



Yamhill County Parks

Unique natural, cultural, and historic places where people can enjoy outdoor recreation and education activities.

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Whiteson Area Park Proposal

For the Former Whiteson Landfill and Monroe Landing Properties, as submitted by Yamhill County Parks and Recreation to the Yamhill County Planning Department for Conditional Use Permit

Final Draft

March 2012

Table of Contents

Table of Contents.....	2
Important Notes	2
Overview.....	3
Existing Conditions.....	7
Nearby Attractions and Off-Site Activities	8
Planning Timeline and Meetings	8
Proposal Development Goals.....	12
Themes, Ideas, and Strategies for Park.....	13
Phased Development Plan	20
Phased Opening and Public Use	28
Figure 1: Location of Site	29
Figure 2: Aerial of Properties	30
Figure 3: Miscellaneous Photos of Site	31
Figure 4: Tentative Phases of Development	32
Figure 5: Phase 1 Site Plan for CUP.....	33
Figure 6: Phase 1 Day Use Area.....	34
Figure 7: Buffer and Boundary Sample Drawings	35
Figure 8: Fencing Plan Map.....	36
Figure 9: Proposed Timeline for Development and Public Access.....	37
Figure 10: Public Access Plan Diagram	38
Figure 11: Projected Costs Associated to Development of Phase 1	39
Summary of Changes Made to Proposal since August 2011	41

Important Notes

A previous version of this Yamhill County Parks’ park proposal was submitted to the Yamhill County Planning Department in May 2011 for Conditional Use approval; however, the original park proposal has been substantially modified in response to area neighbors’ concerns and objections. This current park proposal is the outcome of several meetings that were held between August 2011 and February 2012 (details provided in the Meetings Section of this proposal) and includes many modifications to the overall site plan, public access plan, security strategies, and boundary delineation. A list of the changes and Yamhill County Parks’ responses are provided in the section titled: “Summary of Changes Made Since August 2011”.

Additionally, camping was identified as a potential public use for the site, as this type of recreational use has been identified as a priority recreational need by the Yamhill County Parks and Open Space Master Plan and the Yamhill County Parks and Recreation Board has a vision for future development of camping facilities at this site. However, it should be noted that overnight camping is not part of the current Conditional Use Permit application and this type of use and development activities associated with type of use, are subject to further planning, public review and hearing processes. The intent of this proposal is to develop a park that only supports day use facilities and the inclusion of stated goals and visions for the future development of camping-related facilities, is only provided to provide the overall and long-term vision that Yamhill County Parks has for this site.

Overview

Vision

Plan, design, and develop a 94-acre regional park in the Whiteson area that could potentially support camping, multi-use and nature trails, access to the South Fork of the Yamhill River, seasonal water trail, and areas for a variety of day use and educational activities. The primary focus of this proposal is to provide a plan for the development of trails, river access points, and day use facilities at the site. Further planning is required for the development of overnight facilities and restoration of the barn.

Need

The acquisition and development of this proposed park has great potential for addressing several key local and regional recreational needs within Yamhill County, as identified in the Yamhill County Parks and Open Space Master Plan.

There is great demand for the development of camping facilities and multi-use trails within the county, as there are currently no public campgrounds within Yamhill County and existing trails are small in scope and confined to urban areas (McMinnville and Newberg). The current Yamhill County Park System is comprised of 145 acres of parkland; however, most of these properties are small (less than 10 acres), are within the 100-year floodplain, and the topography greatly limits the development of trails and camping facilities. Charles Metsker Park and Yamhill Soil and Water Conservation District's Miller Woods are large park sites with trails that are outside the urban areas; however, there are access and recreational use limitations for both of these sites due to Metsker Park's deed restrictions and Miller Woods being managed by a non-profit primarily for educational purposes. The properties included in this proposal are large enough and have abundant scenic resources to provide enough acreage for 2-plus miles of multi-purpose trails, Yamhill River access for the creation of a water trail, expanded day use recreation and education areas for rural gatherings and events, and possibly support the future development of facilities to support camping. Additionally, the conversion of the county properties included in this proposal, will essentially double the size of the current park system.

1997 Yamhill County Parks and Recreation Campground Feasibility Study

In 1997, Yamhill County completed a Campground Feasibility Study, which sought to evaluate existing park properties for converting day-use areas and/or adding developing sites to support RV and tent camping within the parks and gauge site suitability, user demand, market rates, funding and management structures, and public support. The Study identified only one of the existing parks properties offered opportunities for the development of a 21 campsite campground; however, this park property had significant issues related to security, annual flooding, access, and maintenance, which together prevented any development activities from occurring. Key outcomes of the 1997 Campground Feasibility Study, was the need for a county parks master plan and to implement land acquisition strategies to expand the current park system, to include properties that are able to support the development of RV and tent camping.

2003 Yamhill County Comprehensive Parks and Open Space Master Plan

Yamhill County completed a two-year planning process and adopted its first Comprehensive Parks and Open Space Master Plan. The Yamhill County Comprehensive Parks and Open Space Master Plan was

Whiteson Park Proposal

adopted in 2003 and its purpose is to establish a vision for the future public use of the county's parks and open spaces, and to provide a policy framework and action strategies for implementation.

The Comprehensive Parks and Open Space Master Plan identified Yamhill County as being valued for its significant natural, cultural, and scenic qualities including rugged coast mountains, prominent valley hills, ridges, and prairies; picturesque stream valleys, free-flowing rivers and streams, cascading waterfalls, diverse vegetation, abundant wildlife, and rich cultural history. The desired future of the county parks and open spaces will feature strategically located natural, cultural, and historic sites representative of Yamhill County's ecosystems, habitats, cultural and historic heritage. Opportunities will be provided for site-appropriate recreation and public use that is supported by minimal development and guided by sound park design and infrastructure standards. These standards will focus on achieving balanced, inclusive, appropriate, and sustainable public use and management of natural systems and processes. During the master planning process, public input was sought to determine goals, opportunities, priorities, and recreational interests via mailed surveys, displays at community events, and five public outreach meetings. Respondents to these public outreach activities continually ranked the development of overnight camping facilities and trails among the top priorities for Yamhill County Parks.

The following goals and policy statements that are provided in the 2003 Yamhill County Comprehensive Parks and Open Space Master Plan were carefully followed during the planning for this new park proposal and incorporated into the final proposal:

Exemplary System

Goal 1: To develop exemplary parks and open spaces that includes representative habitat types and historic and cultural assets, with a focus on the major river corridors and their tributaries, and opportunities for citizens of all ages to enjoy parks and open spaces where a variety of recreational opportunities exist.

Policy 1.1 Acquire and manage lands and sites that represent the natural, scenic, recreational, scientific, historic, and cultural resources of the county, strategically distributed to provide access to all residents.

Policy 1.3 Provide opportunities for low-impact recreational uses that are resource-related or dependent such as nature enjoyment, hiking, water-based activities, picnicking, fishing, nature based education, and cultural and historical education and appreciation.

Policy 1.4 Plan, acquire, maintain, and manage the parks and open space system based on the multi-use classification system.

Policy 1.5 Collaborate and coordinate with public and non-public entities to provide diverse outdoor recreation opportunities and to avoid duplication or competition.

Policy 1.6 Seek opportunities for land transfers and land exchanges, and actively negotiate with others to meet common goals and objectives.

Quality Services

Goal 2: To achieve the highest possible level of quality for public use in planning, managing, and providing infrastructure for the county parks and open spaces.

Whiteson Park Proposal

Policy 2.1 Strive for a balance between resource protection and public use at each site. Develop site management plans that minimize environmental impacts on natural systems and processes, and guide public use in appropriate and sustainable ways.

Policy 2.2 Provide outdoor recreation facilities and educational opportunities that create a special identity for each site. Avoid all non-park related intrusions that detract from the natural setting.

Policy 2.3 Adhere to minimum infrastructure standards for the number and type, design, location, choice of materials, and physical lay-out for all park infrastructure. All sites should have a minimum level of park infrastructure for adequate site management and public use.

Policy 2.4 Assure site maintenance practices reflect the management goals and policies of the Plan, and minimize use of chemicals such as herbicides and pesticides.

Policy 2.5 Expand the system in a manner that takes advantage of creative land acquisition methods and negotiation practices.

Policy 2.6 All improvement and expansion decisions must be weighed against the ability to manage and maintain.

Public Support

Goal 3: To obtain the highest possible level of public support and awareness of the goals for parks and open spaces in Yamhill County.

Policy 3.3 Involve county residents and communities in the planning, restoration, and enhancement of park and open space areas and sites, with hands-on, inclusive projects that are managed by a volunteer coordination program.

Policy 3.4 Enter into partnerships with other providers, agencies, organizations, and landowners to creatively implement this Plan, and take advantage of the wealth of knowledge available in the community, and at public schools, colleges, and universities.

Policy 3.5 Make recreation, environmental interpretation, cultural and historic interpretation, education, and research a cornerstone of County parks and open spaces, providing opportunities for learning and information exchange in creative and attractive ways.

Policy 3.7 Respect private property rights and landowner concerns, and make every effort to be good neighbors.

Sustainability

Goal 4: To achieve greater biological diversity and ecological health throughout the County parks and open spaces by preserving and rehabilitating natural habitats and maintaining the integrity, stability, and beauty of the region.

Policy 4.1 Make eradication and removal of invasive vegetation one of the highest management priorities involving county maintenance staff and community volunteers.

Whiteson Park Proposal

Policy 4.2 Assure most current habitat restoration and enhancement methods and practices are used. Take advantage of the extensive expertise available in the county.

Compatibility

Goal 5: To seek the highest level of compatibility between county parks and open spaces and adjacent private land uses.

Policy 5.1 Work cooperatively with adjacent property owners and nearby land managers to meet common goals and objectives. Encourage neighbors to serve as “eyes and ears” with respect to park use and misuse.

Policy 5.2 Work towards providing existing parks and open spaces with adequate land and configuration to meet management objectives of the Plan, as well as provide appropriate buffers and screening as needed.

Policy 5.3 Work with county and local planners and property owners for zoning and land use compatibility adjacent to county parks and open spaces.

Safety and Accessibility

Goal 6: To create a safe and accessible environment in all County parks, open spaces, and cultural and historical sites.

Policy 6.1 Make sites and facilities accessible to persons with disabilities to the maximum degree practicable.

Policy 6.2 Assure all county parks and open space sites meet general public interest goals.

Policy 6.3 Work to reclaim and restore existing landfill sites to accommodate a wide variety of public use.

Maintaining Livability

Goal 7: To assure the County parks and open spaces keep pace with population and growth and play a major role in maintaining livability.

Policy 7.1 Pursue creative land use and resource protection strategies such as scenic and conservation easements, public access easements, and other methods.

Policy 7.2 Work actively toward understanding and preserving natural, cultural, historic, and recreational resources and sites.

Existing Conditions

Properties

Property 1 - Tax Lot # R5512 00300

Size – 42 acres

This lot is comprised of Monroe Landing and the former Whiteson Landfill Property, which is currently in post-closure.

Monroe Landing – Yamhill County Owned

Current Use/Condition – Approximately 4 acres in size and is currently undeveloped natural area.

History – Purchased by the County, as part of the Whiteson Landfill acquisition in 1966, to be developed for public park use and river access. Boat launch constructed in the 1970's, but use was limited due to Yamhill River's low summer flow. Public access to the landing was restricted due to post-closure activities at the landfill site and due to illegal/inappropriate activities that were occurring on the site (limited enforcement and maintenance presence at the site, which may have contributed to the issues that occurred on site). Due to the lack of public use, maintenance of the site ceased and the site has returned to a more natural state.

Former Landfill Property – Yamhill County Owned

Current Use/Condition – Approximately 38 acres in size, the former landfill site is currently in the post-closure process under Yamhill County Solid Waste and Oregon Department of Environmental Quality (DEQ) oversight.

History – Former regional landfill that was acquired by Yamhill County in 1966.

Property 2 - Tax Lot # R5512 01700

Former Rice Property – Yamhill County Owned

Size – 42.2 acres

Current Use/Condition – Purchased by Yamhill County to create a publicly-owned buffer to the former landfill site. Leased farmland makes up a majority of the site (lease managed by Yamhill County Solid Waste). There is a small “hunting” cabin, barn, and well house, located on the property, as well as an access road that follows the southern boundary (up until 2008, the property was cabin was under lease to the previous property owner for seasonal use). There is a pole barn located in the northeast corner of the property that serves as the Yamhill County Juvenile Department's wood barn (community service program)

History – Historical uses including farming and a private hunting reserve. The cabin area was used seasonally for a staging and camping area for a hunting club. The hunting club would hunt waterfowl on the neighboring property's wetlands (privately owned).

Property 3 - Tax Lot # R5501 00300

Whiteson Park Proposal

Riparian Property – County Owned

Size – 10 Acres

Current Use/Condition – Purchased by Yamhill County at the same time as the former Rice Property, to add to the publicly-owned buffer to the former landfill site. Site is primarily undeveloped riparian area with a small network of primitive trails and river access that were developed by the owners/members of the hunting club. A large pond area was created in the middle of the property, as soils were removed and used as a cap for the former landfill site.

Nearby Attractions and Off-Site Activities

- ❖ Off-site Destinations and Activities within 10 mile radius of property:
 - 36 wineries;
 - Evergreen Aviation and Space Museum;
 - Yamhill County Historical Museum (new museum complex located approximately 6 miles from site);
 - Yamhill County Fairgrounds;
 - Historic Downtown McMinnville;
 - Antiques stores and art galleries in Amity, Carlton, McMinnville, and Lafayette;
 - 3 other county parks and City of McMinnville’s Community Center and park system;
- ❖ Other Nearby Off-site Destinations and Activities:
 - Spirit Mountain Casino;
 - Erratic Rock and Maude Williamson State Parks;
 - Nestucca River Scenic Bypass (Bureau of Land Management);
 - Willamette River (Rogers Landing, Wheatland Ferry, Grand Island);
 - More wineries, shopping, museums, and parks in the cities of Dundee and Newberg to the east;

Planning Timeline and Meetings

Timeline and Meeting that Occurred Prior to Initial CUP Submittal

Planning for this proposal has occurred over several years and most of the discussions occurred during public meetings. The site was identified in the Yamhill County Parks and Open Space Master Plan (adopted by the Yamhill County Board of Commissioners in 2003) and the 42-acre buffer to the former Whiteson Landfill site was purchased in 2005, with the possibility of the site being utilized for some type of public use. The following is timeline on how the initial proposal came together and the planning that had occurred up to the submission of the Conditional Use Permit Application in May 2011:

Whiteson Park Proposal

- April 1971 – the 4-acre Monroe Landing Property was purchased by Yamhill County, to be developed and managed as a county park. The park consisted of a small single-lane boat launch, a small parking area, and a couple of picnic tables.
- May 1983 –Whiteson Landfill closed and Monroe Landing’s property lines were adjusted to include the former landfill site. Yamhill County assumed local oversight of post-closure process at the former landfill. The resulting lot line adjustment increased the acreage of Monroe Landing to 42 acres. Maintenance of the park portion of the property was the responsibility of the Yamhill County Public Works Department and a single full-time employee was responsible for the maintenance of the site, as well as the rest of the county park system (14 park properties).
- 1996 – Gates installed that restricted access to the Monroe Landing area, due to issues associated to misuse of the park site, flood damage to the boat launch, and people accessing the former landfill site. Public could access the park via special permit, as authorized by Yamhill County’s Parks and Solid Waste Departments.
- 2003 – Yamhill County Parks and Open Space Master Plan adopted and the plan identified Monroe Landing and Former Landfill Site for future development.
- 2005 – Yamhill County Solid Waste Department purchases the 42-acre Rice property as a buffer to the former landfill site. Solid Waste Manager meets with Yamhill County Parks to start discussion on the feasibility of developing a park at the site. Property was leased to former property owner for use of the cabin and hunting, as well as farmable acreage was leased to Simenson Farms for continued farm uses.
- 2008 – Lease expired for the 42-acre property and Parks’ staff sought Yamhill County Board of Commissioners’ approval to proceed with developing proposal for the site. Parks staff received approval to continue planning for the development of a park at the site that included the Monroe Landing property and the adjacent county-owned properties.
- October 2008 – Met with adjacent landowner about potential park development and landowner inquired about Yamhill County purchasing property to expand the current site. (NOTE: Parks lacked acquisition funds needed to pursue potential expansion and the decision was made to focus on vision for current Yamhill County-owned properties).
- 2008 Yamhill County Parks and Recreation Board Meetings – Planning for this park proposal was identified on the agenda and occurred at the following regular meetings: October, November, and December (included a site tour and discussion);
- 2009 Yamhill County Parks and Recreation Board Meetings - Planning for this park proposal was identified on the agenda and occurred at the following regular meetings: January, March, April, June, July, and September (identified as #1 priority for the 10-year Parks Capital Improvement Plan at this meeting);
- 2010 Yamhill County Parks and Recreation Board Meetings - Planning for this park proposal was identified on the agenda and occurred at the following regular meetings: February, March, April, May, June (site visit #2 and work session), and July;

Whiteson Park Proposal

- April 2010 – 10-year Parks Capital Improvement Plan approved by Yamhill County Board of Commissioners and plan identified Whiteson proposal as a top priority (BO 10-216) for future development (no details of proposal discussed, as planning was still underway).
- May 2010 – Included Whiteson Park Proposal planning as a top priority in 2010-11 Parks’ budget presentation to Yamhill County Board of Commissioners and Budget Committee.
- June 2010 – Photo of barn with caption “future county park site at Whiteson” included in 2010-11 Budget Tabloid that was published in local news papers.
- Spring and summer 2011 Yamhill County Parks and Recreation Board Meetings - Planning for this park proposal was identified on the agenda and occurred at the following regular meetings: January, February, March, April, and June.
- May 2011 – Included that Park Proposal continues to be a top priority in 2011-12 Parks’ budget presentation to Yamhill County Board of Commissioners and Budget Committee.
- May 2011 – Initially submitted Conditional Use Permit Application for Whiteson Park Proposal, Phases 1 and 2 to the Yamhill County Planning Department.

Meetings that Occurred July 2011 to Present

IMPORTANT NOTE/ADDITIONAL MEETINGS (July 2011 to present): The current park proposal is the result of incorporated changes and revisions made to better explain strategies that will be utilized to address concerns that have been brought to the attention of the Yamhill County Parks Board and staff. The following are Parks staff notes that provide a summary of discussions.

In July of 2011, Yamhill County Parks received a copy of submitted comments and opposition to the Conditional Use Permit Application from Planning Department and was notified that a Public Hearing has been scheduled for September 1, 2011. Upon receiving notification that there were area landowners in opposition of the park proposal and that a public hearing had been set for September 1, 2011, the Parks Board and Parks Staff took the following steps to present the proposal, provide a background on the planning steps, and to hear and have discussions about the concerns that were provided in the submitted comments letter:

August 15, 2011 – Yamhill County Parks and Recreation Board invited the parties identified on the submitted comments to attend a meeting at the proposed park site to discuss the park proposal. A total of fifteen citizens attended the meeting with the Parks Board and Parks Staff, and of the fifteen attendees, nine of the attendees were those who were identified as in opposition to the proposal in the submitted comments.

- The Chair of the Parks Board provided an overview of the Parks Board and Staff provided a brief overview on the park proposal and the details related to the Phase 1 portion of the proposal.
- Guests asked questions about the park proposal and provided their concerns about the park planning process, site security, impacts to the surrounding area (trespasses and impacts to farm operations due to increased traffic), local law enforcement response to criminal activities that have occurred in the surrounding area, flooding, protection of potential cultural artifacts that have been found on the property, past issues with Monroe Landing, and proposed uses (in

Whiteson Park Proposal

particular, the proposed development of a campground). Several guests suggested that the proposal should include some form of interpretive information about Native American history.

- Parks Board Members and Parks staff responded to questions and concerns raised by the guests, by citing examples of existing operations, identifying parks that are located adjacent to farmlands, speaking of personal experiences of living adjacent or near a park, providing an overview of the permitting and agencies that Yamhill County Parks will be working with prior to actual site development, and referring to sections of the proposal where specific issues have already been discussed at length and were addressed in the plan.
- Attendees requested that the Conditional Use Permit Application be withdrawn to allow for further discussions and planning.
- The Parks Board declined to withdraw the Conditional Use Permit Application; however, Board members were interested in possibly delaying the public hearing, as to allow sufficient time for follow up meetings with interested citizens in finding workable solutions to address the priority concerns that area residents have about the site's development for park use. At the end of the meeting, members of the Parks Board voted unanimously to request a continuance for the Public Hearing.

September 2011 - Another meeting with the Parks Board was scheduled for September 19th; however, this meeting had to be cancelled due to the lack of a quorum and scheduling conflicts that prevented Parks Board members from attending the meeting. During this month, communication continued with concerned parties' via many emails to Parks staff that were primarily focused on site security, enforcement of Ordinance 619, and the need for a resident park host. A second meeting was scheduled and announced for October 17th.

- Also during September, Parks staff met with and conducted a site visit with three representatives from the Oregon State Historic Preservation Office (SHPO). During this meeting, the representatives were provided a tour of the site and an overview of the proposed park. SHPO staff provided that the proposal area was identified as "Probable" for the presence of cultural and historic artifacts, discussed the required steps for completing an archeological survey for any areas where excavation will occur as part of park development, and discussed possible grant opportunities for restoration of the barn and interpretive programming.

October 17, 2011 – Parties that were identified on the submitted "Comments" letter were again invited to attend the monthly Parks Board meeting that was scheduled for October 17 and the focus of the meeting agenda was dedicated to a work session to discuss the park proposal. The same concerns that were raised in both the submitted "Comments" and at the August meeting were presented by the meeting invitees. The Parks Board and staff presented draft responses and strategies for addressing site security concerns, and again solicited specific site design concerns/recommendations from the attendees.

November 5, 2011 – A work session was scheduled and the parties that had attended previous meetings were invited to attend. The only attendees for this meeting were the two neighboring property owners, as well as four members of the Parks Board. The purpose of the meeting was to discuss possible site plan modifications that would address concerns specific to park access and buffer strips along the proposed park boundary. The meeting proved to be very productive and an alternative site plan was developed for consideration by the Parks Board.

Whiteson Park Proposal

November 21, 2011 – Final plan for Phase 1 that includes and addresses concerns, which were discussed in the series of meetings with concerned landowners, approved by the Yamhill County Parks and Recreation Board.

December 2011 – Decision made to postpone Public Hearing, as the updated Park Proposal was not sent out with the Public Notice.

February 6, 2012 – In December 2011, Parks decided to contact Your Community Mediators of Yamhill County to aid in facilitating or mediating a meeting with the Yamhill County Parks Board, Yamhill County Parks staff, and the concerned citizens that have been in contact with Yamhill County staff regarding this park proposal. The intent of this meeting was to attempt to resolve some of the outstanding issues (primarily fencing and security) and have an impartial third-party facilitate the discussions. The meeting was attended by a group of area citizens that are completely opposed to the park proposal and the two hour meeting did not result in any compromises being reached.

February 29, 2012 – Regular Parks Board meeting and local area neighbors were invited to attend and discuss fencing, public access plans, and development timeline. During this meeting, the Parks Board reached agreement with the proposed park's southern neighbors on the installation of a chain link fence along the access road easement to the river bank; however it was recognized that an alternative barrier plan was needed in the floodplain and to allow for the free travel of wildlife. For the floodplain areas, Parks will utilize a combination of signage and barrier vegetation to clearly delineate the boundary. Parks also presented a flow chart that outlined plans for development, benchmarks for when the public would be allowed access, how public access would be granted, and a timeline for development. Everyone in attendance appeared to be supportive of the information discussed and the Parks Board voted unanimously to adopt the changes into the park proposal.

Proposal Development Goals

- Goal 1. Create a new regional park by developing recreational facilities on the three county-owned properties around Monroe Landing;*
- Goal 2. Incorporate Sustainability Practices in the planning, design, construction, and management of the new park property;*
- Goal 3. Ensure all facilities conform with all local, state and federal regulations (i.e. Americans with Disabilities Act Accessibility Guidelines (ADAAG), State Building Codes);*
- Goal 4. Solicit and encourage community involvement and public support;*
- Goal 5. Research and apply for grants to match local funding to support design, technical assistance, and park development activities;*
- Goal 6. Find sustainable funding for maintenance and management activities;*
- Goal 7. Restore natural areas around park development and enhance existing riparian natural areas;*
- Goal 8. Ensure planned amenities support current recreational needs and future trends;*

Whiteson Park Proposal

Goal 9. Incorporate design elements and implement strategies to support public safety and site security;

Goal 10. Limit public access and prevent disturbance of closed landfill;

Themes, Ideas, and Strategies for Park

❖ Sustainable or “green” infrastructure;

- Native plants used in all landscaping;
- Pervious surfacing for all trails and parking areas to reduce/limit storm water runoff;
- Eradicate all nonnative invasive plant species during development and maintenance of site;
- Find ways to reduce energy use, by using solar energy or alternatives (sky lights in buildings) to keep park off the “grid”;
- Limit size of lawns/open areas, to help reduce maintenance demands;
- Develop/implement recycling program;
- Enhance existing natural areas and restore farmed fields to a more natural condition, to support both park visitors and fish and wildlife habitat;
- Confine all major development activities to upland areas and outside of the 100-year floodplain;

❖ Highlight Site History and Past Uses;

- Retain and refurbish barn for park use;
- Interpretive signage where appropriate;
- Interpretive signage for landfill property in post-closure;

❖ Maintain Connectivity to Yamhill River

- Water Trail;
- Access Points;
 - Bank fishing;
 - Wildlife viewing and overlooks;
 - Terrestrial trails in riparian areas;

❖ Protect Habitat and Water Quality

- Keep and restore the surrounding landscape to be the main focal point;
- Keep park development “rustic” and blended into landscape;

Whiteson Park Proposal

- Limit light and noise pollution;
- Restore disturbed areas and enhance existing natural areas with regionally historic native plant communities;

❖ **Protect Cultural and Historic Resources**

- The properties included within this proposal have been identified as “probable” for having cultural and historic artifacts. Yamhill County Parks will consult and work with the Oregon State Historic Preservation Office prior to and during development activities.

❖ **Cost Effective Development and Maintenance;**

- Concentrate and clearly define user areas;
- Utilize materials that are readily available, reliable, vandal resistant, and cost effective;
- Limit “high maintenance” areas (limit size and scope of open lawn areas);
- Utilize native plants in landscaped areas that require little to no irrigation or maintenance;

❖ **Provide for multiple recreational uses and allow for growth for expanded recreational needs;**

- Trails (hiking, exercise running, bicycling)
- River Access (fishing, canoeing, kayaking, rafting);
- Picnicking (group and individual);
- Public and private events (weddings, company bbq, reunions, meetings);
- Camping (group site and individual sites)

❖ **Provide areas for education activities;**

- Trails;
- Access to river, riparian areas, and wetlands;
- Small classroom areas and study sites;

❖ **Public Input and Volunteer Participation;**

- Solicit public input on plans for the site;
- Utilize volunteers on development projects and site maintenance;

❖ **Site Security and Be a “good neighbor”;**

- *PROMPT RESPONSE TO MAINTENANCE ISSUES AND RULES VIOLATIONS*
 - Unaddressed maintenance issues, misbehaviors, parks ordinance/rules violations, vandalism, and other ‘quality of life’ rules violations, create an atmosphere where crime flourishes.

Whiteson Park Proposal

- Maintenance operations will maintain daily presence on site and immediately conduct clean-up and repairs.
 - Parks staff will advise individuals of park rules and seek compliance. If individual does not comply, law enforcement will be immediately notified and that person can be trespassed from County Parks.
 - Ordinances and Park Rules – violations must be immediately reported and enforced;
 - ◆ Yamhill County Ordinance 619.
 - Monitor, document, and address problem areas immediately with:
 - Site improvements/modifications (i.e. lighting, vegetation management, vehicle barriers, adding site amenities, security/surveillance cameras at parking areas, and etc...);
 - Keep up on facilities' repair/maintenance activities for both vandalism and typical wear and tear;
 - Temporary closures for areas experiencing illegal activities or safety issues;
 - Park users and surrounding community are encouraged to simply report vandalism, rules violations, trespasses, and litter issues, in a timely fashion. This will allow for the appropriate personnel to respond to and resolve the reported issue;
- *IMPLEMENT RECREATION PROGRAMS AND PROVIDE SITE AMENITIES THAT PROMOTE AND FACILITATE APPROPRIATE PARK USES*
- **Good activities drive out bad activities;**
 - Volunteer project days;
 - ◆ Volunteer projects are significant in promoting stewardship of the site and in creating a base of responsible park users. These same volunteers will return to the park to see their completed work benefiting park users and will promptly report misbehavior or vandalism issues to the appropriate authorities.
 - ◆ Many parts of the park proposal will involve volunteer projects, including but not limited to tree plantings, trail projects, removal of invasive plant species in nature areas, and so on.
 - ◆ Events can be sponsored/lead by Yamhill County Parks and other organizations (Scouts, watershed council, and other organizations);
 - Organized events;
 - ◆ Educational programs similar as those held at Charles Metsker Park and Miller Woods.
 - ◆ Organization-sponsored canoe or kayak trips

Whiteson Park Proposal

- ◆ Organization nature hikes that seek to showcase and educate the public about local flora and fauna;
- Organized Recreational Programs
 - ◆ Tangleboxing
 - ◆ Geocaching
 - ◆ Orienteering courses
- Primary focus of park property is dispersed recreation and to provide facilities that support and promote the following uses at the site:
 - ◆ Fishing
 - ◆ Hiking
 - ◆ Picnicking
 - ◆ Bird watching
 - ◆ Mountain biking
 - ◆ Canoe and kayak access
 - ◆ Small events and meetings
 - ◆ Natural and open play areas for youth
 - ◆ Interpretive signage for unguided nature hikes
- **Crowd out crime;**
 - A well-designed, maintained, and successful park will bring people to the park and repel the criminal element, as the criminal element thrives in darkness and anonymity.
 - A wide range of volunteer and organized events will bring people into the park (i.e. guided nature walks, interpretive programs, volunteer tree plantings, volunteer clean-up projects, scouting events, and etc).
 - Promote the park and recreational opportunities at the park, and bring responsible park users to the park.
- *SIGNAGE, AMENITIES, AND SITE DESIGN TO DISCOURAGE AND PREVENT NEGATIVE ACTIVITIES;*
 - Post “park rules” signage in multiple locations that not only provides prohibited activities, but also the contact information for law enforcement and maintenance.
 - Park Rules signage at a minimum will be posted at all park access points and trailheads.

Whiteson Park Proposal

- Purchase and install site amenities that are vandal-resistant, esthetically appropriate, and easy to maintain, including but not limited to:
 - Restrooms
 - Tables
 - Signs
 - Water fountains
- Restricted motorized vehicle access;
 - Vehicle access will be limited to designated driveways and parking areas;
 - All trails and open areas will be closed to motorized vehicles; except for maintenance and law enforcement, while working in an official capacity;
 - Install barriers (bollards, boulders, signs, fencing, plantings, and gates) to restrict all motorized vehicles to entry roads and parking areas;
- Install lighting and security features;
 - Install lighting where appropriate (parking areas and roadway).
 - ◆ Although the park will be “Day Use Only” for initial phases, lighting will discourage illegal activities and increase visibility for law enforcement to spot illegal activities and trespasses.
 - If feasible and warranted, install security/surveillance cameras where appropriate.
 - ◆ It should be noted that the installation of these types of systems are cost prohibitive and have limitations in providing effective coverage for an entire park. If warranted and installed, cameras could be concentrated at parking areas and sites where use is concentrated.
 - ◆ The installation of cameras and supporting signage is an effective deterrent to potential criminal behavior and cameras can aid law enforcement investigations; however, cameras alone cannot stop criminal activities.
- Establish reservation areas;
 - Use of any developed group picnic areas and meeting facilities will be by reservation or special permit only;
 - ◆ Reservation and permitting process will ensure:
 - Yamhill County Parks can review the proposed event to ensure it does not violate County Ordinance 619 and is appropriate for the designed use of the park property;

Whiteson Park Proposal

- Organizers have been provided the rules and conditions for use of the park;
- The event attendance does not violate occupancy permits or the capacity of developed facilities (i.e. parking, restrooms, and etc...)
- The type of event is appropriate to the park and does not disturb park neighbors or other park users that may be using the site at the time of the event;
- Yamhill County Parks has the contact information of the event organizer, as to ensure the organizer is held responsible for any property damage or rules violations that may have occurred;
- The collection of fees to offset the maintenance and operational costs associated to hosting the event;
- Reservation areas will be clearly delineated and identified, and located in areas that will prevent conflicts with other park visitors that are not part of the reservation.
 - ◆ Where practical and appropriate, reservable areas should have dedicated restrooms, parking areas, tables, and trash receptacles.
 - ◆ Reservation areas will be developed in such a fashion and provide only the basic amenities that will limit the size of the event to that which it has been designed;
- Install and maintain boundaries, buffers, and fencing;
 - Establish and clearly delineate park boundaries with signs, markers, fencing (where appropriate), and gates (where appropriate) to prevent trespasses onto neighboring private properties and/or to limit access to hazardous areas;
 - ◆ All fencing, signage, and boundary markers must be consistent in language, type, and design;
 - ◆ Permanent fencing will be installed and maintained around the Yamhill County Juvenile Department's wood barn and around the former landfill site.
 - Create and maintain vegetated buffers (native trees and shrubs) that will help limit visual and sound issues from effecting neighboring residences;
 - Install temporary and permanent fencing around sensitive areas, temporary site closures, research areas, and maintenance/construction project sites;
- *SITE MANAGEMENT AND MONITORING*
 - No matter the current economic climate, effective management and monitoring of a park is a combined and collaborative effort. Each partner has a specific role and responsibility for ensuring public safety and preventing criminal or inappropriate behavior.
 - Yamhill County Parks Management and Maintenance Personnel
 - ◆ Routine patrols and maintain presence on site.

Whiteson Park Proposal

- ◆ Staff will advise of parks rules and can trespass individuals that are violating parks rules;
- ◆ Staff will contact law enforcement when emergencies arise or activities within park area warrant this.
- ◆ Staff will update rules, post closures, ensure the site is safe and maintained, note vandalism trends, and monitor all aspects of the park's operations.
- ◆ Staff will administer user permits and reservations to ensure that events are within established guidelines for the park and appropriate for the types of recreational and educational uses that the site has been developed to support.
- ◆ Depending on park usage, maintenance staff may conduct daily or weekly maintenance operations at the site to include:
 - Mow lawn areas and maintain landscaping
 - Litter removal
 - Facility repairs (trails, gates, roads, bridges, signs, tables, garbage cans, grills, restrooms, and etc...)
 - Manage and implement control strategies for nonnative invasive plant species
 - Conduct hazard tree inspections throughout the park
 - Clean and restock restroom facilities
 - Empty trash receptacles
 - Conduct walkthroughs of all public use areas to identify and correct potential hazards
- Law Enforcement
 - ◆ The location of the park will fall within the service area of the Yamhill County Sheriff's Office. As with the rest of the park system, the Sheriff's Office conducts patrols of the parks and responds to reported complaints.
 - ◆ Laws related to fishing, hunting, and other activities associated to the South Yamhill River are enforced by the Yamhill County Sheriff's Office and the Oregon State Police.
- Former Landfill Site
 - ◆ Maintenance and management is currently and will continue to be the responsibility of the Yamhill County Solid Waste Department, in consultation with the Oregon Department of Environmental Quality. Yamhill County Parks' staff will also assist with basic maintenance and monitoring of the site, to prevent public access to the former landfill site.

Whiteson Park Proposal

- ◆ Park Hosts (to be implemented as usage rates dictate and/or as the scope of site development reaches a level as to justify the need for more onsite oversight)
 - Volunteer program that has proven successful at other parks agencies. Note: Yamhill County does not currently have a Park Host Program and would have to be created.
- Park users and surrounding community;
 - ◆ Park users and the surrounding community are encouraged to simply call the appropriate personnel/department to report maintenance issues, vandalism, and illegal activities, to help protect their community and their county park.
- **Develop sufficient site amenities to support all planned recreational uses and estimated number of annual park users;**
 - Restrooms;
 - Picnic Areas;
 - Parking;
 - Potable Water;
 - Lighting and access to electrical hook ups;
 - Signage;
 - All facilities will comply with Americans with Disabilities Act (ADA) guidelines and regulations, Building Code, and Yamhill County Zoning Ordinances;

Phased Development Plan

Overview of Phased Approach for Development

Due to the limited availability of local funding resources, it is the intent of Yamhill County Parks to divide the properties into four tentative phases. To increase public support for the overall park concept, Yamhill County Parks plans to concentrate initial development activities on the Phase 1 portion of the concept. Figure 4 provides the general concept of the 4 Phases; however, please note that this is not a final master plan for the three properties.

Phase 1 Whiteson/Monroe Property

Targeted Outcomes for Phase I:

- ❖ Clearly identified trailhead, with kiosk, signage, garbage receptacles, potable water source, and connecting trail;
- ❖ Existing trails will be cleared, connected to create loops, marked with directional signage, and “rest” or picnic areas installed (tables and/or benches) along routes;

Whiteson Park Proposal

- ❖ 124ft by 66ft gravel parking area created (20 vehicles) with easy access to trailhead, cabin, and day use area;
- ❖ Day use/open area created that has 5 or more picnic tables, barbeque grills, garbage receptacles, and small open lawn area;
- ❖ Touch up, refurbish, and furnish the cabin to accommodate meetings, small events, classes, and other small events;
- ❖ Install a double vault CXT-type men's and women's restroom that is located between the parking area and trailhead;
- ❖ Install a single vault CXT-type unisex restroom that is located between the day use area and cabin;
- ❖ Clearly define park boundaries and install barriers to limit access to neighboring private properties and landfill area;
- ❖ Construct park entry area, to include new gates, monument signage, and landscaping;

Plans for Public Use:

- ❖ Recreational Uses:
 - Non-motorized trail loop(s) for hiking, mountain bikes, wildlife watching, outdoor education, and river access, as well as in support of events such as cycle cross or cross-country/trail running;
 - River access for fishing, canoeing, kayaking, swimming, outdoor education, and etc; Boating activities may be limited, as there are no plans to allow vehicle access to river access points in this phase of development.
 - Picnicking at individual and group picnic sites;
 - Small events, meetings, organizational retreats, and outdoor education classes at group picnic area and cabin;
- ❖ Until later phases are completed, day use of the site will be by reservation or special permit only (similar to Metsker Park); however, portions of the park may be opened to the general public, on a seasonal basis, one year after Phase 1 development activities are complete;
- ❖ Maintenance of the site will fall within current Parks Maintenance operations; however, it is proposed to continue to lease the currently farmed fields and the former landfill will still be maintained by Solid Waste.

Phase 1 Development:

- ❖ **Park Entrance**
 - **Sign** – Install park “monument” signage that provides the park's name (to be determined) and some basic regulatory information.

Whiteson Park Proposal

- **Install new locking gate** – Replace the existing gate with a vandal resistant design that is similar in design and function as the entry gate at Charles Metsker County Park (see picture). Gate will be located on Riverbend Road and only open when park is open to public use.
- **Enhance existing fenceline along Riverbend Road** – Clear nonnative weed species, prune existing trees, and plant native trees and shrubs along the fenceline to enhance the overall appearance of the park’s boundary. Repair and replace fencing as needed.

❖ Access Road/Driveway

- At the end of River Bend Rd, plan is to re-grade existing Monroe Landing access roadway and widen to accommodate two-way traffic (width will be per County Road Department guidelines). Due to limitations in working on the former landfill footprint, widening will occur along the southern edge of the existing road.

- ❖ **Trailhead** – Trailhead area will be developed in the area where the current road turns north and continues to Monroe Landing. Trailhead facilities will include a parking area, restrooms, informational kiosk, regulatory signs, dog waste stations, traffic barriers, and access to potable water;

- **Parking Area** – the parking area will be approximately 124 foot long by 66 foot wide and accommodate up to 20 passenger vehicles. The parking area will be gravel parking area that is bordered with boulders or some other form of barriers to limit vehicle access to the surrounding fields. At least 2 parking sites will be designated for disabled parking and van accessible, and these sites will be located in close proximity to the restrooms.

- **Trailhead Restrooms** – Planning is still progress regarding restroom type (vault or flush).
 - To keep the development process moving forward, park will have an area developed to accommodate two portable restrooms (1 regular size unit and 1 wheelchair accessible unit). Units will placed on an either compacted gravel surface or a concrete pad. The use of portable restrooms will be temporary or until permanent restroom facilities are constructed.
 - Permanent restrooms will be a concrete, precast unit design that is similar to existing structures at other Yamhill County Parks. Permanent restrooms will be a double toilet design (two rooms that can either be unisex or men’s and women’s). Flush units will require further planning for water and sewage handling/treatment.

Figure 1 Example of Park Entry



Figure 2 Example of Restrooms



Whiteson Park Proposal

- **Informational Kiosk** – Trailhead kiosk will provide park rules information, map of the trail system, and general Yamhill County Parks' information (including contact information for reporting maintenance problems or illegal behavior). Design will be consistent with similar kiosks at several Yamhill County Parks.
- **Dog Waste Station** - A dog waste station, which consists of a bag dispenser, “leash and clean up after your pet” sign, and waste receptacle, will be installed at the trailhead for pet owners wishing to bring dogs onto to the trails.
- **Miscellaneous Items**
 - **Garbage Cans** - 2 to 4 garbage receptacles that are the same design as the receptacles at several Yamhill County Parks.
 - **Bollards** – 2 to 4 wood or metal bollards installed at the trail access to allow pedestrian and bicycle access to the trails, but prevent motorized vehicle access.
 - **Potable Water** – From well, install waterline to trailhead area and provide public access to drinking water, as well as provide maintenance crews a hose bib for cleaning the restrooms.
 - **Regulatory Signs** – Install signs at trailhead and where appropriate within the park boundaries. Signs may include: Park Boundary, Leash Your Pet, Day Use Only, No Motorized Vehicles, and etc...

Figure 3 Example of KIOSK



❖ Reservable Day Use Area

- **Access Road** – A new access road will be constructed that links the Trailhead/Park Entrance to the Cabin and Barn Day Use Areas. The road will be gated to prevent vehicle access to the Day Use Area without special permit/reservation. Road will also serve as a maintenance access and as a public pedestrian trail to the Day Use Area.
- **Barn** – Secure entry points and install boundaries to prevent public access. Uses for the barn are to be determined and will be part of a larger restoration effort for the building. Due to the historic value of the barn, the barn is being retained as a center piece for the park and planned uses and restoration activities will be closely coordinated with Oregon State Historic Preservation Office.
- **Cabin**
 - **Plans for Public Use** – the cabin can be made available by reservation for small events and meetings. Examples include: retreats, service group meetings, youth organization meetings, classroom/staging area for environmental programming, and etc... Access will be managed by the current Yamhill County Parks reservation system and available for use for a fee.
 - **Note:** the cabin still needs to be inspected for general condition and whether the building is up to code (electrical, plumbing, structural, septic, and etc...). Prior to any public use, Parks will need to contact the Yamhill County Building Department for occupancy permit.

Whiteson Park Proposal

- Improvements and Repair – Depending on outcome of inspections and occupancy requirements, the issues will be addressed and repairs will be made.
 - Inventory existing resources within the cabin (furniture, appliances, televisions, and etc) and determine what is still usable and what needs to be removed or replaced. As the primary use will be for meetings:
 - ◆ Furniture needs will be conference table(s), and chairs.
 - ◆ Audio/video equipment for meetings and presentations may include PowerPoint projector or TV, DVD, projection screens, and sound system.
 - ◆ Modify existing kitchen and convert it to small kitchenette area. Remove refrigerator, stove, and other large appliances. For events wanting to cook food for their event, an outside barbeque area will be constructed.
 - Implement security upgrades and enhancements limit or prevent vandalism and unauthorized access. Improvements include installing window coverings or barriers, upgrading doors and locks (currently residential grade) to commercial grade materials, securing attic access points, and enhance/install energy efficient lighting around the perimeter and inside the building. Site will also be reviewed for the need of security alarms and/or surveillance cameras.
 - Enhance and maintain the surrounding landscape, to include the construction of a patio area for picnic tables and barbeque grills.
 - Evaluate the continued use of the current restroom.
 - ◆ If decision is made to use the current restroom, it is not large enough to satisfy ADA requirements and the cabin may be too small to accommodate the needed expansion to serve wheelchair access. Either the restroom will have to be abandoned or an alternative accessible restroom will have to be constructed in close proximity.
 - Clean, patch, and paint interior and exterior of building.
 - Develop cost-effective and manageable heating system. Building currently has a wood stove, but it is the preference of staff to remove the wood stove and install an alternative heating source.

➤ **Small Parking Area**

- A small gravel parking area will be improved (already exists) to accommodate the parking of 10 to 15 vehicles in front of the cabin. The use of the parking will be exclusive for groups that have reserved the use of the cabin and day-use area, and vehicle access to this area will be limited via a gate placed at the entry parking area.

➤ **Picnic Area**

- In open space between the Cabin and the Barn, a small picnic area will be developed that includes: picnic tables, informational kiosk, garbage receptacles, access to potable water, open lawn area, and landscaping.

Whiteson Park Proposal

➤ Day Use Area Restrooms

- As mentioned before, planning is still progress regarding restroom type (vault or flush).
 - To keep the development process moving forward, park will have an area developed to accommodate two portable restrooms (1 regular size unit and 1 wheelchair accessible unit). Units will placed on an either compacted gravel surface or a concrete pad. The use of portable restrooms will be temporary or until permanent restroom facilities are constructed.
 - Permanent restrooms will be a concrete, precast unit design that is similar to existing structures at other Yamhill County Parks. Permanent restrooms will be a double toilet design (two rooms that can either be unisex or men's and women's). Flush units will require further planning for water and sewage handling/treatment.
 - Restrooms will be constructed/placed in the area between the Cabin Parking Area and the picnic area.

❖ Trail System

➤ Sustainable Trails

- A sustainable trail system will allow for carrying more visitors into a natural area with little impact on the surrounding ecosystem. They will require less maintenance through sound construction techniques and using materials that are designed for long term self-sustaining use and by using on-site materials as much as possible.

➤ Design

- Most of the trail system already exists and development of this new park will utilize the existing trails and access roads to create a multi-purpose trail system. The trail design includes, but is not limited to:
 - Trails will follow natural topography of the land.
 - Grade reversals to allow slow, shallow sheeting of water, instead of volume and velocity that will lead to violent erosion.
 - 10% Rule: Average grade of the trail will not exceed 10%. Maximum grades up to 20% only for short sections, less than 50 linear feet.
 - Outslope of the tread will be 5-9%.
- Trail flow:
 - The trails will be soft surface and open initially to hikers, mountain bikes, and possibly equestrian use. The trails will also provide access to the Yamhill River for sport fisherman and canoe and kayak use.
 - The trail will be open and flowing to allow for easy traverse and access by all ages, and fully ADA accessible.

Whiteson Park Proposal

- Connectors and new segments will need to be constructed to complete trail loops that build upon themselves.
- Initially the trails will be soft or compacted gravel surfaced. Depending on maintenance and long term durability, the trails may need to be paved.
- Width
 - The primary trail segments will be a minimum of 6 feet wide; however, if it is decided to allow for equestrian use, the minimum width will be expanded to 10 feet wide;
 - For future secondary trails and nature trails, the minimum width will be 3 feet.
- Horizontal and Vertical Clearance
 - Horizontal and vertical clearance will be maintained per accepted trail design standards for ensuring trail user safety, while protecting and preserving the adjacent landscape.

➤ Construction

- Trail construction will be performed by Yamhill County Community Corrections Work Crews and Yamhill County Juvenile Department Community Service Crews. Local scouting and youth organizations may be used for the construction of shorter trail segments and installation of site amenities. Most of the work performed will be done by hand crews and the use of heavy equipment (graders, dozers, etc) will be greatly limited to areas outside of natural areas.

- ❖ **Existing Cabin and Barn Access Road and Easement** – To prevent potential access issues and conflicts with neighboring property owner, Parks will abandon public use of this road and its use will be limited to park maintenance and farming activities. Road will be gated and signed (No Public Access) at the cabin parking area and at Riverbend Road.
- ❖ **Southern Property Boundary** – The southern boundary will be fenced along the existing access/utilities easement to prevent trespasses onto the neighboring property, where waterfowl hunting occurs on a seasonal basis. The fenceline will include fencing, signage, and landscaping to clearly delineate the park boundary (see Figures 7 and 8 for details). For all other park boundaries, signage will be posted and existing natural vegetation will be maintained to limit access to neighboring properties.
- ❖ **Trails that currently connect to neighboring trails** – Trail segments will be modified to take traffic away from private property and existing connectors will be removed and restored to mimic natural conditions. Boundary and way-marking signage will also be installed to prevent accidental trespasses.
- ❖ **Fencing** – Fencing will be installed and maintained around both the former landfill site and the Juvenile Department's Wood Barn. The Wood Barn's fencing will also be supplemented with screening vegetation.
- ❖ **Current Farm Uses** - Except for the areas specifically identified for development of access roads, boundary buffers, day use area, and parking, the areas currently being leased for farm use, will continued to be leased for farm use. Lease is renewed annually. Once planning is completed for

Whiteson Park Proposal

future phases and County Parks has sufficient funding for development, farming may be discontinued in these areas.

Phase II - Expanded Day Use Area

❖ Potential Outcomes for Phase II:

- Create a smaller loop of trails that connect to parking areas, natural area trails, group picnic areas, and cabin;
- Day use/open area created that has dispersed picnic areas, garbage receptacles, and open lawn area to be utilized for large events, open play areas, and other recreational activities;
- Construct a covered picnic area for group events/picnics;
- Construct a RV pad for a Park Host Site;
- Either install a vault CXT-type unisex restroom or construct a concrete pad to support portable toilets for the western portion of the site and covered picnic shelter;
- Landscape/create natural areas around the open areas;
- Additional amenities to be considered: pet areas, drinking fountains, natural play structure, etc...;

❖ Plans for Public Use:

- Upon completion, the park property will be open to general public use (no special permit required, except for overnight use);
- Shelter and group picnic areas will be available by reservation;
- Maintenance of the site will fall within current Parks Maintenance operations;
- Parks staff will recruit volunteer Park Hosts to aid in monitoring activities at the park;

Phase III and IV: Camping Areas (FUTURE VISION)

❖ Potential Targeted Outcomes for Phase III: Group Camp Site

- Construct driveway off of existing roadway to location of group camping area;
- Develop a reservable group camping area that provides enough room for multiple tents and parking area. Exact size of area to be determined and area is meant to be somewhat primitive (no RV hookups);
- Construct a central fire ring for campfires;
- Construct a single or double vault restroom;
- Install an access point for potable water and electrical power;

Whiteson Park Proposal

- Construct a parking area for overflow day use or camping area use;
 - Develop an access trail that connects to nature trails and day use areas;
 - Install kiosk and informational signage at group camping area and parking area;
 - Enhance/restore native vegetation of the area to the east of the proposed group camping area and along park frontage;
 - Create buffer and screening for Juvenile Department Wood Barn;
- ❖ Potential Targeted Outcomes for Phase IV: Campground Loop;
- Construct driveway/campground loop with speed and traffic control enhancements;
 - Create a yet to be determined amount of individual camp sites that include the following basic amenities: picnic table, pull in or pull through parking area, fire ring, and level area(s) for tent(s). A designated number of sites will have RV hook ups (water and power);
 - Create a centralized trash and recyclables area;
 - Install or construct a large restroom facility that may include showers, running water and flush toilets;
 - Construct trails that provide access to site facilities, nature trails , day use areas, and parking areas;
 - Plant native tree species for shade trees and create open lawn areas;

Phased Opening and Public Use

As there are many unknowns associated to the anticipated levels of public use and that this is a new park to an area unfamiliar to having a park of this type and size, at the completion of Phase 1 Development Activities, the park will not be open to the general public (i.e. the gates will not be open to general drop in public use). Access will be limited to special permit and based on public response, possibly transitioned to being opened on a seasonal basis (summer). At the completion of later phases, the park may be opened to year-around public use. Vehicle access will always be limited to the trailhead/park entry parking area, except by special permit. To see the tentative schedule and details related to providing public access, please see Figures 9 and 10.

Figure 1: Location of Site

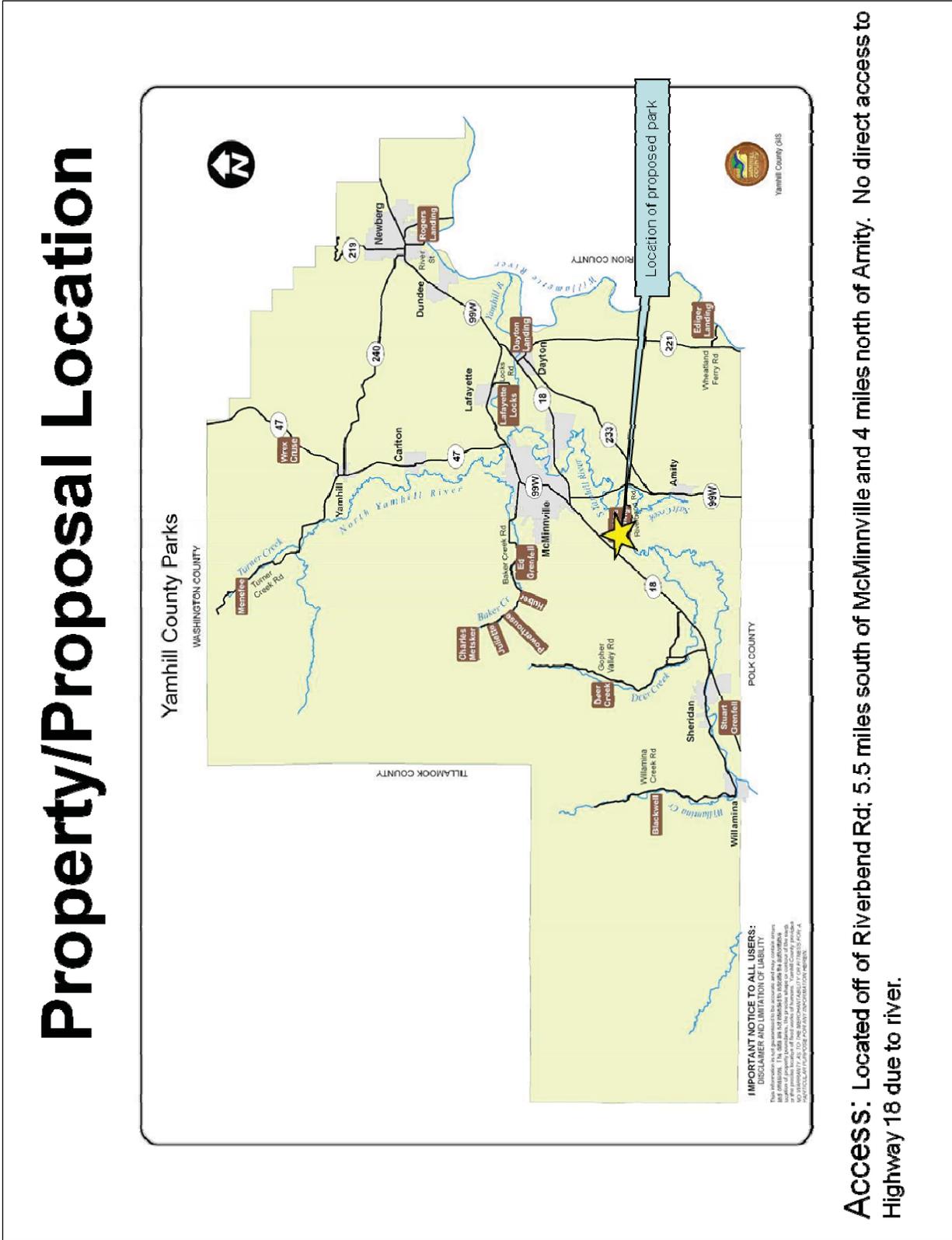


Figure 2: Aerial of Properties

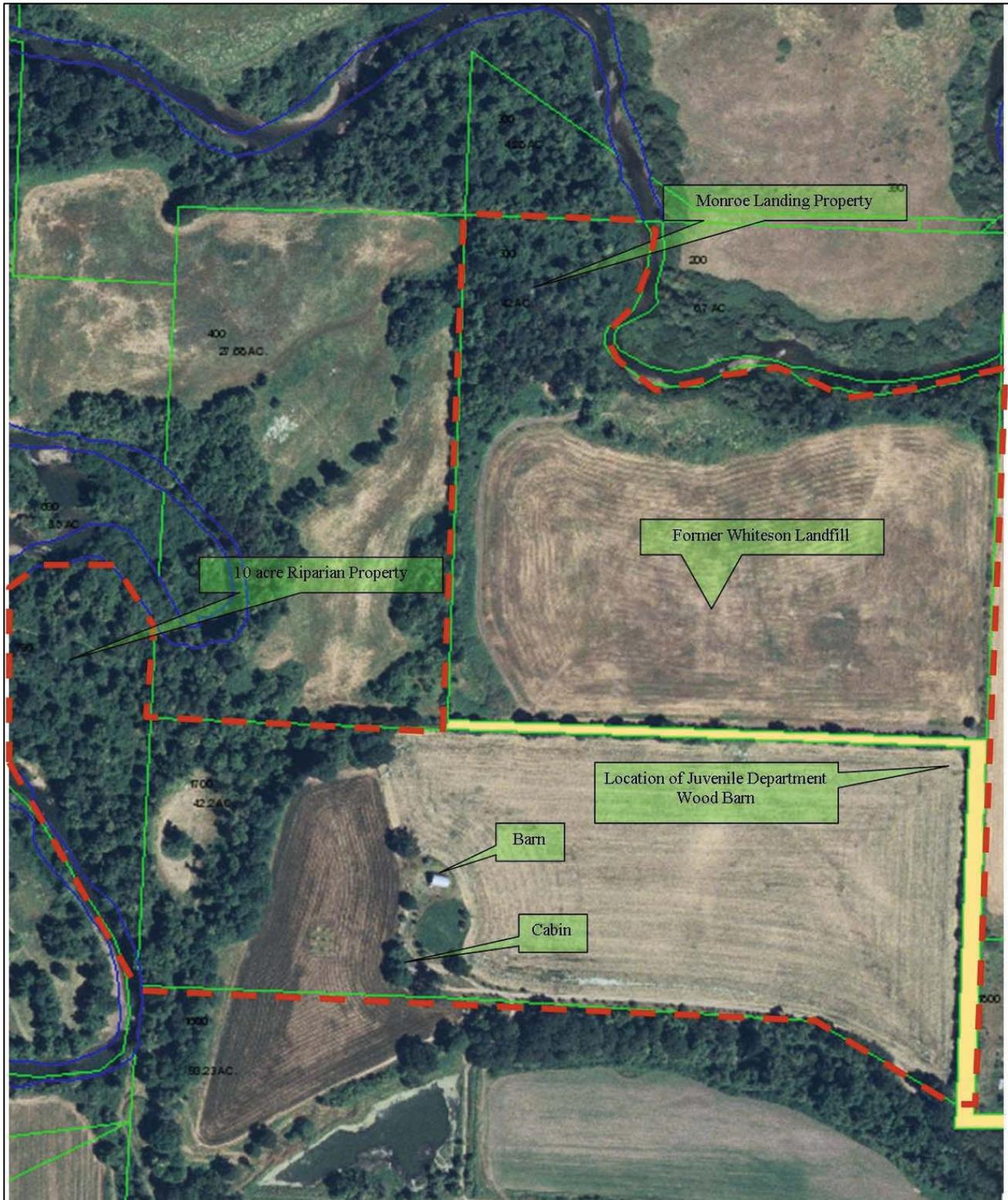


Figure 3: Miscellaneous Photos of Site

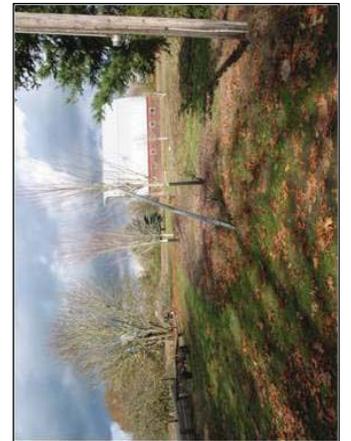


Figure 4: Tentative Phases of Development

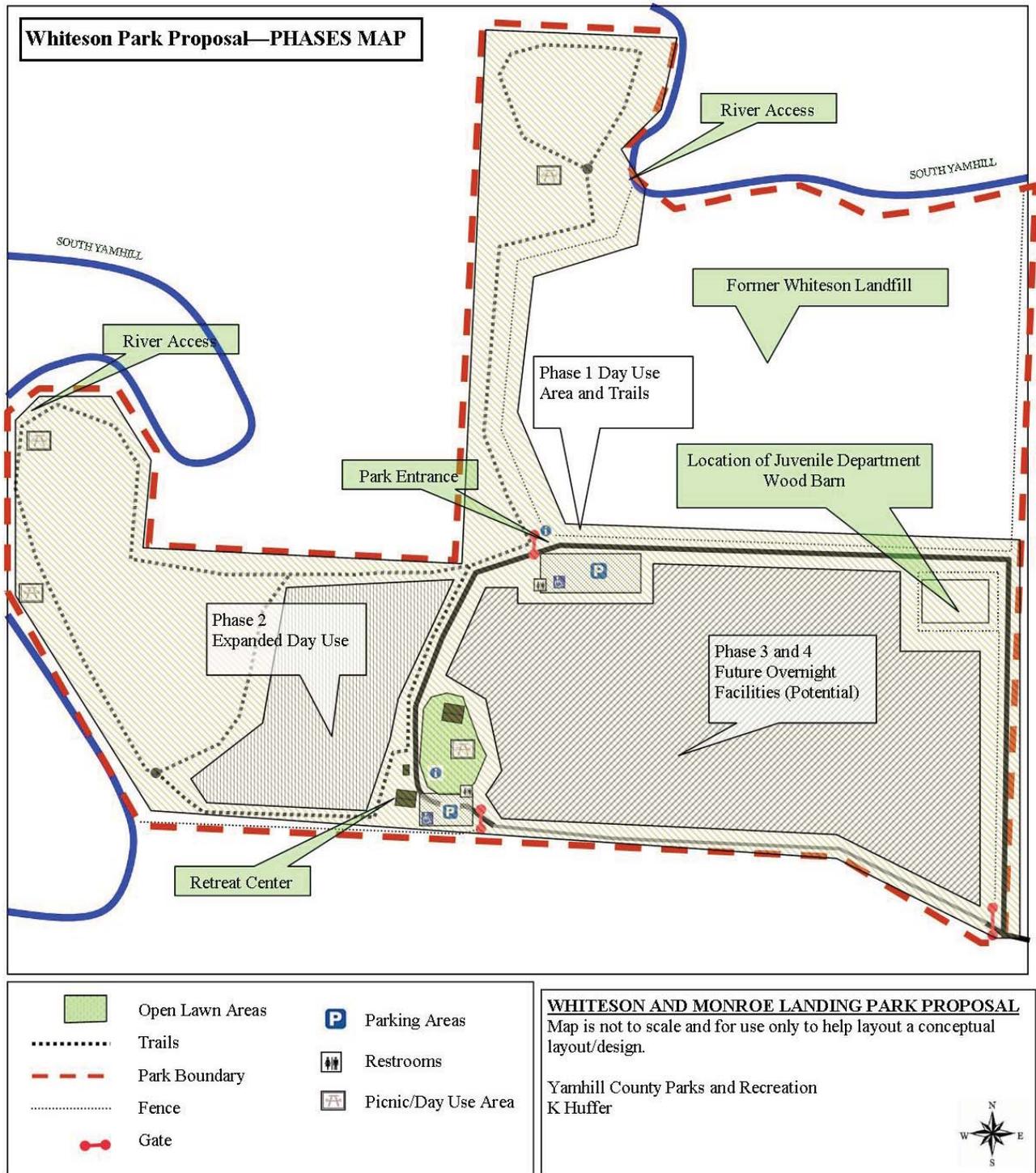


Figure 5: Phase 1 Site Plan for CUP

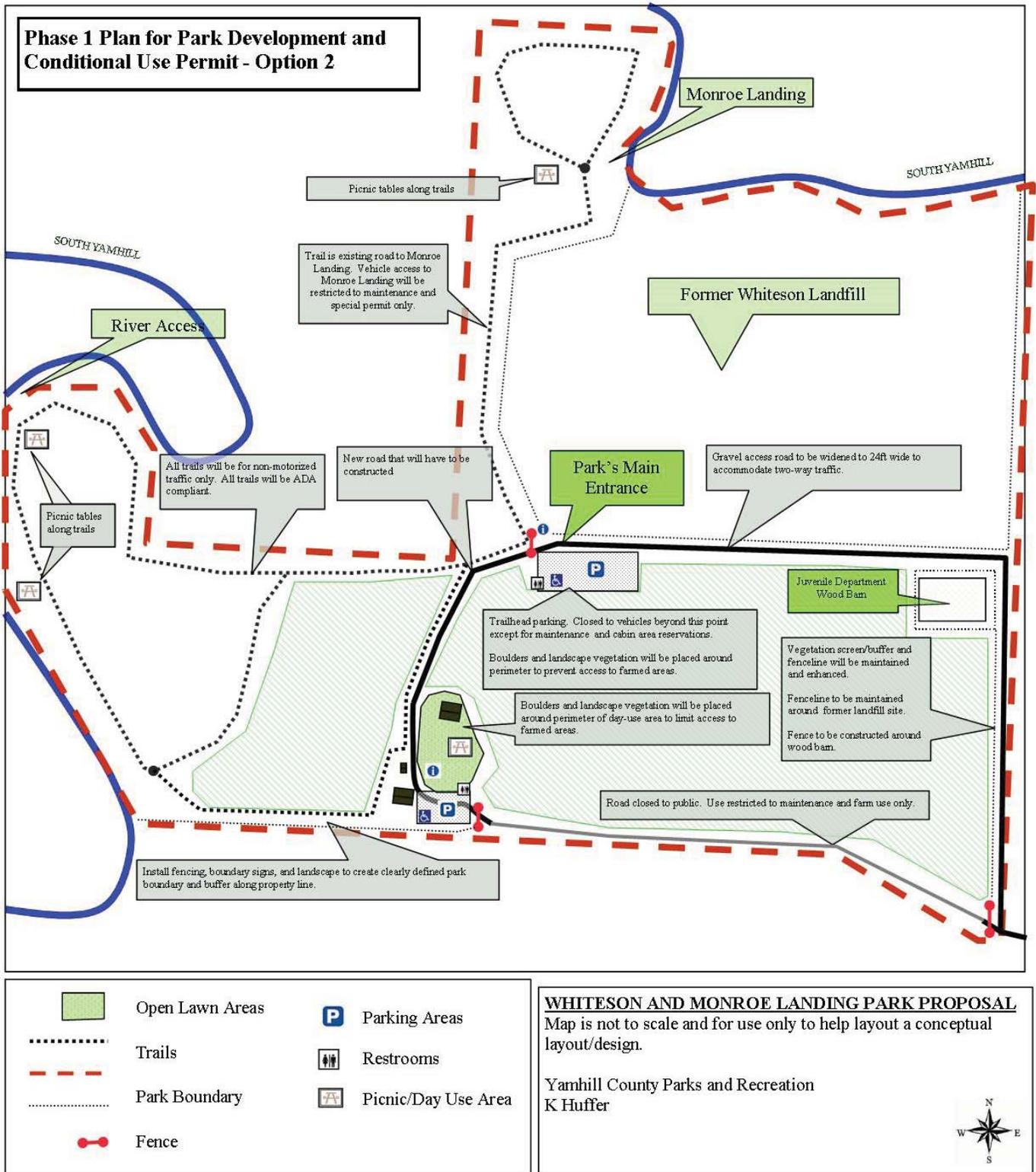


Figure 6: Phase 1 Day Use Area

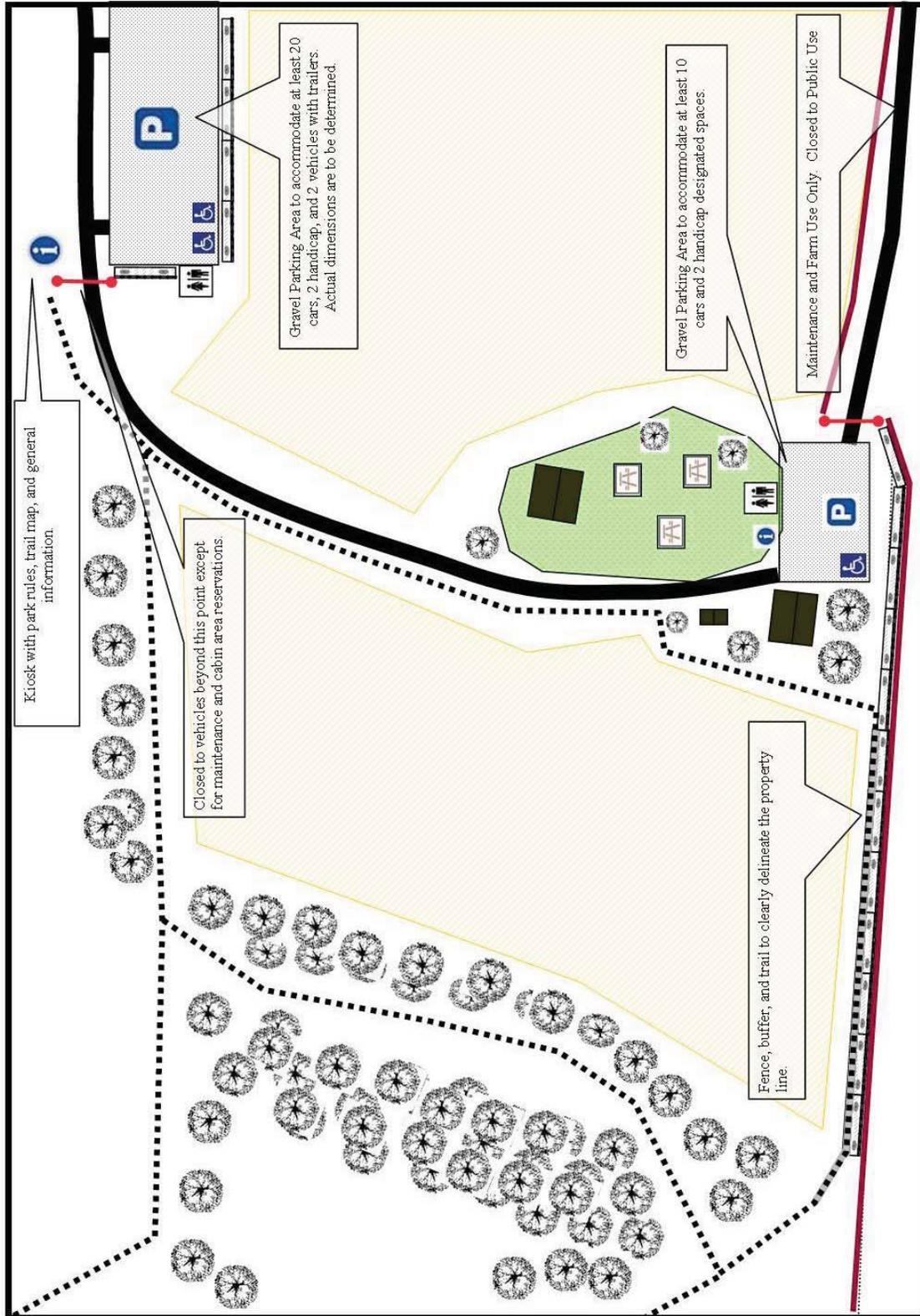
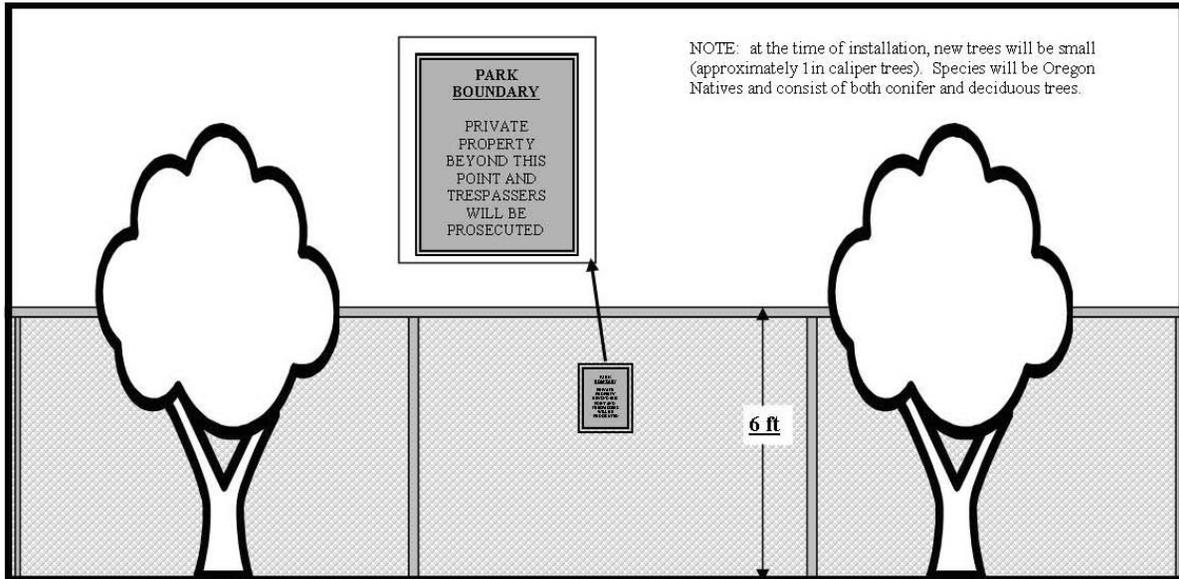


Figure 7: Buffer and Boundary Sample Drawings



Description: 6 ft high chain-link fence. Fence will be supplemented with boundary marker signs and vegetation to clearly establish park boundary.

Fencing will be installed along the park side of the access road easement and follow the easement to the river bank. The boundary from the existing gate to proposed gate at the cabin will only be a fence and signs (no trail, trees, or landscape strip).

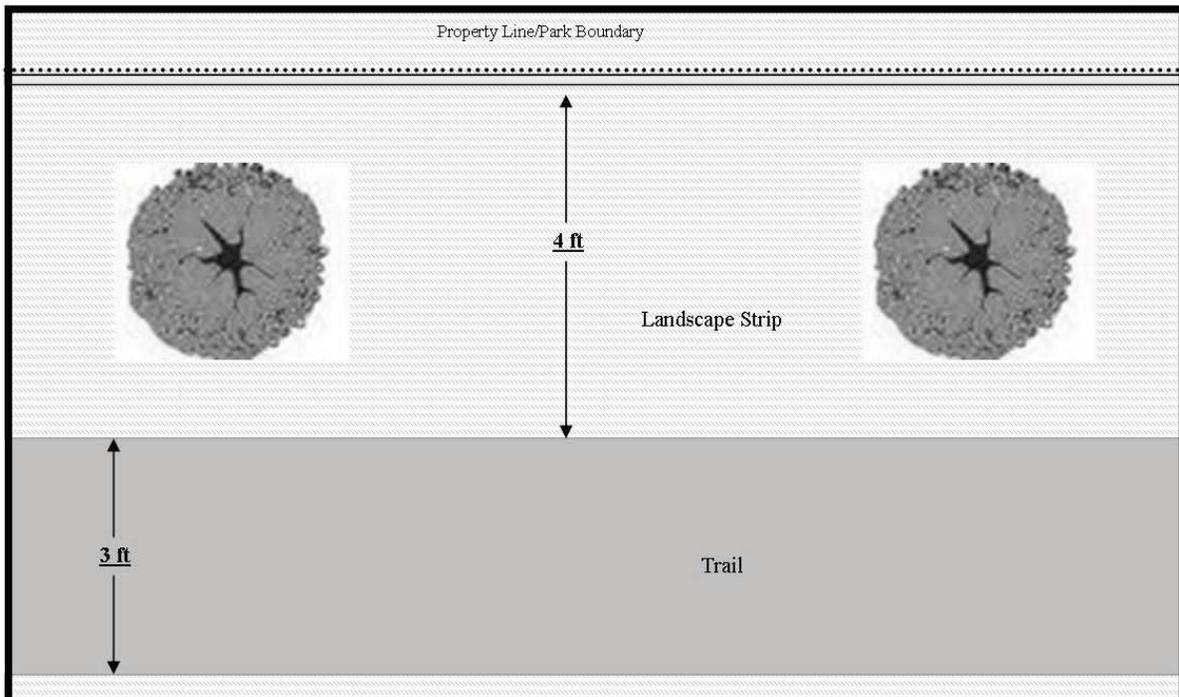


Figure 8: Fencing Plan Map

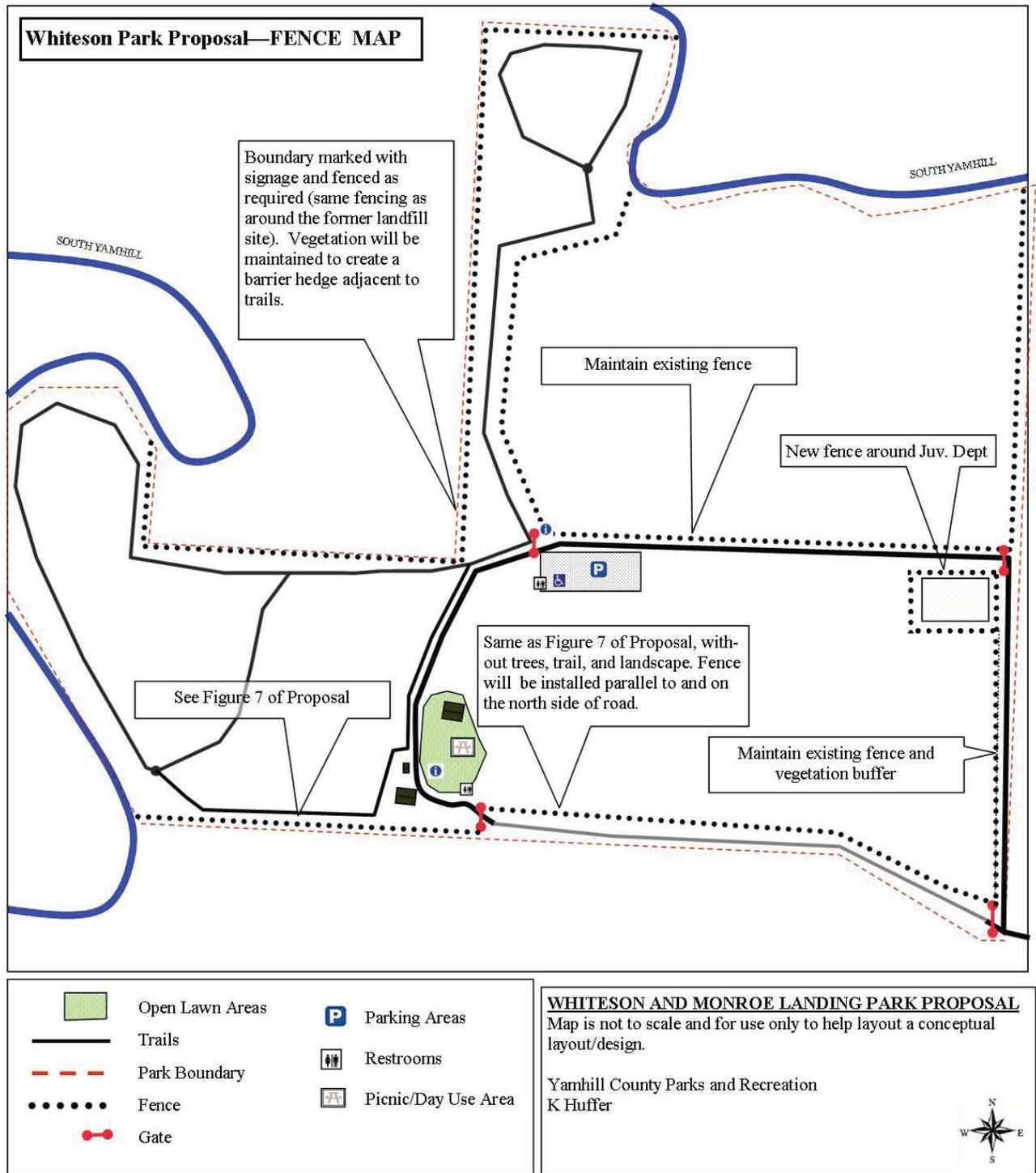


Figure 9: Proposed Timeline for Development and Public Access

This diagram is to provide the approximate timeframe for development activities and plans for allowing public access. The timeline is subject to a multitude of factors including (but not limited to), the permitting process, grant timelines and decisions, available funds, site conditions, RFP processes, and etc. All aspects of the proposed timeline is also subject to the Conditions provided in the Conditional Use Permit. Future planning for recreational activities may be modified to address specific recreational needs as provided in the Yamhill County Parks and Open Space Master Plan (other than camping).

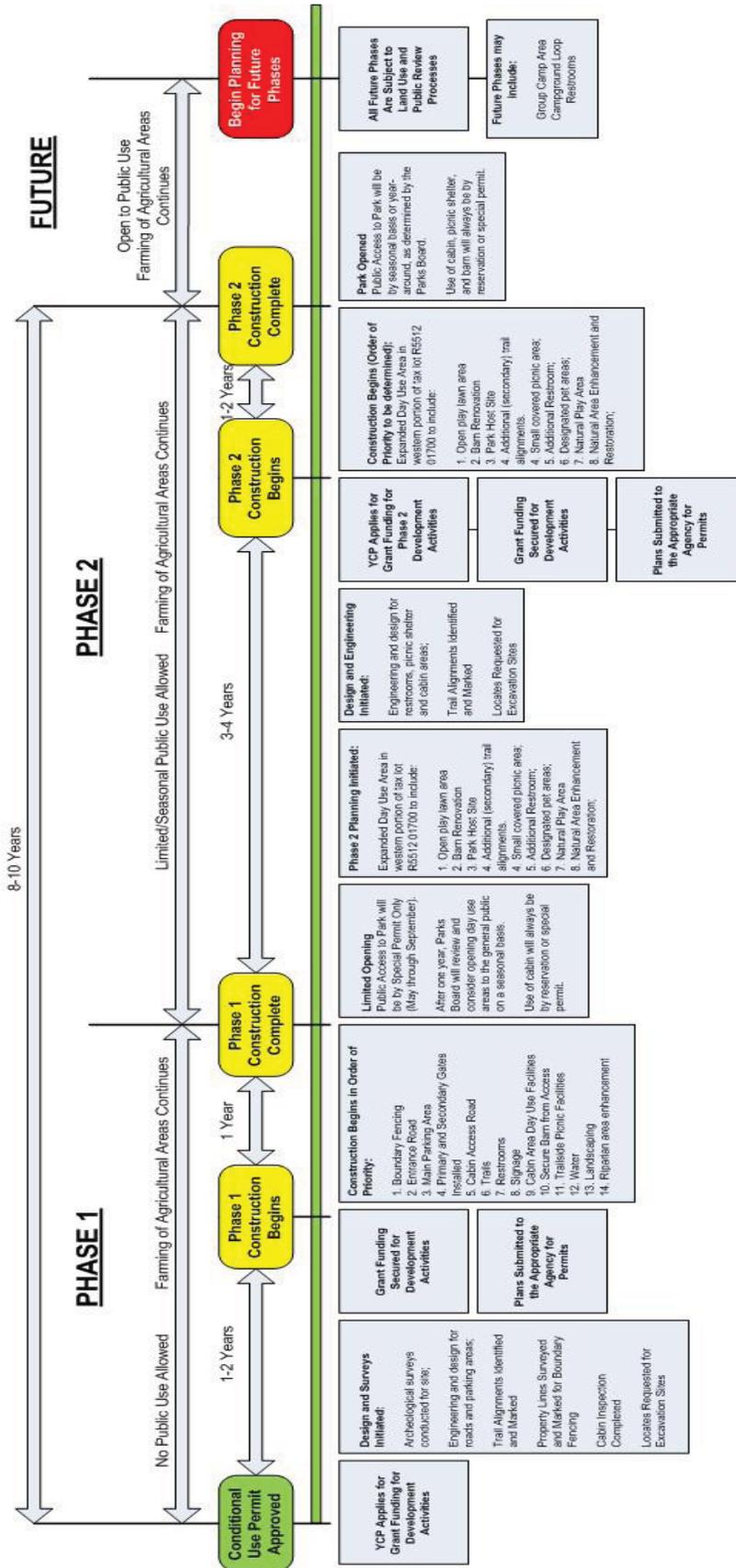


Figure 10: Public Access Plan Diagram

