

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

Oregon Parks and Recreation Commission

April 9, 2014

Agenda Item:	7 b	Action
Topic:	Land Acquisition Priorities Update	
Presented by:	Kammie Bunes and Jim Morgan	

Background:

On July 16, 2013, the Oregon Parks and Recreation Commission approved a list of acquisition priorities for the 2013-15 biennium. Priorities focused on previously approved initiatives, but the Commission retained the ability to pursue significant emerging opportunities.

The attached list is updated to reflect acquisition activity, Commission actions, and emerging opportunities. Staff seeks approval of the updated 2013 – 15 Land Acquisition Priorities list.

Summary of 2013-15 activity to date:

1. Property has been acquired for addition to existing park ownership at Kam Wah Chung State Heritage Site, Otter Crest State Scenic Viewpoint and the Banks-Vernonia State Trail .
2. A purchase-option agreement is in place for the Brian Booth State Park visitor center/Coast Region office.
3. Matching funds are in place for protection of Whale Cove.
4. Property adjacent to Beverly Beach State Park has been approved as suitable replacement land for converted Land and Water Conservation Fund sites. Acquisition by the converting party will be completed in Summer 2014.
5. Due diligence is underway on two potential donations.
6. The Grouse Mountain property has been removed.
7. One land acquisition grant has been submitted.
8. Some properties are now proposed for acquisition in a future biennium, due to grant timing or lack of willing seller.
9. One property was added, representing an emerging opportunity.

Action Requested: Staff requests approval of 2013-15 Land Acquisition Priorities Update

Prior Action by the Commission: July 2013: Approval of 2013-15 Land Acquisition Priorities

Attachment: OPRD 2013 – 15 Land Acquisition Priorities Update

Prepared by: Kammie Bunes



**Oregon Parks and Recreation Commission
 2013 – 15 Land Acquisition Priorities Update**

Estimated Lottery Funds: \$3,018,102

Park Property	County	Acres	Cost	Comments
Kam Wah Chung – Arnell	Grant	lot	40,400	Acquired
Banks-Vernonia Trail Manning Trailhead	Washington	lot	0	Acquired
Otter Crest Viewpoint Lookout Observatory	Lincoln	4	785,462	Acquired
Sand Lake – Beltz Farm	Tillamook	357	1,810,000	Option Pending
Brian Booth – Adjacent land	Lincoln	32	260,000	Willing Seller

Total expenditures, including incidental costs: \$3,018,102

Unfunded Priorities:

Property	County	Acres	Cost	Comments
Whale Cove	Lincoln	11	Donation	Exchange funds; OPRD will not hold title
Wallowa – adjacent lands	Wallowa	7.5	To be determined	Possible donation
Depoe Bay – Norstrom Trust	Lincoln	2	Donation	Pending due diligence
Beverly Beach – Hancock Timber	Lincoln	69	ODOT	For impacts to LWCF
Brian Booth - forest parcels	Lincoln	160	Grant	Application submitted
Cottonwood – Department of State Lands	Gilliam	342	Exchange	Juniper Wayside
Umpqua (Winchester Bay) – Department of State Lands	Douglas	To be determined	Exchange	Juniper Wayside
Oregon Coast Trail missing links	Curry	To be determined	To be determined	Humbug and Sisters
Willamette River Greenway Hayden Island	Polk	270	Donation	Pending TPL acquisition and transfer to OPRD

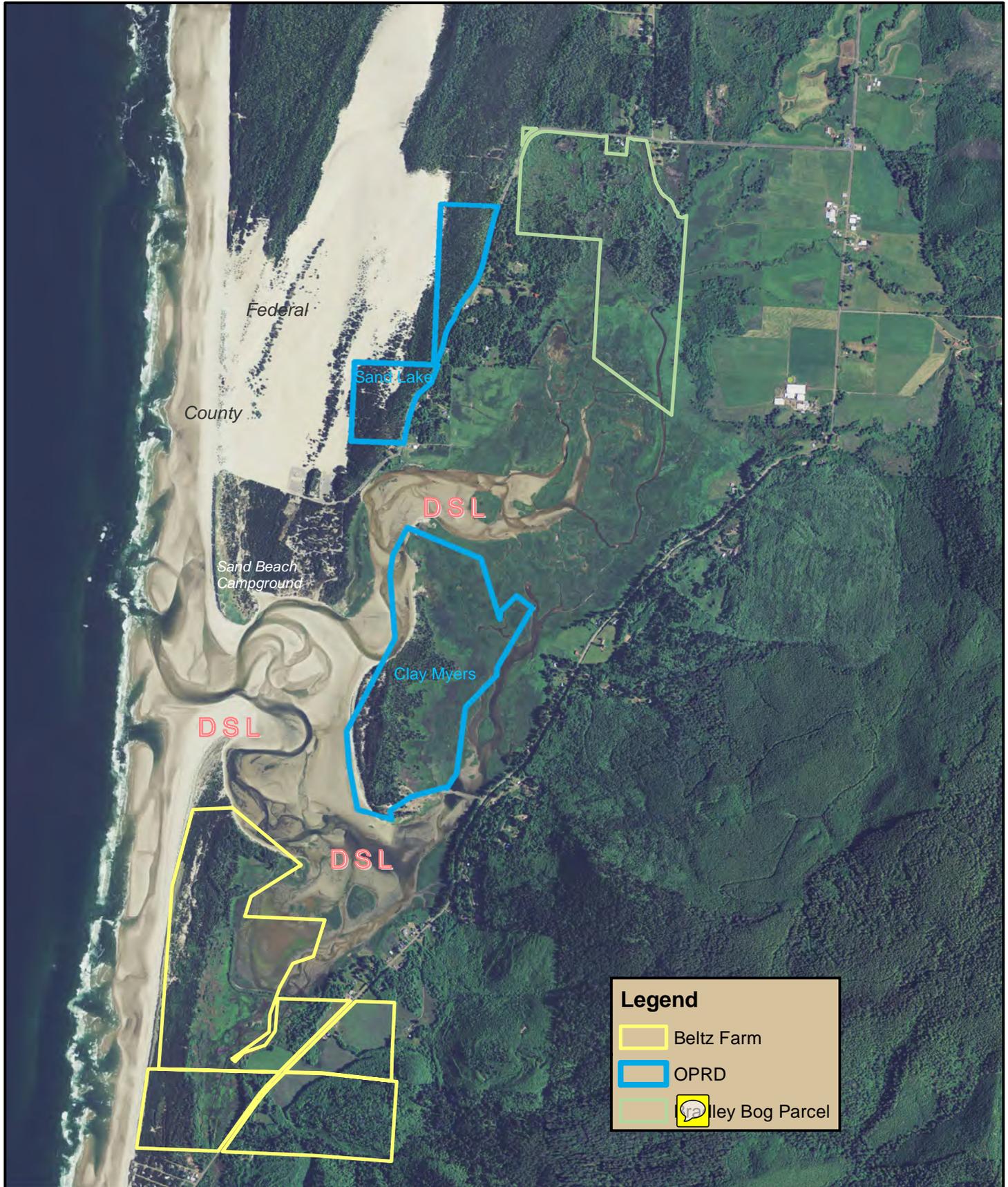
BELTZ FARM

Oregon Parks and Recreation Commission
April 9, 2014 Agenda Item 7c, Attachment

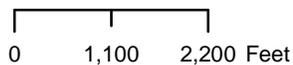
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Beltz Farm 8-15-2011 Map 2