

Oregon Parks and Recreation Commission

June 14, 2023

Agenda Item:	5b	Action
Public Comment Allowed:	Yes	
Topic:	Brian Booth – Beaver Flats Acquisition	
Presented by:	Ladd Whitcomb, Property Agent	

OPRD has been interested in this property since at least 2009. It provides important connectivity between Brian Booth State Park and South Beaver Creek Road.

This property was recently acquired by Weyerhaeuser as a part of a much larger timber property exchange. At the beginning of May, OPRD was informed that this property was for sale. Negotiations were initiated with the seller to allow OPRD a chance to value the property and complete due-diligence before they accept another offer.

An environmental study has been completed and a value has been estimated by an independent fee appraiser. The property has been valued at \$250,000 per its current Highest and Best Use (HBU). The HBU of this property is as timberland based on permissible use under its Timberland Conservation (T-C) Zoning, but the Seller's Agent indicated that the offers they've received appear to be from parties that believe they can attain approval from the county to construct a residence.

Based on multiple offers on this property and the high possibility of it becoming a residential property, it is likely that if OPRD misses this opportunity there would not be another opportunity to acquire it. There is a very limited number of properties nearby that could give OPRD this important connection between Brian Booth State Park and South Beaver Creek Road.

To have the best chance of acquiring this property in a competitive situation, OPRD made an offer to purchase this property at \$275,000, subject to Commission approval. We are requesting the Commission approve acquisition this property at \$275,000.

Prior Action by Commission: None

Action Requested: Approving vote

Attachments: 5b - Attachment A - Map

Prepared by: Ladd Whitcomb

5.b. Brian Booth SP – Beaver Flats Acquisition

Attachment: Map

