



CURRY COUNTY BOARD OF COMMISSIONERS

WORKSHOP

Wednesday, September 27, 2017 – 10:00 AM
Commissioners' Hearing Room, Courthouse Annex
94235 Moore Street, Gold Beach, Oregon
www.co.curry.or.us

AGENDA

- 1. Call To Order & Pledge Of Allegiance**
- 2. Adoption/Amendment Of The Agenda** (5 minutes)
- 3. Floras Lake Forest Lands Discussion**
 - A. Presentation by Community Development Director, Carolyn Johnson and Interim County Administrator John Hitt (45 minutes)
 - B. Question/Comments by Commissioners (20 minutes)
 - C. Presentation by Ann Vileisis (20 minutes)
 - D. Question/Comments by Commissioners (5 minutes)
 - E. Public Comments (15 minutes) (2 minutes per person, 15 minute limit for all public comments)
 - F. County Commissioner Discussion (20 minutes)
- 4. Recess Workshop** (about Noon)
- 5. Reconvene Workshop** (about 1:00P)
- 6. Curry County Fiscal Year (FY) 2018-2019 Revenue Discussion** (1 hour)
 - A. Review of recommendations of Citizen Budget Advisory Committee (CBAC) - Interim County Administrator John Hitt (20 minutes)
 - B. FY 18/19 Property Tax/Revenue Projections , County Accountant Louise Kallstrom (15 minutes)
 - C. County Commissioner Discussion (25 minutes)
- 7. Adjourn**

Curry County does not discriminate against individuals with disabilities and all public meetings are held in accessible locations. Auxiliary aids will be provided upon request with 48 hours advance notification. Please call 541.247.3296 if you have questions regarding this notice.

CURRY COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM ROUTING SLIP

FORM 10-001.1 Rev. 01-13-2017

PART I – SUBMITTING DEPARTMENT: RETURN TO BOC_OFFICE@CO.CURRY.OR.US

AGENDA ITEM TITLE: Floras Lake Lands Workshop

AGENDA DATE^a: September 27, 2017 **DEPARTMENT:** County Administrator **TIME NEEDED:** 2 hours

^aSubmit by seven days prior to the next General Meeting (eight days if a holiday falls within that seven day period)

CONTACT PERSON: John Hitt **PHONE/EXT:** 3287 **TODAY'S DATE:** 09.20.2017

BRIEF BACKGROUND OR NOTE^b: Material for the workshop will be forthcoming on Thursday, September 21.

^bIndicate if more than one copy to be signed

FILES ATTACHED:

SUBMISSION TYPE: Memorandum

(1)

(2)

Are there originals in route (paper copies with pre-existing signatures) **Yes** ☐ **No** ☒

QUESTIONS:

1. Would this item be a departure from the Annual Budget if approved? **Yes** ☐ **No** ☒
(If Yes, brief detail)

2. Does this agenda item impact any other County department? **Yes** ☐ **No** ☒
(If Yes, brief detail)

3. If Land Transaction, filed with the clerk? **Yes** ☐ **No** ☐ **N/A** ☒

INSTRUCTIONS ONCE SIGNED:

☐ No Additional Activity Required

OR

☐ File with County Clerk

Name:

☐ Send Printed Copy to:

Address:

☐ Email a Digital Copy to:

City/State/Zip:

☐ Other

Phone:

Due date to send: / /

Email:

^cNote: Most signed documents are filed/recorded with the Clerk per standard process.

PART II – COUNTY CLERK REVIEW

EVALUATION CRITERIA:

CLERK ASSESSMENT: Does this agenda item meet filing/recording standards? **Yes** ☐ **No** ☐ **N/A** ☐
(If No, brief detail)

PART III - FINANCE DEPARTMENT REVIEW

EVALUATION CRITERIA 1-4:

1. Confirmed Submitting Department's finance-related responses **Yes** ☐ **No** ☐
Comment:

2. Confirmed Submitting Department's personnel-related materials **Yes** ☐ **No** ☐ **N/A** ☐
Comment:

3. If job description, Salary Committee reviewed: **Yes** ☐ **No** ☐ **N/A** ☐

4. If hire order requires an UA, is it approved? **Yes** ☐ **No** ☐ **Pending** ☐ **N/A** ☐

PART IV – COUNTY COUNSEL REVIEW

AGENDA ASSIGNMENT TYPE: (Select)

LEGAL ASSESSMENT: Does this agenda item have a legal impact? **Yes** ☐ **No** ☒
(If Yes, brief detail)

PART V – BOARD OF COMMISSIONER REVIEW/COMMENT

LIAISON COMMISSIONER AGREES TO ADD TO AGENDA:

Commissioner Thomas Huxley **Yes** ☐ **No** ☐

Commissioner Sue Gold **Yes** ☐ **No** ☐

Commissioner Court Boice **Yes** ☐ **No** ☐

Not applicable to Sheriff's Department since they do not have a liaison ☐



**Board of Commissioners
Floras Lake Forest Lands Workshop Report**

Date: September 27, 2017
From: John Hitt, County Administrator
Workshop Order: Staff presentation
Public comments
Commissioner dialogue with the Community and staff
Commissioner direction

The purpose of this Board workshop is to follow up on the Board directed April 27, 2017 Community workshop. The Board should consider the information provided in the attachments, public comments and staff recommendations. At the conclusion of the workshop Board direction is anticipated.

Attachment 1	Community Workshop Discussion and outcomes
Attachment 2	Power point presentation
Attachment 3	Public comments received by September 20, 2017
Attachment 4	Summary of community notes prepared by 04.27.2017 workshop attendees.

ATTACHMENT 1
April 27, 2017 Community Workshop Discussion

Attachment 4 provides more detailed comments, however the information below provides a general synopsis of the Workshop discussion. A variety of potential uses for the property were reviewed with the clear understanding that:

1. There are limited County financial and staff resources to undertake a full blown analysis of options (technical studies, creation of a master plan, etc. .) and
2. Use of property should provide economic benefit but not at the expense of the site's natural resources.

The Property's characteristics were presented and discussed by workshop participants. These characteristics included wetlands, forest lands, agriculture buffer, breathtaking beauty and a natural area for recreation coastal fish & wildlife habitat. These pristine lake and forests are only accessible by water craft and by foot. Amenities discussed were the high value tax paying real estate and revenue producing county campground.

Consideration of the property's limitations were reviewed. These limitations included:

Current Zoning and septic requirements. Current subdivision is likely not practical to develop, existing lots are too small for on-site septic and wells. Likely septic installation challenges due to wetlands and soil type.

Vehicular access unlikely. Access on Denmark Lane, the only road to the forest lands, is private.

Uncertain lumber value. Timber value is unknown.

Some lots adjoin sensitive wetlands. Potential impact of any development or use of lots adjacent to sensitive wetlands is unknown.

Substantial cost to extend power and broadband. This variable would relate to the property if it was considered for development. Cost is unknown.

Significant cost to evaluate development factors. Also unknown.

Four land use options were examined:

- ~Recreation
- ~Management/Conservation
- ~Residential Development
- ~Forest Management

Each option was discussed and presented by representatives of 10-12 people at 12-13 tables.

Recreation Option

- Primitive camping -Hiking/trail connectivity -Fishing -Non-motorized trails
- Non-motorized watercraft -Passive recreation -Primitive Camping
- Continued access from State Parks natural area but no vehicular access.

-Wildlife Interpretive Center, bird watching and nature preserve could also be possible to enhance public awareness and experience w/o significant change to current conditions. The Community appeared to be cautiously supportive of passive recreation uses of the property, with variations in opinions on recreation types and intensity. Concerns were expressed on management and potential environmental impacts.

Management and Conservation option

- Add to State Parks Floras Lake State Natural Area or BLM's New River conservation area - via land swap or conservation purchase.
- Continued access from State Parks natural area but no vehicular access.

There appeared to be general support of this option, with great interest in the property under State Parks ownership and management and/or collaboration with a land trust for conservation of the area.

Development option

- Develop existing smaller lots ("affordable housing") and/or
- Create large lots closest to the lake, for waterfront home lots or large view lots with conservation easements over unused adjacent areas or
- A golf course

Constraints with Development option that could create difficulties include:

- Lots are too small for on-site septic and wells; thus impractical to develop.
- Zoning and septic limitations. -Some lots adjoin sensitive wetlands
- No vehicular access – private access only along Denmark Lane
- Substantial cost to extend power and broadband
- Significant septic, vehicular and utility costs etc.
- Potential negative environmental impacts:
 - Destruction of habitat
 - Light pollution
 - Threat to water quality of lake

The Community generally did not support the development option. Among the concerns were lake contamination, wetland and habitat destruction, fire safety risks, reduction of lake front home property values.

Forest Management option

- Logging for short and/or long term revenue - Unclear timber value.
- No vehicular access
- Forest management plan required to determine long term revenue.

There were community concerns about harvesting the forest for similar environmental reasons related to development of the property. A number of participants questioned the timber value, noted the spread of gorse were there logging, and potential negative impacts on Floras Lake.

Floras Lake Forest Lands

ISSUES, OPTIONS & RECOMMENDATIONS

Curry County, Oregon



Floras Lake Forest Lands



Northern Floras Lake
County property

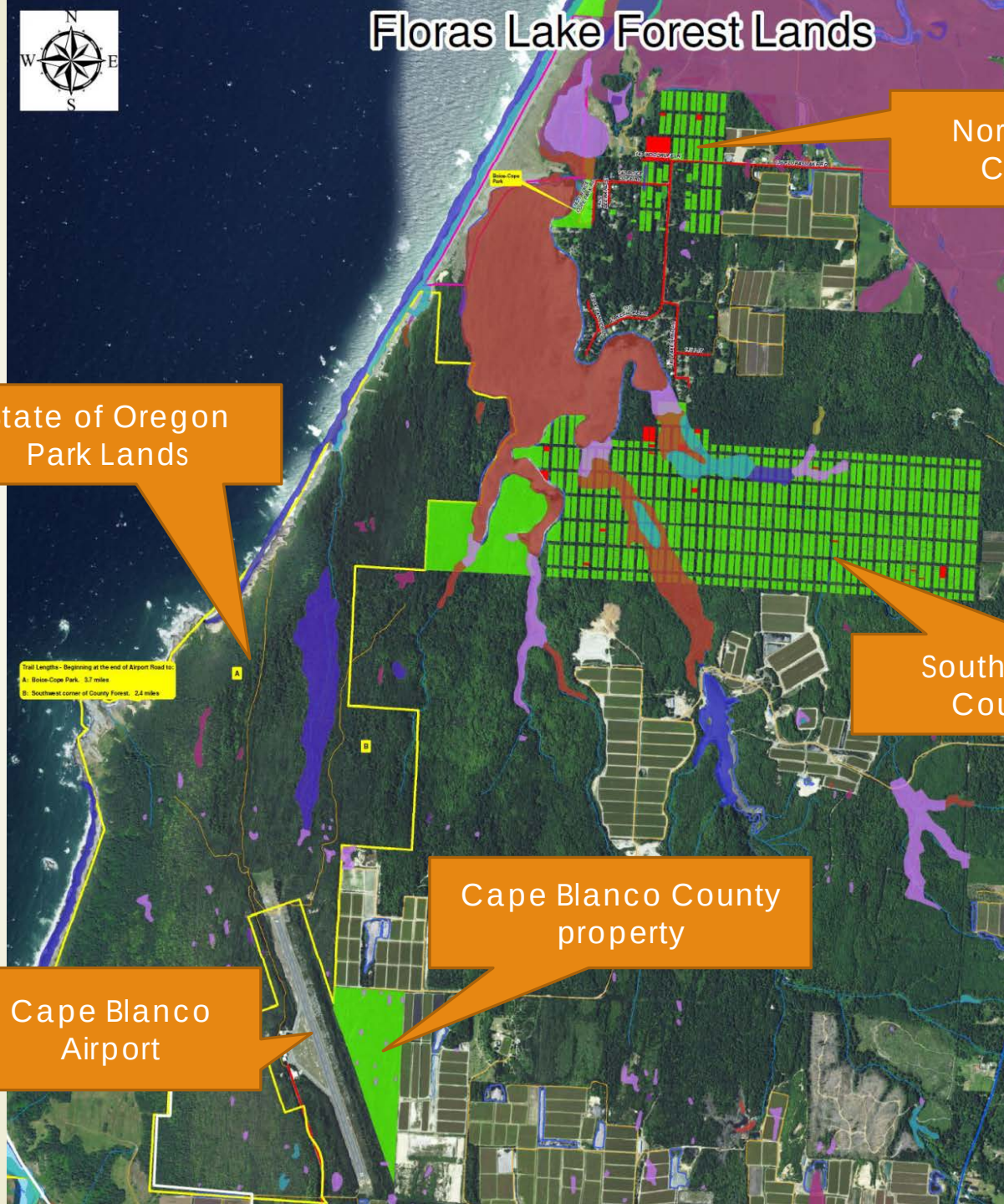
State of Oregon
Park Lands

Southern Floras Lake
County property

Cape Blanco County
property

Cape Blanco
Airport

Trail Lengths - Beginning at the end of Airport Road to:
A. Bolice-Cape Park, 0.7 miles
B. Southwest corner of County Forest, 2.4 miles





500+ acres

- Wetlands
- Agricultural buffer
- Natural area
- Recreation
- Coastal Coho/fish
- Wildlife
- Scenery
- An amenity for current high value tax paying real estate on or near the lake
- Pristine lake and forests accessible only by water craft and by foot for community enjoyment
- Provides wildlife and wetland habitat

Issues/Limitations:

- Current subdivision likely not practical to develop
Most existing lots too small for on-site septic and wells
Lots have no public access
Some lots adjoin or are within sensitive wetlands
Substantial cost to extend power, broadband/other utilities

- No vehicular access – Denmark Lane access is private



- Zoning and septic limitations may preclude development
Code amendment success questionable
Septic installation challenges/wetlands and soil type
- Significant cost to evaluate septic and water feasibility.

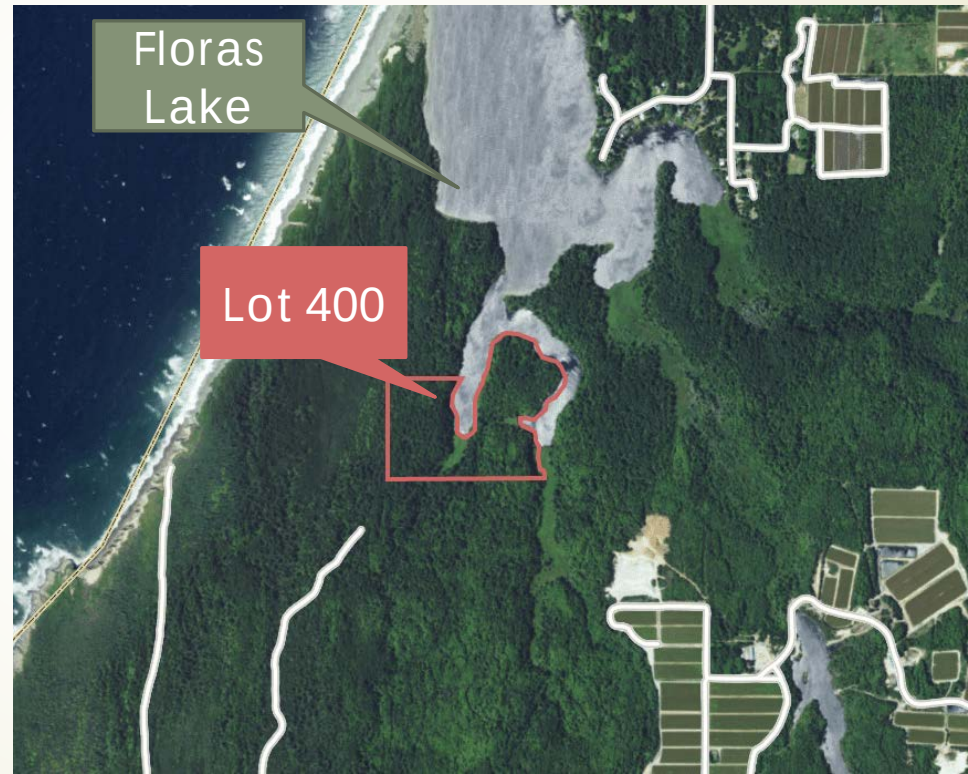


Concerns/Issues:

- 
- Residual chemicals used by local cranberry growers during rainy season. Quality of water run off could be made worse with development. Could be disastrous for the lake and migratory birds, fishing, and water sports. There could be a negative impact on existing homes that generate tax income.
 - Loss of forest = more sun and increased opportunity for the spread of gorse
 - More trails in the area increases potential for loss of natural habitat and homeless/vagrancy.
 - Curry County has limited resources to maintain property.

Significant Recreation/Conservation & Education Potential:

- Education potential - Lot 400 – 69.70 acres on lake front and balance of County property to the east. Potential access to State Park Natural area.
- Remainder to the east-hiking and passive recreation use.





Significant Recreation/Conservation & Education Potential continued:

- ▶ Fishing, non-motorized watercraft, primitive camping, water trails, hiking (trail connectivity) all possible under current conditions
 - ▶ Wildlife Interpretive Center, bird watching and nature preserve could enhance public awareness, education, and experience w/o significant change to current conditions.
- 



Timber & Land Value potential - TBD

- ▶ Unknown at this time - defining values requires appraisal/timber cruise
 - ▶ Lots with lake frontage = could have financial value
 - ▶ If there is timber value, sales potentially could be managed for long-term return with periodic harvesting; however there could be environmental impacts.
- 



Development Issues:

- ▶ Analysis Cost – septic, transportation, utilities, etc.
 - ▶ Costly vehicular access
 - ▶ Private (after sale) or public?
 - ▶ Potential negative environmental impacts:
 - Destruction of habitat
 - Light pollution
 - Loss of birds and other wildlife
 - Threat to water quality of lake
- 



Options – Recreation with/without vehicular access:

- ▶ Passive or Active? Ownership – County? State? Conservancy? Combination? Other?
- ▶ If County owned, formulate Park Development Plan, cost \$10,000-\$15,000
- ▶ Determine access point(s) & estimate development costs
- ▶ Identify priority to implement a Park Development plan relative to other County spending priorities.
- ▶ New access road from 101 to eastern portion of the property = analysis estimate – about \$5,000.
Acquisition ROW Cost estimate – unknown.
Road cost estimate along Denmark Lane - \$650,000



Option – Conservation Management:

- Add to State Parks “Floras Lake Natural Area”
- Sale or land swap with Oregon State Parks
- Sell conservation easement to Nature’s Conservancy, or similar
 - Explore possible sale of 'carbon credits'
- Requires:
 - Land appraisal, approx. \$5,000-\$15,000
 - Timber cruise, approx. \$1,500
 - Discussion, negotiations, and agreement

**Total initial cost – staff time and cost of
\$6,500 to \$16,500**



Options – Forest Management:

- ▶ Manage land for maximum long-term sustained yield. Exploration of this option and potential implementation would include:
 - ▶ Timber cruise, approx. \$1,500
 - ▶ Develop forest management plan, approx. \$7500
 - ▶ Contract with forester to assure plan compliance and plan review, approx. \$2,000 per year
 - ▶ BOC action to establish County/community forest, along with over-all management plan, approx. cost \$15,000

Total initial cost – staff time and \$26,000 first year, subsequent annual cost - \$2,000 / year



Options – Development on lakefront parcel 400:

- Perform General Septic Feasibility – \$7,500
- Extinguish all small lots but +/- 45 acres around lake
- Plat Parcel 400 into approx. 20 – 40, 1-3 acre parcels
- Establish development potential for lake front lots including appraisal with hire of development management firm to do conceptual development plan, approx. \$12,000
- New access Road from Hwy 101 to property, ROW acquisitions cost – unknown. Estimated cost to construct road - \$650,000
- Change zoning and re-plat property, require septic/water evaluation, approx. total cost = \$35,000

Total initial cost – staff time and \$54,500

Extended cost for access and responsibility – TBD.



Recommendations - Conservation, Forest Management, Passive Recreation:

- Obtain timber and/or overall land value – staff time and \$1,500
 - Obtain appraisal – staff time and \$5,000 to \$15,000
 - Contact land conservatory/others regarding conservation easement potentials – staff time
 - Identify funding for preparation of a master plan for the area – staff time
 - Explore possible sale of carbon credits and a County forest and recreation land management program- staff time and approximately \$7,500.
- 



Recommendations - Conservation, Forest Management, Passive Recreation Cont....

- Formulate a passive or active, (or combination) Park Development Plan (including passive recreation access) – staff time and \$10,000 - \$15,000. This option would need to include public participation workshops.
- Contact Oregon State Parks for possible land swap and/or sale of some or all of the property. – staff time
- Explore potential for establishment of private party or group to take some or all of the property for public use and management. – staff time
- If Active recreation were to be explored – approximately \$5,000 for study to determine feasibility for access from Hwy 101

Total initial cost – staff time and \$18,500 - \$24,500. Staff can explore grants to offset costs.

If Active recreation were to be developed, cost for vehicular access would need to be added (ROW acquisition cost unknown, construction cost estimated \$650K)



Recommendations related to Development:

Formulate a conceptual development Plan for lot 400 on lakefront, with a requirement that:

1. All other areas be restricted to public open space easements dedicated to the County or another agency (like State Parks or Nature Conservancy) and
2. Some public access along the lake be required.
3. the concept plan include vehicular access as the responsibility of whoever would develop this area. This would require an appraisal - staff time and about \$12,000. Selection of this option would need to include public participation workshops and
4. Septic feasibility study – staff time and \$7,500 and
5. Access feasibility study – staff time and approximately \$5,000

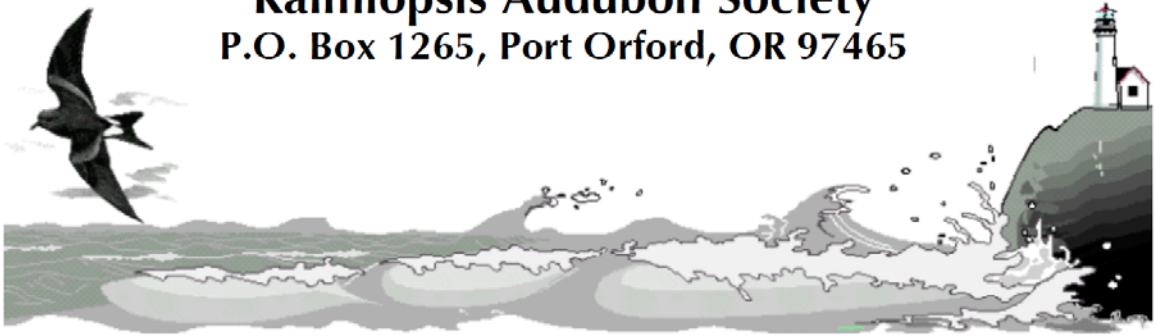
Total initial cost – staff time and \$19,500.



ATTACHMENT 3
Public Comments received by September 20, 2017

Kalmiopsis Audubon Society

P.O. Box 1265, Port Orford, OR 97465



September 20, 2017

To: Curry County Board of Commissioners
Re: What to do with Curry County's Floras Lake lands?

Dear Chair Huxley and Commissioners Boice and Gold:

I am writing on behalf of the Kalmiopsis Audubon Society. Our organization has more than 350 members from throughout Curry County who are interested in birds, fish, and wildlife. Our group advocates for habitat conservation and organizes programs, field trips, and service opportunities related to these interests.

For this reason, our group has been engaged closely in the question at hand –What to do with the county's Floras Lake lands? –for more than a decade, and we appreciate the opportunity to provide input for your consideration. We also very much appreciate your Board's providing for a transparent public process to address this question.

Overview

Through our many years of involvement, we know that the county's Floras Lake lands have high conservation, amenity, and recreation values but low development values, owing to the lack of road access, quirky platting history, prevalence of wetlands, high risk of gorse infestation, marginal septic feasibility, and the fundamentally high costs and challenges of developing lands with so many constraints.

Because of this set of conditions, there has been strong opposition to several of the county's previous, poorly conceived proposals for development in this area. Each time the county has spent a lot of time, effort, and money on plans that would never work and has generated a lot of mistrust because the county commissioners/economic development heads disregarded local citizens' input and knowledge and operated in ways that were extremely secretive (these people no longer work for the county). I can provide you with more details if you are interested in this deeper background.

Along with other citizens, we've been through consideration of various proposals again and again, and I am sure you can appreciate that many are frustrated about this repeating cycle of wasted effort with our local government.

Given all the background of acrimony and new information garnered, it's time for the county to think practically and to move ahead with a plan that will:

- result in the most efficient and reliable means to generate revenue for the county
- build on and secure the most valuable public qualities of these lands, and also
- enjoy strong community support

We think the option that best accomplishes all these 3 aims is for the county to formally pursue consideration of a land swap with Oregon Parks and Recreation Department. A swap could enlarge the Floras Lake Natural Area—building on and securing its amenities and recreational values, with positive and long term economic benefits for our tourism economy in Langlois, including the County's Boice-Cope park—while also providing the county with a different, more accessible parcel of land that could provide a more straight-forward means of generating revenue.

This option was favored by the majority of citizens who participated in the Langlois workshop hosted by the County's Community Development Department earlier this year. This was also the formal recommendation of the County's Real Property Task Force in 2016.

We strongly urge the Curry County Commissioners to pursue this sensible option.

Additional background

Over the past year, the Curry County Community Development Department has identified 4 generalized options for the county lands: development, timber management, conservation, and recreation. The idea of this framework was to systematically consider options, obtain public input, and also to conduct more research to fill in gaps in knowledge with the aim of identifying the most favorable direction for the county to pursue. We will be interested to review the full staff report that will be forthcoming later this week.

At the county-hosted outreach workshop in Langlois in April, which was packed with roughly 150 people representing a broad sweep of the community—ranchers, retirees, old timers, recent transplants, Rs and Ds, farmers, windsurfers, and more—the overwhelming community sentiment was *against* development or logging of the county lands and *for* a conservation and/or recreation oriented option. In particular, most people supported the idea of a land swap with state parks to provide the county revenue while conserving important public values.

This was not just a knee-jerk, Not-In-Our-Backyard response, but one that is based on looking squarely at the values at hand, including the importance of recreation and tourism to the businesses in the community of Langlois, and also the significant constraints to development, many of which local citizens have confronted in considering the timber values/ septic possibilities of their own properties in the vicinity.

3

As mentioned, this was also the view of the County's Real Property Task Force (RPTF), which was convened in 2015 by former Commissioner David Brock Smith to systematically review county-owned lands and make recommendations to the BOC on what to do with them. In 2016, the RPTF recommended that the county move forward to consider a land swap with state parks that would keep the south lakeshore parcel block in an undeveloped state and provide the county with a different property with higher and more-straightforward development potential. However, this recommendation was NEVER acted on. Instead, the county staff proposed another ill-considered development scheme that met with strong public opposition in spring 2016. The previous Board directed county staff to reconvene the RPFT to consider options for Floras Lake lands and also to obtain and consider input from the community. Since then, the County Community Development Department hosted its outreach workshop in Langlois and also conducted additional research on afore mentioned options, which leads us to next week's workshop.

Important public values at stake (see list on p. 6)

It's important to underscore that Floras Lake, including the County campground, is a very beloved place for people who live in the Langlois area. The scenic lake and the park's access point to the beach are places where local people recreate on a regular basis. (There is no other beach access in Langlois.) People take walks, walk dogs, run into neighbors, and enjoy looking for birds and beautiful sunsets. The lake is a critical part of what makes this community special. People care deeply about this place.

The **high amenity value** of the county's land –providing backdrop for the spectacular scenic view from the lake's north shore— has resulted in higher property values in the lake neighborhood –and thereby already indirectly contributes to the Curry County tax base. It also serves to make the Boice-Cope County Park campground a highly-desirable destination for tourists that come from around the country. (This campground is a solid revenue producer for the county.) Visitors would not be so drawn to a lake with houses and docks all around it (consider Garrison Lake, for example). The scenic lake is also an attractive amenity drawing new residents to live in Curry County. For all these reasons, the scenic undeveloped property contributes economic value as is –and will continue to do so in the long term -- though that value has not been sufficiently recognized.

The county lands also have **high conservation values**. The parcels buffer the lake from agriculture and serve to reduce polluted runoff into the lake (which could also become a problem if there were more houses with septic systems). The lake is known to host threatened Oregon Coast coho salmon, which spawn in several lake tributaries that flow through the county property. Boulder Creek, in particular, hosts a vigorous run of coho that have a high reproductive success given the lake's excellent overwintering rearing habitat. In addition, the lake, especially its southern arms, provide sheltered wintering habitat for a wide range of waterfowl. In the winter, beautiful Tundra swans can be seen on the lake. The property also contains spruce wetlands, which have been identified by the Oregon Conservation Strategy as an important but rare habitat type, and may well contain habitat for western lilies, which are a

federally endangered plant. The nearby beach is also critical habitat for nesting snowy plovers, which are harmed by development that invariably attracts more of their predators.

The parcels also have **high recreation values**. Floras Lake is a renowned windsurfing destination, partly owing to its scenic backdrop. The county parcel is directly adjacent to the Floras Lake State Natural Area, which has excellent biking and hiking trails that lead out to stunning overlooks. This park area has been identified in many trail guides/ websites as a gem – and, in fact, one popular (albeit unofficial) trail route crosses the edge of the county property as an old road. The lake is also a destination for bird watchers and is included on the Oregon Coast Birding Trail, owing to the variety of waterfowl that can be seen. In fall, the forestlands in this area are also used by recreational (and commercial) mushroom hunters.

I am aware that these lands are also considered by local tribes to have **high cultural values**. Though I am not proficient to elaborate on that topic, this is a matter for additional research and consideration.

All these amenity, conservation, recreation, and cultural attributes should make the parcel block attractive for the Oregon Parks and Recreation Department to consider a land swap.

Constraints that challenge development (see list on p. 6)

It's also important to underscore that these properties have serious constraints to development and also to forest management. There is no public road access to the lands; they are accessible only by foot through the state park lands or by boat across the lake. Owing to the legacy of historic platting (of the ill-fated city of Lakeport), lots are too small for development, and inholdings complicate efforts to re-plot. Owing to underlying geology and soils, the area is considered to have poor septic feasibility for development (though site specific evaluations would be needed to verify this more thoroughly).

The land is fingered with wetlands and tributary streams that host threatened coastal coho. To conserve these resources, there are prohibitions/ setbacks for development and buffers for timber harvest that need to be factored into development/ timber management plans. These factors make building roads for access difficult and costly.

The area is at high risk of gorse infestation, and so plans for development or logging would need to take this into account.

There would also likely be need for a cultural resources evaluation.

Given all these constraints, the costs associated with pursuing development are very high.

Moreover, because of the way that taxing districts work, one of the challenges to generating revenue from these lots has been that proceeds from any outright sale would likely need to be distributed among taxing districts, which would not provide much financial benefit for the county. (Apparently there may new information about this matter.) That's why the strategy of

considering a land swap could be most practical and most likely to result in the county's goal of generating revenue from a different parcel, while at the same time safeguarding public values of these lands that are already important natural assets. Moreover, if the county indicates interest in a lands swap and requests help from the state, there will likely be the opportunity to tap state resources (planning expertise and staff) to consider the possibilities more thoroughly.

Conclusion

Our group's interest in Floras Lake began with our interest in birds, fish and wildlife, but over the years, as we've gotten to know many different people from Langlois, come to better understand the character and configuration of the county's lands in question, and learned more about the laws and constraints, we've come to understand the significance of these lands to the whole community.

For this reason, we urge you to consider moving ahead with pursuing the recreation and conservation options –and in particular to consider a land swap with state parks.

There can be no consideration of this sensible option if the Board of Commissioners does not indicate its interest.

If ultimately a land swap with the state is not possible, the county should investigate a use that legitimately builds on the parcel block's strongest values instead of diminishing them.

Thank you for considering our comments.

Sincerely,



Ann Vileisis
President
Kalmiopsis Audubon Society
P.O. Box 1265
Port Orford, OR 97465

541-332-0261
www.kalmiopsisaudubon.org

COUNTY LANDS SOUTH OF FLORAS LAKE

VALUES at a glance

LOW DEVELOPMENT VALUES

- Restricted Road Access
- Poor Septic Feasibility
- Wetlands that make access/ development difficult
- Zoning constraints from historic platting
- Potential gorse infestation
- Extremely high costs of development given so many constraints

LOW TIMBER VALUES

- Some harvestable trees, but unknown, likely-marginal value unless entirely clear-cut
- Restricted Road Access
- Wetlands that make access difficult
- Potential gorse infestation
- Likelihood of windthrow if trees are heavily thinned
- Concern about use of forestry herbicides in watershed
- High costs given need for roads, timely replanting, ongoing management, etc.

HIGH AMENITY VALUES

- scenic backdrop to lake
- contributes to higher property values for lake front properties
- contributes to quality of life for citizens in Langlois area

HIGH RECREATION VALUES

- scenic backdrop to all of lake's water-based recreation (renowned windsurfing destination), including for county's Boice-Cope campground
- Adjacent to Floras Lake State Natural Area, the only wilderness park on Oregon's Coast
- Directly adjacent to Park's hiking and biking trails
- Birdwatching
- Destination for recreation tourists, supporting local businesses in Langlois, Port Orford

HIGH CONSERVATION VALUES

- Habitat for coastal coho (threatened species) in lake and tributaries
- Habitat for wintering waterfowl, including beautiful Tundra swans
- Potential habitat for Western lilies (endangered species)
- Buffers agricultural land, protecting lake water quality

From: M
To: [Court Boice](#); [Thomas Huxley](#); [Sue Gold](#)
Cc: [Carolyn Johnson](#)
Subject: Curry County Property at Floras Lake
Date: Tuesday, September 12, 2017 8:41:05 AM

Commissioners Boice, Gold and Huxley:

Thank you for the April community meeting in Langlois for local citizens to provide their perspectives about the County-owned land around Floras Lake. As you know, the local citizens were remarkably united -- as they have been each time this issue has come up over the past several years -- that development or logging of these lands around Floras Lake is the wrong outcome. This is not an anti-development or anti-logging perspective. It is a recognition that the highest value use of these lands is as the natural resource assets they are, and for the revenue they generate for the surrounding area exactly because they have not been developed or logged.

I care deeply about this issue because I grew up in Langlois, and because these lands have the best chance to stay important to our area if they are conserved. I am co-owner with my siblings of two ranches in the area; we are the fourth generation of our family to manage the ranches. We have integrated multiple habitat conservation practices into our agricultural operations, both because it's important to conserve the riparian and other habitat functions, and because we have found it makes good business sense to manage land that way. I mention this because I'd like you to know I am not asking you to do something with County-owned lands we haven't also been willing to do with our own.

I use the trails around Floras Lake often, as do several other members of my family. I also know that the costs to develop or log the lands around Floras Lake would be large compared to any revenue generated that way, but the lands currently support businesses like wind-surfing, and visitor services like B&Bs, local grocery stores, and our restaurants. These lands are already supporting our County. To develop or log them would be very expensive, especially because of poor access and other impediments to development. The lands also have multiple wetlands, surround coho habitat streams, and -- importantly for County coffers -- are of high scenic value, so have attracted high-value residences in nearby areas.

Please adopt the conservation option for these County lands around Floras Lake that local citizens overwhelmingly voiced support for at the April meeting.

Thank you for your consideration!

Mary Wahl
[541-260-9654](tel:541-260-9654)

From: Sylvia Ernst
To: [Court Boice](#); [Thomas Huxley](#); [Sue Gold](#)
Cc: [Carolyn Johnson](#)
Subject: Floras Lake Lands - comment: For land swap with OR Parks Depts.
Date: Thursday, September 14, 2017 12:39:25 PM

Dear Curry County Commissioners,

I am one of local citizens who attended the hearing in Langlois in April this year, which was held about the diverse options for the land use for the Floras Lake lands the county owns.

As landowner and Curry County resident in the area I would like to express my strong preference for the county to consider a land swap with the Oregon Parks department.

There are so many reasons which speak for the land swap and they all were spoken about at the meeting in spring and had been documented there. And there are so many reasons which speak against development or logging of those lands specifically, those also were documented.

In essence though - a land swap would be win win for all parties, the county, the commission, the citizens who live here, the high quality tourists who visit here, the business owners - and also the Oregon Parks department.

So please - decide for the land swap.

Thank you very much! Sylvia Ernst, Langlois

From: Liz Brady
To: [Sue Gold](#); [Court Boice](#); [Thomas Huxley](#)
Cc: [Carolyn Johnson](#)
Subject: Floras Lake Property
Date: Tuesday, September 05, 2017 11:03:20 AM

Dear Ms. Gold, Mr. Boice and Mr. Huxley,

After attending the local community meeting last April 27, 2017 regarding the proposed development of the county-owned land on the south end of Floras Lake, it amazes me that it's still a question of what should be done with this property. Virtually all 150 locals in attendance were opposed to any development and proposed the same thing - to conserve and protect it. This land and the waterways that surround it are rare remnants of beautiful, untouched Oregon lands - peaceful, scenic, and vital to the wildlife that inhabit it.

We have run Floras Lake House Bed & Breakfast for 27 years. We've seen countless guests from out of the area who marvel at our scenery and what we have available to us. Development of this property is not only NOT feasible (due to lack of road access, wetlands, etc), but it would be a tragic loss to what makes Floras Lake and the surrounding area so special for those who live in the area and those who venture here to experience the rare beauty of it all.

Please determine some kind of land swap for this property. We would like to have a final solution and end to the ongoing proposals of development of this property finally taken care of and know that our grandchildren can enjoy and experience this area in their lifetime just as we did.

Thank you for your time and work looking into this matter.

Best Regards,

Liz & Will Brady
Floras Lake House Bed & Breakfast
92870 Boice Cope Road
Langlois OR 97450
541-348-2573
www.floraslake.com

From: K. B. McHugh
To: [Carolyn Johnson](#)
Subject: County Lands at Floras Lake
Date: Sunday, September 17, 2017 10:58:36 AM

Ms. Johnson -

I strongly support the recommendation of the Real Property Task Force (2016) and ask you to urge the Board of Commissioners to pursue a land exchange with the Oregon Parks and Recreation Department.

The question of what to do with this area has been studied and debated for years without resolution. It is time to make a decision that will have a practical economic benefit to Curry County and to the residents of the North county.

I often visit and enjoy Floras Lake for its hiking, kayaking, and fishing opportunities, and when family members from as far away as North Carolina visit annually, hiking and exploring in the area are their number one priority. Floras Lake County Park and the Floras Lake State Natural Area are irreplaceable assets to the county, and the tourist revenues they generate are critical to local businesses.

To lose an opportunity to protect the county lands adjacent to the State Natural Area would be short-sighted. The land near Floras Lake presents several well-known and costly hurdles to overcome before it could be used for any other activity than recreation. The quality of the soil, the known drainage issues, and the high probability of reducing the water quality in Floras Lake would significantly impact any promise of short-term economic returns from offering the lands for timber extraction or for development.

The area is already an economic asset to local residents and businesses, and an exchange of lands that would set aside additional land for recreational activities will return a long-term economic benefit. To receive land that could be offered for development or timber extraction would only increase the overall economic benefit a land-exchange would offer to Curry County.

To reduce expenditures of scarce county resources by continuing to study what to do with these lands, and to benefit the county as a whole - and the local area in particular - I respectfully ask the Board of Commissioners to approve pursuing a land exchange with the Oregon Parks and Recreation Department for land that could be developed immediately.

Yours truly,
Kevin McHugh
41835 Park Road
Port Orford, OR 97465

From: Cheryl Canvasser
To: [Carolyn Johnson](#)
Subject: Floras Lake Property
Date: Monday, September 18, 2017 8:09:33 AM

This land needs to be saved as is for our children and grandchildren. It is also home to many animals. When displaced folks will want to eradicate them for being in there yards. Too much of our forest land has been lost to development and fire. Please save his piece of forest !

Cordially,
Cheryl Canvasser

--

"This is my simple religion. There is no need for temples; no need for complicated philosophy. Our own brain. our own heart is our temple; the philosophy is kindness." - Dalai Lama

From: John and Carren
To: [Carolyn Johnson](#)
Cc: huxleyt@curry.or.us
Subject: Flores Lake
Date: Monday, September 18, 2017 8:10:51 AM

I urge you to save Flores Lake property for hikers, nature lovers and all of curry county. Do not sell this property or trade it. We need all the public lands we can get, there are many plots of land already developed sitting empty. Carren Copeland

From: Christopher Johnson [mailto:cjbeav1983@gmail.com]
Sent: Monday, September 18, 2017 9:32 AM
To: Carolyn Johnson
Cc: Hillary Johnson; Christopher johnson
Subject: Floras Lake

To whom it may concern;

As a new resident to Curry County and the Floras Lake area (3 years). I have come to realize the importance and value that this area has to the surrounding communities and county. Not to mention the importance to the state of Oregon. This is a hidden gem for the South Coast and Curry County. Any chance of properly managing this area is of significance to our county. The Floras Lake Natural Area (State Parks) in itself is of a cultural and archeological importance. The wildlife is abundant in that area. There are endangered plants that need managed. And the history/culture that goes along with the lake and Blackloch Point is vital to Oregon. We would be missing a great opportunity if this land that the county owns is sold to an entity that would use it unwisely. It would not be a significant value if sold. And would be a major negative for the area if not managed properly. There are many options for the county to look at. Please listen to your community at Floras Lake. There are many long term residents who understand the importance. That area can be of economic importance to Curry County. It can be something for future generations that can give positive impact. Hopefully State Parks or another organization will understand that.

To give you a window into my background, I am retired from a 30 year career (self employed) in the financial services and insurance industry. But I work now in Curry County with State Parks (I am not representing them nor is my opinions theirs). I have spent a lifetime in Oregon enjoying the outdoors and recreational opportunities this state provides. My family continues that tradition. And I have been involved in charity, non-profit, schools, outdoor events, sports and coaching, board of directors, business consulting etc. and have a pretty good eye for ideas and opportunities that are important to follow and not ignore. Floras Lake is one of those opportunities. It's a gem that this county needs to protect and help flourish.

Thanks for letting me have this platform to express my opinions on this community.

Sincerely

Christopher Johnson
Floras Lake residents

From: (null) lindatarr
To: [Carolyn Johnson](#)
Subject: Flora's Lake Forest Lands efforts
Date: Monday, September 18, 2017 10:19:06 AM

Dear County Commissioners,

I am writing to comment on the upcoming decisions to be made about the county properties near Floras Lake.

First, I want to thank you for the transparency with which these efforts have been conducted thus far. In contrast to past commissioners' actions, you have included the public in your information gathering about what should be done with these lands, and the professionalism of Carol Johnson is much appreciated.

I attended the event in Langlois in April to gather the North Curry constituents' opinions about these lands. The consensus was clear. The North Curry community does not want this land to be developed. We want the county to follow through on the process of shifting ownership to the Oregon State Parks. The reasons for this are many, and I'm sure the report from that meeting lists them clearly. Please follow through on that effort and the time expended by so many and give credence to the voice of the community.

It is quite understandable, given the fiscal situation of the county, that you would look for ways to bring in more funding. But it is clear that this land offers no practical means of providing that. In fact, returning to this option whenever a new group of commissioners comes along is a waste of county resources. I urge you to go forward with the process with State Parks, and if that is not viable, to simply leave this land as it is, providing valuable natural habitat and the very real benefits inherent in such a landscape. Please remember that what this part of Curry County offers is precious to those who have chosen this as their home. Wild undeveloped land is increasingly rare and once altered for short sighted objectives is not easily restored.

Thank you for your careful consideration.

Sincerely,

Linda Tarr

42255 Cedar Hollow

Port Orford

541 332-1032

Sent from my iPad

PO Box 128
Langlois, OR 97450
September 14, 2017

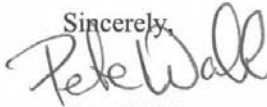
Commissioners Boice, Gold and Huxley:

I am a life-long rancher in the Langlois area, and I am writing to request that you not select the development or logging options for Curry County's lands around Floras Lake. This issue comes up every few years, and each time it has come up, the local citizens have voiced a clear preference for the conservation option. I appreciate very much that the County held the April community meeting in Langlois for local citizens to provide their perspectives about these County-owned lands, and I urge you to select the conservation option the citizens once again voiced such a clear preference for.

My family has owned and operated sheep and timber ranches in Curry County for four generations, and I am neither anti-development nor anti-logging. Those have to happen where it makes sense, though, and it does not make sense on the County-owned land around Floras Lake. Trying to develop the area would run into significant and expensive problems like access, lack of sewage disposal options, and areas that are wetlands or otherwise wholly unsuited for development. It isn't just visitors who use and appreciate these natural resource areas. For example, my family uses the trails around the County-owned land often, my daughter's high school team used them often as a place to do their cross-country practices, and when she returned to Langlois after college, she again used the trails, this time to coach the high school team.

Perhaps the most important reason not to develop these lands is that they are already serving the County and local citizens well, and developing them would diminish their value to the area. By being in their relatively natural condition, the lands are an asset because they draw visitors to the area for the great wind-surfing, kayaking and nearby hiking, they contribute to Curry County's tax base because the scenic value and wind-surfing has drawn high-value homes to adjacent areas, and the visitors to these lands contribute a great deal to the local restaurants, vacation rentals, motels and stores. Developing the land would damage an important asset for visitors and local citizens, as well as local businesses.

These lands already support Curry County, and I urge you to pursue the conservation option for them. Thank you for considering my comments.

Sincerely,

Pete Wahl

Cc: Carolyn Johnson
Curry County Planning Director



PO Box 311
Langlois, OR 97450
September 15, 2017

Commissioners Boice, Gold and Huxley:

I am writing to urge you to adopt the recommendation from the local citizens in the Langlois area about the future of the County-owned land around Floras Lake. This issue comes up periodically, and each time that happens, the clear preference from the people in the area is not to log or develop those lands. I hope you are willing to pursue the conservation option for these lands, since that is what local citizens have said many times they want as the future for the lands, and because it makes good business sense to hang onto this natural resource asset that supports local businesses and is valued by people in the area.

I appreciate very much that the County held the April community meeting in Langlois for local citizens to provide their perspectives about the County-owned land around Floras Lake. I am a local rancher, and I grew up in Langlois, so I have paid attention to this issue for a long time. My daughters' high school cross country teams have used trails in the Floras Lake area for many years, and we love the area for hiking and running. The houses across Floras Lake from the County-owned land are high-value houses that pay significant property taxes, and there are several Langlois area businesses that are supported by visitors to the area for wind surfing, hiking and beach combing, so there is already revenue being generated because these County-owned lands with their important natural resources are here.

Importantly, there is a big downside to trying to log or develop these County-owned lands, which is that the access and other aspects do not lend themselves to development. It would be costly to develop this area, at best, and development would ruin the current revenue-generating role these lands play. Further, there are multiple wetlands and other habitat areas that support coho salmon and other wildlife. These are valuable and becoming rare, and are worth more in their current state than they'd provide if we logged or developed them. These lands already support Curry County, and I urge you to pursue the conservation option for them.

Thank you for your consideration!

Sincerely,



Shirley (Tooz) Wahl

Cc: Carolyn Johnson
Curry County Planning Director



Received by e-mail 09.19.2017

Dear Commissioners Boice, Gold and Huxley:

I am writing to encourage you to preserve the spectacular natural resources and recreation around Floras Lake. My family and I visited and camped at Floras for more than 20 years. We are windsurfers, hikers, bicyclists, beach walkers and sunset watchers. My sons, who are now in college, grew up bicycling around the campground and playing in the lake.

During our stays at Floras, we met people from around the state, country and world who came to Floras for it's unique recreation opportunities. While there, all these people supported the local community by paying campground fees and shopping locally. Langlois has excellent shopping including the Langlois Market and Deli, Floras Lake Windsurfing and Kiteboarding, Floras Lake B&B, Valley Flora organic farm, Oregon Grassfed Beef, The Spoon restaurant, B&B Farm Supply, Piercy Suites, Floras Creek coffee shop plus the shops of nearby Port Orford.

My wife and I loved Floras so much that we bought property on the lake 2 years ago and are delighted to be a more permanent part of Curry County. We plan to build a house next year and live at Floras half time.

I know Curry County has financial problems but I believe it would be an enormous mistake to trade any speculative short term financial gain that would risk ruining what brings people from around the world to North Curry County. Thus, I strongly encourage you to preserve the beauty and unique recreational opportunities. If the best way to accomplish this is a land swap with the Oregon Parks and Recreation for land more suitable for county use, that seems like a good option. Whatever you decide, I hope you will do your utmost to keep Floras the remarkable natural gem that attracts people from all over to visit and people like my family to live.

Thank you for your service to the community,

Hunter Graham

From: Sharon Jensen
To: [Thomas Huxley](#); gold@curry.or.us; [Court Boice](#); [John Hitt](#)
Cc: [Carolyn Johnson](#)
Subject: Floras Lake 500 Acres
Date: Tuesday, September 19, 2017 4:14:52 PM

Dear Chairman Huxley, Commissioners Gold and Boice,

I am writing to express my concerns regarding potential development plans the county has for the 500 acres it owns on the south side of Floras Lake.

My husband and I attended the community meeting of April 27, 2017 in Langlois, along with approximately 150 property owners, community members and others. As has been expressed by others, virtually all 150 people in attendance at that meeting are opposed to commercial or residential development, but do support conservation.

This land appears to be poorly suited for development. There is significant acreage in wetlands, poor septic feasibility, potential zoning constraints and a lack of adequate road access, along with loss of habitat for wildlife and plants. Perhaps these issues can be resolved, perhaps not. Regardless, development will forever change the nature of this land and community.

People come from all over to enjoy the beauty and peace of Floras Lake, please do not take this away. It is one of Curry County's gems. I respectfully ask that the county work with the state, or others, on a land swap to conserve this land. I would be happy to help in any way I can.

Sincerely,

Sharon Jensen

From: Gary
To: [Thomas Huxley](#); [Sue Gold](#); [Court Boice](#)
Cc: [Carolyn Johnson](#); [Sharon Jensen](#)
Subject: Floras Lake Property
Date: Tuesday, September 19, 2017 2:10:45 PM

Dear Chairman Huxley and Commissioners Gold and Boice:

My wife and I have been visiting Floras Lake for over 25 years. Eight years ago we moved here and built our home. The draw to the Floras Lake area is its unparalleled beauty. There's a sense that you've arrived somewhere unspoiled as you drive down Boice Cope Road. The lake, the ocean and the forest immediately catch your attention and a sense of calm begins to pull you away from the day to day pressures of life in an overcrowded world.

The thousands of visitors and local community members inject much needed money into the local economy, including the County budget through park fees and business revenue (The Spoon, Langlois Market, Floras Creek Coffee, etc). Anything that disrupts that flow seems ill advised. None of this addresses the challenge of trying to develop the 500 acres. Those of us who have walked the property are immediately struck by the rugged, uneven, marshy and beautiful natural landscape.

Please don't develop this property, use it to obtain a space that can be developed without destroying the magic found in this part of Curry County. See if a swap with the State can be made. It is NOT just another piece of property, it's unique for all the reasons mentioned above and many more. While I appreciate the county's need to generate moneys, never has the adage "Don't cut off your nose to spite your face seem more applicable".

Respectfully,

Morgan "Gary" Garman

Sent from my iPad

From: Paul Stephan
To: [Carolyn Johnson](#)
Subject: Floras Lake
Date: Tuesday, September 19, 2017 12:26:35 PM

To Whom It May Concern,
We would like to request that the land adjacent to Floras Lake remain AS IS.
Sincerely,
The Stephan Family
Port Orford

From: peg reagan
To: [Thomas Huxley](#); [Court Boice](#); [Sue Gold](#); [Carolyn Johnson](#)
Subject: Floras Lake public comments
Date: Tuesday, September 19, 2017 11:55:50 AM

September 19, 2017

Commissioner Thomas Huxley huxleyt@co.curry.or.us
Commissioner Court Boice boicec@co.curry.or.us
Commissioner Sue Gold gold@s@co.curry.or.us
cc: johnsonc@co.curry.or.us

I am submitting comments as a county taxpayer who owns 160 acres of forest land and is a long-time county resident. Please include my comments in the packet.

I first became aware of these lands when I was a county commissioner back in the early '90s.

Since then, there have been multiple proposals to try to generate revenues from these lands. I think the county has wasted too much time, resources and community goodwill with poorly conceived plans to develop these lands. Given all the well-known constraints on these lands, the county should avoid unnecessarily wasting more resources and should pursue the most practical option, which is to pursue a land swap with Oregon State Parks.

Thank you for considering my comments.

Peg Reagan

97305 Signal Butte
Gold Beach OR 97444

From: Lee Kincaid
To: [Carolyn Johnson](#)
Subject: Flores Lake surround
Date: Tuesday, September 19, 2017 6:40:05 PM

Put my name on the list of one who knows the subject property is oh so special and needs to remain available to the general public. I have walked those trails for years. Please count me as opposed to development, at least in thise case...

Leona Kincaid
voter in Curry County

From: Vicki Graham
Cc: [Carolyn Johnson](#)
Subject: Floras Lake Lands
Date: Tuesday, September 19, 2017 9:29:48 PM

To the Curry County Commissioners Court Boice, Sue Gold, and Tom Huxley:

I appreciate the county holding a public meeting in Langlois about what to do with the county's Floras lake lands –providing a transparent and open public process.

I am an avid hiker and birdwatcher, and I believe that the best use for the Floras Lake lands is to conserve its lovely scenery, healthy fisheries, and wildlife habitat. The most practical way for the county to pursue these opportunities is through a land-swap with Oregon Parks and Recreation Department whereby Curry County can obtain some other land that is more conducive to producing revenue.

This was recommendation of the Real Property Task Force in 2016, and it has broad support from the community as evidenced by the community meeting held in Langlois in April; the county should pursue this option.

The county lands are adjacent to Floras Lake State Natural area, the only wilderness state park on the coast, which is also a draw for people seeking more primitive recreation — hiking on a wonderful trail system. Adding the county lands would enhance the value of the Floras Lake State Park and its trail system.

Floras lake provides habitat for threatened SONCC coho and other fishes; for birds including bald eagles, osprey, swans and other wintering waterfowl; and for other wildlife. The county's Floras Lake lands help to preserve the lake's water quality by buffering the lake from intensive agricultural uses. This protection would be lost if these lands are developed.

Please pursue the recommendation of the Real Property Task Force and explore the possibilities of a land-swap with the Oregon Parks and Recreation Department.

Thank you for your attention.

The Next Niagara Falls?

I'm a local landowner and I just moved here in March. I've been all around British Columbia and this country skiing, visiting national and state parks, mountain biking, hiking, climbing, boating, riding horses, touring cities and coffee shops, and there is no place like Floras Lake and the surrounding area. When I found it, I bought a house and haven't left since.

This area is unknown and undiscovered and has potential to be the next Squamish, British Columbia. Squamish is the destination for outdoor enthusiasts across this county and Canada. The town has boomed but has kept its nature preserved.

The shift is coming—more and more visitors come here and move here. We have younger populations moving in with remote working jobs and more individuals want to retire here. What makes this place special is it isn't influenced by big a commercial presence which is so rare today. Though we desperately need money, if you do this, you will kill the charm, character and appeal of this place forever and hurt the long-term, sustainable economic development of this area. If you do this, this area will become the next Niagara Falls, the commercialization of which was one of early America's biggest mistakes.

Setting aside this huge chunk of land for what is usually a sport only for the privileged, is also contrary to the soul and character of this place and would absolutely disrupt this community's values which we take for granted. Think about it, do you go and take leisurely walks around Bandon Dunes? Not likely. It's not comfortable or enjoyable. Its big money wastefulness.

I beg you to have vision for the future. A future of big cities, a lack of nature and preserved land, no community towns and commercialization everywhere. In this world that's certainly approaching, there aren't any towns or cities for nature lovers to go and live and play or stay for a while. People are getting pushed out by money in all the most known recreation towns across the US and parts of Canada. If we find the money to preserve this place, money and people will come and advertising can get us there faster.

If you were to seriously consider it, I'd first recommend at least getting hard facts on what the financial payback lifecycle would look like and do some hard research into whether we can actually rely on these numbers. What are the facts behind the number of jobs that the golf course would bring in? Compare it to the growth of a town like Squamish or Bend and I bet you'll find it's very rare for a single golf course (or even two) to bring in revenue comparable to a diverse recreation scene.

From: Bob Morrow
To: [Thomas Huxley](#); [Sue Gold](#); [Court Boice](#)
Cc: [Carolyn Johnson](#); [John Hitt](#)
Subject: Curry County Cash Flow and Floras Lake Property
Date: Tuesday, September 19, 2017 3:12:29 PM

September 19, 2017

Re: Curry County Cash Flow and Floras Lake Property

Commissioner Tom Huxley,
Commissioner Sue Gold,
Commissioner Court Boice,

As Commissioners of Curry County you now have a unique opportunity to make a decision that will positively impact Curry County's cash flow for present and future generations. The question of what to do with the ~ 500 acres of County property along the South shore of Floras Lake recurs with every election cycle but never moves forward. Now is the time. As the County's financial crisis extends, a quick fix is a tempting but ill-fated short-term stop gap. Please take the long view for the best interests of Curry County's economic future.

What the citizens of North Curry County want, and the tourist economy they rely on demands is the preservation of this inaccessible unique marshland and appealing green space. Many options have been considered and researched and discarded over the years but only one resoundingly resonates with those of us who own property here and benefit from Floras Lake. We would like to see you work with the State of Oregon Parks and Recreation Department so that the County property is assimilated into the Blacklock Point Natural Area.

If you seize the moment and pursue a land swap with the state you will be strengthening the local economy for generations to come while demonstrating efforts to preserve Highway 101 as an All American Highway. Significantly, you will also have the opportunity to exchange for property that will generate a steady cash flow for the county. Clearly, a win/win result for all stakeholders.

This positive result begins with you, the Board of Commissioners, authorizing discussions with the Oregon Parks and Recreation Department. Please take this first step now to expand the Blacklock Point Natural Area, protect the tourist economy it supports and obtain a property for Curry County that will establish long view cash flow.

Respectfully,

Bob Morrow
Langlois, OR 97450

541-366-1302

Attachment as PDF

9-17-17

Hello,

I would like to submit these comments concerning the Floras Lake land owned by Curry County.

I participated at the Longhairs public meeting and the large crowd all agreed that the only option to be taken was the conservation/Recreation option.

Logging potential was poor at best and would destroy the wetland buffer between the lake and the farm land to the east and would also allow gorse to invade the area.

To open the land to a housing development would be a disastrous option since the lake is only 10 ft. above sea level and the county would have a huge tsunami liability risk. Also there is no access and no septic feasibility.

Please keep this land as it is.

Thank you,
Mark R. Furber - Gold Beach

From: Phillips Family
To: [Carolyn Johnson](#); [Court Boice](#); [Thomas Huxley](#); [Sue Gold](#)
Subject: Floras Lake Land
Date: Wednesday, September 20, 2017 8:04:36 AM

Curry County Commissioners and Carolyn Johnson:

My name is Christy Phillips. My husband and I own property at the end of Denmark Lane. Our property borders against the north eastern part of the Floras Lake 500 acres that is being discussed.

I would like to express my concerns about what appears to be the proposed plan of access to the property should it be developed: Denmark Lane. Currently, Denmark Lane provides access to less than a half dozen properties on the approximate 3/4 mile narrow dirt road. One of those properties being a working farm. The road is not wide enough to provide enough room for two vehicles to pass. The ditches are very deep in spots. And the overall condition of the road and immediate area is extremely soft and soggy in the rainy season. Numerous times tow trucks have been called to help remove vehicles whose drivers have erroneously negotiated some part of the road. During the winter months, road maintenance can be a weekly job for the residents of the road. It is back breaking, as well as, costly. Isn't Denmark Lane a Private Road? If the decision was made to use Denmark Lane: Does the County have a plan to rebuild the road? What improvement would you make? Who is going to maintain the road? How often will maintenance be done? I think these are all valid questions we all have. It is my understanding that at no time has anyone come to talk to any of land owners about the possibility of using our road. It is also my understanding that the overwhelming response from all landowners on this road is that: we DO NOT want Denmark Lane used for access.

Living next to the Floras Lake property for the last 10 years, our family knows first hand the beauty that is found inside of that acreage. Not only is there the serene beauty of the the forest and the lake, but there are also many, many animals that land their home; deer, bear, elk, owl, bobcat, bunnies, fox, opossum, skunk, wild turkeys, porcupine, and wild birds. The nearly 150 citizens that attended the public meeting in April sent a strong message that we would like to see the land stay as it is. We urge you not to develop this land, but urge you to help conserve this true gem we have.

Thank you for your time,

From: Suzanne Gibbs
To: [Court Boice](#); [Thomas Huxley](#); [Sue Gold](#); [Carolyn Johnson](#)
Cc: [Derek Gibbs](#)
Subject: Floras Lake Community Lands
Date: Wednesday, September 20, 2017 8:46:54 AM

Good Morning,

Derek and I are new homeowners at 92904 Lakeshore Drive, Langlois OR 97450.

It has only come to our attention, after purchasing our home in December of 2016, that there could be changes on or with the lands visible from our property.

I was told by both our realtor and the selling parties realtor that the land across the lake from our house is State Park Land. I am only now realizing that some of the land that we consider to be a most outstanding view is privately owned, but most of our view is Floras Lake State Land.

I am writing to state that I need more information. I can tell from on-line research that there has been discussions about lands around the south side of Floras Lake since 2002 or 2009... what I am not seeing are maps and real proposals publicly revealed. What really is at stake? What can legally happen to the state owned land known as Floras Lake Park? What can I expect in terms of increased traffic on the lake and on hwy 101?

If my pristine natural view, with no man made obstructions, save for one small home, is to change in the future, I would certainly like to be made aware of this information before any building or trading of lands is to take place. In my mind when I purchased land with a view of Floras Lake State Natural Area, I presumed that the land that I see from our property would continue to remain as a state park.

I remember reading this information before we purchased our home in Langlois:

The little visited **Floras Lake State Park** occupies one of the more remote parts of the south Oregon coastline, where US 101 runs several miles inland, separated from the ocean by forest, meadows and lagoons. *The park is entirely undeveloped*, though the north end adjoins a county-run campground, beside the lake, which is wooded on three sides but bordered to the west by a thin line of dunes, at the edge of a long sandy beach. (emphasis mine)

Pulled information from this web site: <http://www.americansouthwest.net/oregon/floras-lake/state-park.html>

Simply stated, before any swapping and trading or building on state lands happens, could I please be given the opportunity to at least view a map of the proposed changes and hopefully any development plans as well.

I adore this little part of the world. I walk in the woods at Blacklock Point almost weekly. I work in Bandon Oregon at Washed Ashore and I have never written a letter like this before but I feel compelled to ask that we keep Oregon beautiful by saving some undeveloped land. If for nothing else, but the peace that comes from a walk in the woods.

Thank you for all you do!

From: Michael Knibbs
To: [Court Boice](#); [Thomas Huxley](#); [Sue Gold](#)
Cc: [Carolyn Johnson](#)
Subject: CURRY COUNTY FLORAS LAKE HEARING
Date: Thursday, September 21, 2017 7:56:04 AM

To: Curry County Commissioners

We are property owners at Floras Lake, and have enjoyed the lake, surrounding forest and beach for over twenty years - both as a recreational facility for kayaking and windsurfing, and as a pristine nature reserve.

Firstly, we'd like to thank the Commissioners (and your staff) for the collaborative way that you approached our community. We appreciated both the process and content of the meeting held in Langlois in April.

The opinions of the local community were clearly expressed in that meeting. These views were remarkably consistent and were recorded at the time.

The ones that resonate with us are:

- A desire to ensure that any proposed project does not adversely affect the ecosystem or add stress to the environment.
- At the time of the meeting, it was not felt that the impact or cost of new infrastructure for these proposals were understood. Many at the meeting were of the opinion that this land represents a significant challenge to effective logging - with a high cost of infrastructure and a significant negative impact on the environment.
- While the idea of developing primitive camping seems to be low impact, it would likely increase wildfire risk risk, and the cost to manage it would seem to outweigh any financial benefit.
- Like the majority of residents at the meeting, we believe that a public land swap is the best way forward. This would ensure that this land continues to provide a viable and safe habitat for wildlife, while supporting the needs of tourism and local businesses.

We hope that you will recognize these concerns and consider them in the planning process.

Sincerely,

Mike and Maggie Knibbs

47318 Lakes End Drive

ATTACHMENT 4

Summary of Comments from Community Workshop, 4/27 @ Langlois Lions Club

Below the opinions in both the table notes and speakers are summarized. If an idea was presented by a group or individual that was not agreed upon by all present, there will be (NC) written after the idea, for not-consensus.

These comments are organized into the categories of the four options presented for the land South of Floras Lake.

If the same idea was presented multiple times they were grouped for this document. The four options were useful for discussion purposes, but there really isn't a bright line separating them. For example, minimal development of trails for non-motorized recreational use could augment the revenue from the conservation option.

The reason for this community conversation is the need for County revenue, so an analysis of the short- and long-term economic costs and benefits of each of the options is important for crafting a solution that both supports the community and generates revenue for the County.

Option: Conservation

- Overall consensus: the community wants the preservation and conservation of this area to be priority.
 - o Priority to keep the land public
 - o Tourist Attraction: Preserving the natural beauty of the area is supporting local business – this is why tourists come to this area and bring money into the community.
 - o Services for tourists, such as motels, restaurants, guide services, vacation rentals, sports equipment rental, shops for after- or before-recreation time, camping, in the towns around this county-owned conservation land currently generate significant local business for both property owners and businesses.
 - o Natural Value much higher than development or timber values
 - Enhances water quality
 - Very important to protect streams for natural resource and fishing industry – coastal coho habitat
 - Serves as a buffer for lake from nearby agriculture upstream
 - Provides Wildlife/wetland habitat
 - Creates a “draw” for visitors who then spend money in the area
 - o The community recognizes the county's need/desire to generate revenue from this land (hence the following options)
- State Parks land swap is desired – for the land to be conserved and put the issue to rest.
 - o Land swap for a valuable asset
 - Swap to acquire an area where the county could actually develop housing or a campground to bring in revenue

- Housing development in a city/trafficked area would make more economic sense.
- o Floras Lake State Natural Area is a unique primitive state park and county land would be a good addition.
 - A sale to the State Parks (add to existing park) was mentioned (NC)
 - County would obtain better long-term revenue options with a land swap (selling land is a one-revenue option)
- o State park desired over other owners (such as BLM or FS)
- o Potential areas suggested for swap: ODOT land, Arizona Beach, Harris Beach wayside, and there may be other possibilities if this avenue is pursued.
- If county kept land – could work with a land conservancy group to manage it (NC)
 - o These options discussed primarily if an effective/appealing land swap was implausible
 - o Work with a land trust
 - Wild Rivers Land Trust
 - Community-formed land trust was also discussed, or a “Friends of”-type group to maintain the area.
 - o Sustainable land management grants
 - Work with tribes (e.g. Coquille Tribal Community Fund)
 - o County could maintain ownership but sell a conservation easement for the most sensitive areas to obtain some modest revenue
 - o In this case, recreation (like camping) could be a source of revenue

Option: Recreation

- Mixed ideas
- If this option was considered should be done with sensitivity to the cultural value to the tribes and wildlife habitat
- Hike-in/bike-in/boat-in primitive camping would be ok (NC) – with a permit.
- Guided tours/boating outings (could use area as a picnic stop)
- The development of a trail/trails for hiking, possibly mountain biking would be acceptable (NC)
 - o Generally, more walking trail access desired.
 - o Opportunity for interpretive signage
- Definite no to motorized vehicles – destructive, noise pollution, would require monitoring
- Possibility of annexing the North land plot close to the lake with the B.C. campground (NC)
 - o Concerns about management, more light pollution)
- More public access could be created
 - o Involve public in mindful forest cleanup
 - o Wealth of education resources
- Concern: if there is more advertised usage, there would need to be more management (litter, protection of wildlife, enforcement of trail-use stipulations).

- o Could hire a vendor business to maintain the primitive campgrounds – would create new business venture?

Option: Forest Management

- Overall consensus: No timber management
 - o At least do careful assessment of the costs and benefits, including an assessment of who pays and who benefits, before putting county resources into this option
- Logging is not a good option
 - o Low timber value
 - Low timber value unless clearcut, which undermines many other values
 - o Logging creates revenue once/ 40 – 80 years, vs ongoing revenue for local businesses from having conserved natural area people come to see, recreate in
 - Costs of logging could easily outstrip value of timber
 - If costs of creating infrastructure (roads) needed for logging are considered, costs are even bigger compared to revenue
 - o Would want logging to be sustainable – this area is not fit for that.
 - o Significant current revenue from the surrounding area comes from residential property taxes. This revenue source could be reduced if the county-owned land is logged.
 - o Local businesses depending on tourists could lose significant revenue if area is logged and recreation or amenity value is damaged
 - o Gorse invasion problem if trees are thinned too heavily; also wind throw a significant problem for thinning of forest so close to coast.
 - o Could be accepted to “cherry-pick” certain trees, but there is no money to be made in doing that here (no access)
 - o Sediment into streams and the lake would be a huge issue.
 - o Gorse problem if trees taken out
 - o Land would retain less water without trees (ag buffer)
 - o Even if this could generate a small amount of revenue, no benefit to community as a whole
 - o One person at one table was noted to think timber harvesting could work

Option: Development

- Overall consensus: No development
 - o Thorough assessment needed of costs and benefits, and where both accrue, before investing county resources in this option
- Not economically practical – High cost with little revenue if any, and would cause environmental issues
 - o Septic would be expensive, if not impossible or a source of contamination
 - o Septic –source of contamination TO LAKE, as well as to wells, etc.
 - o No access (road development expensive and would need land-owner permission)

- o Wetland and other habitat destruction
- Safety would be a concern – not easy for fire access
- Developing this area would decrease the aesthetic value that the current houses at the lake have – don't want to lose that market for people with money in high value homes providing revenue to county
- Affordable housing is not practical in this location – people who need affordable housing also need services and transportation – neither are available here.
- An interpretive center, similar to the New River area, could be fitting. (NC)
- Golf course not desired or practical (again, would involve timber removal, access issues, contamination issues and habitat destruction)
- Airport land wedge brought up as also having low development value (a trade to cranberry bogs nearby suggested) (NC)
- Sell the North land plots to surrounding property owners, as recommended by property task force(NC)

CURRY COUNTY BOARD OF COMMISSIONERS**AGENDA ITEM ROUTING SLIP**

FORM 10-001.1 Rev. 01-13-2017

PART I – SUBMITTING DEPARTMENT: RETURN TO BOC_OFFICE@CO.CURRY.OR.US**AGENDA ITEM TITLE:** Revenue opportunities**AGENDA DATE^a:** September 27, 2017 **DEPARTMENT:** County Administrator **TIME NEEDED:** 2 hours^aSubmit by seven days prior to the next General Meeting (eight days if a holiday falls within that seven day period)**CONTACT PERSON:** John Hitt **PHONE/EXT:** 3287 **TODAY'S DATE:** 09.20.2017**BRIEF BACKGROUND OR NOTE^b:** Material for the workshop will be forthcoming. This workshop will be held at 1 PM on Thursday, September 21.^bIndicate if more than one copy to be signed**FILES ATTACHED:****SUBMISSION TYPE:** Memorandum

(1)

(2)

Are there originals in route (paper copies with pre-existing signatures) **Yes** ☐ **No** ☒**QUESTIONS:**

1. Would this item be a departure from the Annual Budget if approved? **Yes** ☐ **No** ☒
(If Yes, brief detail)
2. Does this agenda item impact any other County department? **Yes** ☐ **No** ☒
(If Yes, brief detail)
3. If Land Transaction, filed with the clerk? **Yes** ☐ **No** ☐ **N/A** ☒

INSTRUCTIONS ONCE SIGNED:☐ No Additional Activity Required

OR

☐ File with County Clerk

Name:

☐ Send Printed Copy to:

Address:

☐ Email a Digital Copy to:

City/State/Zip:

☐ Other

Phone:

Due date to send: / /

Email:

Note: Most signed documents are filed/recorded with the Clerk per standard process.**PART II – COUNTY CLERK REVIEW****EVALUATION CRITERIA:****CLERK ASSESSMENT:** Does this agenda item meet filing/recording standards? **Yes** ☐ **No** ☐ **N/A** ☐
(If No, brief detail)**PART III - FINANCE DEPARTMENT REVIEW****EVALUATION CRITERIA 1-4:**

1. Confirmed Submitting Department's finance-related responses **Yes** ☐ **No** ☐
Comment:
2. Confirmed Submitting Department's personnel-related materials **Yes** ☐ **No** ☐ **N/A** ☐
Comment:
3. If job description, Salary Committee reviewed: **Yes** ☐ **No** ☐ **N/A** ☐
4. If hire order requires an UA, is it approved? **Yes** ☐ **No** ☐ **Pending** ☐ **N/A** ☐

PART IV – COUNTY COUNSEL REVIEW**AGENDA ASSIGNMENT TYPE:** (Select)**LEGAL ASSESSMENT:** Does this agenda item have a legal impact? **Yes** ☐ **No** ☒
(If Yes, brief detail)**PART V – BOARD OF COMMISSIONER REVIEW/COMMENT****LIAISON COMMISSIONER AGREES TO ADD TO AGENDA:**Commissioner Thomas Huxley **Yes** ☐ **No** ☐Commissioner Sue Gold **Yes** ☐ **No** ☐Commissioner Court Boice **Yes** ☐ **No** ☐Not applicable to Sheriff's Department since they do not have a liaison ☐

Memo

To: County Commissioners

Fm: Interim County Administrator

Re: BOC Workshop Sept 27, 2017 FY 18/19 County Revenue Options

Background: The county's Citizens Budget Advisory Committee made a series of recommendations. Among others, these included " . . . appointing a special committee to review what type of ballot measure should be filed, or what type of long-term revenue should be sought to support the County General Fund and Road Fund using a 20 year funding methodology."

Discussion: In order to adequately begin preparation for the 18/19 budget revenue projections we need to begin consideration of any possible revenue improvements, or potential shortfalls. This workshop is intended to focus consideration and discussion on the revenue side of next year's budget and whether the budget committee and/or County Commissioner want to seek further input/advice on increasing or otherwise addressing county revenues.

This workshop is not intended to be a comprehensive review of all current sources of county revenues, but rather the process or method the commissioners might prefer to perform this important analysis.

Options/Recommendations: No action of course can be taken at a workshop. The purpose is to discuss what, if any, matters regarding FY18/19 (and beyond) revenues the commissioners might like to see on a future regular meeting agenda.