

Council Business Meeting

December 1, 2020

Agenda Item	Lord Family Donation of 6.02 Acres of Land	
From	Michael Black	APRC Director
Contact	Michael.Black@ashland.or.us	

SUMMARY

The Lord Family is proposing to donate 6.02 acres of land at the corner of North Mountain Avenue and Nepenthe Road to Ashland Parks and Recreation Commission (APRC) to add to the publicly available open space in the area. The proposed 6.02 acres is adjacent to and includes a portion of Bear Creek and it is contiguous with North Mountain Park.

POLICIES, PLANS & GOALS SUPPORTED

Maintain and expand park, recreational, and educational opportunities; provide high quality, efficient and safe services with positive experiences for guests and other participants while maintaining community participation in the decision-making processes and protecting the environment.

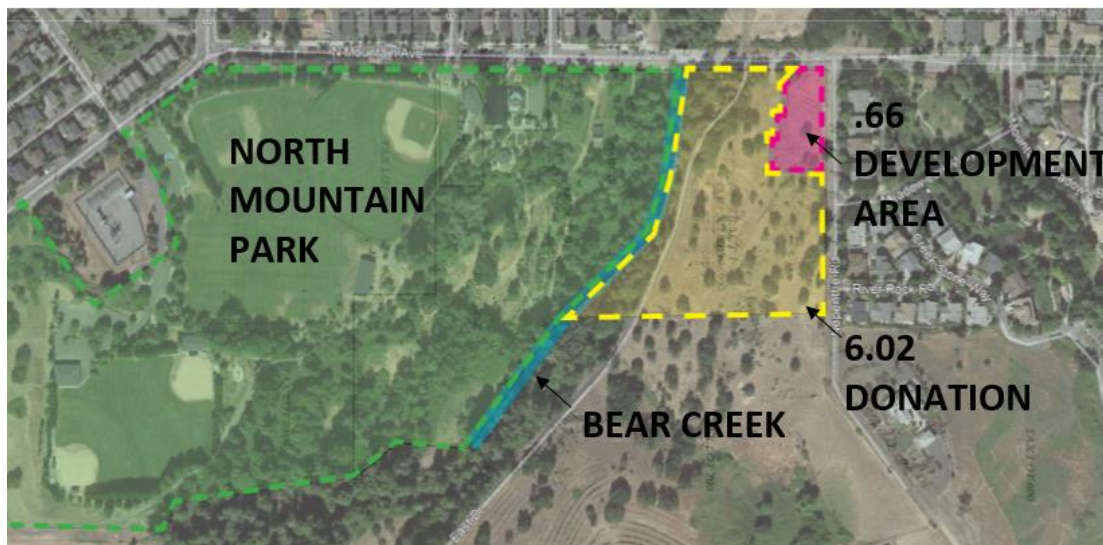
PREVIOUS COUNCIL ACTION

APRC approved the donation of the 6.02 acres of land at their September 9, 2020 Business Meeting

BACKGROUND AND ADDITIONAL INFORMATION

Parks administrative staff was approached in 2019 by the Lord Family with the proposal of a donation of this property. Director Black met with the owners and discussed their desire to keep the property as open space for public access. The property being considered for donation to APRC (6.02 acres) is a small portion of the total land in the Lord Family holdings, but it is the only portion of their holdings that is within the boundary of the City of Ashland. The Lord Family may be working with local non-profit groups and the County on the remaining portion of their property. The 6.02 acres is the only portion that APRC is involved with.

Additionally, the Lord Family is selling a portion (.66 acres) on the corner of Nepenthe Road and North Mountain Avenue for development. KDA Homes is working with the owners on that portion. The .66 acres being sold to the market is not part of the 6.02 acres being considered by APRC.



The addition of land would be beneficial to the public for open space. The property is large enough to allow for several trails and passive areas where the public could view the mountain ranges in the distance; Mount Ashland is viewable from this property. Trails on the property would allow for access to the creek on the North bank and will allow residents in the adjacent neighborhoods access to prime open space near their homes.

The land is sloping toward the creek from Nepenthe Road and will require several switchback type trails to allow people with mobility challenges to enjoy the land. The property contains several stands of oak trees and large boulders. While this property would not be an ideal park, due to the slope and the desire to keep the land as natural as possible, it does provide a valuable natural buffer between the creek and nearby development. Being held as public property in the Parks and Open Space inventory of Ashland will be a benefit to the public for access, conservation and preservation of majestic views for the enjoyment of the public.

The Lord Family will retain access via easement to the driveway that crosses the open space. The Lord Family will take responsibility for all the maintenance of the driveway, except in the case that APRC causes any damage to the driveway while performing maintenance. APRC will take responsibility for any damage to the driveway that is created by APRC but will not provide regular maintenance.

FISCAL IMPACTS

The cost to maintain the property is minimal. The only maintenance required will be fire requirements and trail maintenance. There will be signs and other accoutrements that are typical in parks, but all together the total burden on the Parks budget per year is estimated to be about \$3,000. The Lord Family has agreed to establish a \$100,000 endowment fund with the Ashland Parks Foundation to offset the cost of maintenance to APRC. Considering the cost of the maintenance over time with inflation, and comparing that to the endowment fund, with projected interest growth, it is anticipated that the endowment will adequately fund the maintenance of the property for 31 to 33 years.

STAFF RECOMMENDATION

Considering the positive impact on the Parks and Open Space Inventory of Ashland and the citizens of Ashland, as well as the fact that the land is being transferred to APRC at no expense (donated) and maintenance can be funded for up to 33 years by an endowment being provided by the Lord Family, staff recommends that the Ashland City Council approve the donation.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

- 1) I move to approve accept the donation of the 6.02 acres of land described in the Council Communication.
- 2) I move to deny donation of the 6.02 acres of land described in the Council Communication and direct staff to...

REFERENCES & ATTACHMENTS

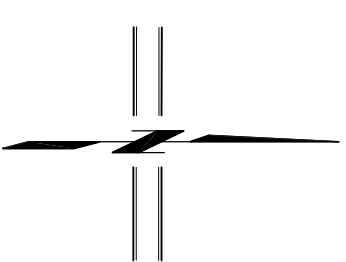
Attachment 1: Knox CoA Preliminary Plan

PRELIMINARY MAP

PROPERTY LINE ADJUSTMENT

LOCATED AT
Nepenthe Road
Ashland, Oregon
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 04
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Mark Knox
 485 West Nevada Street
 Ashland, Oregon 97520



SCALE: 1" = 150'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

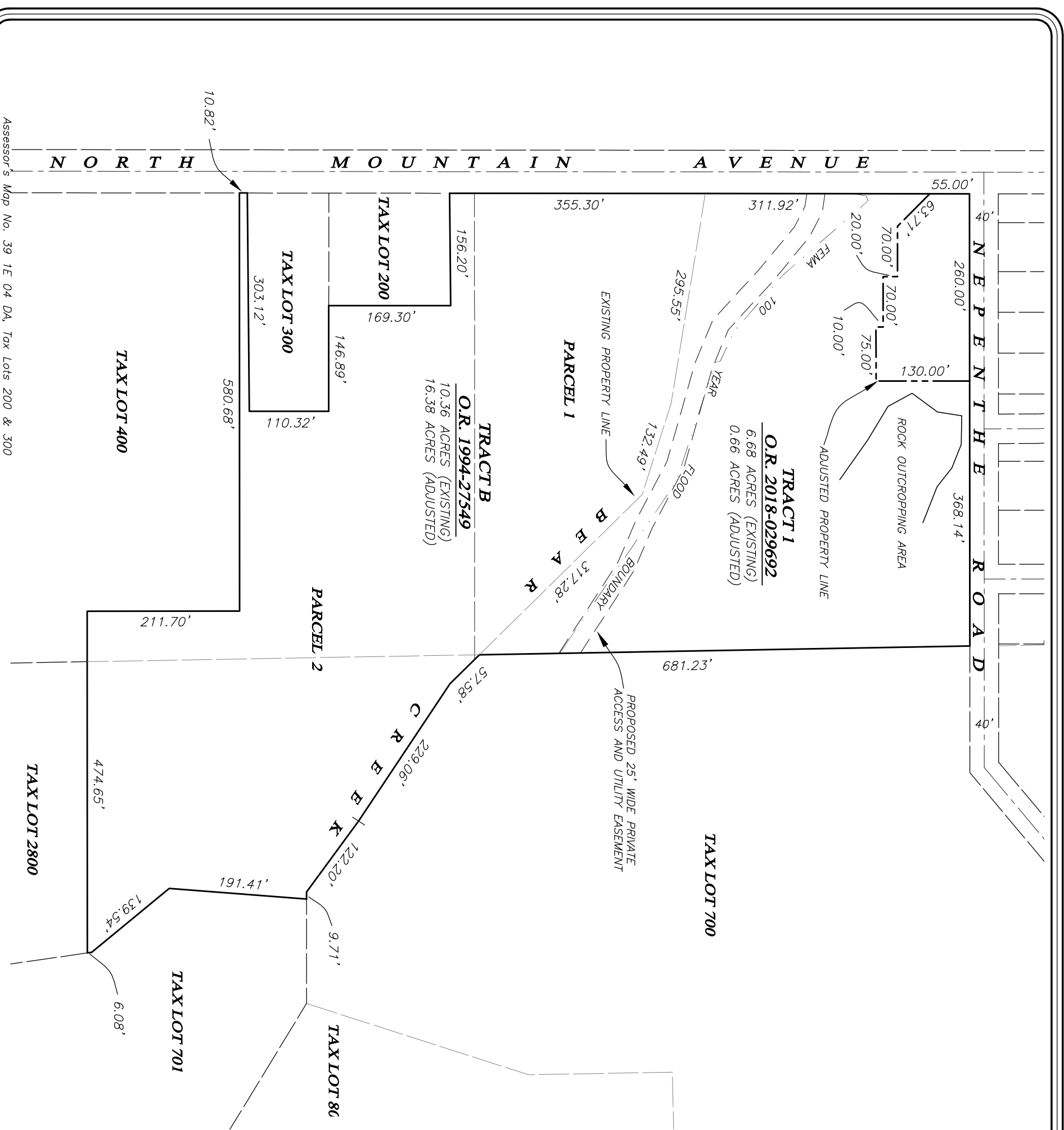
PRELIMINARY COPY

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009
 DATE: JULY 14, 2020
 PROJECT NO. 1310-20



Assessor's Map No. 39 1E 04 DA, Tax Lots 200 & 300

POLARIS LAND SURVEYING