

Oregon Parks and Recreation Commission

June 25, 2014

Agenda Item: 7a

Action

Topic: Sand Lake Initiative - Beltz Farm Acquisition

Presented by: Kammie Bunes and Jim Morgan

Background:

Interest in bringing the property known as Beltz Farm into the state park system has prevailed for over four decades. Located on Sand Lake, approximately 15 miles southwest of the City of Tillamook, these 357 acres provide a complex of beaches, dunes, estuarine tidal flats, marsh, and forested uplands that can provide multiple benefits for wildlife and people (see attached maps). Forming the southern anchor of one of the most pristine coastal estuaries in Oregon, Beltz Farm remains the single-most significant unprotected land in the Sand Lake estuary.

In our most recent attempt to secure the property, OPRD had the property appraised in 2004 but negotiations were unsuccessful. The department's enduring interest was highlighted when it was identified as the top priority in the region in OPRD's 2006 Acquisition Priorities Report which formed the basis for the 2007-13 Acquisition Plan and remains on the department's watch list.

A number of attempts by the landowner to develop the property as a destination golf course were unsuccessful. The property was placed on the market in November 2013. Ecotrust, a not-for-profit organization that focuses on economic opportunity, social equity, and environmental wellbeing, quickly entered into a purchase agreement in order to protect the property for the greatest public benefit. A February 20, 2014 letter from OPRD Director Lisa VanLaanen to Ecotrust on behalf of the Oregon Parks and Recreation Commission (OPRC), expressed OPRD's strong interest in acquiring the property.

On April 21, 2014, OPRD entered into an Option Agreement with Ecotrust for an exclusive right to purchase the property, contingent upon completion of due diligence and OPRC approval. Ecotrust subsequently acquired the property in May. OPRD has completed an environmental site assessment and the appraisal process is currently underway. OPRC approval to acquire Beltz Farm directs staff to complete the acquisition according to the terms of the option agreement, with closing anticipated no later than August 30, 2014.

Prior Action by Commission:

Acquisition Priorities Report (Informational), Sept. 2005; Approved 2007-2013 Acquisition Plan (Action) Nov. 9, 2006; Acquisition Initiatives: Sand Lake (Informational) April 4, 2012

Action Requested: Staff requests Commission approval to acquire the Beltz Farm property in Sand Lake at or up to 10% above the appraised value, subject to successful appraisal review.

Attachment A: Sand Lake Regional Context Map; **Attachment B:** Wildlife Habitats Map

Prepared by: Jim Morgan

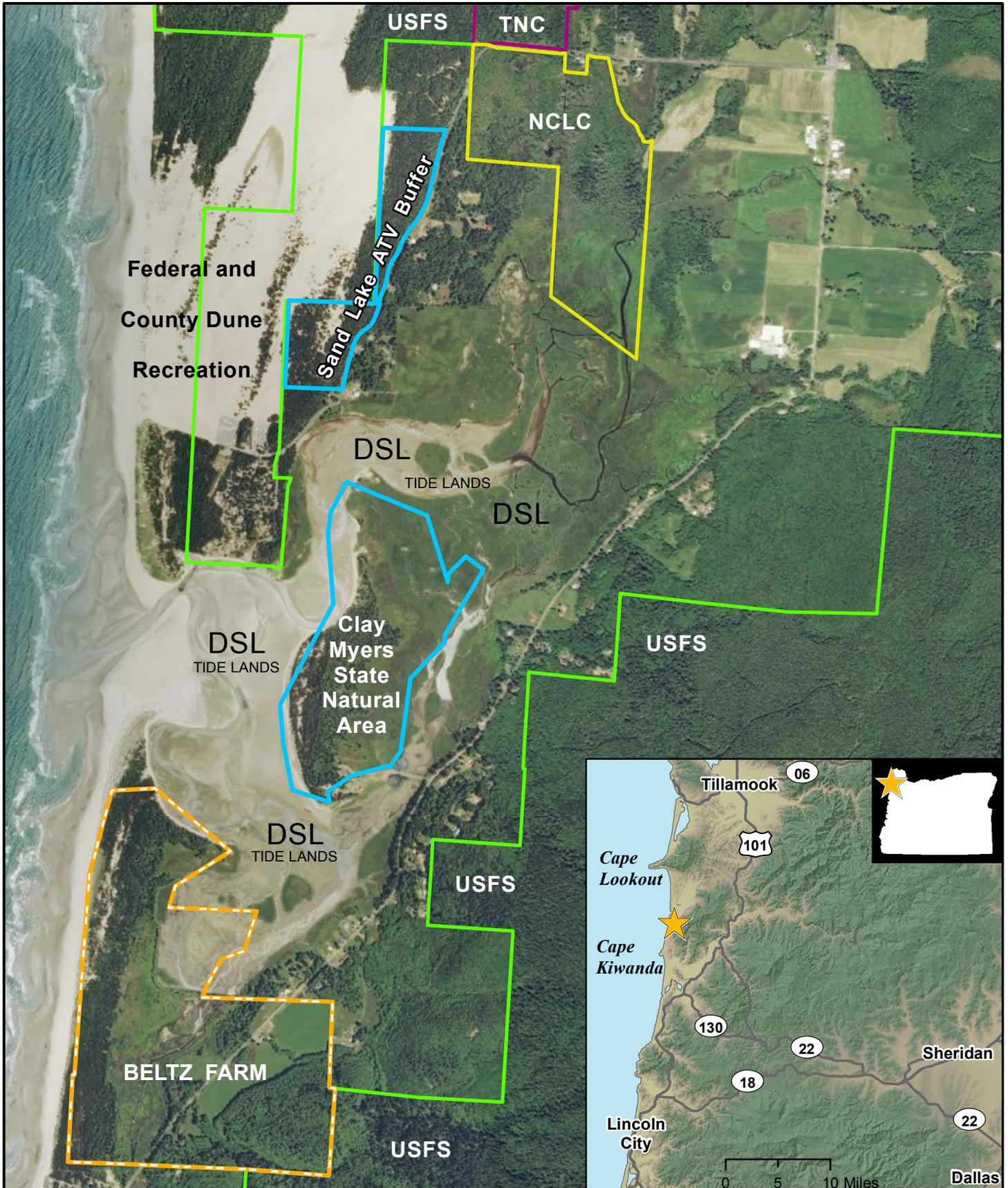
Sand Lake Initiative Beltz Farm Acquisition

June 2014, Agenda Item 7a, Attachment A

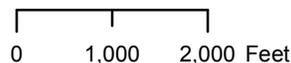
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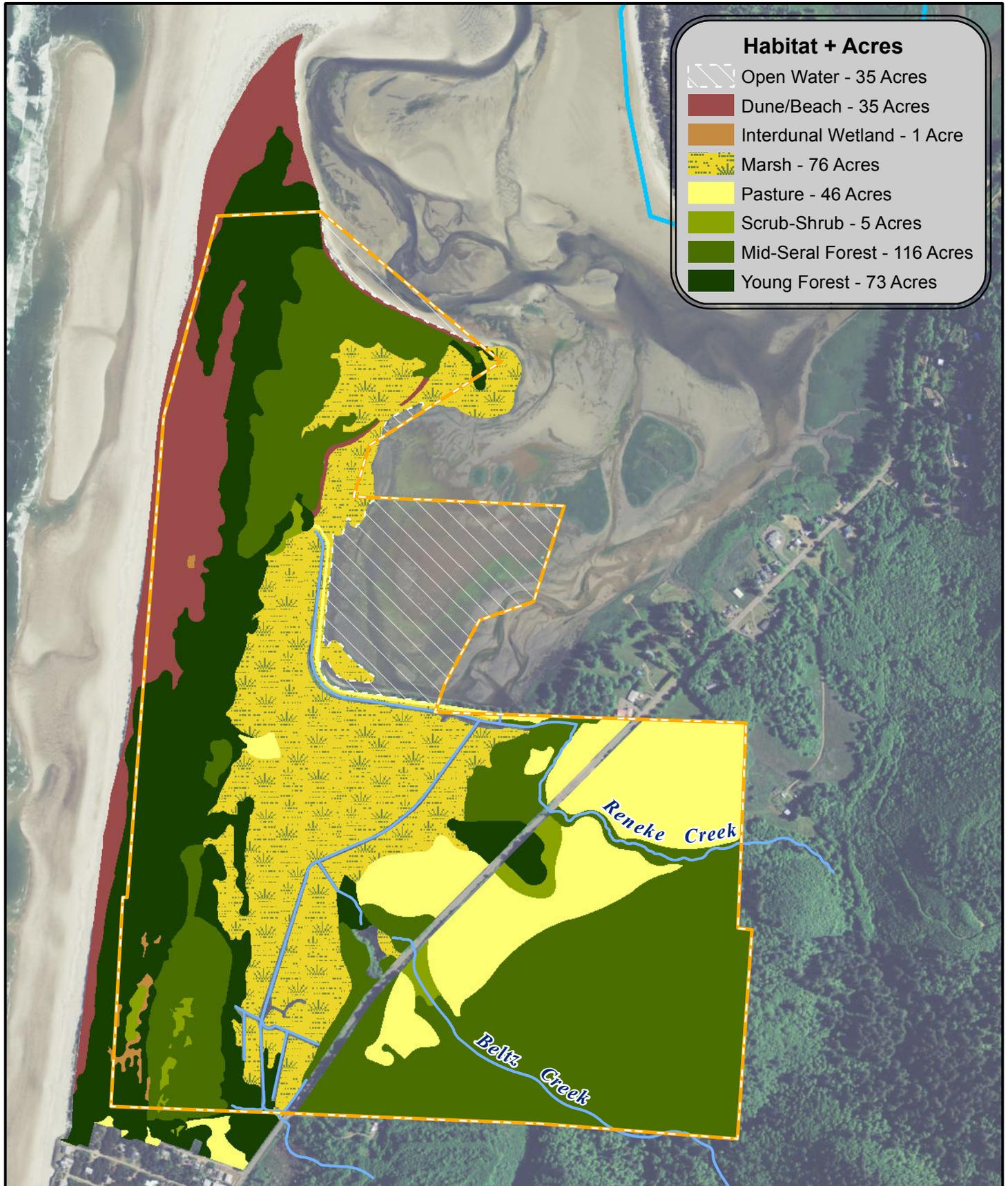
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Sand Lake Initiative Beltz Farm Acquisition

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Oregon Parks and Recreation Commission

June 25, 2014

Agenda Item: 7b

Information

Topic: Yachats Ocean Road - Norstrom Trust Donation

Presented by: Kammie Bunes

Background: Denis Norstrom was a lifelong Oregonian who appreciated art, architecture and landscape design. He was known for being a kind and generous man. In November 2013, the department was contacted by an attorney representing the Denis P. Norstrom Trust, regarding the late Mr. Norstrom's desire to donate to State Parks an oceanfront property of approximately two acres just south of Yachats. He received the property from his aunt, Mary Lavern Durkin.

The property is adjacent to and would expand the Yachats Ocean Road State Natural Site, which includes a one-mile driving loop providing beach access and viewpoints just south of Yachats. OPRD ownership extends further south, encompassing tidelands adjacent to the Norstrom Trust property. Although the Norstrom property is low-bank waterfront, access challenges will prohibit OPRD from being able to develop the site for public use. Safe ingress would require an expensive realignment of Highway 101 and the rocky shore prohibits access from the water.

It was Mr. Norstrom's wish that the property include a suitable memorial to Mr. Norstrom and Ms. Durkin. The Trustee understands the site constraints and is working with OPRD to determine an appropriate alternative, which could include recognition at a viewpoint or trail at Beaver Creek Natural Area or similar location. If the donation is approved by the Commission, OPRD will receive the residual liquid assets of the Trust, estimated to be approximately \$240,000. These funds will in part be used to purchase and maintain said memorials with the remainder to be used toward other land acquisition and/or development.

Department staff are drafting appropriate transfer documents, which will be reviewed by DOJ and counsel for the Trust. Staff expects to seek Commission approval to accept donation of the Norstrom Trust parcel and residual trust assets at the Commission's next meeting.

Prior Action by Commission: April 9, 2014 approval of the 2013-15 Land Acquisition Priorities Update

Action Requested: None

Attachment: Map

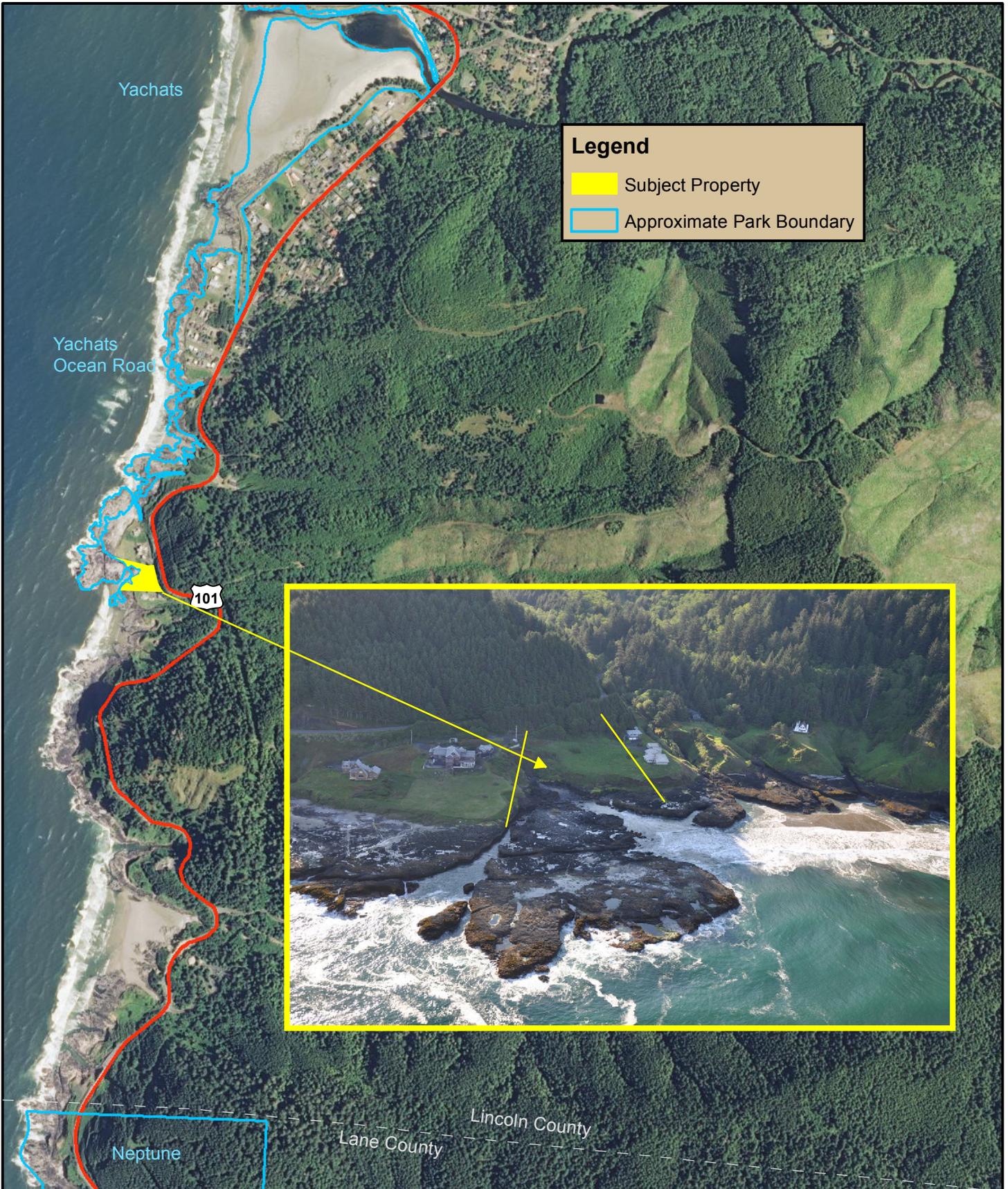
Prepared by: Kammie Bunes

**Yachats Ocean Road
Norstrom Trust Donation**
June 2014; Agenda Item 7b

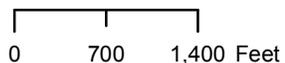
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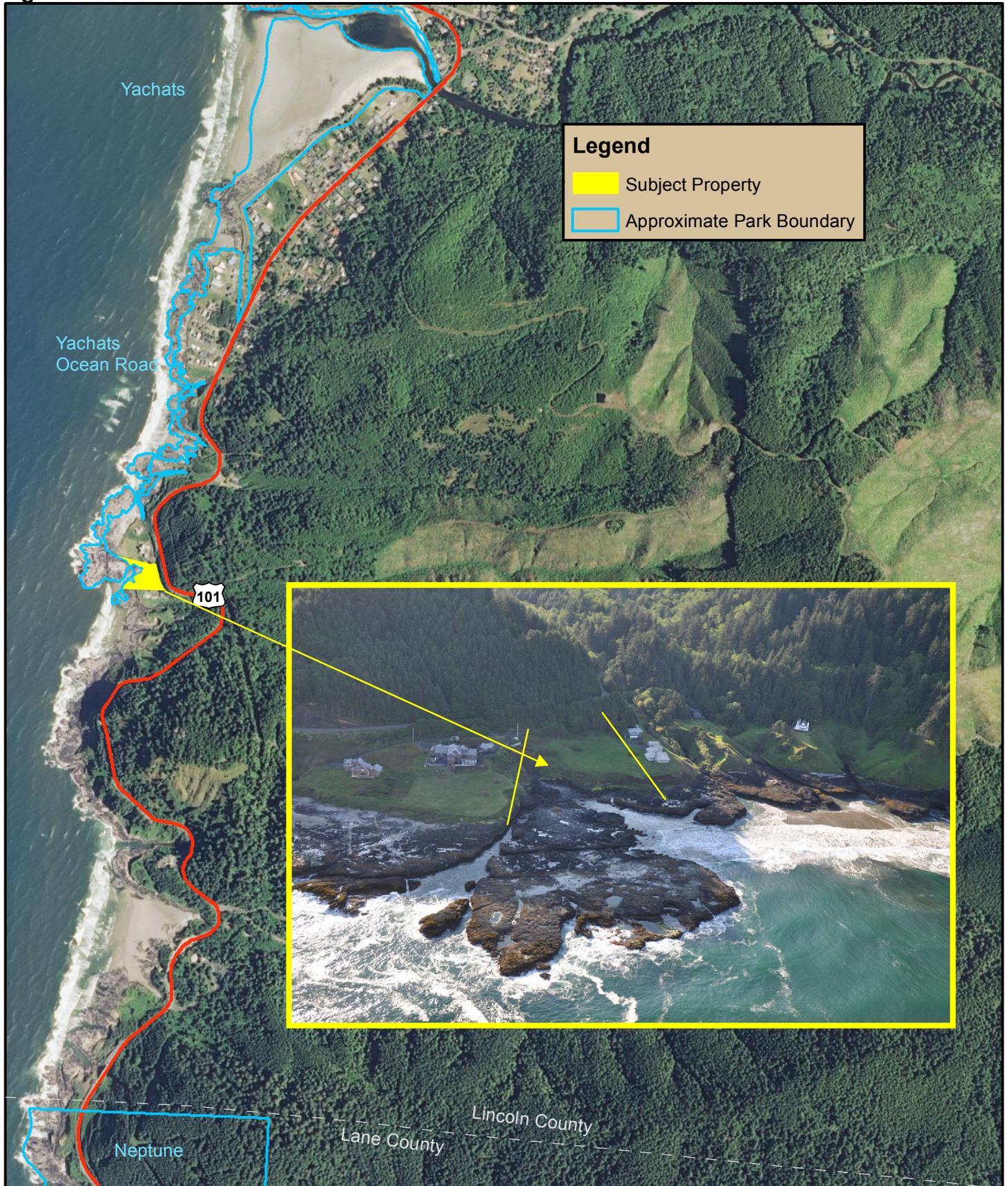
Yachats Ocean Road Norstrom Trust Donation

Agenda Item 7b

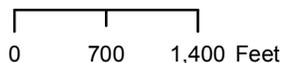
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Oregon Parks and Recreation Commission

June 25, 2014

Agenda Item: 7c

Information

Topic: Brian Booth State Park – Tracy Acquisition

Presented by: Kammie Bunes

Background: The Tracy property is a 34-acre home site adjacent to existing Beaver Creek Natural Area within Brian Booth State Park in Lincoln County. The property includes approximately 13 acres of wetland, forested uplands, a modest home, and an access road leading to existing State Park ownership.

In 2011 the Commission identified the wetland portion of the property as important for inclusion in the natural area; however, the landowner declined an offer to purchase at that time. Subsequent master planning for Brian Booth State Park occurred in 2012 and identified need for trailhead parking. The Tracy property uplands provide opportunity to help meet that need. The entire property was approved as a priority for funding at the April 9, 2014 Commission meeting.

The department is negotiating a purchase and sale agreement with Mrs. Tracy, contingent upon completion of due diligence and Commission approval. Staff expects to seek Commission approval to purchase the property at the September 17, 2014 meeting.

Prior Action by Commission: November 16, 2011 Informational Item; July 20, 2011 land acquisition plan for 2011-13; September 21, 2011 Beaver Creek Natural Area acquisition update; July 17, 2013 Approval of 2013-15 Land Acquisition Priorities; April 9, 2014 approval of the 2013-15 Land Acquisition Priorities Update.

Action Requested: None

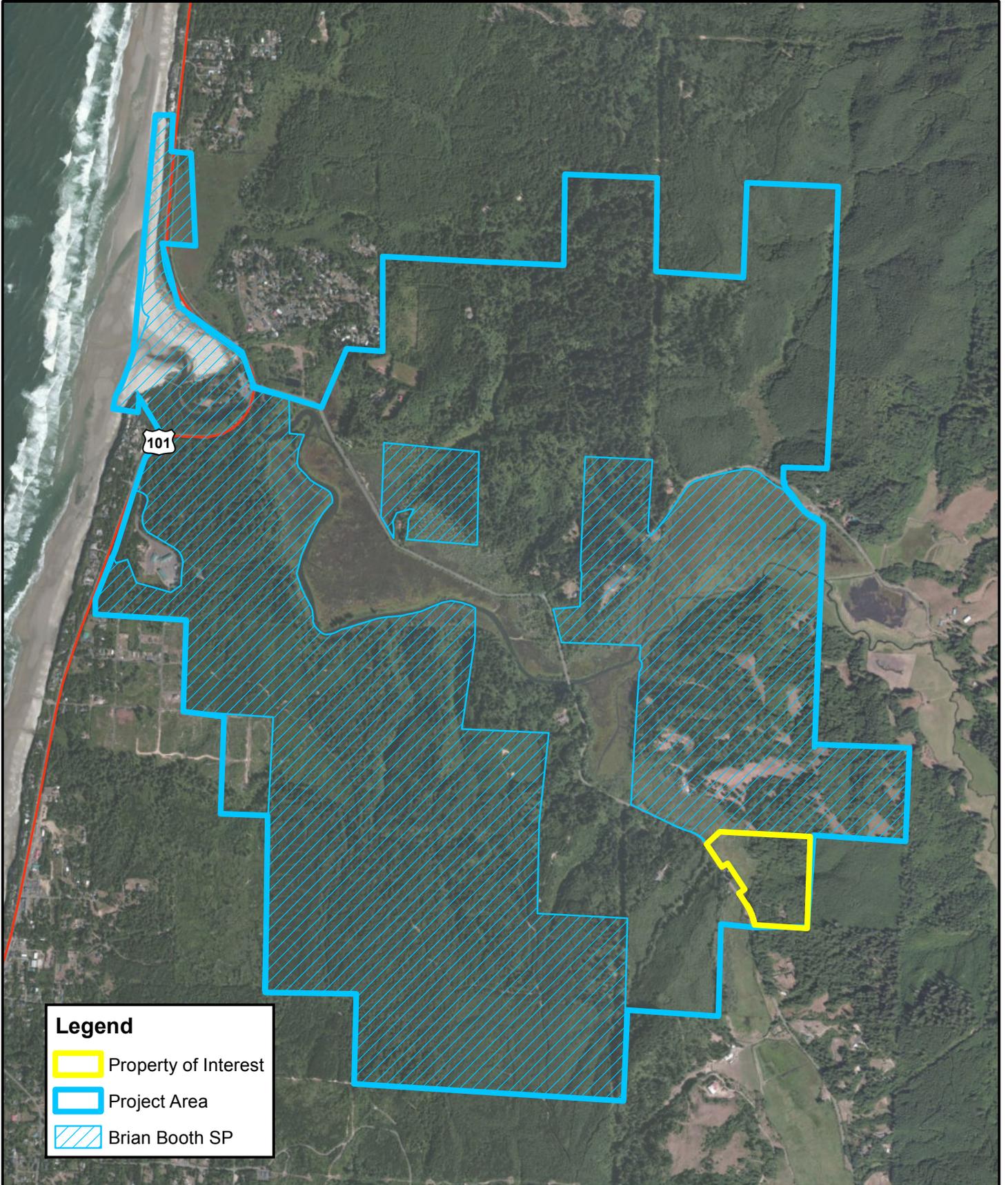
Attachments: Map

Prepared by: Kammie Bunes

Brian Booth State Park Tracy Property

June 2014, Agenda item 7c

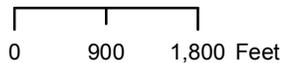
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Legend

- Property of Interest
- Project Area
- Brian Booth SP

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