

Bandon Exchange // Staff tasks to prepare proposed final order for Oregon State Parks and Recreation Commission // Version 20131121a

The Oregon State Parks and Recreation Commission received proposal from Bandon Biota related to Bandon State Natural Area. Bandon Biota is described as a private "conservation land holding entity" owned by Michael Keiser, owner of Bandon Dunes and other golf courses. Bandon Biota proposes to use part of the land they've requested -- a 280 acre piece of the 878 acre Bandon State Natural Area -- to create a new golf course. After several public meetings, the Commission agreed in principle to the proposal which includes receiving:

- 111 acres of oceanfront property south of the Natural Area.
- 97 acres on Coquille Spit north of Bandon.
- As much as \$2.95 million to fund other priority projects in Lincoln and Grant Counties.
- \$300,000 worth of gorse control in Coos and Curry counties.
- An Oregon Coast Trail easement north of Bandon on Bandon Dunes Golf Course property.

The commission took four related actions at the November 2013 meeting:

Motion 1: the Commission finds that the contemplated Bandon Biota exchange meets the "overwhelming public benefit" standard of OAR 736-019-0070(4) and instruct the department to prepare a proposed final order for Commission approval.

Motion 2: the Commission finds that the acquisition of Grouse Mountain Ranch meets the acquisition standards in OAR 736-019-0060 and instruct the department to prepare a proposed final order for Commission approval.

Motion 3: the Commission directs the Department to continue good faith efforts to address local community concerns as reflected in the Governor's letter dated November 19, 2013.

Motion 4: the department will accept additional written testimony until December 6, 2013, regarding the proposed exchange or the proposed Grouse Mountain Ranch acquisition to afford the department the opportunity to consider the comments in preparing the proposed final orders.

As the commission deliberated, it set tasks for staff to work on as they prepare to ask the commission for a final vote on both the Bandon exchange as a whole, and the Grouse Mountain purchase as an individual property:

1. Provide current appraisals for all subject properties.
2. Describe the proposed approach to hunting at Grouse Mountain.
3. Explain the change in shape of the boundary for the outgoing 280 acre portion of Bandon State Natural Area, including the effect of this change on the property's natural resources.
4. Draft—and, if possible, deliver—an agreement co-signed by Grant County and the Oregon Parks and Recreation Department to address local issues outlined in a [letter from the governor](#). This will include issues related to taxes, water, fire protection and agricultural values of the land.
5. Clarify the effects of the transaction on OPRD's coastal obligations under the Habitat Conservation Plan for the Western Snowy Plover.
6. More completely explain the natural and cultural resource conservation values for the exchange properties, and how management may change under the new ownerships.
7. Describe both phases of the Grouse Mountain acquisition, which roughly cover the majority of the land in Phase 1, and the majority of the residences in Phase 2.