



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

94235 Moore Street/Suite #122
Gold Beach, OR 97444
Ph. 541-247-3253
schmelzerj@co.curry.or.us
www.co.curry.or.us

Approved: 12/01/2015

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

**December 1, 2015
MEETING MINUTES**

1.0 Welcome and Introductions

Chair Hawthorne welcomed everyone to the meeting. The meeting began at 4:03 p.m.

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

Public present: (None)

2.0 Pledge of Allegiance

The Pledge was recited by all present.

3.0 Approve Agenda

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

4.0 Approve Minutes

Motion by Hawthorne, second by Douglas, to approve the October 28, 2015 minutes as presented. Motion carried unanimously.

5.0 Discuss Parcels from October 28, 2015 Meeting

Schmelzer read an e-mail from Spanier regarding the Floras Lake 'trade' parcels. She had suggested the Task Force recommend a 'reversion clause' on these parcels to guarantee the land is held in public ownership. The Task Force agreed. Spanier also suggested language be added that the parcels can't be logged. The discussion revealed such recommendation may not be wise in that thinning is necessary for a healthy forest, and it may be something we cannot regulate. Also, the group had previously discussed the timber value of the property, and it was concluded the value was low, and access to the land difficult.

The members discussed the parcels that were site inspected after the last meeting. Recommendations were made to 'vacate' private roads and drives whereby the county owns the

underlying road. Such action would alleviate the county from any liability, and add more land onto the tax rolls. The discussion was to do the same with the narrow strips previously discussed—let them go to the adjoining landowners since there is no incentive to purchase the land, yet such action will ensure land is on the tax roll, albeit minor. Same with the McVay culvert.

Other recommendations:

- R34095—Cell tower site on Kings St. in Brookings. Schmelzer reported she believes the city now gets revenue from the tower, and the land was to be transferred to the city, but still shows up under county ownership. If indeed owned by the city, correct the list of parcels the county owns/tax roll. If not owned by the city, tower revenue should come to the county or other negotiations be made.
- R27138—Vacate triangle at Chetco and Coho.
- R18607—Transfer to Parks, develop.
- R24685—Vacate.
- R24684—Include EOC facilities (conference, offices, etc./use available building and grant funds).
- R17273—Adjacent landowner is using county land as private beach access. Sell to neighbor. If not interested, acquire more adjacent land and make a public beach access.
- R27341—Vacate.
- R19996—Rather than develop a bike station, try selling first. If not purchased for commercial use, offer to non-profit as long as the land remains in public use (i.e. bike station, benches).
- R24760—Sell for development.
- R24678—Schmelzer reported she spoke with the Road Master who indicated they are not using the parcel, and it was his recommendation the lot be sold. Members agreed.
- R24769—Since the land is to be owned by the state anyway, gift the land to the state of Oregon.

Schmelzer indicated she still had not heard back from the Nature Conservancy regarding the purported agreement on R23305. Decision was to sell, unless the Nature Conservancy can produce a binding document showing they own it.

Lastly, Schmelzer reported she still did not have all the expenses for the KBOK Airport tallied, but would have them in time for the presentation to the Board of Commissioners.

6.0 Review Task Force Recommendation Summary

By consensus, all agreed the recommendation summary presented at the meeting, with changes discussed December 1, 2015, would constitute the Task Force's final recommendations (see attached).

7.0 Discuss BOC Presentation

Schmelzer will prepare the presentation, the Chair will present, with Schmelzer's assistance. Members are encouraged to attend. The presentation will be December 17, 2015, at 1:00 p.m.

8.0 Public Comment

(None)

9.0 Review and Approve Minutes from December 1, 2015 Meeting

Schmelzer read the summary of the meeting indicating the summary would be typed into the Task Force's standard minutes format, provided there was approval. Motion by Douglas, seconded by Hawthorne, to approve. Motion carried unanimously.

10.0 Adjourn

The meeting adjourned at 4:51 p.m.

Respectfully submitted,

Julie A. Schmelzer

Director of Administration and Economic Development

Curry County Real Property Task Force Recommendations 2015

- 1. Develop a Curry County Forestry Plan/Program to bring in revenue. Retain several parcels, or swap for other public parcels, to enhance the forestry land base. Parcels should also be swapped to develop a county camp/park at the south end of the county. The Nature Conservancy has expressed interest in helping with a Forestry Plan and the public land transactions.**

Retain with Intention to Trade for other Public Land

- R24459 and Floras Lake Area Parcels (70 acres encompassing the south end of Floras Lake, and, the adjacent subdivision to the east, any transfer to have a reversion clause to make sure the land stays in public ownership or with a land trust/not to be developed)
- R23867 (34.83 acre wetland, oceanside, north of Floras Lake)
- R18951, R19144 (10 and 20 acre forested pieces for county forest, or, trade for more accessible forestland)
- R24625 (40 acre forested land for county forest, or, trade for more accessible forestland)
- R22344 (33.6 acre sand and gravel bar on east and west side of Chetco River, adjacent to Federal land)
- See R24743 ('Roads')
- See R14738 ('Retain')

- 2. Re-class/Rename from 'Curry County' to 'Curry County Juvenile and Parks Department'**

- R13227 (12.19 acre piece along the Elk River/Elk River Rd. to be retained for future waterside park/acquire adjacent land as it becomes available, south of road to remain undeveloped)
- R23870 (10 ac. Boice Cope County Park)
- R24669, R24670 (Retain 52.46 acre Lobster Creek Youth Camp, pursue solar)
- R24686 (.33 acre 'Bagnell Ferry' boat ramp, develop w/grants, add historic Rogue River/gold panning signage)

- R21699 (1.94 acre by Canfield Bar, work with Port of Gold Beach to develop as mountain bike or motocross park)
- R18607 (3.2 acre slide parcel on Chetco River between S Bank Chetco Rd and Piling Hole Rd., used as a boat access, enhance with grants as appropriate)

3. Re-class/Rename from ‘Curry County’ to ‘Curry County Road Department’

- R26834 (.02 acres along Langlois Mountain Rd. acquired for r.o.w. purposes)
- R24620 (County Shop Rd. and 4 acre stockpile site)
- R24626 (.52 acres along Misty Lane acquired for r.o.w. purposes)
- R24622 (.08 acres purchased to extend Humdinger Park Road to Sixes River; if not developed, acquire grant money to create water access and transfer to Juvenile/Parks)
- R24680 (.1 acre piece serves as a r.o.w. on Hillside Acres Rd. curve)
- R24744 (2.3 acre portion of Road Dept. off Hunter Creek Rd.)
- R24743 (that portion of the 30 acre Road Dept. west of Hunter Creek to be re-classed to Road Dept.; land east of Hunter Creek to be traded for public land)
- R26028 (7.78 acre rock source on Hunter Creek, ‘Menasha Bar’)
- R25643 (.02 acre r.o.w of Boat Basin Rd., used for drainage purposes)
- R24758 (29.47 acre rock source off South Bank Chetco Rd.)

4. Vacate (Note: Throughout these recommendations the term ‘vacate’ is used in a casual manner, meaning to deed to the adjoining landowners, not necessarily a true vacation process. The proper way to ‘vacate’ will depend on deed restrictions, if any, and Legal Counsel’s opinion.)

- R27502 (Between Arizona St. and Idaho St., Port Orford)
- R24856 R24855, R24855 (So. Of 19th St., Port Orford)
- R33966 (13th St., Port Orford)
- R35695 (0 acres, 8.4’ wide piece between 11 St. and 12 St. in Port Orford)
- R25093 (0 acre/20.5’ wide ‘alley’ by hardware store in Port Orford)
- R15452 (.03 acre triangle between Myrtle Lane and Oregon St./Hwy. 101, Port Orford)
- R33998 (.23 acres off Elk River Rd. used for access purposes by a private party)
- R24685 (12’ x 12’ square, Edson Creek Rd.)
- R24687 (.51 acre along Eagleview Dr.)

- R24778 (.05 acre strip near Russell St., Gold Beach)
- R12398 (0 acre strip off 2nd St. in Gold Beach)
- R27341 (.03 acre ‘nub’ in access off Hassett St., Brookings)
- R22516 (.01 acre strip off Chapman Lane, Brookings)
- R22514 (.08 acre Merrill Lane/used as a private drive, Brookings)
- R24761 (.06 acre ‘alley’ off Pioneer Rd. in Brookings)
- R22553 (.54 acre Carson Lane/private drive, Brookings)
- R35333 (.2 acre Morrison Lane/private drive, Brookings)
- R15669 (0 acre strip off Alder St., Brookings)
- R27138 (.17 acre triangle at intersection of Coho Dr. and N Bank Chetco River Rd.)
- R26015 (.03 acre culvert off Oceanview Dr.)

5. Deed to City

- R19752 (.01 acre piece, serves as a r.o.w on King St., transfer to Port Orford)
- R25137, R25138 (.20 acre to be developed into a sidewalk, boardwalk, or trail connecting 4 St. to 5 St. in Gold Beach, work with Port to extend boardwalk further)
- R24738 (0 acre to allow back access from 1 St. to Gold Beach city park)
- R16108 (.22 acre r.o.w along Marina Heights Rd. in Brookings)
- R26061 (.33 acre r.o.w along Marina Heights Rd. in Brookings)
- R11301 (0 acre, appears to be r.o.w of N Hazel St. in Brookings)

6. Gift

(Recipient to prepare and pay for paperwork)

- R24739 (.15 acre triangle, gift to adjacent Fairgrounds)
- R20239 (.05 acre access to the Museum, gift to Historical Society)
- R17600 (.01 acre triangle, gift to adjacent Community Health)
- R24927 (.01 acre triangle, gift to adjacent Gold Beach Senior Center)
- R24769 (4.8 acres of submerged land near Oceanshores in Harbor, gift to State)

7. Offer to Habitat for Humanity

- R14584 (.66 acre parcel along Silver Butte Rd., Port Orford)

- See R37062 ('Sell')

8. Sell to Adjacent Neighbors/List for Sale

(Market value/highest adjacent bidder)

- Boice Cope Area Parcels/Pacific City Plat (offer to neighbors first)
- R19905 (.12 Ac. lone parcel by Floras Lake, off Avenue G)
- R24630 (1.15 acres south of landfill, appears landlocked, may need deed restriction on drilling a well)
- R14709, R14653 (.13 and .15 acres, two parcels county 'bought out', squatter needs to be removed, may need deed restriction on drilling a well)
- R24826 (.13 acre parcel off of Nicholson Dr., offer to neighbors first)
- R15635 (.4 acres acquired by Sheriff's Dept., sell with all proceeds going to Sheriff's Dept. for SAR, doesn't sell, then offer to Habitat for Humanity)
- R24678 (.71 acre on Coy Creek Rd. ODOT transferred to Roads, Roads recommends selling)
- R17273 (Purported .14 acre piece at end of Hayden Rd., most of which has eroded away, used by adjacent neighbor as private beach access) *Note: Parcels in area that have eroded away should be removed from tax rolls, if legally possible.*
- R19996 (0 acre parcel between Rush Building and Marstall Building, Gold Beach, if doesn't sell in twelve months, gift to a non-profit for use as a bike station or other county approved public land use)
- R18108 (1.6 acre off Hunter Creek Ht./Laurel Lane, put in county's name until sold)
- R36551 (3.35 acre off Hunter Creek Ht., with mobile home, sell 'as is', put in county's name until sold)
- R12248 (1.81 acre off Henderson Road)
- R12801 (.1 acre near Harris Creek, offer to adjacent neighbors first)
- R13298 (.12 acre triangle near Harris Creek, offer to adjacent neighbors first)
- R37062 (.61 acre near Harris Beach State Park, offer to trade a portion for a 'back access' to the park, sell remainder, if it doesn't sell in twelve months gift the remainder to Habitat for Humanity)
- R24760 (1.1 acre on the Chetco River, under the overpass)
- See R23305 ('Retain')

9. Retain

- R24628 (Parcel at north of end of Port Orford area landfill/retain with the exception of current 'negotiations')
- R24267, R24631, R24629 (Landfill, retain for landfill purposes, and, use for SAR and/or tsunami storage purposes)
- R23869 (64 acre triangle by Cape Blanco Airport, retain for future industrial or other use, per study, and consider leasing to neighbors, and, use for SAR and/or tsunami storage purposes)

- R25525 (.09 acre 'Blue Building' in Port Orford)
- R24684 (1.08 acre piece on Edson Creek Rd. occasionally used by the Road Department, propose to be developed into a SAR storage center and EOC, centrally located, out of inundation zone, close to river access/sell current storage hangars and use money to fund/apply for FEMA grant money/use existing structure for conference and office)
- R23305 (3.63 acre wetland along Nesika Rd., retain until Nature Conservancy can demonstrate in writing they have documentation the county has agreed to let them use the property, if not, sell, offering to neighbors first)
- R27161 (10 acre Nesika Beach Dump)
- R24671 (.48 acre cemetery and easement off of Oak Flat Rd.)
- R14882* (4.84 acre slide parcel on Cedar Valley Rd. from FEMA, must stay in open space, consider for forestry potential, if viable)
- R24733, R24688, R24732, R24734, R24737, R24736, R24735 ('County Complex', retain until a new county complex can be developed outside the inundation zone, and then sell)
- R11663 (.13 acre 'Pocket Park' at Moore and Ellensburg in Gold Beach, work with Gold Beach or individually on grants for a new fountain highlighting area gold panning history)
- R14738 (40 acre in Pistol River area, retain for *future* trade or sale)

10. Other

- R22897 (.2 acre Port of Gold Beach Pennies for Pooches site, remove from county listing, recently transferred to animal shelter)
- R34095 (Cell Tower site off King St. in Brookings, Transfer to City)
- R10915, R24746 (Brookings Airport; create separate task force to determine whether it should be retained, returned to the state, or sold back to the City of Brookings or Port of Brookings Harbor)