



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

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

**October 28, 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

Other staff/officials present for all or part of the meeting: Assessor Jim Kolen, Commissioner David Brock Smith

Public present: (None)

2.0 Pledge of Allegiance

The Pledge was recited by all present.

3.0 Approve Agenda

Motion by Schmelzer, second by Ciaremella, to approve the agenda as presented. Motion carried unanimously.

4.0 Approve Minutes

Motion by Douglas, second by Ciaramella, to approve the minutes as presented. Motion carried unanimously.

5.0 Discuss Parcels from October 2, 2015 Meeting

Hawthorne reported on the 12.19 acre parcel he had volunteered to inspect, R13227. He reported the portion of the lot along the Elk River is flat, appears to flood, and can be used for river access. The southerly portion of the lot—that portion south of Elk River Road—is very steep with rock outcroppings and trees. He felt it was in the best interest of the road and neighboring owners that the southerly portion not be developed. And, the portion along the river be held by the county for a future park. He showed photos indicating the property is already maintained in a ‘park like’ manner. By consensus the Task Force recommends the parcel(s) be retained by the

county, and adjacent parcels be purchased, as they become available, to expand the park setting and develop it into an actual county park.

Schmelzer asked the Task Force to review the oceanside 34.83 acre wetland parcel north of Floras Lake. She explained she had made contact with the Nature Conservancy, who indicated an interest in helping the county ‘barter and trade’ county owned public lands for other public lands the county could use to develop a county forest or for park land. Her recommendation was the county hold onto the parcel and use it as leverage to obtain public lands the county needs. The Task Force concurred. She also said the Nature Conservancy representative she spoke with indicated, that, if the county were thinking of a county forest, it was in the county’s best interest to develop a forestry plan. She concluded that Commissioner Smith had expressed interest in developing a county forest, and would likely therefore take the charge of developing said plan.

The last wetland parcel Schmelzer had the Task Force revisit was R23305, a 3.63 acre lot on Nesika Road. In earlier meetings there were discussions about whether the parcel should be offered to sale to the Nature Conservancy, or to the neighbors. She explained the representative from the Nature Conservancy informed her there is an agreement in place that allows the Nature Conservancy to inspect this property, and they visit it annually. Schmelzer said when she did a deed search the agreement did not show up, so she asked the Representative to get her a copy of that agreement. Her recommendation was the group wait until they’ve reviewed the agreement before firming up a recommendation. The Task Force agreed.

The last parcel she had the group revisit was a 1.08 acre parcel on Edson Creek Road. This was a site previously recommended the county retain, fence and reclassify for road purposes. Although a portion is used for road purposes, the majority of the lot is open grassland, flat, out of the inundation zone, somewhat centrally located within the county, and within close access to the Rogue River. There is a fire hydrant at the corner of the lot, as is electricity. Her recommendation was the parcel be used not just for road purposes, but for a SAR facility, and County EOC. She explained grant funding, and the sale of two existing hangars at the Port of Gold Beach Airport (where SAR and some EOC stuff is stored) could help offset any expenses not covered by a grant. The Task Force agreed with the suggestion.

Commissioner Smith suggested that, due to the current tax disbursement structure, if there are recommendations to sell property, the county wait to offer for sale properties, and first focus on the parcels that could be of greater benefit to the county, such as trade parcels or county forest parcels. The Task Force agreed that due to the small percentage the county currently receives from the sale of a lot, any lot considered for sale, with substantial value, be held until there are different tax laws in place which could result in the county retaining a higher percentage of the sale.

Assessor Kolen explained sometimes what appears to be small parcels, are just ‘overlaps’ or ‘exclusions’ in descriptions, and sometimes the parcels don’t physically exist. The Task Force noted this fact realizing some of their recommendations, when researched further, may not be valid based on that additional research.

6.0 Review New Parcels

The following are the parcels reviewed and the recommendations:

- R15635—A .4 acre piece just outside of Port Orford. Assessor Jim Kolen explained he believed this parcel was acquired by the Sheriff's Department. Recommendation was to sell and all proceeds go to the Sheriff's Department for SAR. If it does not sell within a reasonable period of time, it be offered to Habitat for Humanity.
- R25525—Often referred to as the 'Blue Building' in Port Orford, this lot houses Community Health. Recommendation was to retain as is at the current time.
- R33966—Appears to be an alley. Offer for sale to adjacent neighbors. If Hawthorne has time, he will look at this parcel to determine its current use (alley or assumed to be part of neighboring parcels).
- R35695—Small parcel in Port Orford. Sell to adjacent neighbors.
- R25093—Small 'alley' in Port Orford. Appears to be used by the hardware/lumber store. Trade for supplies for the Sheriff's SAR/EOC facility.
- R24671—A .48 acre parcel used as a cemetery/worship area. Includes an easement. Retain.
- R24678—A .71 acre parcel on Coy Creek Road. ODOT transferred to Curry County for road purposes only. Retain, and reclass to Roads.
- R14882—A 4.84 acre FEMA acquired piece due to slides. Per acquisition deed, must be kept in open space. Recommendation was to leave as is, but consider it for forestry potential, if viable.
- R17273—A small parcel off Hayden Road. Kolen explained this parcel likely does not exist and was eroded away. Hawthorne looked it up on Google Maps, and agreed it appears to 'not exist'. Schmelzer will look into it further, and if it does not exist, the recommendation will be to remove it from the tax roll. (Note: If it does not exist, it is advised the county remove all parcels from the tax rolls that in fact have eroded away and no longer exist.)
- R21699—A 1.94 acre piece by Canfield Bar. If not being used for road purposes, work with the Port of Gold Beach, who owns the adjacent parcel, to develop the area as a mountain bike or motocross park. If used actively by the Road Department, reclass to Roads.
- R24687—A .51 acre piece used for drainage. Reclass to Roads.
- R24733, R24688, R24732, R24734, R24737, R 24736, R24735—All known as the County Courthouse Complex. Retain at the current time, but begin exploring an alternative site for county functions outside the inundation zone. Once a new complex has been established, sell the parcels for housing, retail or other uses.
- R11663—A .13 acre piece at the NW corner of Ellensburg and Moore Street in Gold Beach, leased to the city, known as the 'Pocket Park'. Work with the city on a new fountain, representative of the gold panning history of the area. If the city is not amenable to working with the county on a fountain, terminate the lease with the city and have the county take responsibility for establishing and maintaining the new fountain. Grants and proceeds from other parcel sales can help fund the fountain, or other recommendations made by the Task Force.
- R25137, R25138—In total .20 acres. Recommendation is a boardwalk connecting 4 Street to 5 Place, which ultimately serves as a 'back access' for residents and visitors preferring a more scenic/less travelled walk than along Highway 101/Ellensburg Avenue. Boardwalk will connect homes and businesses to the school and Fair Grounds. Work with the Port of Gold Beach to extend the Boardwalk on Port property, furthering the concept of a scenic/safe boardwalk.

- R24739—A .15 acre triangle adjacent to the Fairgrounds. Transfer to the Fairgrounds.
- R20239—Serves as the access to the Museum. Transfer to the Historical Society.
- R24778—A .05 acre strip which does not connect to other roads/alleys. Sell to adjacent landowners.
- R17600—A small triangle. Deed to Curry Community Health, the adjacent owner.
- R24927—A small triangle. Deed to the Gold Beach Senior Center, the adjacent owner.
- R19996—A vacant piece of property just north of the ‘Rush Building’. Used by street vendors. Apply for grants and convert it to a bicycle station with bike racks, benches, air hose, and water spicket, if possible. Spanier will forward photos of a similar station in Bandon which could serve as a model. (Note: It is recommended by Schmelzer the racks replicate other ‘wave’ style racks in Gold Beach, lending to uniformity throughout the city. The county and school should also consider revising their racks for uniformity/branding purposes.)
- R24738—Small strip connecting 1st Street to the park. Offer to the city for back access to the park.
- R12398—Small strip. Offer for sale to adjacent neighbors.
- R18108, R36551—Reclass from Assessor to Curry County, offer for sale for development as two lots (which they currently are). R36551 has a mobile home on it, and should be sold ‘as is’ vs. investing money to clean up the lot.
- R24744, R24743—A 32.3 acre parcel used by the Road Department. Trade the land east of Hunter Creek for other public land, and retain the rest, reclassifying it to the Road Department.
- R26028—A rock source on Hunter Creek. Reclass to the Road Department.
- R14738—40 acres in the Pistol River area, near the proposed Crook Golf Resort. Retain for future trade or sale.
- R22344—A sand/gravel bar. Reclass to the Road Department. When no longer used, trade for other public land (adjacent to Federal land).
- R12248—1.81 acres. Sell.
- R12801, R13298—Two small parcels. Offer for sale to the neighbors.
- R10915, R24746—This is the Brookings Airport. Schmelzer explained the airport costs the county money, but historically the county has decided to keep the property. Members felt the property should be sold/given back to the state. Schmelzer explained there was a lot involved with the airport, and before a recommendation to sell is made, the county should probably have a specific task force formed just to look at the airport. Members agreed.
- R37062—A .61 acre parcel which could serve as ‘back access’ to Harris Beach State Park. Recommendation is a portion be traded to Oregon for park access, the remainder be sold for development or used for a Habitat for Humanity house.
- R27341—A .03 acre tract which appears to sit amongst an access. Sell to neighbor. Ciaremella will also visit the site to see if she can gain insight as to what is on the property or its current use.
- R24761—Serves as an alley. Transfer to city or sell to neighbors.
- R16108, R26061—County land adjacent to city streets. Transfer to city.
- R22516—A thin strip .01 acres in size. Sell to neighbor.
- R22514—Known as ‘Merrill Lane’. Land is owned by the county, via foreclosure, but used as a private access. Sell to neighbors or transfer to the city for a city street.

- R24760—Chetco River access piece under the overpass of Highway 101. Staff believes this is a very steep piece. Ciaremella will inspect it to ascertain whether it has any market value.
- R15669—Thin strip, may not actually exist. Ciaremella will try to inspect.
- R11301—Appears to be right-of-way. Transfer to the city.
- R34095—Cell tower site. Retain.
- R25643—County road right-of-way. Reclass to Road Department.
- R22553—County owned land through a foreclosure, used as a private road (Carson Lane). Sell to adjacent owners or see if the city will take the road.
- R35333—County owned land, used as a private road, Morrison Lane. Sell to adjacent owners or see if the city will take the road.
- R26015—Appears to be a surveying error/gap. See if adjacent owner is interested in purchasing it (McVay).
- R24769—4.8 acres of land, believe submerged. Serves as beach/ocean floor. Should be transferred to the state. If possible, have the Nature Conservancy assist with any trade/transfer.
- R27138—.17 acres on the north side of the North Bank of the Chetco River Road. Ciaremella will inspect.
- R24758—29.47 acre piece used for extraction, surrounded by other rock extraction firms. Retain for future rock/road purposes.
- R18607—Wooded 3.2 acre piece on the south bank of the Chetco. Has a road cut through it with a turn around—the road owned by a private party. Ciaremella will inspect to see if it is worth marketing as a developable parcel of land. Schmelzer will have Kolen research easements on the property.

7.0 Public Comment
(None)

8.0 Next Steps
Ciaremella will review the parcels she can, and the group will then meet to finalize their recommendations.

9.0 Set Next Meeting Date
Schmelzer will schedule a Doodle Poll to determine availability.

10.0 Adjourn
Motion by Spanier, second by Douglas, to adjourn. Motion carried unanimously. The meeting adjourned at 5:42 p.m.

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