



MARION COUNTY PARKS COMMISSION MEETING MINUTES OF THE MEETING

February 6, 2014 from 9:00 a.m. – 12:00 p.m.
5155 Silverton Rd. NE, Salem, Oregon in the North Santiam Room

PRESENT: Scott Anderson, Ted Dingman, Sandy Grulkey, George Moeller, Wayne Rawlins

ABSENT: Christopher Linn

PUBLIC: Nancy Murray, Law Office of Nancy Murray; Carol Hayes, Hall Property Trustee; Scott Norris, Marion County Legal; Jerry Grulkey; Mark Rigg, NW Land Conservation Trust

STAFF: Jeff Bickford, Russ Dilley, Jolene Bray

CALL TO ORDER AND INTRODUCTIONS: 9:05 a.m.

APPROVAL OF MEETING MINUTES

Approval of October 24th and December 5th Meeting Minutes

Scott moved approval w/ changes to the 10/24 minutes. Ted seconded. George said they didn't include land banking as an additional item – add a comment about land banking, role of county parks process. All approved.

Scott moved approval of the 12/5 minutes. Ted seconded. All approved.

PUBLIC COMMENT

Jerry said he came to speak about the artist Carl Hall. He showed the book "Oregon Painters". He was a very prominent artist. He listed accomplishments and accolades. George said this was great information.

Scott said the committee wondered about responsibility for making recommendations on this property, but it's his understanding that they'd be making recommendation to county counsel and details would be up to them. PC function is making or not making recommendations and can have some specifics. Scott agreed. The role of this group is to make recommendations to the BOC and it's the work of the parties to make terms of the conservation easement. Scott said Jeff sent out some interesting items.

PETTYJOHN PROPERTY PROPOSAL DISCUSSION

Jeff said that the two largest questions at the end of last meeting in Dec. had to do with land use specifically. He got feedback from Planning staff and some additional follow up info. First, the land is SA zoned. Any development of a park is not an outright permitted use but can be a conditional use and would need to go through the process including a public hearing. Scott brought up land banking issue. There would also have to be a lot

line adjustment. It begs the question if we are the proper entity to bank land or should it be another county entity. Given the extremely limited budget, it concerns him to take on things that have a cost. There would be ongoing maintenance of cutting weeds, making sure the fence is up, so there is a cost even if not open to public. There is also a concern of what if there is no conditional use approved and we still had to maintain without any substantive benefit. George asked what would happen if not approved for conditional use. It would just be county property with a conservation easement. Scott said he thought it likely a CU permit would be granted with conditions applied. Usually those conditions and criteria are not insurmountable. One aspect is a CU permit is a land use process which calls for public input and if neighbors are not friendly to the idea of this being a park, that could be an impediment to permitting or more likely result in additional conditions to address the concerns of neighbors, which means more costs and restrictions in the use of the property.

Wayne asked Carol if she had heard anything from neighbors about this. She hasn't spoken them and doesn't think they know. She said they are very congenial and friendly with her parents. She said if she was a neighbor she would feel better that it was a controlled park situation. Wayne said he has seen at state parks that neighbors become concerned about after hours use.

Sandy said she is concerned with keeping with the spirit of the request. Mr. Hall was a very notable artist and should be celebrated. Seeing his bio, she thought it could be kept natural and used by artists.

Jeff said the concept of how this property likely would be used would be to have a gravel parking area, walking trails, and portable toilets, keeping it as natural as possible. Nancy said the trust language is not very elaborate. It says land will be conserved, given to charity, and no timber cut.

Jeff said one of staff's concerns is the residence. There are two lots. Nancy suggested reducing the footprint of the life estate area to a smaller size. She understands that the county doesn't want to be landlords. Scott said the fact that two lots are there makes it much easier. Carol said her understanding is in the land trust once her sister is deceased the residence land goes into the land conservation. There was discussion about the cost of bringing the residence up to code. Scott said it would be very difficult to rehab. He said what he likes about what he's heard is the forest land has very little liability. The residential property has significant liability. If we can get the piece without the liability and have only the yearly cost to maintain, that's an easy recommendation to make to the BOC. He said he'd rather not have title to the residential piece because of the significant management issue. Nancy said she thought that was possible. There was discussion about minimum lot size within the SA zone. The proposed conservation easement would include both properties but the county would only hold fee title for the forest property.

George asked if there is a draft land conservation easement. Nancy said she has a draft and there is a lot of work to add the county to the language and wanted to know if we're going that way before she invests the time.

Wayne said he thought we want to be careful that we don't get too deep in the details. It's the general scope we want to approve and then step back and let the professional folks finish the details. George said he agreed and just wanted to be consistent with objectives.

Nancy said from big picture perspective there's opportunity to do what committee suggested. The county has an opportunity to work with the NW Land Conservation Trust, which is more work but extending resources by having volunteers at the table to maintain over time.

Jeff asked Mark how big their organization is. Mark said they are small group – seven properties with conservation easements and another 3 in discussion. He said they are gearing up and growing and part of a coalition of land trusts in Oregon. He said one thing their group is required to do is monitor what's going on onsite such as after hours use. He said he's found that there's a lot of energy in the community to do volunteer work and thinks they can build and help maintain trails. He said if it becomes a park, neighbors would want to see that the park is closed at night, keep it small and keep it clean and the trust wants invasive species kept out. Scott asked about their other conservation properties. , He said this is a unique parcel and has high environmental value.

Nancy said she thought messaging to neighbors is important. We would want to share information and include info about Carl Hall and conditions on site and the desire to conserve. George asked Jeff what our requirements are. Scott said before the board wants to go forward, they will want to know what the neighborhood feels about this idea and what they have said. He said telling the story of this property is good marketing and will help with obtaining neighborhood buy-in. Jeff said this has Measure 49 and 37 approval for developing, but they're making the decision to not develop.

Sandy said she would like to investigate with other entities whether we can conserve the residence. She's concerned about architectural treasures being razed for new development and this was at least partially hand built by a notable Oregonian. She thinks maybe another entity may want to take on the restoration.

George asked Jeff what was needed from the committee. Jeff said if they're willing to make a recommendation to move forward to the BOC, with any conditions they felt important. This would be taken to a management update meeting which is held on Monday morning and a Parks committee rep would also attend to answer questions, along with maybe Mark. We would then find out whether the board had an interest in proceeding.

Scott – information that's come forward makes him comfortable recommending acquisition with a list of concerns: perform a lot line adjustment to remove the house from the potential park area, and an easement agreement that does not restrict the county from reasonable maintenance (blow downs, fire).

Wayne – Would like to see everything he hears about Carl Hall be shared. He went out and re-walked the property by himself and thinks it is a very viable public access site.

As a county park, he thought it would make a fine one and would hate to see it just conserved without access. He doesn't think the house is viable for historical purposes.

Scott made a motion to recommend acquisition of property in question. Sandy seconded. Discussion – This would include recommending that a lot-line adjustment be performed to segment out the residence area, with the larger, forested area going to the county in fee title, and the other parcel going to the NW Land Conservation Trust.

Approved unanimously.

Jeff said he will put this together for board session in a few weeks and invited Nancy and Carol to attend along with staff and the Parks Commission chair. Sandy said her husband can put together a handout about Carl Hall for management update.

Park Commissioner Input:

Wayne said he is interested in reviewing the county parks budget at a future meeting. Jeff said they are working on budget right now and can discuss at next Parks Commission meeting in May.

Interest Roundtable Discussion:

George asked if we can table this until the next meeting. He asked everyone to look at meeting notes, think about what they'd like to do, and discuss at the May meeting.

Staff Updates:

Jeff spoke about proposed donation property. He hasn't had heard anything from the property owner and has no new info.

After a presentation to the grant board of State parks, it looks like we'll get a grant to finish Bear Creek Campground. Crews are working and will put up signs and put down asphalt in spring. We have advertised for a park host.

Bear Creek Campground opens in May. Jeff will find out if there will be a ribbon cutting or ceremony.

Jeff asked Scott about setting camp fees. Scott said they can be set as an action item at a regular board session meeting. The Juvenile department will also be selling firewood and Russ will speak with Todd Sheldon about how this will work.

NEXT MEETING: May 1, 2014 @ 9:00 a.m.

Interests Roundtable Discussion

Overview of Parks Budget

ADJOURN: 10:35 a.m.