

TO: YACHATS CITY COUNCIL

FROM: EVANS/BETZ ACQUISITION COMMITTEE

RE: ACQUISITION UPDATE

- The City of Yachats has been offered a unique opportunity to acquire 34 acres of wooded property from willing sellers Mike Evans and Geri Betz.
- The property consists of three parcels, all adjoining the Yachats estuary: approximately 25 acres on the south side of the river across from Quiet Water; a smaller parcel (approximately five acres) with a cabin on the west side of the property which has an easement that would provide access to the larger parcel; and 3+ acres on the north side of the river, just below the Yachats River Road, which could be the site of an exceptionally attractive city park.
- The first two parcels are within city limits and are zoned for development. The parcel on the north side of the river is zoned Rural Residential (RR) and is outside the city limits, but could also be developed.
- The county has already made a commitment to this project by funding, through the Lincoln Land Legacy program, two separate appraisals of the property which is valued at \$1.355M, reflecting its development potential of as many as 30 units.
- The owners are willing to negotiate a sales contract without obligation or earnest money to facilitate fundraising efforts. They are also willing to gift the parcel on the north side of the river (\$175,000), and further reduce the price by \$30,000 for a total contribution of \$205,000, making the total asking price \$1,150,000.
- Possible uses for the property include low-impact recreation, conservation of environmental values, and possible infrastructure development capable of providing the city with long-term water security.
- The City is the most logical owner of this property, with a conservation easement held by View the Future to protect the values of the property. (Determined in cooperation with the City.)
- If the city is unable to purchase the property outright, it will be necessary to obtain funding.
- Funding sources include but are not limited to the Trust for Public Land, The Nature Conservancy, The Conservation Fund, McKenzie River Trust, Wetlands Conservancy, Oregon Watersheds Enhancement Board (salmon recovery), Oregon Parks & Recreation, and some Federal programs, or a consortium of any of the above. A possible option is for an organization such as The Conservation Fund, The Nature Conservancy, Trust for Public Land and/or others to purchase the property and then sell it back to the city according to an agreed-upon “take-out” plan.
- Expands recreational opportunities for residents; provides attractive activities for visitors; provides inland recreation out of the wind; protects wetlands and riparian habitat for migrating fish; protects the Yachats viewshed; and opens up potential for infrastructure development to secure adequate water supply.

As John Purcell, a member of the acquisition committee wrote, purchase of this property is an opportunity for “all to participate in the dance of life, a thread that links the Gem of the Oregon Coast with the vastness of the Pacific Ocean.” Let’s open our hearts to the dream!