

**METRO REGIONAL PARKS AND GREENSPACES
ADVISORY COMMITTEE (RPAGAC)
MEETING NOTICE**

Date: Tuesday, June 4, 2002

Time: 6:30 - 7:30 PM

Place: Metro Regional Center, 600 NE Grand Ave, Portland, Room 270

AGENDA

- I. Introductory comments and announcements (10 minutes)
- II. Recognition of service to Rick Charriere and Seth Tane
 (5 minutes) (Charles Ciecko)
- III. Conservation easement and lease exchange on property (Gotter) in the Tualatin River
 Target Area (30 minutes) (Fritz Paulus)
 Committee review, discussion and approval of staff recommendation
- IV. Committee summer field trip (5 minutes) (Ron Klein)
 Committee discussion
- V. Adjourn

Next RPAGAC meeting is scheduled for July 2, 2002, Metro Regional Center, 6:30PM

Sauvie Island Boosters Community Association

15203 NW Burlington Ct., Portland, Oregon 97231

May 16, 2002

To Whom It May Concern:

The Sauvie Island Boosters Community Association respectfully requests that the seat vacated by Seth Tane on the greenspaces committee be filled by Sheilah Toomey.

Ms. Toomey has demonstrated an interest in Greenspaces for a number of years and has attended several of the meetings at Metro and elsewhere, as an interested citizen. It is imperative that the person representing Sauvie Island and the hills to the west be someone who cares enough to participate in local issues and open to listening to the concerns of the residents as these are areas outside of Metro's boundary. This seat appears to be one of few options to be heard, as we do not have the opportunity to vote on the leadership of Metro.

We believe Sheilah Toomey is the appropriate person for this job and that she would represent the citizens professionally in that position.

Please address any questions to Mr. Dave Koennecke, President, Sauvie Island Boosters Community Association, 15203 NW Burlington Ct. Portland, Oregon 97231 or call him at his business, 503-621-3224.

Thank you for your consideration of this matter.

A handwritten signature in black ink, appearing to read "Dave Koennecke", with a stylized flourish at the end.

Dave Koennecke

DK/lkc

CONFIDENTIAL

Date: 5/29/02

To: Regional Parks and Greenspaces Citizen Advisory Committee

From: Jim Desmond, Manager Open Spaces Acquisition Division

RE: Gotter Bottom Conservation Easement/Long Term Lease Exchange

The Stahlke property, consisting of 114 acres and acquired by Metro in June 1996 lies along the Tualatin River near the community of Scholls. The purpose of the acquisition was to provide access to the adjacent Tualatin River and to promote the development of suitable natural habitat in the Tualatin River watershed.

Sam Gotter, who owns land next to the Stahlke property on the Tualatin River, has proposed that Metro exchange approximately 1.7 acre of upland on Stahlke for 5.3 acres of bottomland on his property. Mr. Gotter used to own the Stahlke property prior to selling it to Mr. Stahlke who then sold it to Metro. The floodplain area of the Stahlke property is commonly referred to as Gotter Bottom.

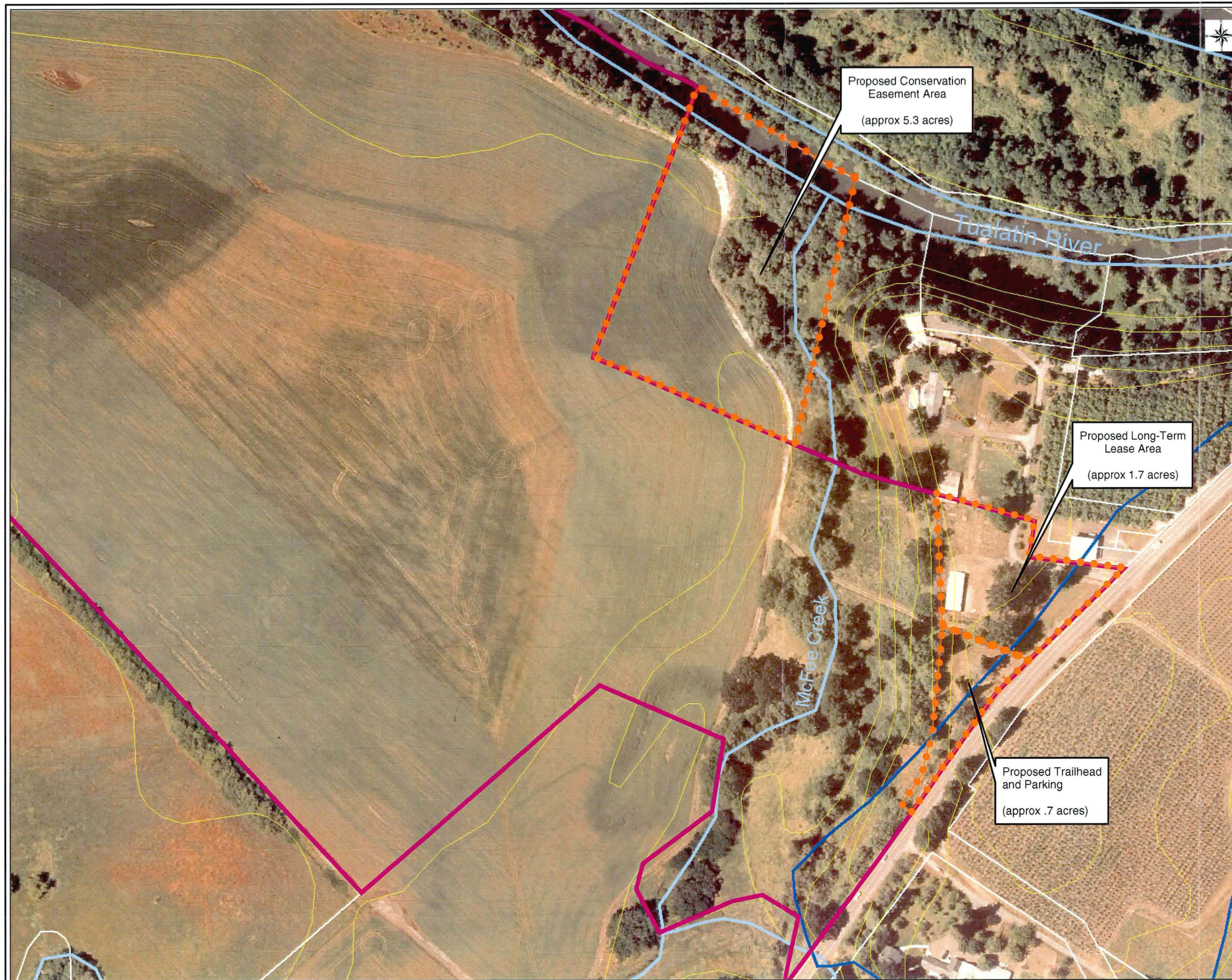
The state of negotiations are that Mr. Gotter would grant Metro a conservation and trail easement in perpetuity over the 5.3 acre bottomland in exchange for a 25 year lease over the 1.7 acre upland area. The proposed areas of exchange are outlined on the enclosed map. The fee value of the 5.3 acres of bottomland is approximately \$13,250 and the fee value of the 1.7-acre upland and pole barn is approximately \$18,500. Since the conservation easement is perpetual and the lease is only for a term, the difference in value is negligible and amounts to a roughly equal exchange.

Metro's Natural Resources Team will begin restoring the Stahlke floodplain area later this year. The plan calls for restoring wetland hydrology and vegetation to approximately 100 acres of the Tualatin River floodplain. According to the restoration plan, this site represents "one of the best opportunities for wetland restoration in the Tualatin River Watershed." Since Gotter's property is bottomland adjacent to Stahlke and includes the mouth of McFee Creek, having control and protection over the Gotter property is important for supporting the restoration effort.

Mr. Gotter already leases the upland and pole barn at issue from Metro on a yearly basis. However, Gotter would like to have a longer-term lease so that he can expand his hobby farm and have the opportunity to plant fruit trees on the site. The lease will be for agricultural uses only. After the lease expires, Metro will retain full rights to the property.

Acquiring the easement benefits Metro in three ways. First, this allows Metro to restore 5.3 more acres of land. The Gotter property has high natural resource value because it includes the mouth of McFee creek. Second, acquiring the easement will aid in Metro's management of the Stahlke/Gotter bottom. Gaining control of Gotter's property will eliminate a potential weed source for the restoration project. Furthermore, it will allow Metro to manage most of the floodplain as one hydrologic unit. Lastly, the easement will allow continued access to the river via the existing farm road that passes through Gotter's property, and it will allow the public to access to the mouth of McFee Creek.

Lora Price, Metro Parks Planner, has reviewed the Stahlke site to determine whether the proposed lease would interfere with future park uses of the property. She concluded that the proposed exchange was beneficial to Metro and that the 0.7-acre upland area to the south (see map) that Metro would continue to own and is outside the lease area was sufficient for parking and a trailhead.



Gotter Bottom

Legend

- Areas of Interest
- Bond Measure Acquisition Parcels
- 100yr Floodplain
- Contour - 10 ft (yellow)

SOURCES:

TAX LOT MAP
County Assessment and Taxation offices, 2001. Data collection scale is 1"=100' in urban areas and 1"=200' or 1"=400' in rural areas. Horizontal accuracy is plus or minus five feet or better in Beaverton, Milwaukie, Oregon City, Tigard and Multnomah County. Other areas are plus or minus ten feet.

ORTHOGRAPHY
Spencer B Gross - July 2000

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

Bond Acquisitions as of 5.9.02

200 Feet



Location Map



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