

Why citizens support the Floras Lake land swap

1) We, nor any of the experts hired by the county, see this parcel as “prime frontage.”

According to county staff, appraiser, community knowledge, the property has:

- No Road Access
- Poor Septic Feasibility
- Wetlands that make access/ development difficult
- Zoning constraints from historic platting
- HIGH potential for gorse infestation if land is cleared
- Extremely high costs of development given severe constraints

2) We do not view this land swap as just letting anyone in to "cherry pick"

- State Parks is a trusted public agency that brings high value to our communities and local economy
- OPRD must meet statutory requirement of providing “overwhelming public benefit”
- the 70+20-acre westernmost parcel of county land meets this land-swap requirement

3) Why not go for a bigger result?

- Many "stones" —including possibilities for development, forestry, recreation, and conservation— have already been turned and deemed unfeasible owing to constraints of land
- The county's pattern of ignoring local people's knowledge and opinions has eroded public confidence
- OPRD will not swap for the whole 500 acres
- The proposed land swap deal is practical, efficient, enjoys public support, and provides direct benefit
- OPRD can bring capacity to conduct this transaction and for future management

4) This deal may not come again

- This deal came as the result of prior BOCs working with OPRD
- OPRD considers this deal a trial—one that could lead to working together on other matters
- With rising visitation and declining budgets, OPRD has other priorities in more populous regions and will be disinclined to waste time in Curry if it determines a simple deal cannot be made

5) People who support the Floras Lake land swap are not one group.

Those who support the Floras Lake land swap include:

- Residents of Langlois area, including Floras Lake-neighborhood residents and property owners
- Local business owners in Langlois who benefit from lake-based recreation
- Local farmers and ranchers
- Curry business owners that benefit from tourists
- Kalmiopsis Audubon Society, with 380 members who reside throughout Curry County
- Lake recreationists, including those who camp at Boice-Cope county park
- Tourists from around the county, state, country, and globe who visit and vacation here regularly

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6) You wrote it would be better to sell the entire lake property, perhaps to a conservation buyer.

This option is likely not feasible because:

- Several conservation organizations have been approached and have shown no interest
- The property is too small for The Nature Conservancy
- Small land trusts need an "exit" sale that is not available since OPRD is not interested
- If a private buyer or consortium of buyers could be found, a swap to OPRD of the westernmost 70 acres still makes sense
- If a private buyer could be found, we encourage use of conservation easements to assure that values most important to the community are conserved

7) You suggested that this deal is good only for a few people, not for the whole county. We disagree.

- This transaction provides **direct financial benefit** to all Curry County by providing a Hwy 101 property that can generate revenue or be used for public purposes. Some ideas include:
 - County Forest with timber harvest every 45 years
 - Roadside wayside with habitat boardwalk
 - Public safety or communications purposes
 - Disaster preparedness given its proximity to Cape Blanco Airport
 - County campground and trail system for travelers
 - Gates foundation grant for education or carbon engineering research
 - Selling it into private ownership to generate short-term income and long-term tax revenues
 - Leasing to business e.g. Port Orford Cedar nursery, Horse stable, Shooting range, cell phone or other communications
- This transaction also provides **many indirect benefits** to Curry County:
 - Conserving the beautiful Floras lake lakefront—a draw to tourists and water sport enthusiasts
 - Maintain revenue stream from Boice-Cope county park
 - Enhancing the value of the existing OPRD trail system
 - Resolve long-standing issue that has consumed county money and staff time with unfinished, failed outcomes
 - Attracting new residents and young people to settle in Langlois and bring their talents to Curry County
 - Saving the Soul of Langlois!