

Oregon Parks and Recreation Commission

April 23, 2025

Agenda Item:	5e	Action
Public Comment Allowed:	Yes	
Topic:	Wallowa Lake - PacifiCorp	
Presented by:	Ladd Whitcomb, Property Agent	

Since 1954 OPRD has leased PacifiCorp property for the park's maintenance shop and for the Little Alps Day Use area. In 2021 OPRD assumed management of PacifiCorp's Wallowa Falls campground. This tent camp is small, but important to OPRD as it provides primitive camping experiences in an area where those opportunities are becoming difficult to find.

PacifiCorp has determined they will need to retain much of the Wallowa Falls campground for ongoing operations, but the land they are proposing to transfer to OPRD is several times the acreage we were previously leasing. Some of this acreage may enable us to develop additional primitive camp areas, but more importantly, affords us connections to the Eagle Cap Wilderness Area and to Wallowa Falls.

Acquisition of this PacifiCorp property will allow OPRD to expand our recreational footprint in one of the most highly visited areas in northeastern Oregon, help us protect areas significant to our tribal partners as well as the residents of Wallowa County, and provide crucial connections between us and federal wilderness boundaries.

As OPRD and PacifiCorp worked towards closing this transaction for the appraised value of \$761,000 we knew a Property Line Adjustment (PLA) would be required to split the Subject Property (73.66+/- Acres) from their parcel and incorporate it into ours. During the PLA Survey it became evident that PacifiCorp needed to retain some areas they had planned on transferring. The new Subject Property (68.49+/- Acres) boundary is acceptable to OPRD, and the appraiser is updating the valuation.

OPRD has been granted additional limitation this biennium, in part, to purchase this PacifiCorp property. Staff asks that Commission approve the acquisition of this property so long as the updated valuation is acceptable to both parties and within the available limitations.

Prior Action by Commission: Informational - June 23, 2021

Action Requested: Approve acquisition of PacifiCorp property and authorize the OPRD director to sign all necessary instruments effectuating the transaction

Attachments: Attachment A - Map

Prepared by: Ladd Whitcomb

