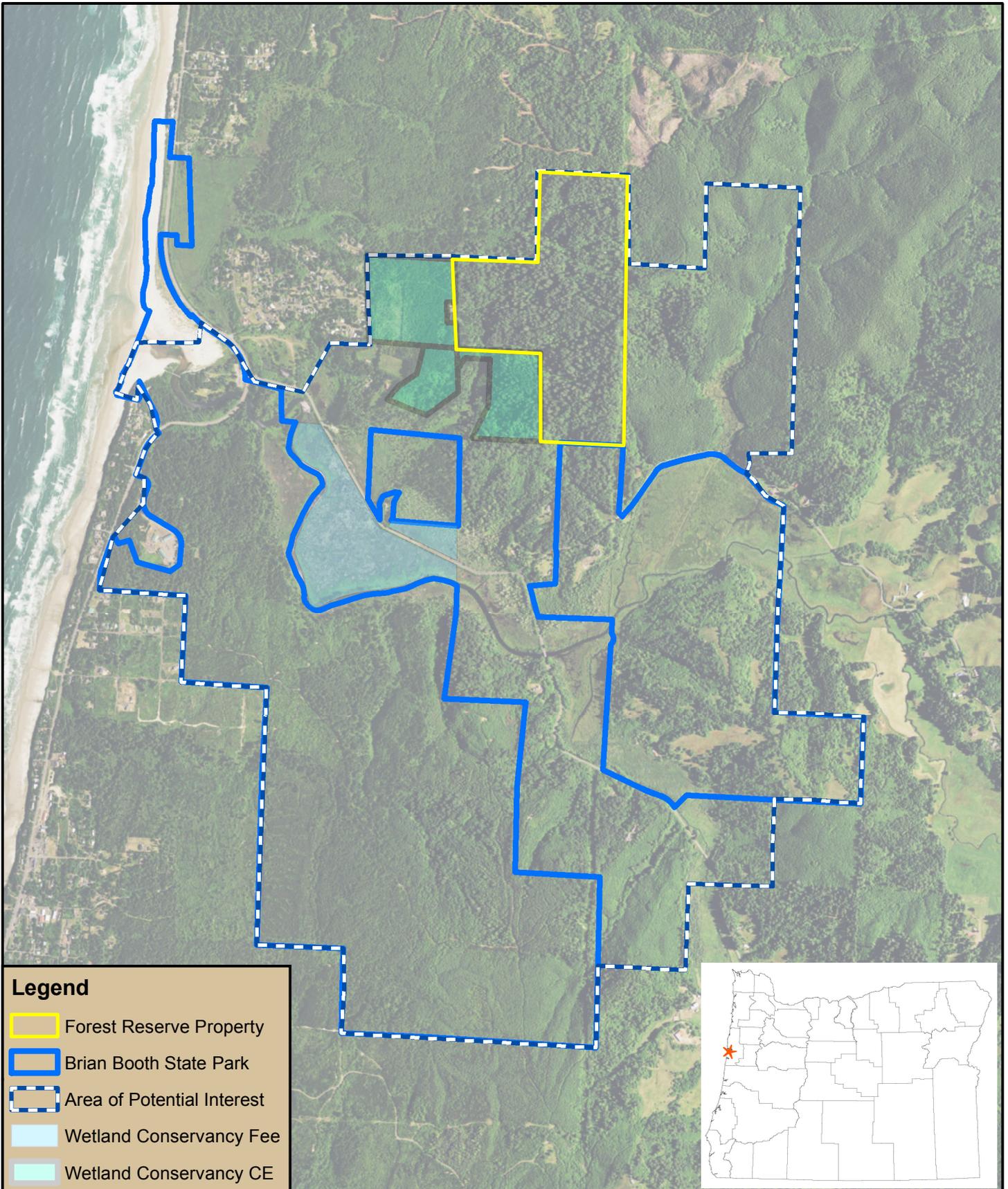
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Agenda Item 6e, Attachment A

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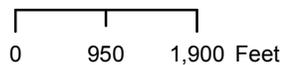
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Legend

- Forest Reserve Property
- Brian Booth State Park
- Area of Potential Interest
- Wetland Conservancy Fee
- Wetland Conservancy CE

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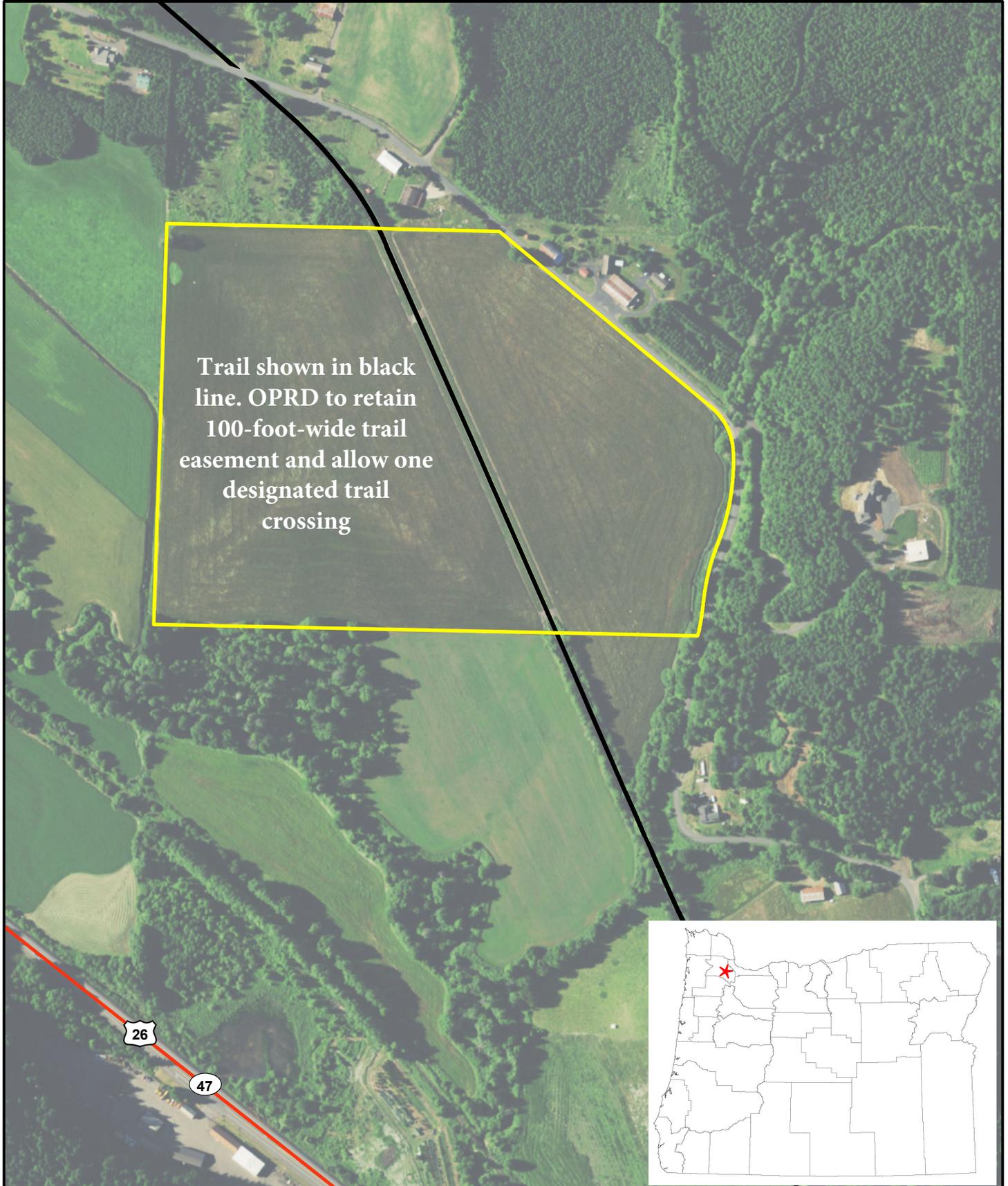
Banks Vernonia Trail - Tolke

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Agenda Item 6e, Attachment B

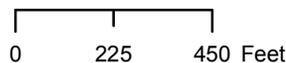
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Washburne State Wayside

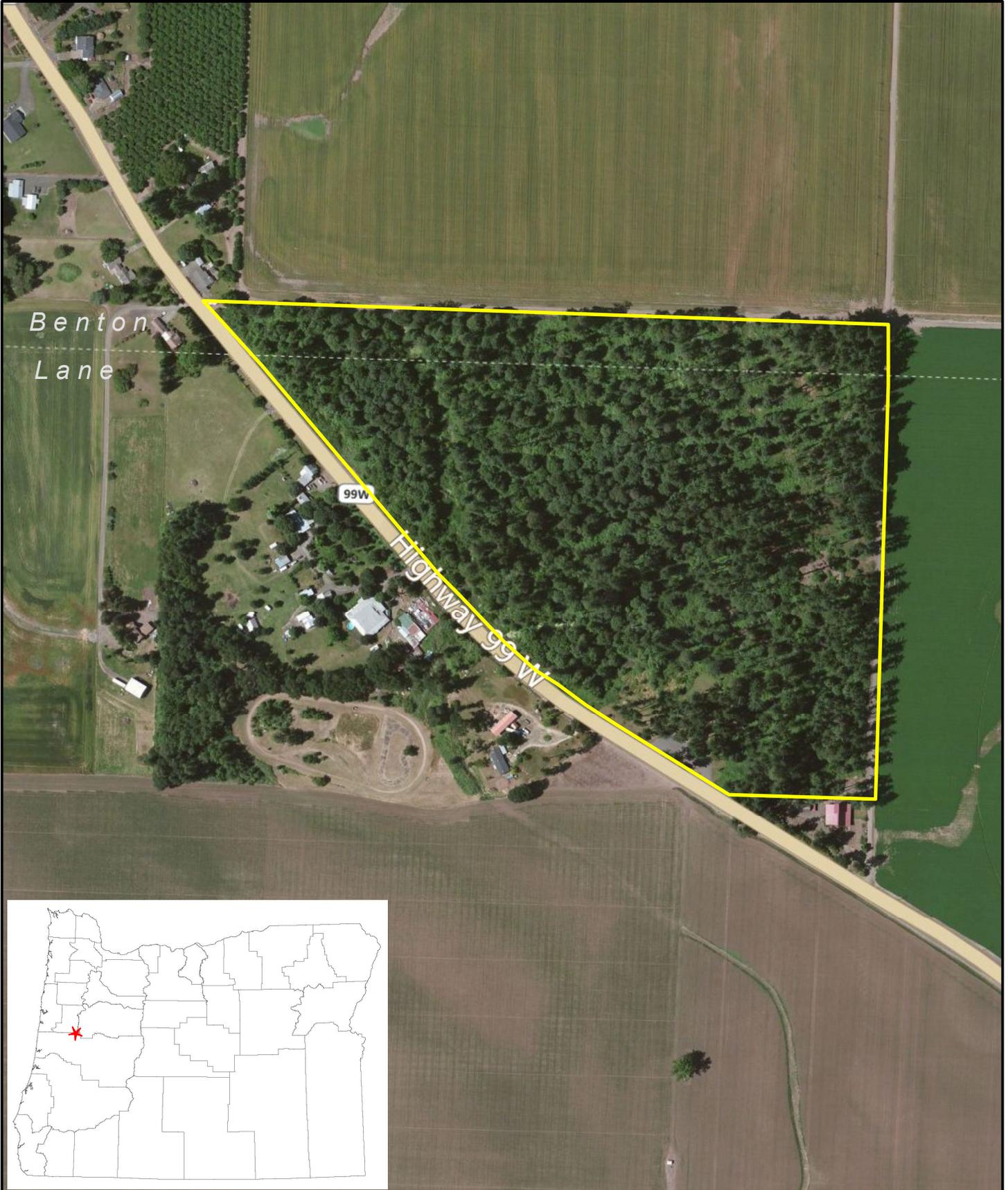
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Agenda item 6e, Attachment C

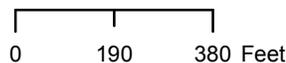
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