

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING )  
THE WILLAMETTE NARROWS SECTION )  
OF THE WILLAMETTE RIVER GREENWAY )  
TARGET AREA REFINEMENT PLAN )

RESOLUTION NO. 97-2556

Introduced by Mike Burton  
Executive Officer

WHEREAS, in July 1992, Metro completed the Metropolitan Greenspaces Master Plan which identified a desired system of natural areas interconnected with greenways and trails; and

WHEREAS, at the election held on May 16, 1995, the Metro area voters approved Ballot Measure 26-26 which authorizes Metro to issue \$135.6 million in general obligation bonds to finance land acquisition and capital improvements pursuant to Metro's Open Spaces Program; and

WHEREAS, the Willamette Narrows Section of the Willamette River Greenway target area was designated as a greenspace of regional significance in the Greenspaces Master Plan and identified as a regional target area in the Open Space, Parks and Streams Bond Measure; and

WHEREAS, on April 11, 1996, the Metro Council adopted a refinement plan for the Willamette Narrows Section of the Willamette River Greenway target area ("Refinement Plan") which authorized the purchases of sites in the target area, illustrated in a confidential tax-lot-specific map identifying priority properties for acquisition; and

WHEREAS, Metro staff omitted a 20-acre parcel (the "Property") from the Refinement Plan based on information that it was a part of an existing golf club; and

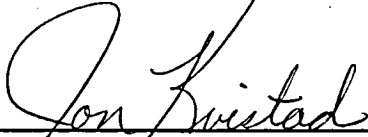
WHEREAS, since the adoption of the Refinement Plan, the Property has been transferred from the owners of the golf club to a private developer, who has demonstrated a willingness to negotiate the sale of the Property to Metro; and

WHEREAS, acquisition of the Property would serve the Willamette Narrows Section of the Willamette River Greenway target area objective of acquiring large blocks of contiguous wooded area for habitat value, including remnant areas of oak on the south facing slope; now therefore

BE IT RESOLVED,

That the Metro Council amends the Willamette Narrows Section of the Willamette River Greenway target area refinement plan to include the Property, as identified in Exhibit A.

ADOPTED by Metro Council this 25<sup>th</sup> day of September, 1997.

  
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Jon Kvistad, Presiding Officer

Approved as to Form:


  
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Daniel B. Cooper, General Counsel

EXHIBIT 'A'

A parcel of land in the Mahlon Brock Donation Land Claim No. 55, in the Southeast and Southwest Quarters of Section 10, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas, State of Oregon, more particularly described as follows:

Beginning at the easterly northeast corner of Partition Plat No. 1993-167, Parcel 18, said corner being the northwest corner of Parcel 19 of said Partition Plat as established by a Property Line Adjustment Survey filed as PS 25,234 in the Clackamas County Surveyor's office, said corner being further defined as being monumented with a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence Southerly and Westerly tracing the line common to said Parcel 18 and adjusted Parcel 19 the following courses and distances: South 00°05'13" West, 967.33 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 71°48'45" West, 838.72 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc." and a point 40.00 feet East of, when measured at right angles to, the centerline of Pete's Mountain Road (County Road No. 636 ), also known as Kaiser Road; thence North 00°05'13" East, along a line 40.00 feet East of and parallel to said centerline of Pete's Mountain Road, 241.97 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc." and a point on the Southerly line of that parcel described in Deed Document Fee No. 90-23067 as recorded May 18, 1990 in the Clackamas County Deed Records; thence North 71°48'45" West along said Southerly line of Deed Document Fee No. 90-23067 parcel, 42.08 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc." and a point on the centerline of said Pete's Mountain Road; thence South 00°05'13" West along said centerline, 263.02 feet to the Southwest corner of that parcel described as "Parcel II" in Deed Document Fee No. 89-46891 as recorded October 19, 1989 in said Deed Records, said Southwest corner being monumented with a 5/8 inch iron rod with yellow plastic cap inscribed "Davis and Pike" LS 846; thence Easterly, tracing the Southerly line of "Parcel II the following courses and distances: South 71°48'45" East, 1642.70 feet to an angle point, said angle point being monumented with a 5/8 inch iron rod with yellow plastic cap inscribed "Davis and Pike" LS 846; thence South 12°11'14" West, 17.59 feet to an angle point, said angle point being monumented with a 5/8 inch iron rod with yellow plastic cap inscribed "Davis and Pike" LS 846; thence South 83°15'27" East 162.90 feet to a point on the Westerly line of that parcel described in Deed Document Fee No. 76-21330 as recorded June 25, 1976 in said Deed Records, said point being monumented with a 5/8 inch iron rod with yellow plastic cap inscribed "Davis and Pike" LS 846; thence North 18°08'13" East along said Westerly line, 1169.14 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence leaving said Westerly line, North 71°51'47" West, 31.54 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence South 46°24'43" West, 400.00 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence South 88°57'08" West, 150.00 feet to 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence South 37°51'20" West, 140.00 feet

to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 57°02'58" West 533.01 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 03°10'39" West, 87.75 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 29°10'11" West, 89.77 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 64°57'13" West, 51.89 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 72°41'48" West, 49.23 feet to a 5/8 inch iron rod with yellow plastic cap inscribed "Otak, Inc."; thence North 69°24'03" West, 103.98 feet to the point of beginning.

## Staff Report

### **CONSIDERATION OF RESOLUTION NO. 97-2556 FOR THE PURPOSE OF AMENDING THE WILLAMETTE NARROWS SECTION OF THE WILLAMETTE RIVER GREENWAY TARGET AREA REFINEMENT PLAN**

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Date: August 27, 1997

Presented by: Jim Desmond  
Nancy Chase

#### PROPOSED ACTION

Resolution No. 97-2556, requests amendment of the Willamette Narrows Section of the Willamette River Greenway target area refinement plan.

#### BACKGROUND AND ANALYSIS

In May of 1995, voters in the region passed a bond measure enabling Metro to purchase open space properties with \$135.6 million worth of bond funds. The bond measure identified fourteen regional target areas and six regional trails and greenways for property acquisition, including the Willamette Narrows Section of the Willamette River Greenway.

The Tier I objectives of the refinement plan for the Willamette Narrows Section of the Willamette River Greenway include acquisition of large blocks of contiguous wooded area for habitat value, including remnant areas of oak on the south facing slopes. Based on the ownership pattern at the time of Refinement, the confidential tax-lot specific refinement map excluded all of the lands in the area which were owned for golf club purposes. After the refinement plan and tax-lot specific map were adopted, the owners of the golf club sold surplus lands to a private developer.

The site in question is a 20-acre parcel located immediately west of state park lands, and immediately south of Oregon Golf Club. Acquisition of this site would complement our acquisition efforts in the area and increase the existing contiguous state park holdings.

We have negotiated a purchase and sale agreement with the owner of the property, subject to the Metro Council's approval. In order to acquire the property, Metro would have to amend the Willamette Narrows Section of the Willamette River Greenway Target Area refinement map to include the property.

#### FINDINGS

Amendment of the Willamette Narrows Section of the Willamette River Greenway target area refinement plan is recommended based upon these findings:

- The Tier I objectives of Refinement Plan for the Willamette Narrows Section of the Willamette River Greenway target area includes acquisition of large blocks of contiguous wooded area for habitat value, including remnant areas of oak on the south facing slopes.

Amendment of the Willamette Narrows Section of the Willamette River Greenway target area refinement plan to include the property within Tier I would allow Metro to purchase a site to meet the above stated objective. The 20-acre block of land is located adjacent to lands owned by State Parks and, in accordance with the existing refinement plan, will be a part of a larger contiguous Metro holding in the future.

- This parcel would have been included in the original tax-lot specific refinement map, but for the fact that it was a part of lands owned by the Oregon Golf Club and therefore, thought to be permanently unavailable.
- The Oregon Golf Club, the landowner to the north of this property, is very supportive of this acquisition.

**BUDGET IMPACT**

Bond funds will supply acquisition money. Land banking costs are expected to be minimal.

**Executive Officer's Recommendation**

The Executive Officer recommends passage of Resolution No. 97-2556.