

PASSED

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

04-1-21-2

**)IN THE MATTER OF AUTHORIZING THE
)PARKS DIVISION TO SOLICIT OFFERS
)FOR THE SALE OF A 40-ACRE
)PARCEL OF PROPERTY KNOWN AS
)OCEANWOODS NEAR THE CITY OF
)FLORENCE, WITH PROCEEDS FROM THE
)SALE TO BE USED FOR PARKS CAPITAL
IMPROVEMENT PURPOSES**

WHEREAS, the Lane County Parks Division has a need for both additional revenue producing facilities, and for revenue for the repair of existing facilities, in order to provide cost savings and to enhance the Parks revenue position; and

WHEREAS, the County owns a 40-acre parcel of property know as Oceanwoods, near Florence, described at Attachment A; and

WHEREAS, the property is unlikely to be developed as a County Park, due to subdivisions on three sides of property, the proximity to the urban growth boundary, the limited access, and the property does not fit the profile of a County park; and

WHEREAS, the deed restriction formerly imposed by the Oregon Parks and Recreation Department has been removed; and

WHEREAS, the Parks Division staff has reviewed the current Capital Improvement Projects list and identified a few high priority projects where potential sale proceeds could be used; and

WHEREAS, Board authorization, upon finding that a sale would be in the best interests of the public, would later be required for any sale of the property, ; and

WHEREAS, Whereas, Proceeds of any such sale must be held for parks capital improvement purposes or for future acquisition of parks lands;

NOW THEREFORE IT IS ORDERED that the Parks Division be authorized to solicit offers for the sale of the 40-acre parcel known as Oceanwoods; and

BE IT FURTHER ORDERED that in the event an offer is received that the Director of the Department of Public Works believes may be in the public interest, that the offer be brought before this Board for hearing pursuant to ORS 275.330.

Dated this 21st day of January, 2004

APPROVED AS TO FORM

Date 1-21-04 lane county,


OFFICE OF LEGAL COUNSEL

Vice Donald S. Hampton
Chair
Lane County Board of Commissioners

ELT. 200326

ATTACHMENT A
Division of Chief Deputy Clerk
Lane County Deeds and Records

2003-052782

\$10.00



00441531200300527820020028

06/10/2003 01:34:40 PM

RPR-DEEDCO Cnt=1 Stn=8 CASHIER 01
\$10.00

After Recording Return to, and
Send Tax Statements to:
Lane County Public Works
Right of Way Management Section
3040 N. Delta Highway
Eugene, Oregon 97408

RETURN TO EVERGREEN LAND TITLE CO.

QUITCLAIM DEED

STATE OF OREGON, by and through its State Parks and Recreation Department, hereinafter called GRANTOR, for the true and actual consideration of 0 dollars, does hereby release and quitclaim to LANE COUNTY, a political subdivision of the State of Oregon, hereinafter called GRANTEE, any and all restrictions set forth in the Relinquishment of Title in that real property situated in Lane County, State of Oregon, described as follows:

All of that parcel of land conveyed to Lane County by that certain deed recorded October 3 1963, on Reel 228, Recorder's Reception Number 27820, LANE COUNTY OREGON DEED RECORDS, described as follows:

The SE 1/4 NW 1/4 Section 10, Township 18 South, Range 12 West, W.M., Lane County, Oregon, containing 40 acres.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING INTEREST TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930.

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Dated this 23RD day of May, 2003.

**STATE OF OREGON, by and through its
STATE PARKS AND RECREATION
DEPARTMENT**

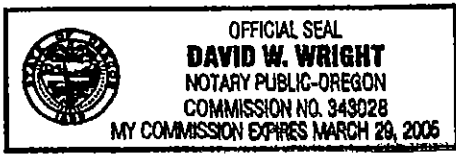
By Michael Carrier
Title: Director

STATE OF OREGON)
) ss.
County of Marion)

On May 23, 2003, personally appeared the above-named Michael Carrier who did state that he is the Director of the State Parks and Recreation Department and that this instrument was voluntarily signed on behalf of the State of Oregon by authority delegated to him.

David W. Wright
Notary Public for Oregon

My Commission Expires: 3-29-05



This conveyance is accepted and approved for recording on behalf of Lane County.

Sonny P.A. Chickering

Draft Policy and Criteria for Sale of Excess Parks Property

Factors from the 1992 “Surplus Property and Disposal Study – Phase 1”

- 1) Location of the site
- 2) Amount of development on the site
- 3) Potential for further development
- 4) Physical site characteristics
- 5) Is there another agency that could better manage this site for public use?
- 6) Can the property be traded, sold, or leased? If this is possible, under what conditions?
- 7) Are there deed restrictions on a property’s use and sale.

Additional Factors

- 1) What is the long-term benefit of sale
- 2) Would sale of the parcel be consistent with Parks role from “Lane County Parks Master Plan?”

Maintain parks and open space and to administer a public recreation system that will serve the needs of communities broader than the local neighborhood or municipality but less than statewide or national in scope. The primary focus is to develop regional facilities, those parks that attract people from the entire County.

- 3) Does the parcel provide park and recreation facilities to persons of limited finances?
- 4) Does it serve the needs of communities broader than the local neighborhood or municipality? Would not selling the parcel help provide park and recreation facilities to persons of limited finances?
- 5) Does sale of the parcel create an opportunity to cooperate with local, state, or federal agencies?
- 6) Would not selling the parcel create an opportunity to cooperate with local, state, or federal agencies?
- 7) Does the parcel have distinctive historical qualities?
- 8) Does the sale of the parcel help protect unique scenic landscape and open space of the County?
- 9) Would not selling the parcel help protect unique scenic landscape and open space of the County?
- 10) Is the parcel currently being used for active or passive recreation?

Cost/Benefit AnalysisArmitage Park Campground DevelopmentProjected Development Costs

Initial estimate of project construction cost for 35 RV/tent sites, roads, and necessary infrastructure such as water, electric, septic system: \$425,000

Estimate for construction of restroom and shower facility: \$185,000

Total estimated campground development costs: \$610,000

Projected Annual Revenue

35 sites @ \$20 per site fee x 365 days available per year x the average occupancy rate of 35% (from historical data on Harbor Vista and Richardson Campgrounds): \$89,425

Additional vehicle fees, dump station fees, shower fees, and reservation fees have historically been 8% of total use fees: \$7,096

Projected annual total revenue from fees: \$96,521

State Recreational Vehicle reimbursement

Oregon State Parks staff estimates these additional 35 sites will increase reimbursement fees for Lane County by: \$13,804

Total estimated annual revenues: \$110,325

Projected Annual Expenses

Annual cost per RV/tent space: \$970 - \$1,370

(Richardson campground costs are lower due to economy of scale for the larger campground and part-year usage – Harbor Vista costs are higher due to smaller size/economy of scale and full-year usage. It is likely that due to campground size and full-year usage, the Armitage campground costs would be closer to the Harbor Vista costs.)

Projected annual expenses include maintenance, caretaker contract, overhead, etc. for 35 spaces at Armitage.

Total estimated annual expenses: \$33,950 - \$47,950

Annual Net Revenue

Estimated annual revenues: \$110,325

Estimated Annual Expenses: \$33,950 - \$47,950

Total estimated net revenue: \$62,375 -- \$76,375

Break Even Analysis:

Using a nominal 5% interest rate for cost of capital calculations and an estimated total project cost of \$610,000, this project would break even on initial investment in 12 – 16 years. Other possible revenue sources, such as concessions would bring the break even time down to 10-14 years. State grants would potentially bring the break even point for County-only investment dollars down to fewer than 8 years.