

Agenda Item Summary

BACKGROUND

The Oregon Department of Fish and Wildlife (ODFW) owns or manages more than 200,000 acres of land for wildlife use and public recreation. Establishment and maintenance of these facilities and other resource properties is an integral part of the Department's Mission to "protect and enhance Oregon's fish and wildlife and their habitats for use and enjoyment by present and future generations."

Buena Vista Park is located at river mile 106.5 on the Willamette River, in very close proximity to the Santiam River confluence (Attachment 2). The park is owned and operated by Polk County, and has become increasingly popular with the development of Luckiamute Landing Natural Area by State Parks. The site has a seasonally installed dock, a vault toilet, and picnic tables available to recreationalists. Angling opportunities at the site include chinook and coho salmon, steelhead, rainbow and cutthroat trout, and white sturgeon.

The original facility was built on benched property with an approximate 40 foot vertical drop between the upper parking area and the top of the boat ramp. The single lane boat ramp on the lower level is partially submerged during typical winter water levels, which results in sedimentation. Boaters launch from the parking area during these high water events.

The Buena Vista facility requires substantial improvements to meet boater safety guidelines, improve functionality, and enhance recreational opportunities. ODFW, Oregon State Marine Board (OSMB), and Polk County have worked collaboratively since 2012 to accomplish a redesign of the existing facility.

The boat ramp and dock have exceeded their useful life. OSMB has worked for many years to develop design concepts to:

- adjust traffic flow
- improve parking
- improve ramp slope and direction
- meet ADA accessibility
- address stormwater
- comply with FEMA no rise requirements
- provide some distance between motorized and non-motorized users

Improvements to the current facility within the existing property boundaries are simply not possible. Acquisition of additional property is essential to meet the complex requirements of permitting, planning, and design of the boating access, docks, and parking area.

David and Beverly Lundquist would like to sell their adjacent property (Attachment 2) to accommodate the redesign and construction of improvements at the Buena Vista County Park. ODFW will pay

Lundquist the fair market value as established by an appraisal, which is currently in process. The property will be purchased by ODFW with a federal grant under the Sport Fish Restoration Program (75%). OSMB will provide the required 25% grant match funds to complete the project. Requirements under the Sport Fish Restoration Program will only provide for land acquisitions if title to the property acquired is vested in the State.

Simultaneously with the property acquisition, ODFW and Polk County will enter into an Intergovernmental Lease Agreement. The County will develop, construct, manage and maintain the facility as designed by OSMB (Attachment 3). This purchase will include the Lundquist property acquisition only. Subsequent grants will be obtained by Polk County from USFWS and OSMB to provide funding for permitting, design, and construction of the improved facility.

The acquisition of the Lundquist property will allow ODFW, OSMB, and Polk County to work cooperatively to improve boater safety, the boat ramp, docks, and parking area. The improvements will enhance the angling, boating, kayaking, waterfowl hunting, wildlife viewing, and bird watching, and other recreational opportunities at the Buena Vista County Park.

PUBLIC INVOLVEMENT

The Mid Valley Steelheaders have submitted a letter in support of this project (Attachment 4). There are multiple public entities involved in the process including Polk County, Oregon State Marine Board, and Oregon Department of Fish and Wildlife. David and Beverly Lundquist will continue to reside on other property they own adjacent to the parcel being sold to ODFW.

ISSUE 1

ACQUIRE THE BUENA VISTA BOAT RAMP ADJACENT PROPERTY TO PROVIDE OPPORTUNITY FOR BOAT RAMP IMPROVEMENT PROJECT.

ANALYSIS

The Department seeks approval from the Commission by agency policy for all land transactions valued over \$100,000 (fair market value).

There is a very high demand for boating and fishing access at this location. The project has received support from anglers, the County, and OSMB. Funding for the acquisition will be provided entirely by USFWS Sport Fish Restoration Funds and Oregon State Marine Board. ODFW will hold fee title to the property as required by the USFWS grant. Polk County, by agreement, will have total responsibility for management and maintenance of the property and improvements.

OPTIONS

1. Approve staff recommendation for the acquisition of the Lundquist property adjacent to the Buena Vista Park.
2. Modify staff recommendation for the Lundquist acquisition.

STAFF RECOMMENDATION

Option 1.

DRAFT MOTION

I move to approve the acquisition of approximately .87 acres adjacent to Buena Vista Park on the Willamette River, and direct staff to complete the purchase pursuant to processes required by Oregon Administrative Rules for Land Acquisition and Exchanges. OAR 125-045-200.

EFFECTIVE DATE

Upon Commission Approval / March 17, 2017