

Mount Hood Corridor
Community Planning Organization
PO Box 632 Welches, OR 97067

To: Clackamas County Board of Commissioners
906 Main Street
Oregon City, OR 97045

July 6, 2006

Commissioners:

In response to the Clackamas County proposal to sell and trade County lands in the Mount Hood Corridor, the CPO has the following recommendations:

Re: the Cedar Ridge site

- ✍ The land south of Hwy 26 should sell to the Western Rivers Conservancy. The intent of the sale should be to trade the land to BLM and keep the land designated as recreational and managed as part of the Salmon River and Wild & Scenic corridor.
- ✍ The land north of Hwy 26 should sell to Western Rivers Conservancy and WRC should establish a conservation easement along the Salmon River, managed consistent with the Salmon River Wild & Scenic Plan, and allowing recreational trails through the area. The land could be resold for residential development, with a deed restriction to provide for recreational trails.

Re: the Hunchback HR-zoned land along Salmon River Road

- ✍ We recommend the land be sold to Ed Hopper of the Resort at the Mountain, with a deed restriction to prevent development.
- ✍ Future development of adjoining properties could use the Hunchback lands for a density transfer to aid development.

Re: Funds generated from the County sales of lands near and within the boundaries of the Villages at Mount Hood

- ✍ These County lands provide recreational uses and other conservation opportunities. Sales to groups such as Western Rivers Conservancy or The Nature Conservancy are preferred. Transfer to BLM is acceptable when a management plan such as the Salmon River Wild & Scenic Plan exists. The connection of area trails is a goal of both the CPO and the Villages at Mount Hood. County land sales should include easements for trails and river access.
- ✍ Sales of County lands should generate funds for the Villages at Mount Hood to develop trails and fund the community center
- ✍ We recommend that all lands sold and traded provide for a minimum of 25% of the funds to be held in trust by Clackamas County for use by the Villages at Mount Hood. The current proposals are lands designated under the Parks and Timber Management Plan. We also propose that County sales from foreclosures and sewer district condemnations provide for 25% of the funds to transfer to the Villages at Mount Hood. When useful, a trail or river access easement would also be included in the sale.

Sincerely,

Don Mench
Mount Hood Corridor CPO Chair