



**Curry County
Director of Administration and Economic Development**

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***CURRY COUNTY
REAL PROPERTY TASK FORCE***

**October 2, 2015
MEETING MINUTES**

1.0 Welcome and Introductions

Chair Hawthorne welcomed everyone to the meeting.

Members present: Vice-Chair Barbara Ciaremella, William Douglas, Chair Chris Hawthorne, Staff Julie Schmelzer, Trudy Spanier

Public present: Ann Vileisis, Jim Rogers

2.0 Pledge of Allegiance

The Pledge was recited by all present.

3.0 Approve Agenda

Motion by Douglas, second by Spanier, to approve the agenda as presented. Motion carried unanimously.

4.0 Approve Minutes

Since Ciaremella was not present at the September 3 meeting, she abstained from voting. Motion by Hawthorne, second by Schmelzer, to approve the minutes as presented. Motion carried: Aye-4, Abstain-1 (Ciaremella).

5.0 Discuss Parcels from September 3, 2015 Meeting

The following past recommendation was confirmed:

- Parcel R26834—This is a .02 acre piece of land the county acquired to enlarge the road right-of-way. Recommendation is to keep it, but re-class/rename it ‘Curry County Roads’ so it doesn’t keep appearing on the list of county owned parcels.

The following were parcels which warranted follow-up, and/or were reconsidered. After further discussion the recommendations are as follows:

- Parcel R23867—This parcel is 34.83 acres, located along the Pacific Ocean, the New River bisects it, is wetland, and is zoned Conservancy. Recommendation was to somehow tie it via a trail to Boice Cope County Park. The Parks Director was uncertain

if the two parcels could be connected. A new consideration offered was to offer it for sale or as a land swap to the adjacent land owner for protection for the Snowy Plover habitat. (This parcel will be discussed again at the next meeting.)

- Floras Lake Area Parcels

The original recommendation for the Boice Cope area lots was to determine the timber value and selectively log the land. After logging, tie the lands into the Boice Cope County Park. For those by Floras Lake, again, selectively log, and see if the Parks Department would be interested in creating a campground, or, trade it with the state or federal government to see if there is interest in acquiring it to protect the Snowy Plover habitat.

Schmelzer reported she spoke with the Parks Director, and due to the distance the northerly set of parcels were to the ocean, and fact that there were private parcels in between county parcels, he did not feel the parcels would be of benefit to the park system. As for the southerly set of parcels (those at the south and southeast end of the lake), he felt the cost of developing the land into a park/campground would far exceed the revenues to be generated. His recommendation was these southerly parcels be added to the state park.

Resident Ann Vileisis spoke of the value the southerly parcels are for wintering bird habitat, foraging, passive recreation, and other environmental value. Jim Rogers indicated the timber value was low on the properties and the cost of cutting may be more than the value of the timber.

Douglas expressed a concern over the density of the woods, and possible hazard it may be for fires, indicating at some point the land should be thinned for fuels reduction (whether by the current owner or a future owner). Spanier indicated her conversations with local residents were that they did not want to see the property logged, and they had spray concerns.

Revised recommendations are as follows:

Do not pursue any of the properties for timber value. As for the northerly ‘Boice Cope area’ parcels, offer them for sale to the adjacent owners at market value. Notify neighbors directly of the sale. If the neighbors are not interested, then offer them for sale to the public. As for the southerly (lake area) parcels, trade them with the state, for park expansion, for lands suitable for a county forest.

- ‘Lone Parcel’, R19905—This is a .12 acre piece is between the Boice Cope area parcels and the Floras Lake parcels. The recommendation at the last meeting was, “offer it for sale to the neighbors”. The new recommendation is to offer it for sale to the public at market value, notifying neighbors of the sale.

6.0 Review New Parcels

The following are the parcels reviewed and the recommendations:

- R24628—This is the northern part of the landfill. This along with other landfill property is being considered for lease or sale, so the task force chose to abstain from a recommendation.

- R24627, R24631, R24629—These are landfill properties, with the exception of any property being considered in regard to the above (R24628), retain for a landfill and possible SAR/Tsunami storage area.
- R24630—South of the landfill, appear landlocked. Offer for sale at market value. May have to contain a deed restriction on drilling a well.
- R14709, R14653—These are two small properties that once had homes on them. The county ended up purchasing them due to groundwater concerns. They appear to be used by the neighbor to the east, or, possibly by a squatter. After the violations (trespass/camper/squatter) are rectified, offer them to sale to the neighbor first, at market value, and then to the public. Deeds should carry a restriction on drilling a well.
- R24620—County Shop Road and stockpile site; keep but re-class to Curry County Roads.
- R23869—This is the triangle adjacent to the Cape Blanco Airstrip. It is also adjacent to state lands that extend to the ocean. Since this parcel was subject of a study that indicated it at some point could have industrial value, and, because it may become critical for tsunami evacuation or other use, the recommendation is to keep the property. Perhaps it could be used for SAR/tsunami storage. About half the task force felt the land could be leased in the meantime to try and get some type of income off the property. The recommendation is to retain the land, consider it for SAR/tsunami storage, and let the Board of Commissioners decide if it should be offered for lease.
- R24826—This is a .13 acre piece obtained via a foreclosure. Recommendation is to offer it to the neighbors for sale at market price.
- R24626—This is land along Misty Lane purchased for road purposes. Keep; re-class to Curry County Roads.
- R14584—This is a .66 acre parcel along Silver Butte Road, zoned R2, obtained via a foreclosure. Offer it to Habitat for Humanity to build a home so a structure can get put on the tax roll. If not accepted, then sell to the public at market value.
- R15452—This is a small triangle of land .03 acres in size, between Myrtle Lane and Oregon Street (Hwy. 101), obtained via a foreclosure. Offer it to sale to the adjacent neighbors, highest bidder.
- R18951, R19144—This is a 10 acre and adjacent 20 acre, forested piece (zoned FG), separated only from the Sixes River by tribal lands. Appears landlocked. Obtained via a foreclosure. Recommendation is to keep it for county forest. If not accessible, try swapping it for other forested land that is accessible.
- R24625—A 40 acre tract zoned FG. Same recommendation as above (R18951, R19144). It is further recommended the county develop a long term timber plan for county lands.
- R24622—This is a .08 acre piece purchased to extend a road to the Sixes River. Recommendation is to re-class it to Curry County Roads, and, if not already a developed road, to allocate funds so a road can be developed so the public can easily access the river.
- R13227—A 12.19 acre piece of wooded land, on the south side of Elk River Road, with land on the north side of the road, with some limited river access. There was discussion about this parcel being reserved for county forest. Due to the size of the lots in the area though, it was questioned if this property were better divided and offered for sale as residential lots. Chair Hawthorne will make a physical inspection of the property and report back at the next meeting so a more educated recommendation can be developed.
- R33998—A .23 acre piece off Elk River Road used for access. Keep; re-class to Curry County Roads.

- R24669, R24670—These parcels comprise Lobster Creek Youth Camp. Schmelzer reported on the improvements being made at the park, and the new Director’s plans for the park. Recommendation is to retain the property. Comments were made that the camp host at Boice Cope is exceptionally wonderful, and all attempts should be made to find a similar type host for Lobster Creek. It was also recommended the county pursue solar to run the camp.
- R27502—This land serves as an alley in Port Orford. Recommendation is to transfer it to Port Orford.
- R24856, R24855, R24855—These parcels appear to serve as an alley in Port Orford; however, not all the lots in that block provide access. Recommendation is to deed them to Port Orford for a partial alley.
- R24680—A .1 acre piece which serves as the right-of-way on a curve. Re-class to Curry County Roads.
- R19752—This is a .01 acre parcel that serves as a right-of-way. Keep; re-class to Curry County Roads.
- R24684—A 1.08 acre piece used for stockpile purposes. However, the adjacent neighbor uses a large portion of the property. Due to concern about potential liability or adverse possession claims, the recommendation is to keep the land, but either fence it, or, lease a portion of it to the neighbor.
- R23305—This is a 3.63 acre wetland property. It appears when the land was subdivided, the owner asked the Nature Conservancy to delineate the wetland boundary, and in exchange, the then owner allowed the Nature Conservancy to explore the wetland area. Eventually, the owner stopped paying taxes on the wetland, and the land went into foreclosure. A neighbor recently complained people were walking over the land, and when she confronted them, they explained the Nature Conservancy owned the land, which is not accurate. Recommendation is to offer it for sale at market value and make sure the neighbors and the Nature Conservancy are aware the land is for sale.
- R27161—This is the Nesika Beach Dump site. Retain.
- R24686—This land is known as the Bagnell Ferry Boat Ramp. Recommendation is to keep it, turn it over to Parks to add to the Parks System, to apply for grants to enhance it, and add signage about the history of the Rogue River.
- R22897—This property is known as the animal shelter property at the Port of Gold Beach. It was recently sold, and therefore no further action is to be taken by the task force in regard to providing recommendations for this site.

7.0 Public Comment

(No additional comment other than what was offered earlier.)

8.0 Next Steps

Schmelzer will begin working with the GIS division of the Road Department and the Assessor on the next group of maps to review. Hawthorne will make a site inspection for the parcel mentioned above.

9.0 Set Next Meeting Date

Schmelzer will schedule a Doodle Poll to determine availability. The next meeting is to be scheduled after October 21. Dates to avoid: October 22 and 29.

10.0 Adjourn

Motion by Douglas, second by Ciaremella, to adjourn. Motion carried unanimously. The meeting adjourned at 5:28 p.m.

Respectfully submitted,
Julie A. Schmelzer
Director of Administration and Economic Development