

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING ) RESOLUTION NO. 95-2207  
THE EXECUTIVE OFFICER TO EXECUTE )  
AND EXERCISE AN OPTION TO ) Introduced by  
PURCHASE PROPERTY IN CLEAR CREEK ) Mike Burton, Executive Officer

WHEREAS, In July 1992, Metro Council adopted the Metropolitan Greenspaces Plan, which identified a regional system of natural areas interconnected with greenways and trails; and,

WHEREAS, Open Space, Parks, and Streams Ballot Measure 26-26, passed by voters in May, 1995, authorized the sale of bonds from which proceeds would be used for the protection of open spaces in the region; and,

WHEREAS, Acquisition of natural areas from willing sellers is a primary strategy for protection of natural areas; and,

WHEREAS, Clear Creek Target Area was specifically identified as a regional target area for acquiring open spaces with Measure 26-26 bond proceeds; and,

WHEREAS, The property owned by Anna B. Alford, the estate of Robert A. Alford, Diane L. Goheen and Richard Goheen, and The Halton Company, known as "Clear Creek Ranch", as identified in Exhibit A, are in the Clear Creek Target Area; and,

WHEREAS, Protection of the subject properties through acquisition conforms with the strategies and guideline of the Metropolitan Greenspaces Plan; now, therefore,

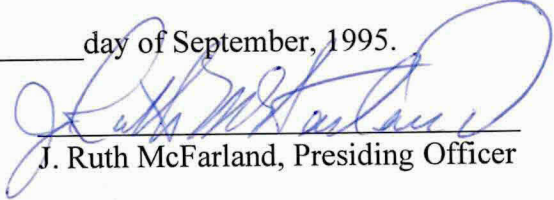
WHEREAS, The sellers are willing to enter into an option for the sale of the properties; and,

WHEREAS, If due diligence, which includes environmental, title, and appraisal reviews, demonstrates that the asking price is appropriate, then Metro should purchase the property; now, therefore;

BE IT RESOLVED,

That the Metro Council authorizes the Executive Officer to execute an option for purchase of property known as "Clear Creek Ranch," as outlined in Exhibit A, within the Clear Creek Target Area and to purchase the property, subject to certain conditions being fulfilled.

ADOPTED by Metro Council this 21 day of September, 1995.

  
J. Ruth McFarland, Presiding Officer

## STAFF REPORT

### CONSIDERATION OF RESOLUTION NO. 95-2207, FOR THE PURPOSE OF AUTHORIZING THE EXECUTIVE OFFICER TO EXECUTE AND EXERCISE AN OPTION TO PURCHASE PROPERTY IN CLEAR CREEK TARGET AREA

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Date: September 12, 1995

Presented by: Nancy Chase

#### PROPOSED ACTION

Resolution No. 95-2207 authorizes the Executive Officer to enter into an option agreement with Anna B. Alford, the estate of Robert A. Alford, Diane L. Goheen and Richard Goheen, and The Halton Company to purchase property known as "Clear Creek Ranch." The option agreement gives Metro an exclusive right to purchase the subject property depending upon the outcome of the due diligence process (i.e. title search, environmental review). The Resolution authorizes the Executive Officer to exercise the option to purchase the property subject to fulfillment of certain conditions, including those outlined in the option agreement and satisfactory conclusion of the due diligence process.

#### BACKGROUND AND ANALYSIS

After passage of Ballot Measure 26-26, which provided funds through the sale of bonds for acquiring open spaces in the Metro region, Metro staff has been developing an acquisition strategy and a work program for implementing the bond measure. Recognizing that there may be lost opportunities to acquire key land parcels during the period of this plan program development, a process for evaluating early acquisition opportunities was developed. An early acquisition opportunity exists where:

- (1) a specific land parcel(s) have unique attributes and is imminently threatened;
- (2) the Executive Officer and Council determine the property should be purchased prior to the refinement process.

The 346-acre Clear Creek Ranch lies entirely within the Clear Creek Target Area in Clackamas County. Acquiring the subject property from its current owner, Halton Tractor Company, would exceed the acquisition goal of 342 acres set for the target area while spending only 65% of the total funds allocated for that target area. Based on staff review of the property's features (Attachment A), the subject property has unique features that qualifies it as an early acquisition opportunity and clearly meets all acquisition parameters. In the best professional judgment of staff, a refinement process in Clear Creek Target Area would certainly identify the subject property as an essential acquisition.

### BUDGET IMPACT

Acquisition costs associated with Clear Creek Ranch are approximately 65% of the total amount allocated for acquiring property within the Clear Creek Target Area while meeting the target goal. With the sale of \$64 million Series A bonds in early September, 1995, bond proceeds are available for acquisition of regional target areas by mid-September, 1995.

### EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends that the Council adopted Resolution 95-2207.

ATTACHMENT A  
OPENSOURCE ACQUISITION PORTFOLIO  
CLEAR CREEK RANCH

Target Area: Clear Creek    Target Area Goal: 342 acres    Allocation: \$4.1 million

Site: Clear Creek Ranch

Owner: Alford, Goheen, Halton Co.                      Total Area: 346 acres

Estimated Cost: \$2.7 million (\$7850/acre)

Current Land Use: Zoned agricultural. Currently, meadows are grazed by less than 25 head of cattle, the remaining meadows lay fallow. Buildings include 2-level ranch caretaker's residence (about 30 yrs. old), storage shed, large functional barn; fences maintained throughout property.

Habitat Quality: Approximately 151 acres open meadow (grazed by cattle. Considerable portion of lower meadows are wetlands (est. 32 acres) that were converted to agricultural use. Forested area, 163 acres, is relatively good quality, mostly second growth maple, fir, and alder. Understory growth mostly native vegetation; a few old cedars remain. Clear Creek has excellent water quality, supporting a significant anadromous fishery. Stream bed and stable banks indicate a relatively stable hydrology (i.e. no dramatic changes in watershed runoff patterns). The large size and habitat variability can provide habitat range and quality for a highly diverse wildlife population.

Rare and Endangered: No known species on site. Clear Creek supports an anadromous fishery, including a healthy steelhead run. However, one of the anadromous fish species may be listed in the near future.

Unique Features: Clear Creek is a very high quality stream with an outstanding cold water fishery that will, most likely, remain a viable fishery well into the future, given no downstream dams and the relatively high water quality of the Clackamas River. Within the target area, the subject property:

- (1) is the largest parcel area under one ownership in the target area;
- (2) has a combination of open meadow, upland and riparian forest, and aquatic habitats;
- (3) has the largest amount of creek frontage than any other parcel;
- (4) acquisition of this property enhance protection of stream riparian zone on opposite bank (Due to steepness of opposite bank, access is limited to subject property.).

**Recreational Potential:** A major portion of the site could be developed for various levels of recreation, including a golf course or a regional park with trails and camping. A mix of recreational uses with conservation of the natural resources may be accomplished. A conditional use permit has been granted for a golf course.

**Connectivity:** The intact riparian corridor is partially broken from the Clackamas River to the parcel boundary, but remains intact throughout the property and upstream for many miles. Much of the watershed's wildlife habitat is along the creek.

**Water Quality Benefit:** Protection of this high quality stream will be greatly enhanced by this acquisition of the two miles of stream corridor within the property.

**Scenic Value:** A minor portion of the site is visible from a secondary road. The creek canyon is inaccessible and not visible from public access points; great views of the Cascades from the site.

**Accessibility & Proximity to Population:** The property entrance is a 30-minute drive from downtown Portland; 20-minute drive from Portland International Airport; 10 minute from Clackamas Town Center.

**Target Area Goal Attainment:** *Goal: 342 acres at \$4.1 million for protection of salmon, steelhead and other cold-water fishery through acquisition of canyon area.* With 195 acres of this site within the canyon's critical riparian area, 57% of target goal is acquired with 65% of allocated funds. The remaining 151 acres has higher resale value per/acre after partitioning, offering an opportunity for producing more funds for additional target area acquisition.

**Reason for Imminent Action:** Impending sale.

**Additional Supporting Facts:**

1. Willing seller.
2. Critical linkage to other parcels within the canyon corridor.
3. Minimal stabilization and land banking costs.
4. Numerous management options for end use of property.
5. Support letters from Clackamas County and Friends of Clear Creek.
6. Provides opportunity for public access where none exists.
7. Cost will be at or below fair market value, based on appraisal, as agreed upon by the landowner.

**Staff Recommendation:** In-fee purchase of total acreage.