

NORTH DOUGLAS BETTERMENT

Contributing to the quality of life in North Douglas County.

PO Box 508, Yoncalla OR 97499

4/13/2012

Yoncalla Pond Planning Project 2012 Scoping Phase

To whom it may concern:

As you may know, North Douglas Betterment, a 501 (c) 3 entity (NDB), is in the process of acquiring the Yoncalla Log Pond and is initiating a 6-month planning process to establish the optimal use of the property. The intent is to use this time to identify issues, opportunities and specific project proposals for the future use of the property. At this point, the project criteria for final evaluation are relatively open: (1) emphasis on project quality; (2) improved utilization of the property; (3) acceptance by the community, (4) conforms to existing laws and regulations, and (5) financial sustainability.

We are very grateful to Eagle View Management for their generous contribution and also are excited about the potential benefit this property can provide to the North County Area. We want to make the best possible decision regarding the future of this property and would welcome your help with this planning effort. At least two open public meetings are planned. The first meeting will take place toward the end of the scoping phase to consolidate the information received from the scoping outreach. The second public meeting will occur during the project evaluation phase after management alternatives have been developed.

It would be very helpful to know your interest level to help us optimize all available resources.

1. Contribute to the development of a specific alternative for evaluation.
2. Assessment support – Provide technical assistance with specific issues to support project development.
3. Volunteer Field work – Be available to assist with area clean-up and inventories.
4. Interested Participant – Share general information and ideas for the project and received email notification of ongoing progress.

To help facilitate a coordinated work effort, a current task /resource person matrix chart will be posted along with project status at www.ndbetterment.org . Please try to respond with an indication of your interest by May 10, 2012. Thank you for your interest in this project.



Kent Smith
Chair, North Douglas Betterment

Relevant Planning Data for the Yoncalla Pond Project

Location:

Community: Yoncalla OR 97499 (Douglas County)
Latitude: 43.599353 Longitude: -123.278.342

Zoning: (See Map 2: Zoning)

The portion west of Yoncalla Creek is in the Yoncalla UGB and is zoned "Industrial." The portion east of Yoncalla Creek including the south parcel is zoned "Exclusive Farm use –Grazing."

Note: These properties are not within Yoncalla City Limits.

A portion of the property is in the FEMA Flood Zone (See Map 3).

Approximate Acreage (See Map 1)

West parcel	23 A
Pond Parcel	46 A
East Parcel	13 A
South Parcel	20 A

Initial issues for consideration: (See Map 1)

Point A: The railroad crossing at the end of Main St has been closed. Vehicle access is presently open only from the south end of the property.

Point B: No culvert or bridge at the creek crossing; limiting foot and vehicle access through this area. It would be helpful to restore the crossing early in the planning process.

Point C: The pond presently contains extensive aquatic vegetation.

Point D: Extensive blackberry growth in the East and West parcels and along the pond perimeter.

Point E: Possible beaver activity affecting the drainage at the 4th Street culvert.

Point F: 4th Street Culvert. Backwater from the pond has potential for contributing to flooding in the 4th Street area.

Point G: Nutria activity has potential for degrading the pond enclosure berm.

Point H: Yoncalla Creek is a designated fishery stream.

Point I: Gated vehicle access point.

Point J: Wetland constraints. (See Map 4) Central area being encroached with Ash trees. Extensive blackberry growth along Yoncalla Creek (entire length).

Available Planning Resources

GIS shape files

Survey maps: 1:1200 scale with 2 ft contours printed on vellum.

Graphics design software

Contact Information

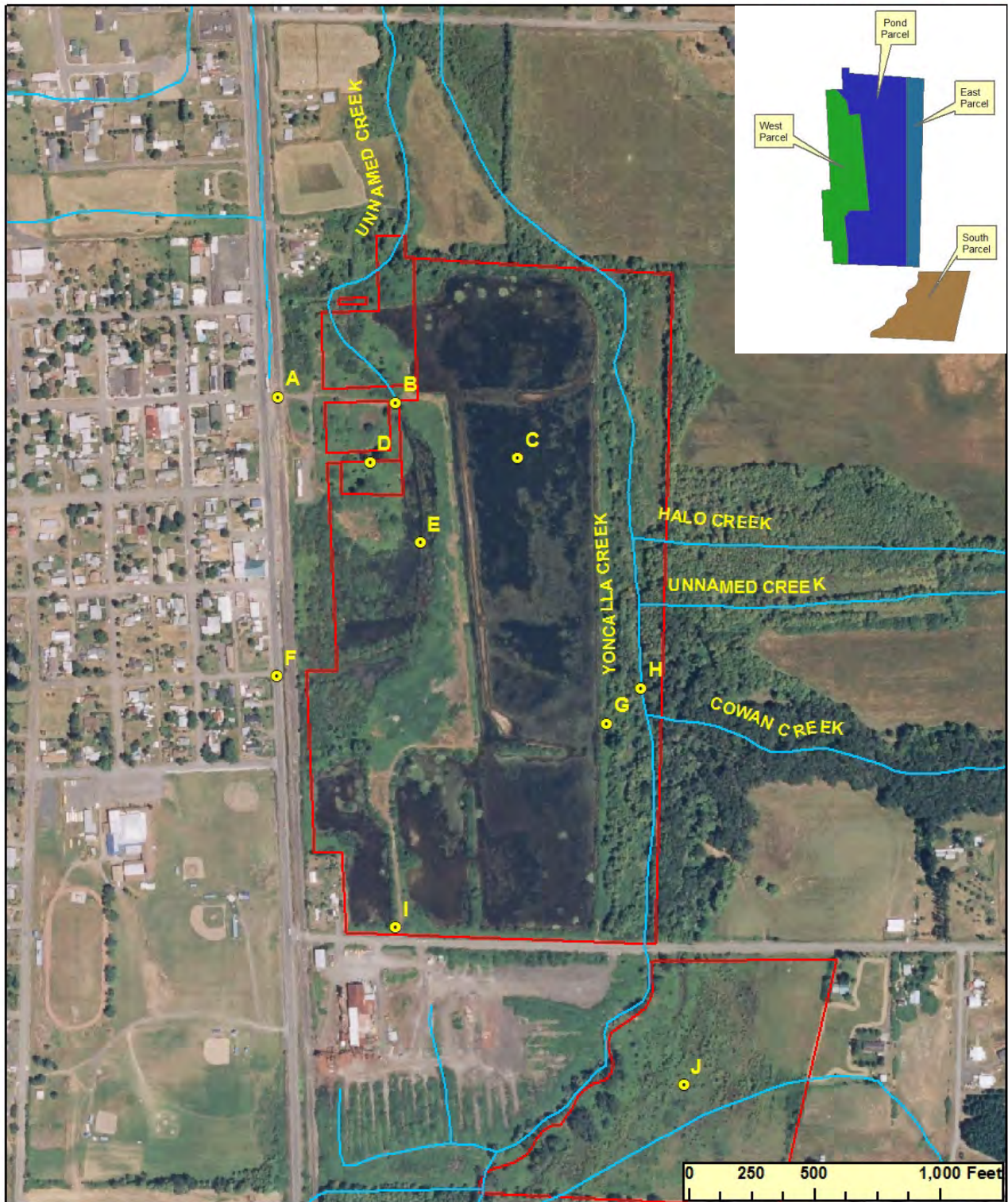
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Map 1: Yoncalla Pond Project 2012

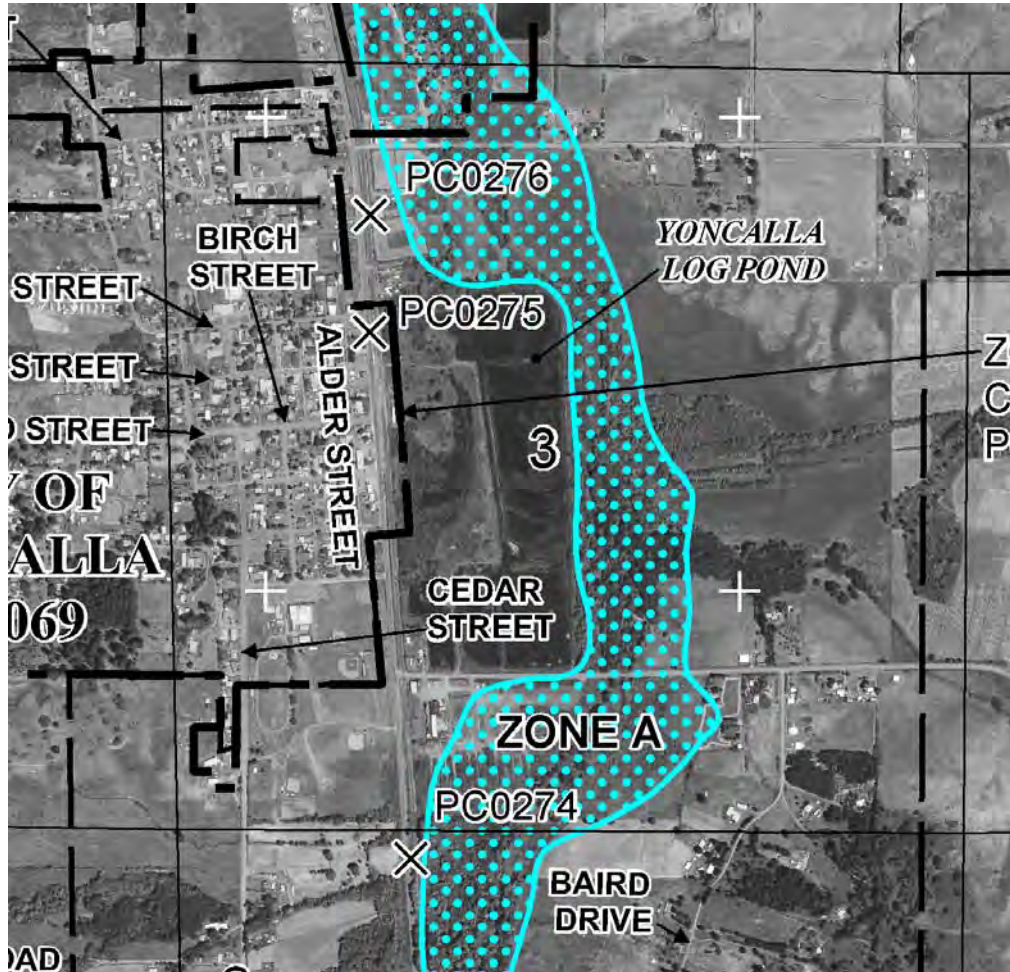


Map 2: Zoning



	UGB	Yoncalla Urban Growth Boundary
	FG	Exclusive Farm Use - Grazing
	AW	Agriculture & Woodlot
	RR	Rural Residential 2
	5R	Rural Residential 5

Map 3: FEMA Flood Map





U.S. Fish and Wildlife Service
National Wetlands Inventory

Map 4:
Yoncalla Area Wetlands



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other