

Discussion of Usage at Bob and Crystal Rilee Park

CHEHALEM PARK AND RECREATION DISTRICT

BOARD OF DIRECTORS MEETING | FEBRUARY 26, 2026



Recommendation

1. Review information and receive public comments related to Bob and Crystal Rilee Park; and
2. Deliberate, consider possible action(s) related to usage and activities at Bob and Crystal Rilee Park, and provide direction to staff.



Presentation Topics

Current Direction | Proposal from C2 Consulting | Property Rights and Pre-Acquisition Correspondence | Use Alternatives Discussion | Public Feedback | CPRD Mission



Current Direction

- On September 28, 2023, the Board voted to prohibit bicycling at Bob and Crystal Rilee Park. Additional direction was given to staff to find a new location(s) and opportunity(ies) for mountain biking outside of Bob and Crystal Rilee Park.
- On August 22, 2024, the Board adopted the BCRP Master Plan¹, which includes pedestrian and equestrian as principal uses for the park's trail system.



Proposal from C2 Consulting

- Review completed outreach activities;
- Review trails at BCRP to establish a baseline;
- Determine mountain biking activity “personas” (e.g., families, kids and teens, competitive riders, enthusiasts, destination visitors, etc.);
- Evaluate specific sites within the District and identify which sites afford the best opportunities for mountain bike trail development;
- Recommend near-term actions for future development; and
- Summarize findings in a report to the District.

Statement from Legal Counsel

Related Documents
Provided within
Attachment 2

... The deed from the Crystal Dawn Smith Rilee Foundation to CPRD, dated November 18, 2014, contains no restrictions on use. This does not appear to have been an oversight. Prior to CPRD's purchase of the property, by letter dated September 12, 2013, the Foundation proposed that the land "be kept permanently available for agricultural uses." CPRD expressly declined to agree to such restrictions. In a letter dated September 27, 2013, it explained "in the future CPRD must be free to change any agricultural use if the Board deems it appropriate to meet its public mandate." ...

Correspondence Prior to Acquisition



FOUNDATION ATTORNEY PROPOSAL AND CPRD ATTORNEY RESPONSES BY TOPIC

1. Transfer of Foundation Debt
2. Retention of Remaining Foundation Assets
3. Development Restrictions & Retention of Agricultural Uses
4. Prohibition on Future Sale or Land Transfers
5. Prohibition of Clear Cutting
6. Retention and Repair of Buildings
7. Management and Operations of Land (multiple sub-sections)
8. Prohibition of Specified Individuals to Access the Property

Correspondence Prior to Acquisition (#3)



FOUNDATION ATTORNEY PROPOSAL

Foundation requests that the land transferred to CPRD be permanently protected from further residential or commercial development, and the agricultural land be kept permanently available for agricultural uses.

CPRD ATTORNEY RESPONSE

The statutory purpose and mission of CPRD is to provide recreational opportunities for the citizens of Yamhill County. CPRD is willing to agree that the Parrot Mountain property would be permanently protected from residential and commercial development (excluding any CPRD revenue generating activities), but cannot agree that the land currently under cultivation will be preserved for agricultural purposes. For the time being, it is CPRD's intention to continue the agricultural uses presently in place, but in the future CPRD must be free to change any agricultural use if the Board deems it appropriate to meet its public mandate.

Correspondence Prior to Acquisition (#4)



FOUNDATION ATTORNEY PROPOSAL

They would like CPRD to agree that it will forever own and manage the land, as a public land under the jurisdiction of CPRD, and that no portion of the property will be sold or transferred to another owner in the future.

CPRD ATTORNEY RESPONSE

...CPRD has found that in certain cases it has been in the best public interest to have the ability to trade and sell portions of property to settle boundary disputes, improve public access and, for practical purposes to reconfigure boundaries of parcels under its ownership. The CPRD Board requests that the Foundation either not insist on this condition based upon the District's past experience of being good stewards of the public land it owns, or at least agree to language that gives leeway for the District to address the issues previously mentioned.

Correspondence Prior to Acquisition (#6)



FOUNDATION ATTORNEY PROPOSAL

They request that CPRD save and repair the buildings and outbuildings if at all possible, and agree that no buildings will be removed or destroyed unless there is no way to save or repair them. This includes “Bob’s garden shed,” and the other outbuildings.

CPRD ATTORNEY RESPONSE

The Board agrees that it will use its best efforts to save and repair the building and outbuildings on the property. However, in all cases CPRD’s ability to expend funds to save and repair buildings is first conditioned upon CPRD having the requisite property tax revenue available through its regular budgeting process. Further, CPRD must have the ability and sole discretion to destroy any building which it determines in its best judgement, to be uneconomical to maintain, a hazard, or an attractive nuisance. Having said this, the Board is of the opinion that none of the buildings referenced in this condition are in these categories.

Correspondence Prior to Acquisition (#7B)



FOUNDATION ATTORNEY PROPOSAL

Regarding the management and operations on the land, they have the following requests:

...

B. That there be just one entrance into the park trails, and other entrances be closed.

...

CPRD ATTORNEY RESPONSE

Park District personnel must have the ability and authority to determine what park trails are open to the public and what are closed, and what entrances can be used. Having said that, the Park Board would certainly consider input from the neighbors and Foundation members in this regard.

Correspondence Prior to Acquisition (#7D)



FOUNDATION ATTORNEY PROPOSAL

Regarding the management and operations on the land, they have the following requests:

...

D. They would like to see a small museum established at the Farmhouse and out buildings displaying historical items.

...

CPRD ATTORNEY RESPONSE

CPRD is not opposed to a small museum established at the Farmhouse. As mentioned earlier, CPRD can acknowledge its best intentions to provide such a facility, however, whether or not one comes to fruition depends upon availability of tax revenue and the museum being economically viable.

Correspondence Prior to Acquisition (#8)



FOUNDATION ATTORNEY PROPOSAL

Finally, they request that the following people not be allowed on the property, or to have any involvement or association with the property, or with the operation of the property: *[statement lists 11 individuals by name as well as one entire extended family]*

CPRD ATTORNEY RESPONSE

All property of CPRD within certain practical limitation must be open to all members of the public. Legally, CPRD cannot exclude the people you indicate.

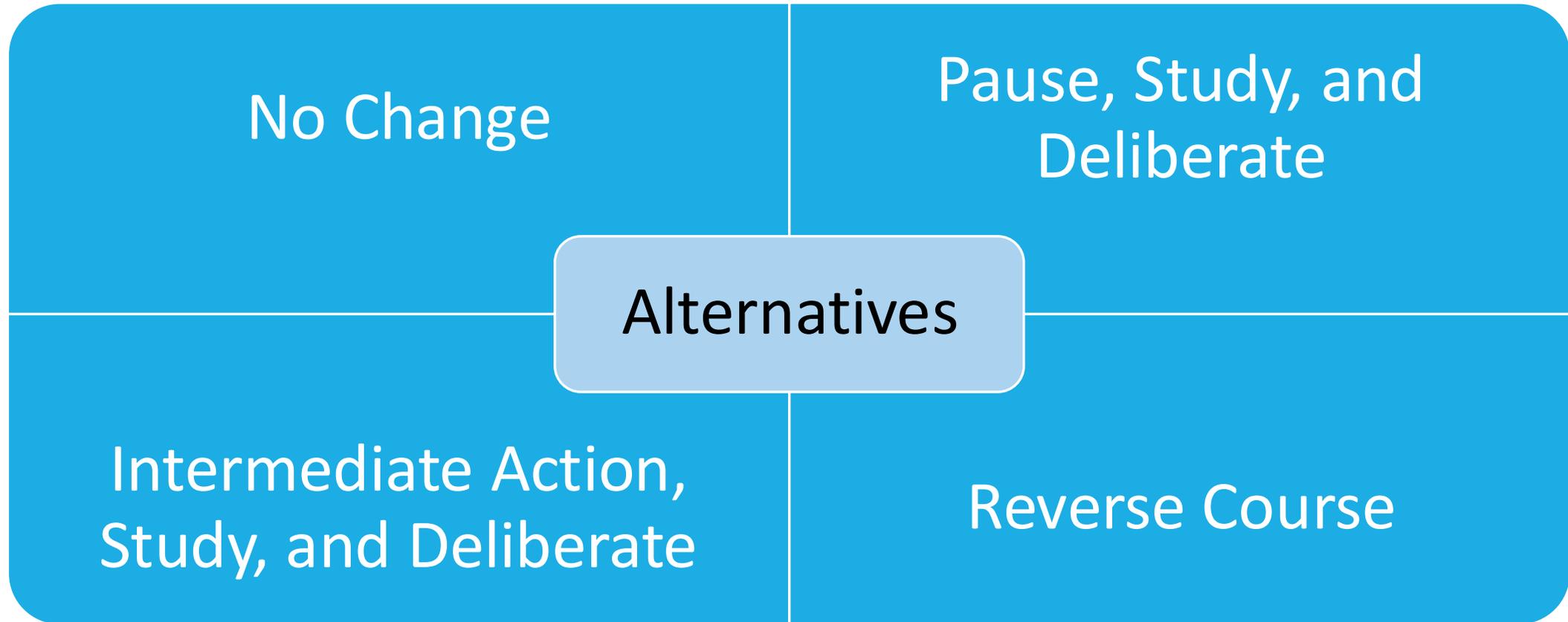
Considerations for Use Alternatives Discussion



- CPRD's Mandate is to Serve the Public Interest
- Changes in Park Usage Are Challenging for the Public
- Changes in Park Usage Are Administratively Burdensome and Costly

It is the goal of staff to receive direction on what the Board desires to achieve (i.e., policy direction), but for staff to retain flexibility on how the Board's policies and goals are achieved (i.e., implementation)

Usage Alternatives for Discussion





Usage Alternatives for Discussion

NO CHANGE

Board takes no action.

All areas of the park will remain available to hikers and equestrians while bicycles remain prohibited at BCRP.

Implementation of the existing master plan will continue and staff will continue to work to identify bicycling opportunities outside of BCRP.

REVERSE COURSE

Board ends prohibition of bicycles at BCRP.

If chosen, a reasonable effective date is recommended— no less than 120-180 days from decision.

Alternative would require signage update and other communication efforts with the public to mitigate user conflict(s). Additionally, it would be recommended that the board reopen the parks master planning process.



Usage Alternatives for Discussion

PAUSE, STUDY, AND DELIBERATE

Board takes no immediate action, deliberates through an action(s), and may choose a future change.

Could include studying mountain biking locations elsewhere in the District, re-opening the park's master plan process, creating a CAC to report to the Board, or other actions to aid deliberation and possible future change(s).

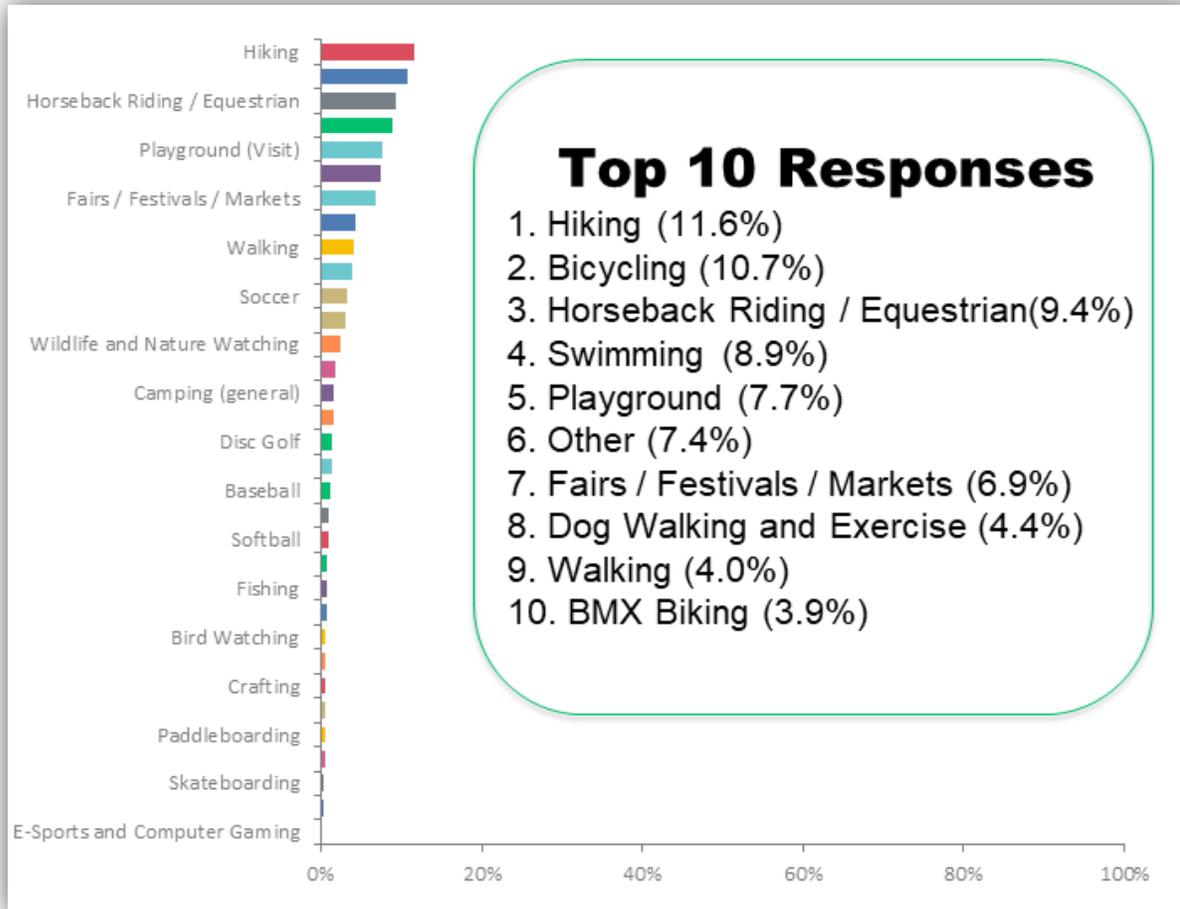
INTERIM ACTION, STUDY, AND DELIBERATE

Board takes a temporary action, deliberates through an action(s), and may choose a future long-term change separately.

Would result in a short-term change, and may or may not result in a long-term change depending on the outcome of the deliberation.

The deliberation could include conducting a study, re-opening the park's master plan process, creating a CAC, or other actions.

2025 Community Input Survey Results



OBSERVATIONS

- High levels of frustration by the mountain biking community regarding loss of trail access and failure to replace this recreational option with the District in a timely manner.
- High satisfaction with trail access by equestrian users, often paired with appreciation for perceived reductions in conflict with other users and overall safety improvement.



2025 Open House Event Feedback

- **User Group Demand:** Family outings, mountain biking and road biking were the most popular activity types.
- **Demand by Experience Type:** Family outings, mountain biking and road biking were the most popular activity types.
- **Popular Amenities for Bike Trails:** Trail etiquette signage, standard trail makers, and trailhead information kiosks.
- **Route Preferences:** Very high support for trails connecting Newberg and Dundee. High level of interest shown for routes to connect riders to schools, park-to-park, and in-town riding experiences.
- **Fulfilling Demand at Other CPRD Parks:** Not identified as available.
- **Biking-Equestrian User Tension Continues for BCRP**
- **E-Bike Concerns**



Mission

To connect and enrich our community through parks, recreation, open space, natural resources, and educational opportunities.

Recommendation

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