

Public Lands Advisory Committee



Meeting Date: July 24, 2025

Time: 1:30 pm to 3:30 pm

Location: Virtual By Microsoft Teams

Committee Members Present: John Brown, Chair
Sara King, Real Estate Management
Brady Ricks, EAM Real Estate Services Manager
Tracy Wilder, DOC Facilities Administrator
Mark Meek, State Senator (arrived late)

Committee Members Absent: Thuy Tran, State Representative

Staff: Robert Underwood, DAS

Presenters: Cary Goodman, ODOT
Tabitha Henrickson, OPRD

Committee Administration
Chair John Brown called the meeting to order at 1:30pm.
Call for Public Comment – none.
Approval of minutes from April 2025 meeting – approved.
Property Acquisitions & Dispositions
<p>1. Oregon Department of Transportation / Forest Grove Parcel – Disposal Presented by Cary Goodman, ODOT</p> <p>ODOT updated the committee about the sale of the rail corridor between Hillsboro and Forest Grove presented at the last PLAC meeting and shared that the sale has been completed and Washington County are moving forward with the Council Creek Regional Trail.</p> <p>The subject 2.8 acre parcel is at the western end of the rail corridor, was conveyed to ODOT at the same time as the adjacent rail line and was declared surplus at the same time. The City of Forest Grove expressed interest in the parcel as a regional stormwater quality site. The parcel is zoned for high-density residential and was appraised for over \$800,000 even though the developable area is as low as 1.4 acres due to the adjacent council creek. The clearinghouse process was completed twice for this parcel, once as part of the rail line and again as a standalone residential parcel. No additional interest was identified.</p> <p>The City has suggested that the restrictions on the parcel from adjacent riparian areas would heavily restrict development and that this was not reflected in the appraisal. The City of Forest Grove have offered terms including a \$10,000 payment and a reversionary clause that ownership will return to the state if the use for stormwater quality is discontinued. ODOT also benefits from the reduction in maintenance costs for this parcel.</p>

Greg Robertson, Public Works Director at the City of Forest Grove shared their plans for the development of a stormwater facility in this location.

Discussion included:

- Concerns about the appraised value and the agreed payment from the City, including riparian restrictions, existing stormwater easements and the reversionary clause.
- Confirming City willingness to take on maintenance and potential camping cleanup.
- Availability of areas for multi-family development and potential loss of residential-zoned areas due to this use for stormwater and how this density may be made up.
 - Following the meeting the City confirmed that this land was not included in their inventory due to its ownership by the State.

PLAC recommendation: Report accepted with a recommendation this transaction move forward as presented.

2. Oregon Parks and Recreation Department / Tub Springs Transfer to BLM
Presented by Tabitha Henrickson, OPRD

OPRD is considering a no cost transfer of the 40-acre Tubs Springs State wayside, 21 miles SE of Ashland to the Bureau of Land Management. Acquired in 1939 and used as a road wayside and rest area on the historic Applegate trail. There are stone tubs with water flowing through, a small parking area, picnic area, trails and a vault restroom. This area has been maintained for 4 years by Jackson County, who have similar issues to OPRD in providing maintenance to this small site in a remote location.

OPRD and Jackson County work with BLM to provide interpretive services for this site. The Jackson County maintenance agreement expires this year and BLM asked OPRD if they were interested in a transfer of this parcel to allow incorporation into the larger Cascade Siskiyou National Monument. BLM can efficiently manage this parcel as they have closer facilities to this site and plan to expand interpretive programs at this site. Jackson County supports this transfer but wants to ensure continued recreation use, this would probably be met by a reversionary clause in the deed, although a sale agreement has not yet been finalized.

Discussion included:

- Importance of a reversionary clause.
- Protecting State value in any potential timber revenue from this parcel due to zero value transfer. OPRD will coordinate with foresters and BLM to consider resource management plan to be put in place before transfer.
- Changes in tax payments under state or federal ownership.

PLAC recommendation: Report accepted subject to a reversionary clause being included in the transaction and timber harvesting revenue being transferred to the State.

General Discussion

Discussion

The Chair shared his appreciation for the service of committee member Sara King over the past 8 to 10 years, who shared her enjoyment of the position and encouraged others to consider participation in the PLAC.

Adjournment

Meeting adjourned at 2:16 p.m.

Next meeting:

October 23, 2025

1:30 pm to 3:00 pm