

Oregon Parks and Recreation Commission

April 9, 2014

Agenda: 7 c Information
Topic: Sand Lake Initiative - Beltz Farm
Presented by: Kammie Bunes and Jim Morgan

Background:

Located on the north coast between Cape Lookout State Park and Cape Kiwanda State Natural Area (Pacific City), Sand Lake is one of Oregon's least developed estuaries, including approximately 1,250 acres of open water, tidal flat, emergent marsh, and forested wetlands. A dominant feature within the estuary is Whalen Island, primarily owned and managed by OPRD as the Clay Meyers State Natural Area. At the north end of Sand Lake is Bradley Bog, property being acquired by North Coast Land Conservancy in partnership with OPRD. The submersible land within the lakes is owned by Department of State Lands.

At the south end of Sand Lake is the 357-acre private land known as Beltz Farm. Approximately 244 acres lies west of Sand Lake Road, fronting the ocean and the Sand Lake estuary. This portion of the property consists of approximately 87 acres of marine and freshwater marsh and 157 acres of dunes and uplands. An unmaintained artificial dike that separates the freshwater marshland from the marine estuary runs east/west through the northern third of this. The remaining 113 acres of the property lying east of Sand Lake Road is predominately pasture and forest land and includes two older dwellings.

The complex of beaches, dunes, tidal and freshwater marshes on Beltz Farm is considered one of the best remaining unprotected coastal remnants. This portion of the property is in good ecological condition with low presence of non-native species other than European beach grass. The open, shrub-covered, and forested dunes are interspersed with seasonal wetlands. The northern terminus of the dunal system forms the south spit of Sand Lake, identified during the development of the Western snowy plover Habitat Conservation Plan as having potential for providing self-sustaining habitat for Western snowy plover nesting. There are at least two favorable options for providing safe public access to the marsh, dunal and ocean beach portions of the property. Existing and potential trails can provide ample access to the diverse habitat types and ample opportunities for wildlife observation.

The state's documented interest in acquiring this property dates to the 1960s. OPRD has the property appraised in 2004 followed by an unsuccessful attempt to acquire the property. Beltz Farm was identified as the top priority in OPRD's 2006 Acquisition Priorities Report which formed the basis for the 2007-13 Acquisition Plan, that was approved by the Commission. Ecotrust Forests Management LLC recently entered into a purchase and sale agreement with the landowner. They

intend to take title on or before May 1, 2014. That purchase is contingent upon satisfactory indication that OPRD intends to acquire the property from Ecotrust. OPRD is negotiating an option agreement with Ecotrust to purchase the property on or before August 30, 2014, contingent upon completion of an environmental inspection, appraisal, appraisal review and Commission approval in June.

Action Requested: None

Prior Action by the Commission:

Acquisition Priorities Report (Informational), Sept. 2005

2007-2013 Acquisition Plan approved Nov. 9, 2006

Acquisition Initiatives: Sand Lake (Informational) April 4, 2012

Attachment: Map

Prepared by: Kammie Bunes

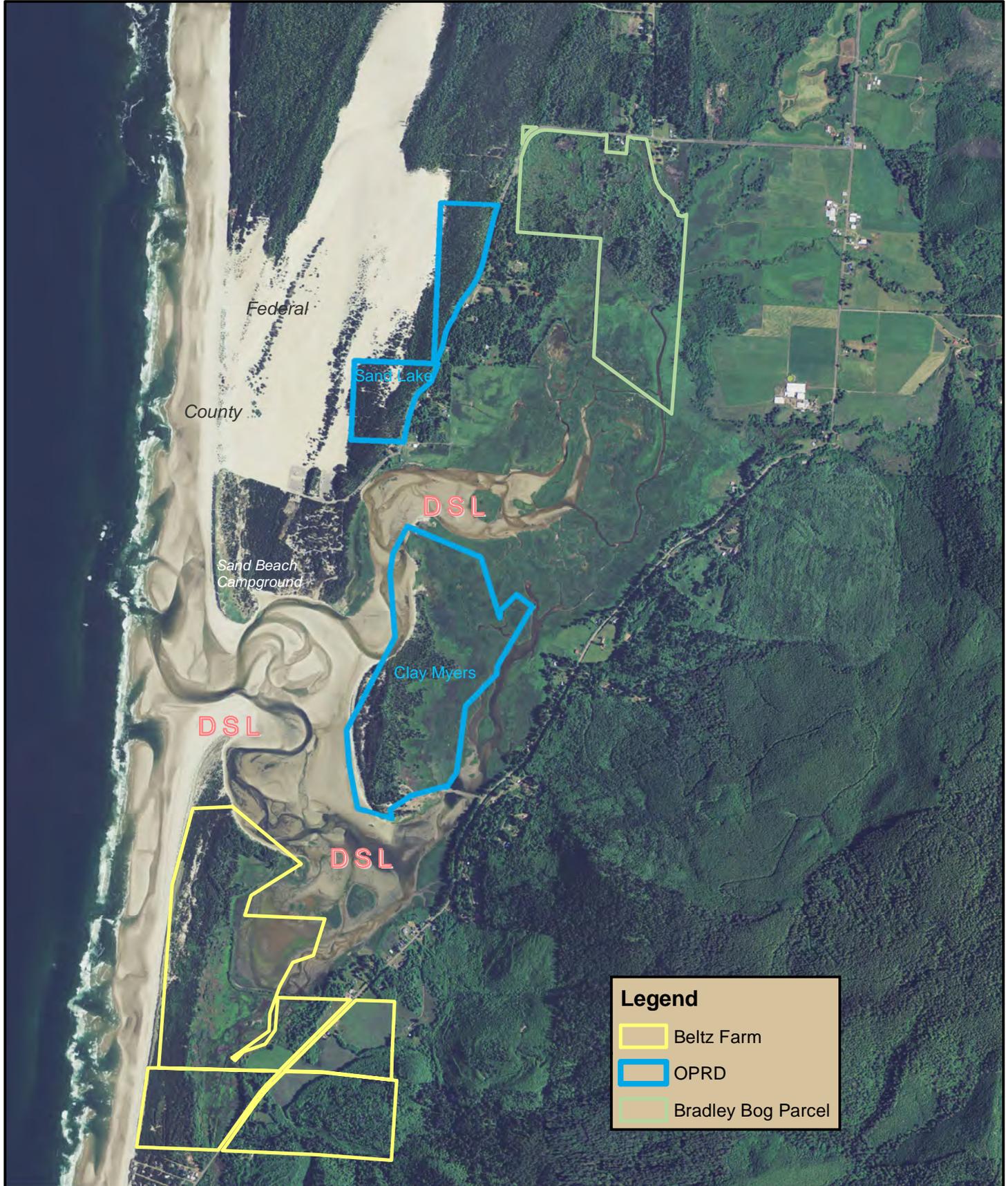
BELTZ FARM

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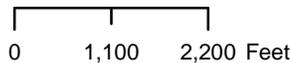
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Beltz Farm 8-15-2011 Map 2

























