

**INFORMAL SESSION MINUTES**

**November 8, 2016**

2:00 p.m.

Commissioners' Office  
Conference Room

PRESENT: Commissioners Mary Starrett, Stan Primozich, and Allen Springer.

Staff: Ken Huffer, Christian Boenisch, Mikalie Frei, Ted Smietana, Brett Henry, and Sherrie Mathison.

Guests: Nicole Montesano, News-Register.

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\* indicates item forwarded to formal agenda

Commissioner Starrett called the meeting to order at 2:02 p.m.

**Community Justice update** - Ted Smietana announced the recognition of two of his staff, Alfredo Madrigal and Eric Imlah who recently received awards at the yearly Juvenile Director's Conference; Alfredo for Outstanding Probation Officer of the Year and Eric Imlah for State Detention Worker of the Year.

Brett Henry discussed the Dayton Landing easement adding that he was contacted by the City Manager of Dayton, Scott Pingel about relocating onto county property. After discussion with Scott, the city engineer, Christian Boenisch and Commissioner Primozich they would like to grant the easement and resurface it. He noted that the Oregon Marine Board would like to improve the overall site. The Commissioners stated that they would like to keep the site accessible to kayaking and canoeing.

\* Minutes - see agenda for details.

\* Contracts - see agenda for details.

\* Loans - Approve a Board Order in the Matter of the Authorization of an Internal Loan to Pay Off Business Oregon Infrastructure Finance Authority loan #K06002.

There was discussion regarding a proposal for use of Riverbend Stewardship lands (see Exhibit A). Commissioner Primozich expressed his concerns for using Riverbend as an access point to the park and discussed utilization and costs. Commissioner Starrett expressed her concerns regarding having to match funds for another project that the county will not be able to handle including crews to maintain the park. Stan explained that the county is not spending any money yet until definite plans are made.

Following commissioner updates, the meeting adjourned at 3:05 p.m.

Lucy Flores Mendez  
Secretary

To: Riverbend Stewardship Committee  
From: Brett Henry, Yamhill County Parks Manager  
Re: Proposal for Use of Riverbend Stewardship Lands  
Date: Nov. 9, 2016

### Summary

Yamhill County proposes to enter into a long-term lease of certain Riverbend Stewardship lands owned by Waste Management to enhance public recreation. These lands (described in three parts, below) would be managed by the Yamhill County Parks Department (YCPD). Although not a formal decision, for the purposes of this proposal these lands will be collectively referred to as the Riverbend County Park (RCP). Interest would be actively solicited within the County in forming a RCP Friends group to assist the YCPD with maintenance and future enhancements. Parts One and Two of this proposal must be approved together in order for this to be a viable proposal. Part Three is optional. Should the Riverbend Stewardship Committee approve all or part of this proposal, it would next need to be presented to the Yamhill County Commissioners for approval before lease negotiations commence. [Note: Do we need to refer parts of this proposal to the County Planning Office and/or County Planning Commission?]

A long-term lease of not less than 20 years is required in order for the county to qualify for certain parks development funding. For example, the Oregon Parks and Recreation Department's County Opportunity Grant Program uses revenue collected from RV registration fees to provide funding to Oregon counties for the acquisition, development, rehabilitation, and planning of county park and recreation sites that provide camping facilities. The county must own the land or have a long-term lease of not less than 20 years in order to qualify for this program. <sup>1</sup>

### Part One

Parcel Description: The 66 acre Riverbend Stewardship Lands parcel located inside the bend of the South Yamhill River, currently proposed for ecological study, wildlife habitat, and passive recreation, and located adjacent to the County's Whiteson property.

Proposal: A no-fee long-term lease is requested. These lands would be managed concurrently with the County-owned Whiteson properties as part of the Riverbend County Park (RCP). Development on the leased portion would include such things as dry season accessible trails, river access, overlook establishment, and an all-season boardwalk for wet prairie access. Establishment of any recreational improvements would occur concurrently with development on the County-owned Whiteson properties, and as funding becomes available.

### Part Two

Parcel Description: A portion of the north-western and western side of the 85 acre Riverbend Stewardship Lands parcel located north of the South Yamhill River, currently proposed for ecological study and wildlife habitat. This lease would include use of the access road from State Highway 18 to the former Mulkey RV Park for public recreation and continued farm access. A more specific identification of the lands and road portions required will depend upon completion of an on-site

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<sup>1</sup> Oregon Parks and Recreation Department, County Opportunity Grant Program Manual 2016-17, p. 4, History and Eligible Applicants

feasibility study on where recreational developments should best occur, which has not been undertaken. At the present time it appears that the highest point (least likely for flooding) for placement of a bridge is adjacent to the Mulkey RV Park.

Proposal: A no-fee long-term lease is requested. These lands would be managed concurrently with the County-owned Whiteson properties as part of the RCP. Development on the leased portion would include a parking lot, restroom facility, possible river access and non-motorized boat launch, and the construction of a bridge across the South Yamhill River that would allow for maintenance vehicle use, but would be limited only to pedestrian and bicycle use for RCP visitors. The entrance of the access road with St. Hwy. 18 would be improved (vegetation removal), and appropriate signage for the RCP would be installed. Use of this access road for continuing landfill operations would not be allowed, since the road is narrow and should be widened and repaired for safe public use. It may also be necessary to have the OR Dept. of Transportation create a turnout lane on St. Hwy. 18 to facilitate safer vehicle ingress and egress. If necessary, vegetation buffering and/or fencing on the north side of the access road would be re-established (fencing and poplar tree plantation is already in place) to separate this use from the Waste Management parcel proposed for future green technology. Establishment of any recreational improvements would occur concurrently with development on the County-owned Whiteson properties, and as funding becomes available.

### Part Three

Parcel Description: The southern section of the former Mulkey RV Park (Reno Road), including existing infrastructure and support facilities (water, electricity, office, laundry, restrooms), if they are not needed for future Waste Management operations support. This section includes 14 sites with electricity and water service.

Proposal: Initially, a no-fee long-term lease is requested. The southern section of the former Mulkey RV Park would be made available to the public for overnight RV camping. The existing infrastructure would be made available for RV use, and a nearby undeveloped grassy portion to the west would be developed for future tent camping. Additional development on the leased portion would include reworking road access to the RV sites to facilitate RV access (widening to improve turning and backing, or creating pull-through sites), constructing a trail connector to the proposed bridge mentioned in Part 2, creating possible river access and a non-motorized boat launch (depending on feasibility study), and constructing a new building for park management, laundry, and restrooms if the existing structure is not available. Also if necessary, vegetation buffering and/or fencing on the north side of the leased portion would be established to separate this use from the Waste Management parcel proposed for operations support.

At such point as the camping fees collected become greater than the funds required for normal campground management (just maintaining basic campground services, and not including facility improvements) the terms of the lease would be renegotiated to include an annual lease payment to Waste Management. Annual audited statements of income and expenditures would be provided to Waste Management.

*Drafted by: Jim Culbert, 10/1/2016*