



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

June 9, 2026

10:00 am – 12:00 pm

Meeting Agenda

Public Wi-Fi logon: LandsDSL

*This is a hybrid meeting that can be attended in-person at
775 Summer St. NE, Suite 100, Salem, OR 97301-1279 or online
through the Department of State Lands' livestream video:*

www.youtube.com/@oregonstatelands

CONSENT AGENDA

1. Request for approval of the minutes of the April 14, 2026, State Land Board Meeting
No public testimony will be taken on this item.
2. Request approval of permanent bridge easement in Clatsop County
No public testimony will be taken on this item.
3. Request approval of permanent bridge easement in Clatsop County
No public testimony will be taken on this item.
4. Request approval of permanent bridge easement in Tillamook County
No public testimony will be taken on this item.

ACTION ITEMS

5. Request approval of sale of Winchester property in Coos County
Public testimony will be taken on this item

Continued on the next page

6. Request approval of Hayden Island filled lands sale to Oregon Department of Transportation
Public testimony will be taken on this item
7. Request to initiate Division 95 rulemaking: State Agency Coordination program
Public testimony will be taken on this item.
8. Request to initiate Division 88 rulemaking: Restrictions on camping in the Sandy River Delta
Public testimony will be taken on this item.
9. Oregon Department of Forestry budget request
Public testimony will be taken on this item.
10. Department of State Lands budget
Public testimony will be taken on this item.
 - a. Informational overview of proposed 2027-29 policy option packages
 - b. Request to authorize Director to submit and certify Agency Request Budget

INFORMATIONAL ITEMS

11. Elliott State Research Forest – 1000 Road Parcel
No public testimony will be taken on this item.
12. Other
No public testimony will be taken on this item.

WATCH THE MEETING ONLINE

Meeting video and audio will be livestreamed, and the recording available after the meeting, on the DSL YouTube Channel: www.youtube.com/@oregonstatelands

ATTEND IN-PERSON

This meeting will be held in a facility that is accessible for persons with disabilities. If you need assistance to participate in this meeting due to a disability, please notify Arin Smith at arin.n.smith@dsl.oregon.gov at least two working days prior to the meeting.

Visitors are **NOT permitted to bring backpacks, bags, or large purses** into the State Lands building prior to, during, or following Land Board meetings. Purses, medical bags, and diaper bags are permitted, but may be subject to inspection by the Oregon State Police.

PROVIDE PUBLIC TESTIMONY

The State Land Board places great value on information received from the public. The public may provide written or spoken (online or in-person) testimony regarding action agenda items, time permitting and at the discretion of the Chair.

- **Providing Written Testimony:** Testimony received by 10 a.m. on the day before the meeting will be provided to the Land Board in advance and posted on the meeting website. Submit your input in writing to: landboard.testimony@dsl.oregon.gov. Testimony received after this deadline may not be provided to the Land Board prior to a vote. Please indicate the agenda item your testimony relates to.
- **Providing Spoken Testimony by Video/Phone or In Person:** Advanced sign-up is required for the public to provide spoken testimony (in-person or by Zoom). The sign-up deadline is 10 a.m. the day before the meeting.
Please note: When the number of people interested in speaking exceeds the time allotted for an agenda item, speakers are randomly selected for testimony slots to ensure all have an equal opportunity to testify. Speakers have the same chance of being randomly selected whether they plan to testify in person or by Zoom. The testimony order will be posted to the State Land Board Meetings webpage the day before the meeting, and everyone who signed up to testify will be notified of the testimony order via email. Be aware there may not be time for everyone who signs up to speak.

Additional Testimony Information

- Testimony on action items is taken during the item's presentation, before the Land Board votes. Please review the meeting agenda and be present and prepared to provide testimony at the appropriate time.
- The Board typically accepts testimony on action items only. Testimony is not taken on informational items unless specifically indicated on the agenda. The consent agenda is approved by a single vote without Land Board discussion or testimony. At the discretion of the Chair, items on the consent agenda may be changed to action items to allow for testimony and Land Board discussion prior to the vote. To request an item on the consent agenda be considered as an action item, email your name and the agenda item number to landboard.testimony@dsl.oregon.gov by 10 a.m. the day before the meeting.
- The standard time limit is three minutes for each individual; the actual time available for testimony during Land Board meetings is at the discretion of the Chair.
- The Board may not be able to accept testimony on items for which a formal comment period has closed, such as a rulemaking comment period. The meeting agenda indicates whether testimony will be accepted on an item.



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State Land Board

The State Land Board (Land Board or Board) met virtually and in regular session on April 14, 2026. The meeting audio and video was livestreamed on the DSL YouTube channel.

Tina Kotek
Governor

Present virtually were:

Tina Kotek

Tobias Read

Elizabeth Steiner

Governor

Secretary of State

Treasurer

Tobias Read
Secretary of State

Elizabeth Steiner
State Treasurer

Land Board Assistants

Geoff Huntington

Dmitri Palmateer

Jessica Howell

Governor's Office

Secretary of State's Office

State Treasurer's Office

Department Staff

Kaitlin Lovell

Arin Smith

Ted Bright

Bill Ryan

Chris Castelli

Dana Hicks

Ellie Forness

Ali Ryan Hansen

Patricia Fox

Blake Helm

Department of Justice

Matt DeVore

Governor Kotek called the meeting to order at 10:03 a.m. The topics discussed and the results of those discussions are listed below. To view the Land Board (Board) meeting in its entirety, please visit our YouTube page: [April 14, 2026, Land Board Meeting](#)

Consent Items

1. Minutes

Secretary Read made a motion to approve the minutes for the February 10, 2026, Land Board meetings.

Treasurer Steiner seconded the motion.

The item was approved at 10:04 a.m. without objection.

Action Items

2. Lee Family & South Clough National Estuarine Research Reserve Land Exchange

Director Lovell introduced Chris Castelli, Deputy Director, to present the item.

The Department recommended that the Land Board approve the completion of the Lee – South Slough Reserve land exchange along Seven Devils Road in Coos County.

Secretary Read made a motion to approve action item
Treasurer Steiner seconded the motion.
The item was approved at 10:11 a.m. without objection.

3. a. Adopt Div82 Rules for Waterway Leases, Licenses, & Registrations

Director Lovell introduced Dana Hicks, Planning & Policy Manager, and Blake Helm, Proprietary Specialist, to present the item.

Treasurer Steiner stated that she appreciates the Departments work in engaging the communities and being meticulous in getting this right and maintaining access to recreational activities.

Secretary Read agreed with the Treasurer's statement.

Governor Kotek also thanked the Department and then asked for an explanation of how this fee change will affect the floating home community and how value is calculated.

Mr. Helm responded that using real market value (RMV) is one of the ways the Department is able to build a sustainable program by using an objective third party data set managed by trained knowledgeable staff. Current lessees will be subject to the minimum payment and will either see a reduction in their rent or at most a 15% increase upon renewal. New lessees will be subject to the RMV and use rate calculation.

Treasurer Steiner asked about sheer booms and stiff booms language being included in the rules or if an amendment is needed to include it.

Mr. Helm stated that an amendment will be needed to add that specific language to one subsection of rule.

10:29 a.m.

Public testimony was taken from Ms. Kelly Holtz, representing herself and WOOO in opposition to the fee calculations used.

Director Lovell stated that she appreciates the Public participation and the comments received, and the Department has taken into consideration the impact on current lessees while also seeking to ensure cost recovery, compensation and use of a Public asset that protects the waterway health and safety.

Secretary Read asked when the fees were last increased. Director Lovell stated that the fees were last increased twelve years ago.

Treasurer Steiner stated that she is sympathetic to those who pay these fees but also feels things like this need to be maintained through a balance between funds from agencies as well as user fees because every dollar that is not paid by the user is a dollar that comes out of the Common School Fund.

Governor Kotek stated that if the changes in rule are approved, they do not take effect until July 2027. She also stated that she would like the Department to continue looking into the way value is calculated for the floating homeowners in the future.

The Department recommended that the Land Board permanently adopt the proposed rules for OAR 141-082, Rules Governing the Management of, and Issuing of Leases, Licenses and Registrations for Structures on, and Uses of State-Owned Submerged and Submersible Land, effective on July 1, 2027

10:48 a.m.

Secretary Read made a motion to adopt the rules.
Treasurer Steiner seconded the motion.

Governor Kotek asked if there was any discussion.

Treasurer Steiner then made a motion to add an amendment stating that stiff and sheer booms are excluded from the calculation of square footage for floating recreational cabins.

Secretary Read seconded the motion.

The item was approved at 10:50 a.m. without objection

b. Adopt Div145 Rules for Waterway Remediation & Habitat Restoration

In conformance with Div82 rules, the Department recommended the Land Board permanently adopt the proposed rules for OAR 141-145, Rules Governing the Management of State-Owned Submerged and Submersible Lands Used for Remediation and Habitat Restoration Activities, effective on July 1, 2027.

Secretary Read made a motion to approve the action item.

Treasurer Steiner seconded the motion.

The item was approved at 10:51 a.m. without objection

Informational Items

4. Department of State Lands Legislative Update

Director Lovell introduced Ellie Forness, Government Relations Manager, to present the report which gave an overview of the short legislative session and the Bill's that had direct or indirect impacts on the Department.

5. Department of State Lands Strategic Plan Progress Report

10:58 a.m.

Director Lovell introduced Ali Ryan Hansen, Chief of Staff, who presented information on the progress towards meeting the Strategic Plan goals. This included a review of projects completed, progress objectives and next steps.

Treasurer Steiner stated that when thinking about the next strategic plan, in addition to setting the right goals it is also important to set the right number of goals, so not to be too ambitious, but also not to be stagnant.

6. South Slough National Estuarine Research Reserve Annual Report

11:26 a.m.

Director Lovell introduced Chris Castelli, Deputy Director and Patricia Fox, Reserve Manager, to present the item which highlighted the accomplishments of the Reserve over the last year.

The presentation also highlighted a video focused on science and research at the reserve.

7. Other

Director Lovell gave brief updates on the following topics:

- Modernization of administration system (DSL Connects)
- Elliott State Research Forest timber sale
- Governor's housing priority progress

The meeting was adjourned at 11:52 a.m.

Tina Kotek, Governor

Kaitlin Lovell, Director



Oregon

Tina Kotek, Governor

Department of State Lands

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State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 2**

SUBJECT

Permanent easement in Clatsop County

ISSUE

Whether the State Land Board should approve a request from Clatsop County Public Works for a permanent easement for an existing bridge crossing the Lewis and Clark River in Section 19 of Township 7 North, Range 9 West. See the site map in Appendix A.

AUTHORITY

- Article VIII, Section 5 of the Oregon Constitution; requiring the Land Board to “manage lands under its jurisdiction with the object of obtaining the greatest benefit for the people of this state, consistent with the conservation of this resource under sound techniques of land management.”
- ORS 273.171; relating to the duties and authority of the Director.
- OAR 141-123-0010 to 141-123-0120; establishing procedures for granting easements and rights-of-way on trust and non-trust lands and requiring Land Board approval of easements granted in perpetuity.

BACKGROUND

The Stavebolt Bridge is an existing bridge in Clatsop County that crosses the Lewis and Clark River and is owned and operated by Clatsop County Public Works. Department staff became aware of the need for an easement for the bridge during review of unrelated work in the nearby area.

The easement application was received on August 21, 2025. A permanent easement for the use of the bridge is consistent with the Department’s Aquatic Resource

Management Program guidance, which recommends issuing permanent easements for existing state-, county-, and city-owned bridges because their use is likely to be indefinite.

Although no in-water work is proposed, and a removal-fill permit is therefore not required, an easement is still necessary to authorize the continued presence and use of the existing bridge within this Oregon-owned waterway.

PUBLIC INVOLVEMENT

The Department circulated the application for a 30-day public review and comment from November 4, 2025, through December 4, 2025.

In total, the Department received one comment (see Appendix C) from the applicant expressing that this easement will not adversely impact or unreasonably interfere with public trust values or natural resources.

STAFF FINDINGS

Department staff finds that the proposed permanent easement, when carried out in compliance with all terms and conditions outlined in the draft easement (see Appendix B), will be consistent with all applicable constitutional provisions, statutes and rules, and is consistent with collective rights of the public to use and enjoy this resource for public trust uses.

COMPENSATION

Pursuant to OAR 141-123-0060(6)(a), the use of a county-owned bridge outside of city limits is exempt from payment of compensation for an easement.

RECOMMENDATION

The Department recommends the Land Board approve permanent easement 65759-EA to Clatsop County Public Works to maintain and operate the Stavebolt Bridge across the Lewis and Clark River.

APPENDICES

- A. Site Map
- B. Draft Easement 65759-EA
- C. Public Comments



G. Willnow, P. Lumley, R. Sounhein, NOAA, Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Exhibit A

65759-EA Easement
T07N, R09W Section 19
Clatsop County
7,651 Sq. Ft. (0.17 Acres)

 Use Area

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

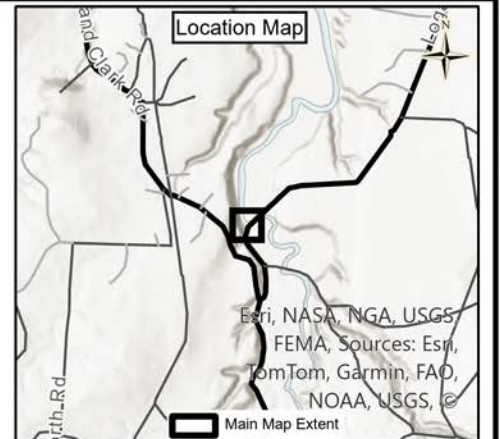
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Feet



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 4/17/2026



Esri, NASA, NGA, USGS
FEMA, Sources: Esri,
TomTom, Garmin, FAO,
NOAA, USGS, ©

STATE OF OREGON
Department of State Lands

EASEMENT NO. 65759-EA
S&S Bridge

The STATE OF OREGON, by and through its Department of State Lands, GRANTOR, for good and adequate consideration, hereby grants to GRANTEE,

NAME of GRANTEE:
 Clatsop County Public Works

ADDRESS:
 1100 Olney Avenue
 Astoria OR 97103

a single use easement and right to construct, maintain, operate and replace a bridge over, upon, and across the following particularly described property situated in Clatsop County, Oregon, more particularly described as follows:

An easement over a portion of the Lewis and Clark River falling below the highest measured tide, in the Southwest quarter of the Northeast quarter of Section 19, Township 7 North, Range 9 West, W.M., Clatsop County, Oregon; Said portion lying within the following described strip of land.

A strip of land 80 feet in width, 40 feet on each side of the following described centerline of said Logan County Road, shown on Clatsop County Survey Number B-12070 as surveyed by County Surveyor Steve Thornton in 2007. All stationing references are record per CS# B-12070.

Commencing at a 3-1/4" aluminum cap stamped "CLATSOP COUNTY SURVEYOR T7N R9W 1/4 19|20 LS2014 2009" marking the Quarter Corner common to Sections 19 & 20, Township 7 North, Range 9 West, W.M., Clatsop County, Oregon;

thence N 67°00' 17" W 1960.25 feet to the Point of Beginning at Engineer's Station PC 110+03.61;

thence on a curve to the left, having a radius of 400.00 feet, (long chord of which bears S 23°34'56" W a distance of 281.84 feet) an arc distance of 288.02 feet to Engineer's Station PCC 112+91.63;

thence continuing on a compound curve to the left, having a radius of 291.00 feet, (long chord of which bears S 7°03'39" E a distance of 101.21 feet) an arc distance of 101.73 feet to Engineer's Station PCC 113+93.36;

thence continuing on a compound curve to the left, having a radius of 700.00 feet, (long chord of which bears S 27°36'14" E a distance of 255.80 feet) an arc distance of 257.25 feet to Engineer's Station PT 116+50.61.

Containing 0.17 acres or 7,651 square feet, more or less, and as shown on the attached Exhibit "A".

TO HAVE AND TO HOLD the same unto GRANTEE in perpetuity, subject to the following conditions:

1. GRANTOR has the right to grant additional easements within the area authorized by this easement subject to the provisions of the administrative rules governing the granting of easements.
2. GRANTEE shall obtain prior written approval from GRANTOR prior to:
 - a) Changing the type of use authorized by this easement;
 - b) Expanding the number of authorized developments or uses;
 - c) Changing the authorized area; and/or
 - d) Permitting other persons to utilize the easement for uses and developments requiring separate written authorization by GRANTOR pursuant to the administrative rules governing the granting of easements or other GRANTOR requirements.
3. The easement area shall remain open to the public for recreational and other non-proprietary uses unless restricted or closed to public entry by the State Land Board or GRANTOR.
4. GRANTOR and/or its authorized representative(s) shall have the right to enter into and upon the easement area at any time for the purposes of inspection or management.
5. Except as expressly authorized in writing by the Department, GRANTEE shall not:
 - a) Cut, destroy or remove, or permit to be cut, destroyed or removed any vegetation, or
 - b) Remove any sand and gravel, or other mineral resources for commercial use or sale, that occur in the easement area except as expressly authorized in writing by GRANTOR.

Routine right-of-way maintenance including vegetation trimming shall be allowed.

6. GRANTEE shall compensate GRANTOR for the fair market value of any commercially valuable timber or sand and gravel resources in the easement area that must be removed during or after placement of the authorized use, or which cannot be developed because of the authorized use.
7. GRANTEE shall conduct all operations within the easement area in a manner that conserves fish and wildlife habitat; protects water quality; and does not contribute to soil

erosion, or the introduction or spread of noxious weeds or pests. Upon completion of construction, GRANTEE shall reclaim disturbed lands to a condition satisfactory to GRANTOR.

8. Intentionally Omitted.
9. The right to use this easement shall automatically terminate if it, or the development authorized by GRANTOR, is not used within five (5) consecutive years of the date this easement was granted, pursuant to the provisions of the administrative rules governing the granting of easements.
10. Unless otherwise approved in writing by GRANTOR, GRANTEE shall remove all cables, pipes, conduits, roads, and other developments placed by GRANTEE on the easement, and shall restore the surface of the easement area to a condition satisfactory to GRANTOR within one (1) year following termination of use or expiration of this easement.
11. GRANTEE shall inspect the condition of the area authorized by this easement and the developments authorized by this easement on a frequency of: as needed.
12. GRANTOR shall have the right to stop operation of the use authorized by this easement for noncompliance with the conditions of this easement, the provisions of the administrative rules governing the granting of easements, and/or any lawful requirement by a regulatory agency of this STATE.
13. If this easement authorizes the use of state-owned submerged and/or submersible land:
 - a) Construction in navigable waters shall conform to the standards and specifications set by the U.S. Army Corps of Engineers and the U.S. Coast Guard for the use authorized by this easement.
 - b) Any blasting which may be necessary, or in-water placement, maintenance, or repair of the authorized use shall be performed according to the laws of this STATE, including strict adherence to Oregon Department of Fish & Wildlife in-water work windows.
14. GRANTEE shall pay to GRANTOR the current market value, as determined by GRANTOR, for any unnecessary and non-approved damages to state-owned lands caused by construction or maintenance of the easement.
15. GRANTEE shall pay all assessments that may be legally charged on public lands which are levied against the property subject to this easement, whether or not such assessments have been levied against the easement area or STATE by the assessing agency.
16. GRANTEE shall use the authorized easement area only in a manner or for such purposes that assure fair and non-discriminatory treatment of all persons without respect to race, creed, color, religion, handicap, disability, age, gender or national origin.

17. GRANTEE shall ensure that all state, federal and local permits are consistent and compatible with this authorization prior to work commencing.
18. This easement is freely transferable. However, no transfer may increase the burden on the easement area or detract from the value of the underlying state-owned land.

[remainder of page intentionally left blank]

CERTIFICATE OF APPROVAL OF CONVEYANCE
(ORS 93.808)

Clatsop County Public Works, Grantee, hereby approves and accepts, pursuant to ORS 93.808, the grant of an interest in real property from Department of State Lands, Grantor, as described in the instrument to which this Certificate is attached.

A copy of this Certificate may be affixed to, and recorded with, the instrument described above.

DATED this 2nd day of MARCH, 2026.

Terry Hendryx
Grantee

By: _____

Name: TERRY HENDRYX

Title: PUBLIC WORKS DIRECTOR

STATE OF OREGON)
County of Clatsop) ss.

On this 2nd day of March, 2026 before me personally appeared Terry Hendryx, who being duly sworn stated that he/she is the Public Works Director of Clatsop County Grantee, and acknowledged the foregoing instrument to be the voluntary act of said Grantee and that he/she executed the foregoing instrument under authority granted by said Grantee.



Theresa Dursse
NOTARY PUBLIC FOR OREGON
My commission Expires: 10/31/27



G. Willnow, P. Lumley, R. Sounhein, NOAA, Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Exhibit A

65759-EA Easement
T07N, R09W Section 19
Clatsop County
7,651 Sq. Ft. (0.17 Acres)

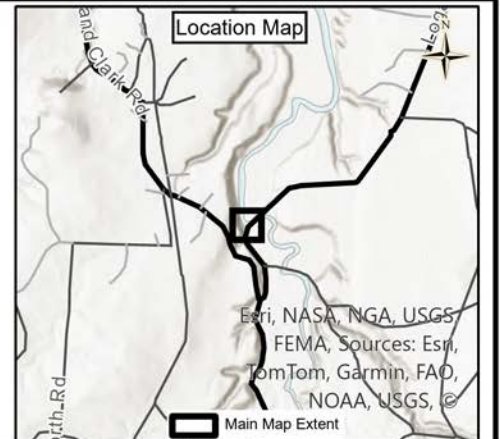
 Use Area

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Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

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www.oregon.gov/DSL
Date: 2/24/2026



Esri, NASA, NGA, USGS
FEMA, Sources: Esri,
TomTom, Garmin, FAO,
NOAA, USGS, ©

Public Comments

Application 65759-EA for a permanent easement in Clatsop County

On August 21, 2025, Clatsop County Public Works applied for permanent easement application 65759-EA in Clatsop County.

The Oregon Department of State Lands opened a comment period from **November 4, 2025 through December 4, 2025** and received **1** comment in total.

Date Received	Comment Submitted By	Comment
November 12, 2025	Terry Hendryx	This project WILL NOT adversely impact or unreasonably interfere with: navigation, fishing, public recreation, scenic qualities, water quality, water quantity, wildlife/wildlife habitat, aquatic life/aquatic habitat



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State Land Board

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State Treasurer

State Land Board

**Regular Meeting
June 09, 2026
Agenda Item 3**

SUBJECT

Permanent easement in Clatsop County

ISSUE

Whether the State Land Board should approve a request from Clatsop County Public Works for a permanent easement for an existing bridge crossing the Lewis and Clark River in Section 7 of Township 7 North, Range 9 West. See the site map in Appendix A.

AUTHORITY

- Article VIII, Section 5 of the Oregon Constitution; requiring the Land Board to “manage lands under its jurisdiction with the object of obtaining the greatest benefit for the people of this state, consistent with the conservation of this resource under sound techniques of land management.”
- ORS 273.171; relating to the duties and authority of the Director.
- OAR 141-123-0010 to 141-123-0120; establishing procedures for granting easements and rights-of-way on trust and non-trust lands and requiring Land Board approval of easements granted in perpetuity.

BACKGROUND

The Netel Grange Bridge is an existing bridge in Clatsop County that crosses the Lewis and Clark River and is owned and operated by Clatsop County Public Works. Department staff became aware of the need for an easement for the bridge during a review of unrelated work in the nearby area.

The easement application was received on August 21, 2025. A permanent easement for the use of the bridge is consistent with the Department’s Aquatic Resource Management Program guidance, which recommends issuing permanent easements for

existing state-, county-, and city-owned bridges because their use is likely to be indefinite.

Although no in-water work is proposed, and removal-fill permit is therefore not required, an easement is still necessary to authorize the continued presence and use of the existing bridge within this Oregon-owned waterway.

PUBLIC INVOLVEMENT

The Department circulated the application for a 30-day public review and comment from November 4, 2025, through December 4, 2025.

In total, the Department received one comment (see Appendix C) from the applicant expressing that this easement will not adversely impact or unreasonably interfere with public trust values or natural resources.

STAFF FINDINGS

Department staff finds that the proposed permanent easement, when carried out in compliance with all terms and conditions outlined in the draft easement (see Appendix B), will be consistent with all applicable constitutional provisions, statutes and rules, and is consistent with collective rights of the public to use and enjoy this resource for public trust uses.

COMPENSATION

Pursuant to OAR 141-123-0060(6)(a), the use of a county-owned bridge outside of city limits is exempt from payment of compensation for an easement.

RECOMMENDATION

The Department recommends the Land Board approve permanent easement 65762-EA to Clatsop County Public Works to maintain and operate the Netel Grange Bridge across the Lewis and Clark River.

APPENDICES

- A. Site Map
- B. Draft Easement 65762-EA
- C. Public Comments



G. Willnow, P. Lumley, R. Sounhein., NOAA, Oregon Statewide-Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Exhibit A

65762-EA Easement
T07N, R09W Section 07
Clatsop County
10,567 Sq. Ft. (0.24 Acres)

Use Area

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

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www.oregon.gov/DSL
Date: 4/17/2026



Esri, NASA, NGA, USGS,
FEMA, Sources: Esri,
TomTom, Garmin, FAO,
NOAA, USGS, ©

Main Map Extent

STATE OF OREGON
Department of State Lands

EASEMENT NO. 65762-EA
S&S Bridge

The STATE OF OREGON, by and through its Department of State Lands, GRANTOR, for good and adequate consideration, hereby grants to GRANTEE,

NAME of GRANTEE:
Clatsop County Public Works

ADDRESS:
1100 Olney Avenue
Astoria OR 97103

a single use easement and right to construct, maintain, operate and replace a bridge over, upon, and across the following particularly described property situated in Clatsop County, Oregon, more particularly described as follows:

An easement over a portion of the Lewis and Clark River falling below the highest measured tide, in the North half of the Southwest quarter of Section 7, Township 7 North, Range 9 West, W.M., Clatsop County, Oregon; Said portion lying within the following described strip of land.

A strip of land 60 feet in width, 30 feet on each side of the following described centerline of Fort Clatsop County Road, shown on Clatsop County Survey Number B-14175 as surveyed by County Surveyor Vance Swenson in 2023. All stationing references are "corrected CS# 9905 data" as recorded on CS# B-14175.

Commencing at a 3-1/4" aluminum cap stamped "CLATSOP COUNTY SURVEYOR SE COR DLC 38 LS954 1982" down 1.5 feet in a monument well, marking the Southeast Corner of the George McEwan Donation Land Claim No. 38, Township 7 North, Range 9 West, W.M., Clatsop County, Oregon;

thence N 77°06'20" W a distance of 2247.42 feet to a 5/8" rebar with a plastic yellow cap stamped "CLATSOP CO SURVEYOR", at station PT 54+07.47 20' Right;

thence N 39°06'50" W a distance of 20.00 feet to the Point of Beginning at centerline Station PT 54+07.47;

thence on a curve to the left, having a radius of 1500.00 feet, (long chord of which bears S 48°23'03" W a distance of 130.96 feet) an arc distance of 131.00 feet to Station PC 52+76.47;

thence S 45°52'58" W a distance of 251.82 feet to a centerline angle point intersection.

Containing 0.24 acres or 10,567 square feet, more or less, and as shown on the attached Exhibit "A".

TO HAVE AND TO HOLD the same unto GRANTEE in perpetuity, subject to the following conditions:

1. GRANTOR has the right to grant additional easements within the area authorized by this easement subject to the provisions of the administrative rules governing the granting of easements.
2. GRANTEE shall obtain prior written approval from GRANTOR prior to:
 - a) Changing the type of use authorized by this easement;
 - b) Expanding the number of authorized developments or uses;
 - c) Changing the authorized area; and/or
 - d) Permitting other persons to utilize the easement for uses and developments requiring separate written authorization by GRANTOR pursuant to the administrative rules governing the granting of easements or other GRANTOR requirements.
3. The easement area shall remain open to the public for recreational and other non-proprietary uses unless restricted or closed to public entry by the State Land Board or GRANTOR.
4. GRANTOR and/or its authorized representative(s) shall have the right to enter into and upon the easement area at any time for the purposes of inspection or management.
5. Except as expressly authorized in writing by the Department, GRANTEE shall not:
 - a) Cut, destroy or remove, or permit to be cut, destroyed or removed any vegetation, or
 - b) Remove any sand and gravel, or other mineral resources for commercial use or sale, that occur in the easement area except as expressly authorized in writing by GRANTOR.

Routine right-of-way maintenance including vegetation trimming shall be allowed.

6. GRANTEE shall compensate GRANTOR for the fair market value of any commercially valuable timber or sand and gravel resources in the easement area that must be removed during or after placement of the authorized use, or which cannot be developed because of the authorized use.
7. GRANTEE shall conduct all operations within the easement area in a manner that conserves fish and wildlife habitat; protects water quality; and does not contribute to soil erosion, or the introduction or spread of noxious weeds or pests. Upon completion of construction, GRANTEE shall reclaim disturbed lands to a condition satisfactory to GRANTOR.

8. Intentionally Omitted.
9. The right to use this easement shall automatically terminate if it, or the development authorized by GRANTOR, is not used within five (5) consecutive years of the date this easement was granted, pursuant to the provisions of the administrative rules governing the granting of easements.
10. Unless otherwise approved in writing by GRANTOR, GRANTEE shall remove all cables, pipes, conduits, roads, and other developments placed by GRANTEE on the easement, and shall restore the surface of the easement area to a condition satisfactory to GRANTOR within one (1) year following termination of use or expiration of this easement.
11. GRANTEE shall inspect the condition of the area authorized by this easement and the developments authorized by this easement on a frequency of: as needed.
12. GRANTOR shall have the right to stop operation of the use authorized by this easement for noncompliance with the conditions of this easement, the provisions of the administrative rules governing the granting of easements, and/or any lawful requirement by a regulatory agency of this STATE.
13. If this easement authorizes the use of state-owned submerged and/or submersible land:
 - a) Construction in navigable waters shall conform to the standards and specifications set by the U.S. Army Corps of Engineers and the U.S. Coast Guard for the use authorized by this easement.
 - b) Any blasting which may be necessary, or in-water placement, maintenance, or repair of the authorized use shall be performed according to the laws of this STATE, including strict adherence to Oregon Department of Fish & Wildlife in-water work windows.
14. GRANTEE shall pay to GRANTOR the current market value, as determined by GRANTOR, for any unnecessary and non-approved damages to state-owned lands caused by construction or maintenance of the easement.
15. GRANTEE shall pay all assessments that may be legally charged on public lands which are levied against the property subject to this easement, whether or not such assessments have been levied against the easement area or STATE by the assessing agency.
16. GRANTEE shall use the authorized easement area only in a manner or for such purposes that assure fair and non-discriminatory treatment of all persons without respect to race, creed, color, religion, handicap, disability, age, gender or national origin.
17. GRANTEE shall ensure that all state, federal and local permits are consistent and compatible with this authorization prior to work commencing.

18. This easement is freely transferable. However, no transfer may increase the burden on the easement area or detract from the value of the underlying state-owned land.

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This easement does not convey an estate in fee simple of the lands used for a right-of-way. This grant is for an easement only, and title remains in the State of Oregon.



STATE OF OREGON, acting by and through its Department of State Lands

DSL Authorized Signature/Printed Name

Date

STATE OF OREGON)
)ss
County of Marion)

This foregoing instrument was acknowledged before me this ____ of _____, 20 , by _____, the _____ of the Department of State Lands.

Signature
My commission Expires _____, 20__.

CERTIFICATE OF APPROVAL OF CONVEYANCE
(ORS 93.808)

Clatsop County Public Works, Grantee, hereby approves and accepts, pursuant to ORS 93.808, the grant of an interest in real property from Department of State Lands, Grantor, as described in the instrument to which this Certificate is attached.

A copy of this Certificate may be affixed to, and recorded with, the instrument described above.

DATED this 2nd day of MARCH, 2026.

Terry Hendryx
Grantee

By: _____

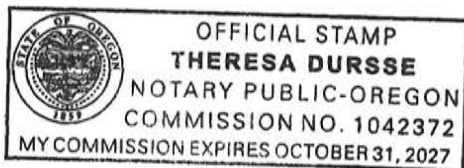
Name: Terry Hendryx

Title: PUBLIC WORKS DIRECTOR

STATE OF OREGON)
County of Clatsop) ss.

On this 2nd day of March, 2026, before me personally appeared Terry Hendryx, who being duly sworn stated that he/she is the Public Works Director of Clatsop County Grantee, and acknowledged the foregoing instrument to be the voluntary act of said Grantee and that he/she executed the foregoing instrument under authority granted by said Grantee.

Theresa Dursse
NOTARY PUBLIC FOR OREGON
My commission Expires: 10/31/27





G. Willnow, P. Lumley, R. Sounhein., NOAA, Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Exhibit A

65762-EA Easement
T07N, R09W Section 07
Clatsop County
10,567 Sq. Ft. (0.24 Acres)

Use Area

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Feet



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 2/24/2026



Esri, NASA, NGA, USGS,
FEMA, Sources: Esri,
TomTom, Garmin, FAO,
NOAA, USGS, ©

Main Map Extent

Public Comments

Application 65762-EA for a permanent easement in Clatsop County

On August 21, 2025, Clatsop County Public Works applied for permanent easement application 65762-EA in Clatsop County.

The Oregon Department of State Lands opened a comment period from **November 4, 2025 through December 4, 2025** and received **1** comment in total.

Date Received	Comment Sent by	Comment
November 12, 2025	Terry Hendryx	This project WILL NOT adversely impact or unreasonably interfere with: navigation, fishing, public recreation, scenic qualities, water quality, water quantity, wildlife/wildlife habitat, aquatic life/aquatic habitat



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 4**

SUBJECT

Permanent easement in Tillamook County

ISSUE

Whether the State Land Board should approve a request from the Oregon Department of Transportation (ODOT) for a permanent easement for an existing bridge crossing the Trask River in Section 6 of Township 2 South, Range 9 West. See site map in Appendix A.

AUTHORITY

- Article VIII, Section 5 of the Oregon Constitution; requiring the Land Board to “manage lands under its jurisdiction with the object of obtaining the greatest benefit for the people of this state, consistent with the conservation of this resource under sound techniques of land management.”
- ORS 273.171; relating to the duties and authority of the Director.
- OAR 141-123-0010 to 141-123-0120; establishing procedures for granting easements and rights-of-way on trust and non-trust lands and requiring Land Board approval of easements granted in perpetuity.

BACKGROUND

Bridge No. 07147 is an existing bridge in Tillamook County and is part of US highway 101, that crosses the Trask River. The bridge is owned and operated by ODOT.

The application for easement was received by the Oregon Department of State Lands (DSL) on November 5, 2025, and during review it was determined that there was

maintenance occurring that would also require a removal-fill permit. Removal-fill application 65909-GP was subsequently submitted to the Department on December 19, 2025, determined to be complete on February 5, 2026, and issued on February 24, 2026.

Although the bridge is currently covered under Blanket Easement 60765-EA, obtaining an individual easement for a bridge undergoing major repairs is consistent with the current best practice between DSL and ODOT. A permanent easement for the use of the bridge is also consistent with DSL's Aquatic Resource Management Program guidance, which recommends issuing permanent easements for existing state-, county-, and city-owned bridges because their use is likely to be indefinite.

PUBLIC INVOLVEMENT

Pursuant to OAR 141-123-0050 (6), DSL may waive the circulation requirement for an easement application if the use or development has been previously circulated for public review.

The Department circulated the removal fill application 65909-GP for a 15-day public review and comment period from February 5, 2026, through February 16, 2026.

In total, the Department received two comments, none directly related to the permanent use of the bridge, (see Appendix C), summarized as:

- Department of Environmental Quality (DEQ) staff indicated that a 401 water quality certification permit would be required and that an application was in progress. A 401 water quality certification approval was granted by DEQ on March 16, 2026.
- Oregon State Marine Board (OSMB) staff expressed concerns regarding potential short-term boating safety hazards due to the project. The applicant response was that they would incorporate OSMB recommendations to reduce impact on boaters into the project.

STAFF FINDINGS

DSL staff finds that the proposed permanent easement, when carried out in compliance with all terms and conditions outlined in the draft easement (see Appendix B), will be consistent with all applicable constitutional provisions, statutes and rules, and is consistent with collective rights of the public to use and enjoy this resource for public trust uses.

COMPENSATION

Pursuant to OAR 141-123-0060(6)(a), the use of a state-owned bridge outside of city limits is exempt from payment of compensation for an easement.

RECOMMENDATION

The Department recommends the Land Board approve permanent easement 65854-EA to the Oregon Department of Transportation to maintain and operate Bridge No. 07147 across the Trask River.

APPENDICES

- A. Site Map
- B. Draft Easement 65854-EA
- C. Public Comments



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

EXHIBIT A

65854-EA Waterway Easement
T02S, R09W Section 05
Tillamook County
18,470 Sq. Ft. (0.42 Acres)

- Description lines
- Use Area

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Feet



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 4/16/2026



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA-USGS, ©

Main Map Extent

DRAFT

STATE OF OREGON Department of State Lands

EASEMENT NO. 65854-EA S&S Bridge

The STATE OF OREGON, by and through its Department of State Lands, GRANTOR, for good and adequate consideration, hereby grants to GRANTEE,

NAME of GRANTEE:
State of Oregon, by and through its
Department of Transportation

ADDRESS:
455 Airport Road, Building B
Salem, OR, 97301-5395

an easement and right to construct, maintain, operate and replace a bridge over, upon, and across the following particularly described property situated in Tillamook County, Oregon, more particularly described as follows:

A parcel of land lying in SW¹/₄NW¹/₄, Section 5 and the SE¹/₄NE¹/₄, Section 6, all in Township 2 South, Range 9 West, Willamette Meridian, Tillamook County, Oregon; the said parcel being all state-owned submerged and submersible land lying below the lines of ordinary high water on the Northerly and Southerly banks of the Trask River and included in a strip of land 120.00 feet in width, 60.00 feet on each side of the center line of the relocated Oregon Coast Highway, which centerline is described as follows:

Beginning at Engineer's center line Station 271+00.00, said station being South 3,526.70 feet and West 44.11 feet from the Northwest Corner of Section 5, Township 2 South, Range 9 West, W.M.; thence North 00°52'05" East, 2,543.06 feet to Engineer's Station 296+43.06.

Bearings are based on County Survey No. B-4128, Tillamook County, Oregon.

This parcel of land contains 18,470 square feet, more or less.

This description is used to establish the approximate location and extent of the area subject to this Department of State Lands authorized use and was not prepared by a licensed surveyor. All locations, bearings, and distances were developed in the Oregon Coordinate Reference System Standard; Oregon Statewide Lambert Conformal Conic, NAD 1983, International Feet, GRS 1980 Spheroid.

TO HAVE AND TO HOLD the same unto GRANTEE in perpetuity, subject to the following conditions:

1. GRANTOR has the right to grant additional easements within the area authorized by this easement subject to the provisions of the administrative rules governing the granting of easements.

DRAFT

2. GRANTEE shall obtain prior written approval from GRANTOR prior to:
 - a) Changing the type of use authorized by this easement;
 - b) Expanding the number of authorized developments or uses;
 - c) Changing the authorized area; and/or
 - d) Permitting other persons to utilize the easement for uses and developments requiring separate written authorization by GRANTOR pursuant to the administrative rules governing the granting of easements or other GRANTOR requirements.
3. The easement area shall remain open to the public for recreational and other non-proprietary uses unless restricted or closed to public entry by the State Land Board or GRANTOR.
4. GRANTOR and/or its authorized representative(s) shall have the right to enter into and upon the easement area at any time for the purposes of inspection or management.
5. Except as expressly authorized in writing by the Department, GRANTEE shall not:
 - a) Cut, destroy or remove, or permit to be cut, destroyed or removed any vegetation, or
 - b) Remove any sand and gravel, or other mineral resources for commercial use or sale, that occur in the easement area except as expressly authorized in writing by GRANTOR.

Routine right-of-way maintenance including vegetation trimming shall be allowed.

6. GRANTEE shall compensate GRANTOR for the fair market value of any commercially valuable timber or sand and gravel resources in the easement area that must be removed during or after placement of the authorized use, or which cannot be developed because of the authorized use.
7. GRANTEE shall conduct all operations within the easement area in a manner that conserves fish and wildlife habitat; protects water quality; and does not contribute to soil erosion, or the introduction or spread of noxious weeds or pests. Upon completion of construction, GRANTEE shall reclaim disturbed lands to a condition satisfactory to GRANTOR.
8. Intentionally Omitted.
9. The right to use this easement shall automatically terminate if it, or the development authorized by GRANTOR, is not used within five (5) consecutive years of the date this easement was granted, pursuant to the provisions of the administrative rules governing the granting of easements.

DRAFT

10. Unless otherwise approved in writing by GRANTOR, GRANTEE shall remove all cables, pipes, conduits, roads, and other developments placed by GRANTEE on the easement, and shall restore the surface of the easement area to a condition satisfactory to GRANTOR within one (1) year following termination of use or expiration of this easement.
11. GRANTEE shall inspect the condition of the area authorized by this easement and the developments authorized by this easement on a frequency of as needed.
12. GRANTOR shall have the right to stop operation of the use authorized by this easement for noncompliance with the conditions of this easement, the provisions of the administrative rules governing the granting of easements, and/or any lawful requirement by a regulatory agency of this STATE.
13. If this easement authorizes the use of state-owned submerged and/or submersible land:
 - a) Construction in navigable waters shall conform to the standards and specifications set by the U.S. Army Corps of Engineers and the U.S. Coast Guard for the use authorized by this easement.
 - b) Any blasting which may be necessary, or in-water placement, maintenance, or repair of the authorized use shall be performed according to the laws of this STATE, including strict adherence to Oregon Department of Fish & Wildlife in-water work windows.
14. GRANTEE shall pay to GRANTOR the current market value, as determined by GRANTOR, for any unnecessary and non-approved damages to state-owned lands caused by construction or maintenance of the easement.
15. GRANTEE shall pay all assessments that may be legally charged on public lands which are levied against the property subject to this easement, whether or not such assessments have been levied against the easement area or STATE by the assessing agency.
16. GRANTEE shall use the authorized easement area only in a manner or for such purposes that assure fair and non-discriminatory treatment of all persons without respect to race, creed, color, religion, handicap, disability, age, gender or national origin.
17. GRANTEE shall ensure that all state, federal and local permits are consistent and compatible with this authorization prior to work commencing.
18. If a crossing listed in this easement is later found to have a valid easement from the GRANTOR, then the easement with the latest expiration date will be the “prevailing easement.”

DRAFT

19. This easement is freely transferable. However, no transfer may increase the burden on the easement area or detract from the value of the underlying state-owned land.

CERTIFICATE OF APPROVAL OF CONVEYANCE
(ORS 93.808)

State of Oregon, by and through its Department of Transportation, Grantee, hereby approves and accepts, pursuant to ORS 93.808, the grant of an interest in real property from State of Oregon, by and through its Department of State Lands, Grantor, as described in the instrument to which this Certificate is attached.

A copy of this Certificate may be affixed to, and recorded with, the instrument described above.

DATED this 31st day of March, 2026.

State of Oregon, by and through its
Department of Transportation,
Grantee

By: 


Name: David Thiessen

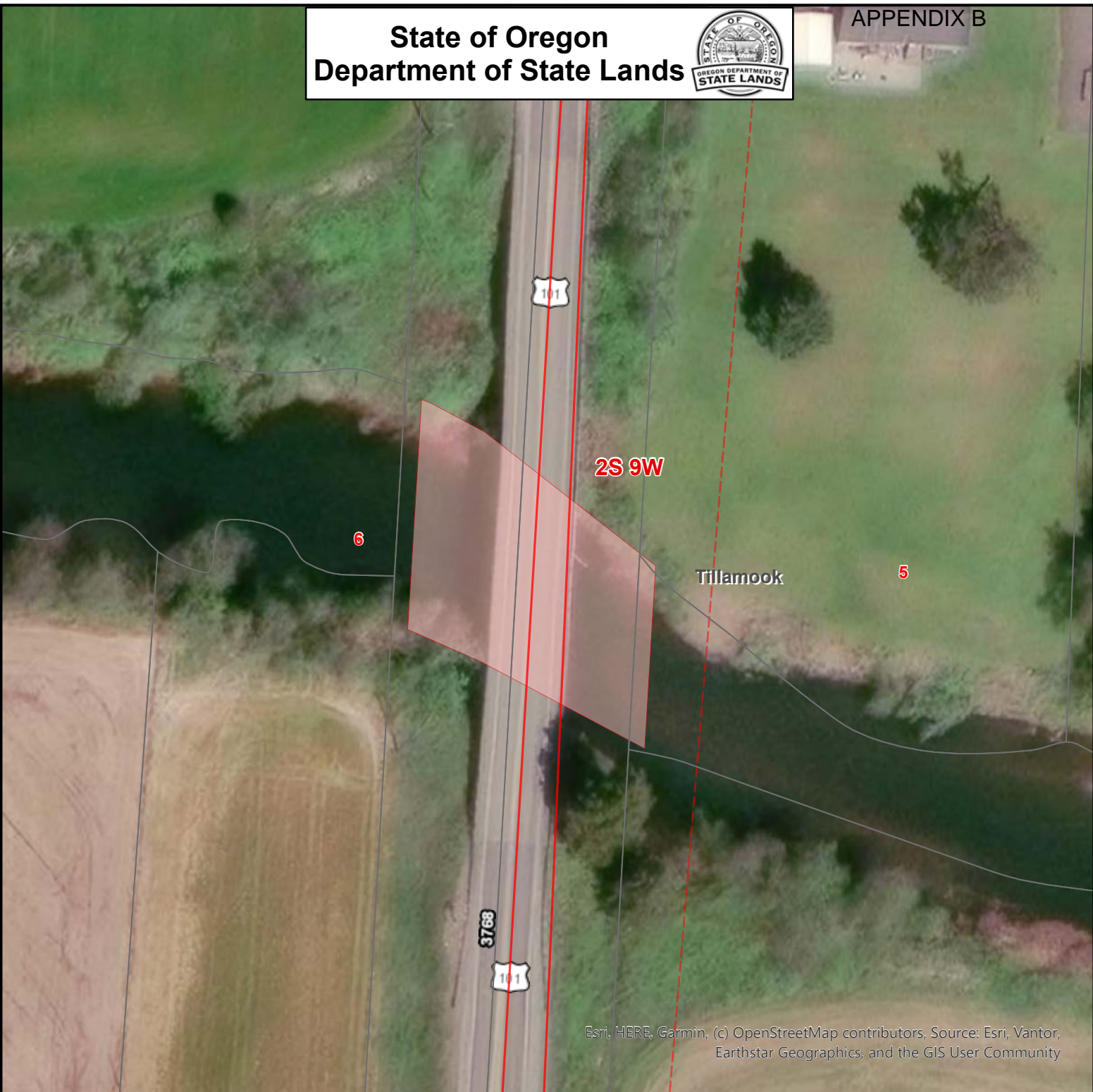
Title: ODOT Region 2 Right of Way Mgr.

STATE OF OREGON)
) ss.
County of Marion)

On this 31 day of March, 2026, before me personally appeared David Thiessen, who being duly sworn stated that he/she is the Region 2 Right of Way Mgr of Oregon Department of Transportation, Grantee, and acknowledged the foregoing instrument to be the voluntary act of said Grantee and that he/she executed the foregoing instrument under authority granted by said Grantee.




NOTARY PUBLIC FOR OREGON
My commission Expires: February 02, 2027



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

EXHIBIT A

**65854-EA Waterway Easement
T02S, R09W Section 05 & 06
Tillamook County
18,470 Sq. Ft. (0.42 Acres)**

- Description lines
- Use Area

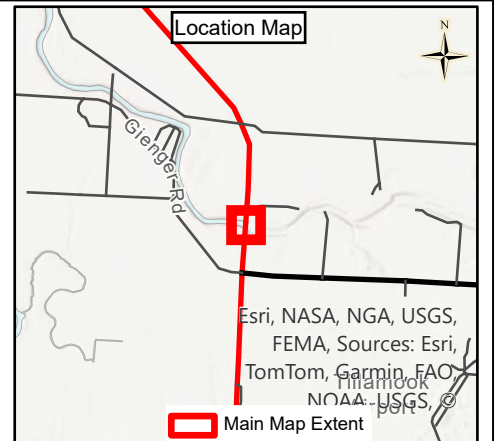
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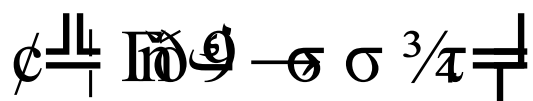


Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
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503-986-5200
www.oregon.gov/DSL
Date: 2/23/2026



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA-USGS, ©

 Main Map Extent



Application #65854EA for a permanent easement in Tillamook County

On December 5, 2025, the Oregon Department of Transportation (ODOT) applied for permanent easement application 65854-EA in Tillamook County.

Pursuant to OAR 141-123-0050 (6), the Oregon Department of State Lands (DSL) may waive the circulation requirement for an easement application if the use or development has been previously circulated for public review. Circulation of the easement application was waived in favor of circulation of the related removal-fill application 65909-GP. DSL opened a comment period for 65909-GP from February 5, 2026 through February 16, 2026 and received 2 comments in total.

Date Received	Comment submitted by	Comment
February 5, 2026	Haley Teach, Department of Environmental Quality (DEQ)	401 water quality certification permit required. 401 application review is in progress DSL Response: 401 water quality certification permit was subsequently obtained by applicant on March 16, 2026.
February 12, 2026	Joe Severson, Oregon State Marine Board (OSMB)	Advise change to design or methodology. The Trask River is utilized by recreational boaters and commercial fishing guides in the project vicinity, with the primary public access provided by Steiner Boat Launch upstream of the US-101 bridge and Carnahan City Park downstream of the project site. While the proposed scour repair and bank stabilization work is not expected to cause long-term changes to channel capacity or boating access, temporary construction activities (including isolation areas, turbidity curtains, dewatering, and in-water equipment) may locally narrow the navigation corridor and introduce short-term boating safety hazards.

		<p>To minimize potential impacts to boaters, it is recommended that the applicant provide advance notification and temporary signage at Steiner Boat Launch and Carnahan City Park identifying the work area, anticipated construction dates, and any boat navigation limitations, and clearly mark in-water structures or restricted zones with buoys or flagging to delineate a safe navigation path. These measures will help ensure injury free navigation, reduce user conflicts, and support continued recreational and commercial use during construction.</p> <p>DSL Response: DSL shared the comment with the applicant and on February 18, 2026, the applicant agreed to incorporate OSMB recommendations for reducing impact to boaters into the project.</p>
--	--	--



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 5**

SUBJECT

Sale of State-owned forestland in Coos County

ISSUE

Whether the State Land Board should approve the sale of 80 acres of State-owned forestland to the South Slough National Estuarine Research Reserve (Reserve). See Appendix A for a property map.

AUTHORITY

- Oregon Constitution, Article VIII, Sections 2 and 5; pertaining to the Common School Fund and land management responsibilities of the State Land Board
- ORS 273.055; relating to the power to acquire and dispose of real property.
- ORS 273.171; relating to the duties and authority of the Director.
- ORS 273.553; relating to the South Slough National Estuarine Research Reserve agreement between Oregon and the federal government rules.
- ORS 273.554; relating to the powers, membership, and procedures of the South Slough National Estuarine Research Reserve Management Commission.
- OAR 141-067; relating to the sale, exchange, and purchase of state land.

BACKGROUND

Since 2022, the Reserve has pursued acquisition of the 80-acre Winchester upland property adjacent to the Reserve's 7,000-acre site on Oregon's southern coast. See Appendix B for a timeline of activities. Overseen by the Department and managed for long-term research, education, recreation, and conservation, the Reserve is uniquely positioned to manage this property of late-stage successional forest habitat.

The Winchester upland property encompasses the headwaters of Tom’s and Cox Creeks, both of which are tributaries of Winchester Creek, the main waterway of the South Slough. Bordered by the Reserve on two sides, acquisition of these forestlands will expand the footprint and connectivity of lands and waters protected under Reserve management. Land management within the Reserve focuses on protection and quality of native habitat for fish and bird species including marbled murrelets which ODFW designated in 2021 as “endangered” under the Oregon Endangered Species Act and are federally protected as “threatened” species under the federal Endangered Species Act.

This proposed transaction advances the Department’s strategic goals by:

- Generating revenue for the Common School Fund,
- Supporting a thriving Oregon through habitat restoration and resilience, and
- Expanding opportunities for research and stewardship at the Reserve.

On December 12, 2023, the Land Board authorized due diligence and funding efforts for the transfer. While due diligence was underway, staff continued work to secure outside funding. In 2025, the National Oceanic and Atmospheric Administration awarded a grant of \$834,000. The award fully funds the purchase and transfer of the Winchester property from its constitutional dedication to the Common School Fund to the Reserve, along with some due diligence and closing expenses.

DUE DILIGENCE AND STAFF FINDINGS

Following the Land Board’s authorization in 2023, the Department completed all required statutory and administrative steps, including:

- Public notice and comment period
- Cultural resource assessment
- Boundary survey
- Land appraisal
- Other due diligence and internal review steps

The Land Evaluation Form is provided in Appendix C. The 2025 appraised value of the property and associated timber is \$780,000 (see Appendix D).

On December 3, 2025, the Land Board approved decertification of the property from Oregon Department of Forestry (ODF) management. ODF’s Board of Forestry met on January 7, 2026 and agreed to this decision and removed the property from the Common School Forest Land designation.

The Department is also working to extinguish inactive split mineral rights reserved in 1953 on these 80 acres and an additional 347 acres of land within the Reserve. This work will further protect the property and habitat. While related, this effort is separate from the acquisition and does not affect completion of the current transaction.

PUBLIC INVOLVEMENT

This proposed transaction was discussed at public meetings of the South Slough Reserve Management Commission on June 7 and September 27, 2023, where it received support.

The Department held a public comment period from June 17 to July 17, 2025. The Department received a comment from the Confederated Tribe of the Warm Springs deferring to local tribes. The Reserve operates on a co-stewardship model with the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians, the Coquille Indian Tribe, and the Confederated Tribes of Siletz Indians which will guide management of this acquisition. The Oregon Department of Fish and Wildlife submitted a letter describing habitat values of the property but remained neutral on the transaction.

NEXT STEPS

If approved, the Department will proceed to closing, ensure receipt of funds to the Common School Fund, and transfer management of the property to the Reserve by August 2026.

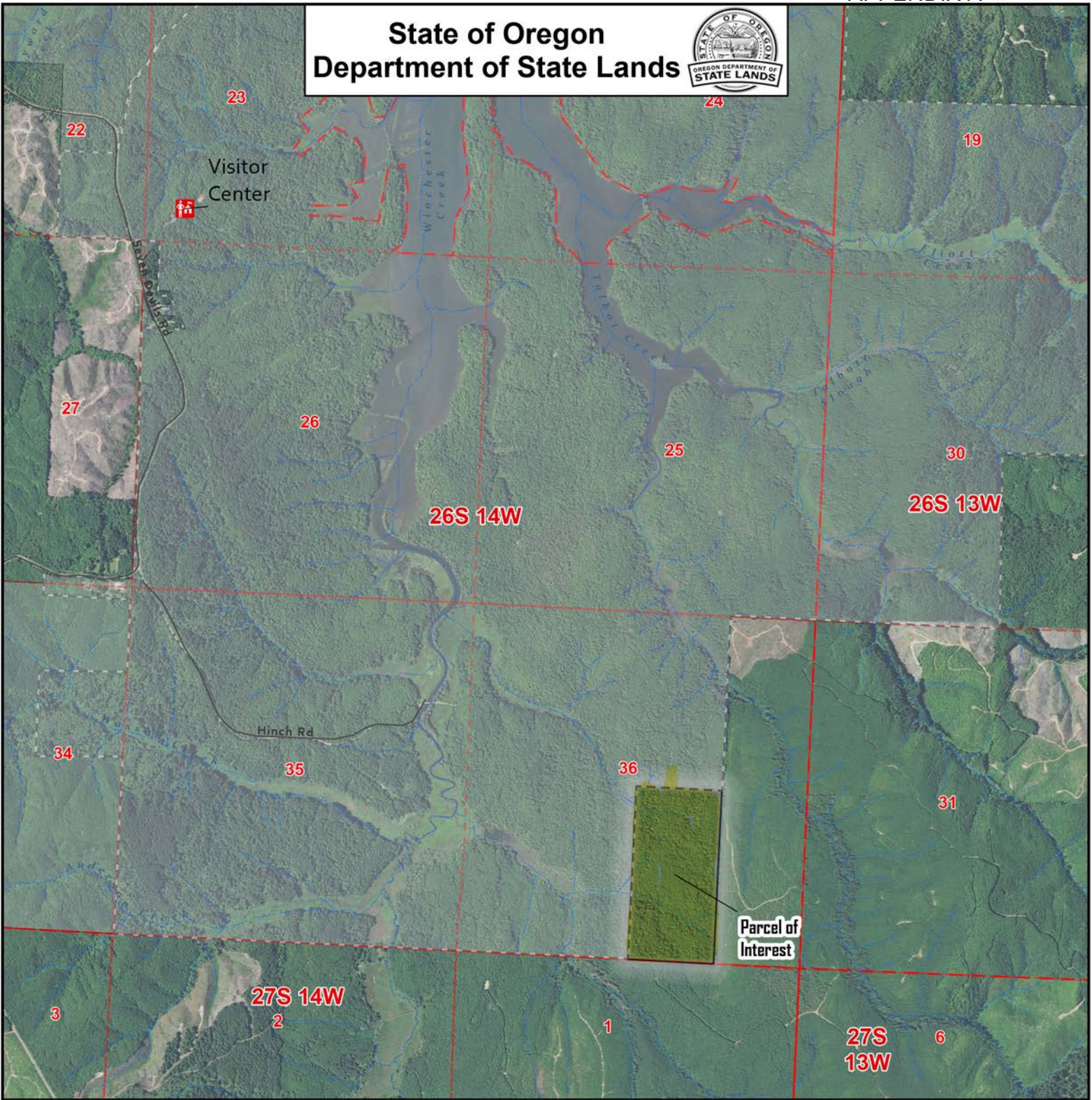
RECOMMENDATION

The Department recommends that the Land Board approve the sale of 80-acres of State-owned forestland to the Reserve for \$780,000.

APPENDICES

- A. Map of property
- B. Timeline of activities
- C. Land Evaluation Form
- D. 2025 Appraisal Summary

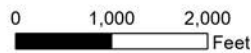
State of Oregon
Department of State Lands



Appendix A
T26S, R14W Section 36
Coos County

- Parcel of Interest
- Visitor Center
- Existing SSNERR Boundary
- Proposed SSNERR Boundary
- Streams
- Townships
- Sections

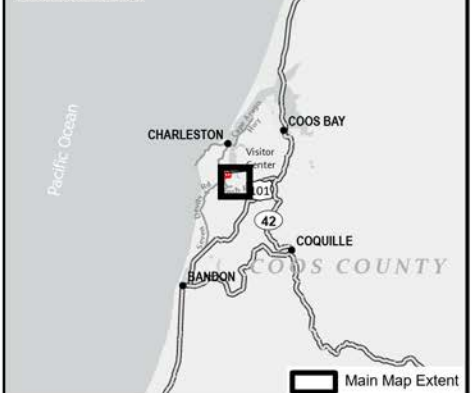
This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL

Location Map



Timeline of Proposed Land Sale: 80-acre Winchester Uplands to the South Slough National Estuarine Research Reserve

Oregon Department of State Lands

Proposed land transaction to sell 80 acres of constitutional forestland to the Reserve for habitat protection.

2017	First attempt by the Reserve to acquire the property – unable to find match funds for a grant.
June 2023	Appraisal completed for the land and timber of the property, valued at \$745,000
December 2023	State Land Board approves initiating due diligence work on the proposed land transaction.
October 2024	DOGAMI completed mineral assessment resource report
January 2024	Reserve staff apply for NOAA grant fund the acquisition. Application was not approved.
January 2025	Reserve staff apply for NOAA grant fund the acquisition.
April 2025	Application was informally approved by NOAA.
Mid 2025	Due diligence work completed on cultural surveys and review, timber cruise, land appraisal, biodiversity report, and other related actions. Work funded by NOAA grant.
June – August 2025	A genealogist contracted to find potential heirs of mineral rights reserved in 1953 by four different families.
August 2025	Notice of Award issued from NOAA, \$834,000.
December 2025 to January 2026	State Land Board approved transfer of forest management from Oregon Department of Forestry back to DSL. ODF agreed with the decision and notified the Secretary of State on January 15 th .
February 2026	Finalized survey results and updated maps.
April 2026	Boundary survey completed
February to June	Mineral rights extinguishment efforts taken through ORS517.180 for mineral rights reserved in 1953.
June 9, 2026	Request to the State Land Board to approve land sale.
FUTURE ANTICIPATED STEPS	
Summer 2026	Complete sale of property.

Winchester Uplands LAND EVALUATION FORM

1. Evaluation completed in: Office Field
2. Parcel Name: Winchester Uplands
3. County: Coos
4. Map & Tax Lot: 26S, 13W, Sec 36, TL800
5. LAS PARCEL #: 1399
6. LAS APP#: 64570-LS
7. GIS Acres: 76.24; 80 acres cadastral
8. DSL Land Class: Forestlands
9. REAMP Category: Forestlands
10. Certified Forest: Yes No - Decertified Jan. 15, 2026
11. Leased: No Yes Lease #: Type of Use:
12. Ownership Type: Surface only
13. Mineral Rights: No Yes (extinguishment process; cloud from 1983 sale)
14. Adjacent Property Owners & Use: SSNERR, Coos County Forestry, Argo US For Invest
15. Zoning: F
16. Developable Parcel: No Yes
17. Minimum acres required for home site: N/A
18. Lot of Record: No Yes
19. Potential for Zone Change/Partition: NA
20. Wildlife Overlay:
21. Cultural-Historic: Parcel Reviewed: No Yes; 8/8/2025
22. Previously Field Surveyed: No Yes Partially Date Surveyed: 5 surveys within 2 miles, dates not provided.
23. Cultural Resources Identified in field? (if yes, consult with staff archaeo): No Yes
24. Probability of Cultural Resources: None Low Medium High
25. Threatened/Endangered Species: Field Survey Completed: No/Not Needed Yes
Species: Potential Marbled Murrelett site
26. Water Rights: No Yes Water Right Info: N/A
27. Irrigation District: NA
28. Depth of Nearby Wells: None
29. On-site/Distance to Existing Electrical Service and what type: NA
30. Electrical service provider/PUD Name: NA
31. Potential for Alternative Energy: NA
32. Access: Locked Gated County Forest Road, gravel
33. Legal Access: No Yes Gov't Maintained Road: No Yes Road Name/#
unnamed
34. Easements (to/from whom and what type): None in Deeds
35. Interior Roads/Trails/Condition: None found
36. Known Property Boundaries/Corner Survey Markers: N/A, but will be surveyed
37. Nearest DSL Parcel (direct): 1396, 524

- 38. Topography/Shape of Parcel:** from 40 to 160' above sea level, Rectangle
- 39. Vegetation Cover (dominant species, condition, % coverage):** Mature Douglas-fir, Western Hemlock, Port Orford Cedar, Sitka Spruce, and Red Alder.
- 40. Site Structures/Improvements:** N/A
- 41. View Site/Water Features/Other amenities:** N/A
- 42. Evidence of Prior Impacts/Activities (wildfire, crops, historic home site):** None, past logging, but not recent
- 43. Lease History:** N/A
- 44. Current Use:** Forestland
- 45. Agriculture/Timber Potential:** Timber
- 46. Soil Type:** 50% silt loam, ~31% sandy loam,
- 47. NRCS Soil Class:** Above average Class II to average Class III
- 48. MB & G Forest Rating:** 104 to 125
- 49. Age of Timber:** N/A, mature
- 50. Timber Volume:** 2,676 MBF
- 51. Estimated Timber Value:** \$680,308, 2023
- 52. Site Index:** 104 to 125
- 53. Type of Timber:** Douglas-fir, western hemlock, Port Orford cedar, Sitka spruce, and red alder
- 54. % Annual timber volume increase:** unknown
- 55. Fire District/Protection Area:** Coos South - 1
- 56. Property Expenses (fire protection costs):** NA
- 57. Other Holding Costs:** \$0
- 58. Assessor's RMV:** \$87,910
- 59. Tax Year:** 2024
- 60. Estimated Market Value:** \$780,000
- 61. Source:** Appraisal, 9/12/2025
- 62. Known/Proj. AUMs:** 0
- 63. Annual Lease Amt.:** \$ N/A
- 64. 20 year Investment Return based on timber/lease income:** N/A
- 65. Rate of Return on Asset Value (%):** N/A
- 66. Present Value based on Current/Projected Income:** N/A
- 67. Potential developments necessary to increase marketability/land value (ie access, utilities):** N/A
- 68. Est. Annual Income after Development (Improvements/Land-Use Action):** N/A
- 69. Highest and Best Use Conclusion (What is physically possible, legally permissible, financially feasible and provides the highest return):** From Appraisal, "existing recreation and timberland use." Sale of property to SSNERR will satisfy the CSF and expand high value habitat for the Reserve.
- 70. Comments:** Filled out after PRP and DD
- 71. Originator:** Brian Cochran **Date:** March 11, 2026
- 72. Reviewer:** John Gessner **Date:** April 17, 2026

Part I – Introduction

A-1. Title Page

APPRAISAL REPORT

OF

The Winchester 80.0-acre Upland Timberland Parcel

**Located 0.8 miles east of 90685 Hinch Lane,
Coos Bay (South of Charleston), Oregon**

Coos County Tax Lot 26-14-36-800

CLIENTS

**Oregon Department of State Lands
c/o John Gessner, Land Transaction Analyst
951 SW Simpson Ave., Suite 104
Bend, OR 97702**

and

**South Slough National Estuarine Research Reserve
State of Oregon Division of State Lands
P.O. Box 5417
Charleston, OR 97411**

PREPARED BY

**Jeffrey L. Marineau, MAI
MARINEAU AND ASSOCIATES
510 Highland Avenue
Coos Bay, Oregon 97420**

Effective Date: September 12, 2025

Our File #: BC-1440-R1

Winchester Acquisition-64570-LS

A-4. Appraiser's Certification

I certify that, to the best of my knowledge and belief,

- The statements of fact contained in this report are true and correct.*
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- As of the date of this report, Jeffrey L. Marineau, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.*
- The appraisal was developed, and the appraisal report was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.*
- The appraisal was developed and the appraisal report prepared in conformance with the Appraisal Standards Board's Uniform Standards of Professional Appraisal Practice and complies with USPAP's JURISDICTIONAL EXCEPTION RULE when invoked by Section 1.2.7.2 of the Uniform Appraisal Standards for Federal Land Acquisitions.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).*
- Marineau and Associates completed an appraisal of the subject property effective June 6, 2023, and has not performed any other services as an appraiser or in any other capacity on the subject property within the past 36 months.*
- David S. Olson provided significant professional assistance in the preparation of this report to the person signing this report.*

property is located within Coos County's Forest (F) zoning jurisdiction and is well-suited for timberland resource management and /or recreation uses. There is substantial value in the marketable timber, given the age, species, and quality of the timber.

Improvements:

The parcel has no structural improvements or site improvements.

Highest and Best Use:

The Highest and Best Use is resource land with substantial value in marketable timber.

Appraiser:

Jeffrey L. Marineau, MAI

VALUE CONCLUSION BY THE SALES COMPARISON APPROACH: \$780,000

A-6. Images of the 80.0-acre Property



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 6**

SUBJECT

Sale of filled lands on Hayden Island in Multnomah County

ISSUE

Whether the State Land Board should approve the sale of approximately 65 acres of filled land on Hayden Island in Multnomah County to the Oregon Department of Transportation (ODOT). The site is located within Sections 19 and 30, Township 2 North, Range 1 East of the Willamette Meridian, in Multnomah County, State of Oregon.

AUTHORITY

- Oregon Constitution, Article VIII, Sections 2 and 5; pertaining to the Common School Fund and land management responsibilities of the State Land Board.
- ORS 273.055; relating to the power to acquire and dispose of real property.
- ORS 273.171; relating to the duties and authority of the Director.
- ORS 274.915; relating to the sale, lease or trade of submersible and submerged lands.
- OAR 141-068; relating to the sale, exchange or reservation of historically filled land.
- SB 165 (2025), relating to the prohibition of the State Land Board reserving mineral rights for historically filled lands.
- Asset Management Plan, adopted by the Land Board; October 2024

BACKGROUND

Hayden Island is located west of the Interstate 5 bridge near the Oregon-Washington border, and within the channel of the Columbia River. Since statehood, Hayden Island has been altered by fill, accretion, and erosion. The highly developed eastern side of the

island is within the city limits of Portland. In contrast, the largely undeveloped western side of the island, sometimes commonly known as West Hayden Island, is outside the city of Portland but still within the city's Urban Growth Boundary. The side of the island west of the railroad tracks is subject to city Comprehensive Plan designations. There is, however, interest in preserving the land as open space.

The site proposed for sale is on the south shore of the western side where there are formerly submerged and submersible lands, now filled, known as the "South Shore" lands. These are owned and managed by the Department. The current zoning for the "South Shore" lands is Multiple Use Forest, which generally can be used for timber, agriculture, conservation, recreation, hazard mitigation, and compatible associated uses. These lands are currently undeveloped bare lands or open space.

In 2023 through 2025, the Department worked with the Port of Portland to clarify title on several parcels of land owned by both parties on the west side of Hayden Island. This effort clarified property line, ownership, and access uncertainties that had existed for several decades, and the agreement was finalized in April 2025.

Application to Purchase

Concurrent with this effort to clear the title, on November 12, 2024 ODOT submitted an application to the Department to purchase the "South Shore" lands. The proposed land transaction is part of ODOT's involvement in the Interstate Bridge Group and their work to replace the I-5 bridge over the Columbia River. Per the Due Diligence Summary Report (Appendix F) prepared by the Interstate Bridge Replacement Program, the sale will accomplish the following:

The purchase of DSL parcels would satisfy the City of Portland and Oregon Department of Fish and Wildlife mitigation requirements for the CRBA (Columbia River Bridges and Approaches), and future construction packages in Oregon by:

- *Implementing a Conservation Easement for City of Portland for environmental zone impacts associated with the CRBA construction package.*
- *Agreement with Oregon Department of Fish and Wildlife for aquatic resource impacts.*
- *Future permittee-responsible mitigation through restoration and enhancement projects for future phases of the IBR Program.*

The Land Board approved the Department to begin due diligence steps on February 11, 2025.

DUE DILIGENCE AND STAFF FINDINGS

The Department completed all required statutory and administrative steps, including:

- Public notice and comment period
- Cultural resource assessment
- Boundary survey
- Land appraisal
- Other due diligence and internal review steps

An appraisal was ordered by ODOT (see Appendix D) and the value of the land was determined to be \$1.3 million. DSL commissioned an outside review of value and the review appraiser concluded that this is a fair value (See Appendix E).

Phase I and Phase II environmental reviews for potential contamination were commissioned by ODOT and the Department noted no concerns that would prevent the acquisition of the property (See Appendix F: Section 2.3, Due Diligence Summary Report).

ODOT assessed any potential archeological resources. The report noted no known resources, and the presence of archaeological deposits is unlikely. (Section 2.1, DDSR)

DSL received a request from the Confederated Tribes of the Grande Ronde regarding information on cultural investigations on the site. This request was provided to the Department's archaeologist. As part of their due diligence, ODOT completed an Archaeological Resource Assessment, which is discussed in the attached Summary Report.

PUBLIC INVOLVEMENT

The Department circulated the application to purchase land for a 45-day public comment period from March 5 to April 19, 2025

In total, the Department received 12 comments (see Appendix C), summarized as:

- Five were in favor of the bridge and/or restoration effort.
- Four were against the sale of the site or construction of the bridge; with one comment specifically wanting the West Hayden Island area to be reopened for commercial development.
- DSL received a comment from the Confederated Tribes of the Grande Ronde (noted above).
- One comment was unclear regarding support of the sale.
- One comment was against the lack of access to the site.

NEXT STEPS

Two items remains to be completed before closing: designation of the property as a legal lot of record (in accordance with OAR 141-067-0220(7)(b)) and the execution of a Purchase and Sale Agreement (PSA).

The State of Oregon acquired the property at statehood, and it was later expanded through fill. As a result, it was never formally designated as a legal lot. Although this process is typically handled by the county, an intergovernmental agreement (IGA) between Multnomah County and the City of Portland assigns jurisdiction to the City. The Department is requesting that the Land Board approve the sale contingent on completion of this designation.

A draft PSA template has been included as an appendix with this item and must be completed prior to closing the sale.

RECOMMENDATION

The Department recommends the Land Board authorize completion of the sale of the South Shore property on Hayden Island in Multnomah County to ODOT for a price of \$1,300,000, contingent upon completion of a legal lot of record for the property.

APPENDICES

- A. Maps
- B. Application to Purchase Land (#65338LS)
- C. Public comments
- D. Executive summary of appraisal report
- E. DSL-ordered third-party review of appraisal report
- F. Interstate Bridge Replacement Program – West Hayden Island Due Diligence Summary Report
- G. Draft Purchase and Sale Agreement



State of Oregon Department of State Lands



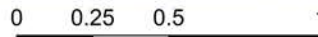
APPENDIX A



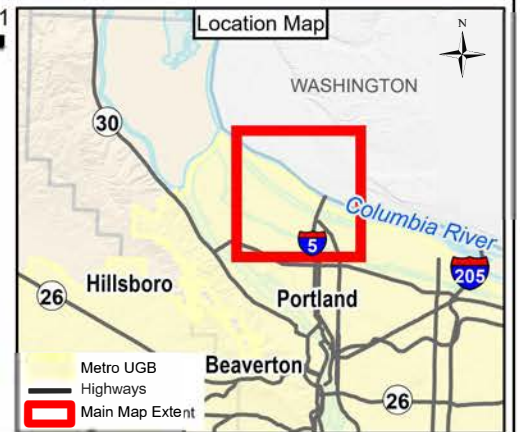
65338-LS Land Sale
T2N, R1E, Sections 19 and 30
65 acres (approx.)
Multnomah County

-  Potential Land Sale
-  Adjacent Land Ownership (western side of the island)
-  Portland City Limit
-  Metro Urban Growth Boundary (UGB)

This map depicts the approximate location of a Department of State Lands authorization. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



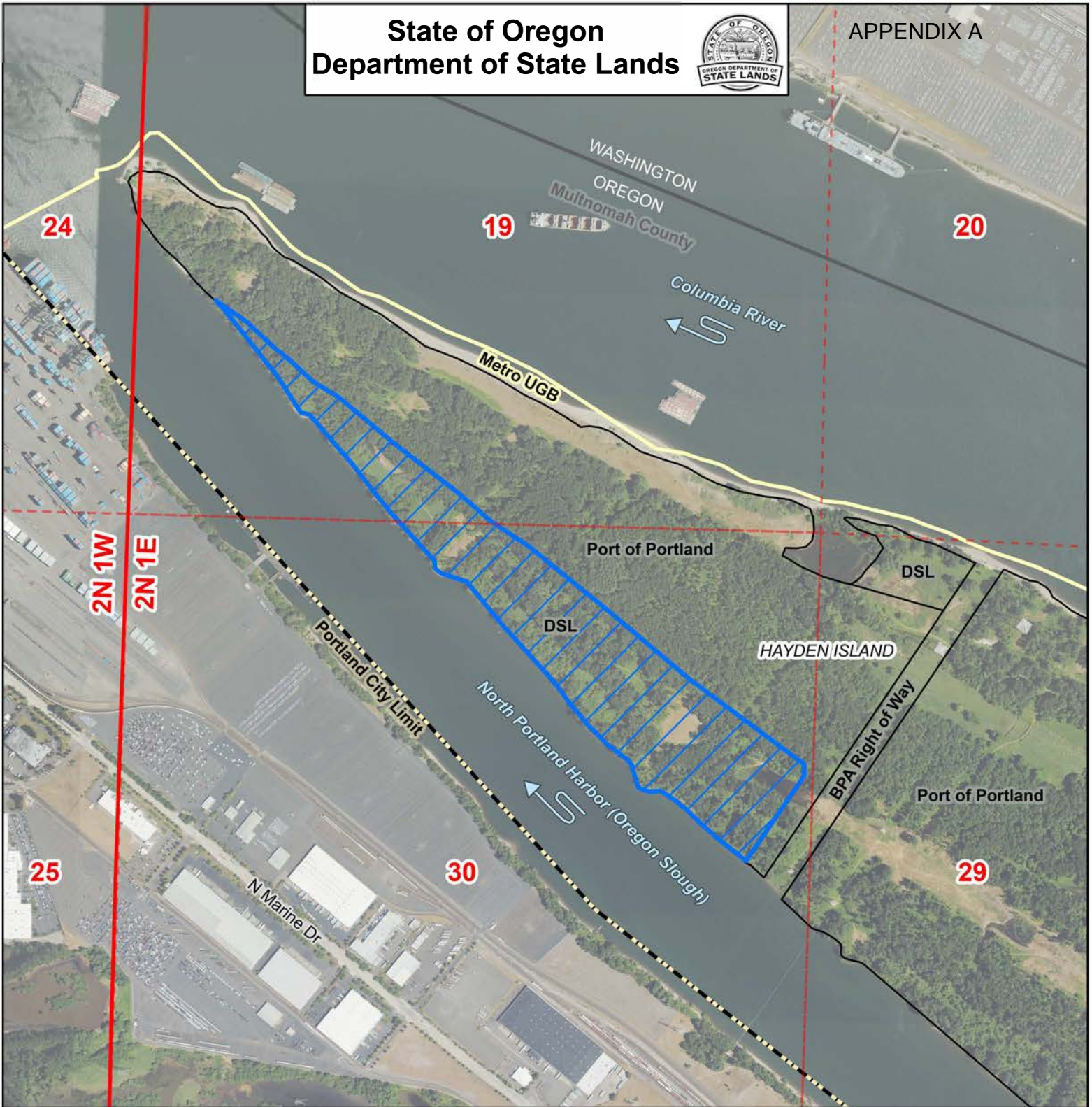
Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
951 SW Simpson Ave, Ste 104
Bend, OR 97702
541-388-6112
www.oregon.gov/DSL
Date: 1/23/2025



State of Oregon Department of State Lands



APPENDIX A



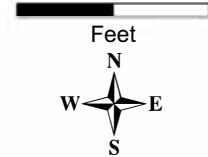
APPENDIX A

65338-LS Land Sale
T2N, R1E, Sections 19 and 30
65 acres (approx.)
Multnomah County

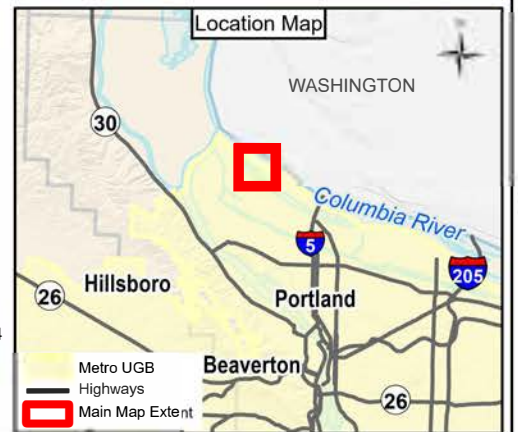
- Potential Land Sale
- Adjacent Land Ownership
- Portland City Limit
- Metro Urban Growth Boundary (UGB)
- Townships
- Sections

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0 500 1,000



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet
State of Oregon
Department of State Lands
951 SW Simpson Ave, Ste 104
Bend, OR 97702
541-388-6112
www.oregon.gov/DSL
Date: 4/15/2026



Oregon Department of State Lands
 Bend Field Office
 951 SW Simpson Avenue, Suite 104
 Bend, Oregon 97702
 Telephone: 541-388-6112
 Fax: 541-388-6480

AGENCY # _____



APPLICATION TO PURCHASE LAND*

Please print clearly.

Applicant Name(s): ODOT - William Warncke Phone: 503-347-8178
 Address: 500 Broadway Street, Suite 200 Fax: _____
 _____ E-mail: bill.warncke@interstatebri
dge.org
 City: Vancouver State: WA Zip Code: 98660

I (we) hereby make application to purchase the following described land:

	County	Section	Township	Range	Tax Lot	Acres
	Multnomah	30	2N	1E	2N1E30 -00300	28.67
(Attach additional sheets if necessary)				Total Acres		28.67

Please describe the reasoning for submitting an application to purchase State Land:

ODOT is submitting an application to purchase State Lands for the Interstate Bridge
Replacement program.

I acknowledge that submission of this application:

- May initiate a competitive sale process
- Provides no right of priority (except as determined by the State Land Board)
- No sale will be made for less than fair market value.

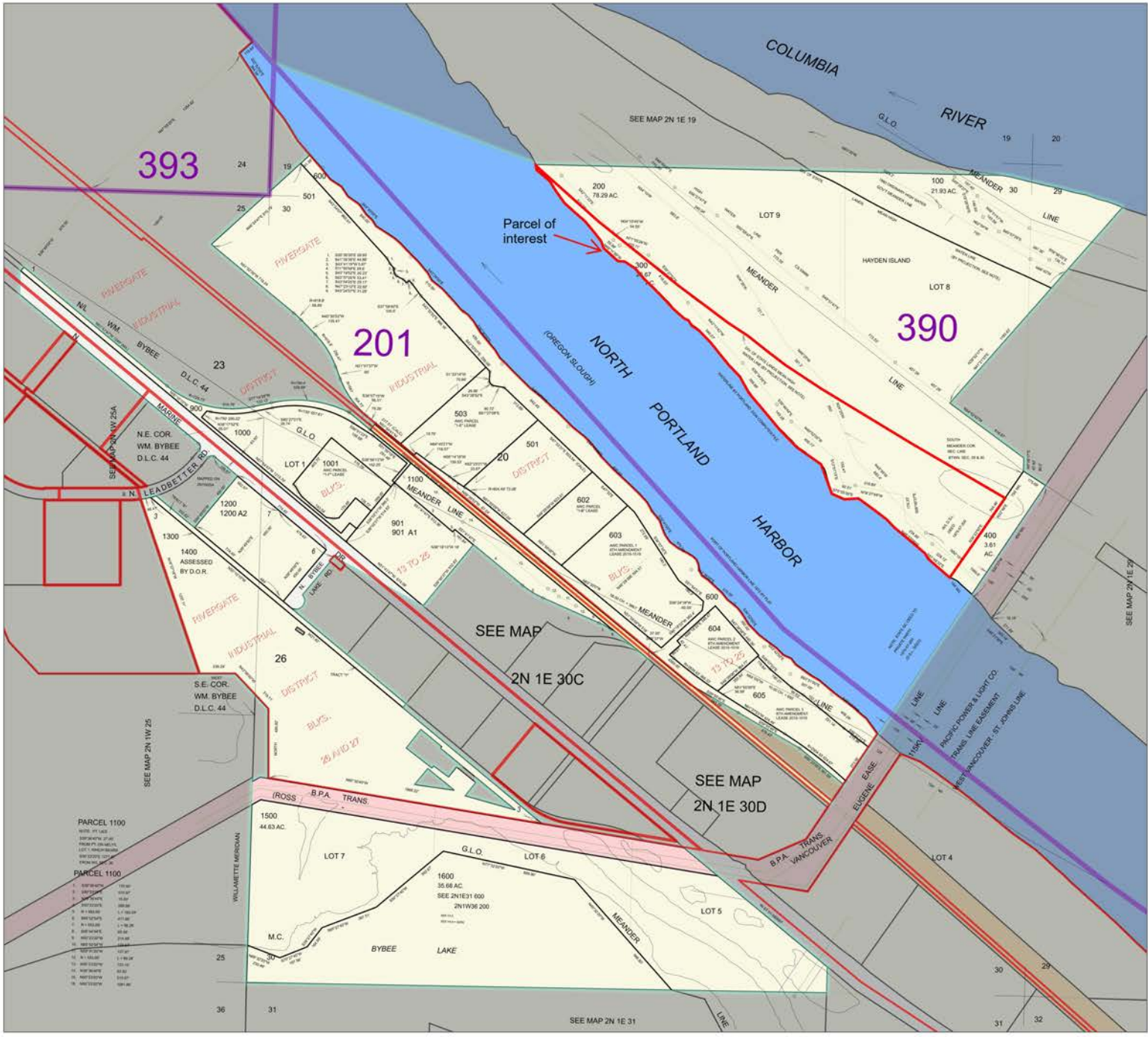
The Department of State Lands (DSL) reserves the right to reject this application at any time before completion of the sale.

**Note: Please read the Instructions for Submitting an Application to Purchase Land before completing and submitting this application.*

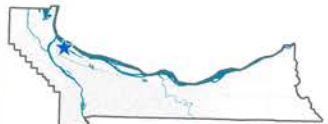
 Applicant's Signature

 Date

Oregon Department of Transportation (ODOT) is submitting an application to purchase land from the Department of State Lands (DSL) on Hayden Island. ODOT is applying to purchase Tax Lot 2N1E30 -00300, a 28.67-acre lot, from DSL. Tax lot 2N1E30 is located in Section 30 Township 2N Range 1E of the Willamette Meridian on the southwest shore of Hayden Island. Tax lot 2N1E30 -00300 is bordered by two Port of Portland parcels: 2N1E30 -00200 to the north, and, 2N1E30 -00400 to the southeast. The Oregon Slough is on the south shore of 2N1E -00300.



2N1E30
PORTLAND



SECTION 30 TOWNSHIP 2 N.
RANGE 1 E.
WILLAMETTE MERIDIAN

1" = 400'

Cancelled Numbers:

- 500
- 502
- 601
- 700
- 800
- 1200-A1

PCS: NAD 1983 HARN State Plane Oregon
 FPS 3601 Feet Brill
 Datum: North American 1983 HARN
 Projection: Lambert Conformal Conic
 Multnomah County
 1/18/2024 4:49 PM

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY
2N1E30 PORTLAND

Application to Purchase Land

Instructions and Procedures

Attached to these instructions is the application to purchase land from the Oregon Department of State Lands

The Department of State Lands (DSL) has an active program of land sales and invites the submittal of applications to purchase land. The Land Board's 2012 Real Estate Asset Management Plan and rules (OAR 141-067) govern and direct DSL's land sales and exchange efforts and priorities. **Please note: A submittal of a land purchase application does not guarantee a land sale will be authorized.**

Instructions

To insure prompt processing of your application:

- Fill out the application legibly and completely;
- Sign and date the application;
- Provide an accurate description of the property location;
- Provide a copy of the tax assessor's map of the property with the parcel identified;
- Remit a check for the non-refundable application fee of \$750.00 for each application.

Send the completed application and check to:

**Oregon Department of State Lands
Real Property Program
951 SW Simpson Avenue, Suite 104
Bend, OR 97702**

Procedures

- All land purchase applications (i.e. land sale project) are given careful and thoughtful consideration by DSL and must be approved by the State Land Board.
- DSL evaluates all purchase applications by carefully investigating the financial, natural, cultural and recreational impacts of the project. Adjacent property owners, interested parties, lessees (if applicable), federal, state and local agencies are notified during the evaluation. DSL uses the information to recommend to the Land Board whether or not to sell the parcels under study; the Land Board must also approve the final sale transaction.
- The Land Board must also approve the actual land sale method. Sale methods vary depending on a number of factors such as the type of land being sold and the prospective purchaser. An appraisal of all interests being sold is always conducted before a sale occurs. Generally, sales of Common School Fund Trust land are made through a public auction process. The Department will retain mineral rights. In some instances reservations or easements might be attached to the property in order to place protection over or conserve special unique or significant resources (e.g. historical or cultural features). Valid existing rights (e.g. utility easements) are also honored.
- DSL may require the applicant to provide a correct and precise description of the lands applied for in accordance with a survey.

Public and Tribal Comments

Proposed Land Transaction: Hayden Island in Multnomah County (App #65338LS)

On November 12, 2024, the Oregon Department of Transportation (ODOT) submitted an application to the Oregon Department of State Lands (DSL) to purchase 65 acres of filled land owned by DSL on the western half of Hayden Island. The requested sale is part of ODOT's involvement in the Interstate Bridge Group and their work to replace the I-5 bridge over the Columbia River. The parcel will be used for wetlands mitigation as part of the bridge replacement efforts.

DSL opened a comment period from **March 5 though April 19, 2025** and received **12** comments in total.

Public Comments

Date Received	Comment submitted by	Comment	Agency Response
3/10/25	Jennifer	My concern with this specific land transaction is that it conservation work on the area is already being discussed outside of ODOT, and ODOT being involved could add to the complexity & would be an inefficient use of resources. Additionally, because of the existing discussions of conservation of the area, ODOT using this property for compensatory mitigation seems like this would not be following the intent of compensatory mitigation. Other non-state owned properties nearby should be considered for purchase & conservation work, which would follow the intent of compensatory mitigation.	Hi Jennifer, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you, Oregon Department of State Lands

3/10/25	Laura Alexander	<p>Oregon is known for two significant rivers, Columbia and Willamette, but good luck trying to find a place to put your toes into the water.</p> <p>Oregon has sold off every access to beach front to the highest bidder and the non-boat owners who want to just enjoy the view must climb a tree to see it.</p> <p>The drive out highway 84 East has no beachfront access.</p> <p>The drive out highway 30 West has no beachfront access.</p> <p>The length on the Oregon side is 395 feet wide.</p> <p>The drive along willamette river may take you eventually harbor side and there is a small area left to side at Harbor Hotel. There's another spot down by Macadam but you can't put your feet in. Then there's Sellwood that you can't put your feet in there either. I must not forget Milwaukee where people can't put their feet in or side by the beachfront.</p> <p>Shamefully Portland has not put the general public taxpayers first.</p> <p>Instead it's profit over people.</p> <p>In states where water is the highlight of the city, the city takes care in their designs to ensure that they have maximized the use of the water and access for families.</p> <p>Portland should have never sold off beachfronts that prevent the useful enjoyment by the rest of its population.</p> <p>Milwaukie is about to concrete its greenery and add useless exercise equipment that both kids and adults don't find enjoyable. There's no parking for non-boat owners. What Milwaukie could have done is add land to the park by infilling and decreasing the width of the</p>	<p>Hi Laura,</p> <p>We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward.</p> <p>The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx</p> <p>Thank you, Oregon Department of State Lands</p>
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		<p>Willamette. The same over in Oregon City where people park on rocks and sit in their cars.</p> <p>The Columbia River should have a real designer come out and put something to do over at Hayden island that draws people in. You want people to pay attention to nature? Install a plexiglass tube that visitors can enter and see fish pass by. There are a lot of real designers that build massive resorts, fun experiences and educational facilities.</p> <p>Don't hire or consult with anyone from the team that designed the Zoo. The Zoo plan is horrible. It's likened to the pet pound. Tampa's Zoo, Birmingham Zoo are far better. Portland's Zoo is an example of "Who not to hire when thinking up a zoo".</p> <p><i>Laura</i></p>	
3/10/25	Steve Baker	<p>Upon reading the Chanel 2 news report on line I decided to submit my input. However as an Oregon resident this is a project I am not fully informed about. Although I recognize the urgent need to construct another bridge in the Portland Vancouver area connecting Oregon and Washington. Plus I recognize not everyone is going to get exactly what they want. Like last time when for political reasons as I recall the two states couldn't agree on the bridge design and lost substantial federal funding. What a disservice to the citizens of both states. I am hoping political agendas and political parties can be put aside and everyone focus on the needs of motorists and earthquake safety and agree on a design, location, funding and schedules and get the darn thing built.</p> <p>In addition to help both states with funding issues, I may be in the minority, but propose a toll to help pay for construction AND maintenance. The toll amount established and remains for the life of the bridge.</p>	<p>Hi Steve,</p> <p>We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx</p> <p>Thank you, Oregon Department of State Lands</p>

		<p>Unlike the Astoria bridge where as I understand the toll was removed once the bridge was paid for but leaving future maintenance costs to the states. Which is unfortunate given the strain on the states highway maintenance budgets.</p> <p>In summary regarding the Hayden Island land sale I suggest leaving the decision up to the experts with the goal to expedite building the new bridge.</p> <p>Thank you. S. Baker.</p>	
3/10/25	Tom Uryga	<p>We obviously need a correctly done I-5 bridge. More lanes, better access...no fluff, as Vancouver doesn't want the train.</p> <p>The agencies involved are going to look worse than they do now if something happens to the current bridge, so get to work.</p> <p>As to the land involved, quit stalling and get it done...it's going to happen eventually, and delay just adds costs the public will resent bearing.</p> <p>For state lands, just make it happen.</p> <p>For private land, just compensate the owners fairly so they don't litigate.</p> <p>It isn't hard to do the right thing for the people you serve, even if that means the usual drifters don't get enriched by the project.</p> <p>Really...what did we get for \$200 million on the CRC study? A project "design" that didn't work, and that a group of high school kids could have performed for the cost of their prom dates and a good band for the occasion?</p>	<p>Hi Tom,</p> <p>We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx</p> <p>Thank you, Oregon Department of State Lands</p>

		It's clear what is needed, and your job is to insure it can happen swiftly and economically, so no screwing around...give us a reason to have faith in government for a change.	
3/10/25	Darrin Burgess	Please no. While that area of Hayden Island is not currently developed if this goes through it will be permanently locked up. This will take prime real estate out of circulation for possible development which could bring millions of much needed tax dollars and jobs into the community. Let the Interstate Bridge Group find land that's not so well situated for development in another area to use for mitigation.	Hi Darrin, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you, Oregon Department of State Lands
3/24/25	Shirlene Vanegas	I dont think that piece of land should be sold/purchased in tandem with the IBR Project.	Hi Sherlene, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you, Oregon Department of State Lands

APPENDIX C

<p>3/26/25</p>	<p>Joshua Landry</p>	<p>As a resident of Hayden Island, I'm opposed to this land deal. The IBR continues to treat Hayden Island like it's toilet, destroying its communities and removing access to its residents to satisfy Clark County commuters and tax "refugees". Odot has a terrible track record of stewardship in north north Portland. Just look at the interchanges between marine drive and i5. Also, with what money? A billion dollar budget shortfall? Maybe it's time Oregon pulled the plug on Washingtons bridge. Or perhaps they're praying, hoping they can use that toll money to bank roll their next hackeneyed project "in perpetuity." You know whats helping fuel this wave of American fascism? Squandering massive amounts of tax money on projects that cost more than they make.</p>	<p>Hi Joshua, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you, Oregon Department of State Lands</p>
<p>4/2/25</p>	<p>Margaret Puckette</p>	<p>I fully support the proposed sale of land on Hayden Island for the stated purpose or conservation and restoration of a rare, valuable natural area. I've known about the interest in protecting this land as it is a part of a large regional natural area that includes Smith & Bybee wetlands. I have personal knowledge of West Hayden Island natural resources going back 20 years, from when I moved to a floating home on North Portland Harbor near I5.</p> <p>Adding this parcel benefit so many natural aspects. It is a well chosen mitigation site.</p>	<p>Hi Margaret, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. Please be aware that we will be sharing comments with the applicant, and you are welcome to reach out to them at https://www.interstatebridge.org/resources/contact-us/ The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you</p>

APPENDIX C

<p>4/6/25</p>	<p>Maneena Douglas</p>	<p>As a citizen of portland I support this land sale in order to increase habitat for salmon and keep our rivers healthy. Please make this a space that supports our communities having healthy habitats and protect West Hayden Island. Sincerely, Maneena Douglas</p>	<p>Hi Maneena, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. Please be aware that we will be sharing comments with the applicant, and you are welcome to reach out to them at https://www.interstatebridge.org/resources/contact-us/ The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you</p>
<p>4/7/25</p>	<p>Arianna Garofalo</p>	<p>I am writing in support of West Hayden Island becoming a permanent natural resource, salmon habitat, and public access area. My hope is that this lays the groundwork for the entire island being a protected area in the future. Additionally, please consider making Hayden Island a memorial for Bob Sallinger. After he worked so tirelessly for environmental causes during his lifetime, it would greatly honor his legacy to help make his dream of a protected and publicly accessible Hayden Island come true. Even if it is just part of the island, this is a start.</p>	<p>Hi Arianna, We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. Please be aware that we will be sharing comments with the applicant, and you are welcome to reach out to them at https://www.interstatebridge.org/resources/contact-us/ The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at https://www.oregon.gov/dsl/Pages/subscribe.aspx Thank you</p>

4/14/25	Barbara Quinn	This is a good first step in the conservation and restoration of West Hayden Island that would be a boon to much needed habitat for our endangered fish and other wildlife.	<p>Hi Barbara,</p> <p>We appreciate you taking the time to share your thoughts on the proposed land sale on Hayden Island. Your input helps shape our work, and we'll be considering all comments as we move forward. Please be aware that we will be sharing comments with the applicant, and you are welcome to reach out to them at</p> <p>https://www.interstatebridge.org/resources/contact-us/</p> <p>The public comment period is open until Saturday, April 19, and after that, we'll review all feedback before staff make a recommendation to the State Land Board at a future Land Board meeting. Subscribe to updates at</p> <p>https://www.oregon.gov/dsl/Pages/subscribe.aspx</p> <p>Thank you</p>

Tribal Comments

Proposed Land Transaction: Hayden Island in Multnomah County (App #65338LS)

On November 12, 2024, the Oregon Department of Transportation (ODOT) submitted an application to the Oregon Department of State Lands (DSL) to purchase 65 acres of filled land owned by DSL on the western half of Hayden Island. The requested sale is part of ODOT's involvement in the Interstate Bridge Group and their work to replace the I-5 bridge over the Columbia River. The parcel will be used for wetlands mitigation as part of the bridge replacement efforts.

DSL opened a comment period from **March 5 though April 19, 2025** and received **12** comments in total.

Date Received	Comment submitted by	Comment	Agency Response
3/10/25	Jesse Norton	<p>ᠫaxayam! (Hello!)</p> <p>Thank you for the opportunity to comment on the land transfer of the south shore of Hayden Island in Multnomah County, transaction number 65338- L S. This area was included in lands ceded between 1853 and 1855 by treaties between the United States and the Confederated Tribes of Grand Ronde.</p> <p>The Historic Preservation Office for the Confederated Tribes of the Grand Ronde Community of Oregon requests that all lands included in this transfer are adequately inventoried for cultural resources. Please ensure that a cultural resources investigation occurs which covers the entire project area and includes subsurface testing. Please ensure that a draft of this report be made available for our review with adequate time for comment.</p> <p>Please let our office know when these investigations can occur. If you have any questions or comments, please feel</p>	<p>Jesse-</p> <p>Thank you for reaching out to the Department of State Lands regarding the sale of a portion of Hayden Island to ODOT. I have cc'ed Gary Curtis, archeologist for DSL, on this email and will be forwarding all comments and responses on the sale to ODOT this morning. I have highlighted your response as one that needs attention. We are in the due diligence phase of the sale and an investigation of cultural resources is on the list of required actions.</p> <p>Please feel free to reach out if you have additional comments or questions.</p> <p>NOTE: ODOT completed an Archeological Resource Assessment as part of their due diligence.</p>

	<p>free to contact me.</p> <p>hayu masi! (many thanks!)</p> <p>Jesse Norton Cultural Protection Specialist Historic Preservation Office Confederated Tribes of the Grand Ronde Community of Oregon</p>	
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TVG THE VALUATION GROUP

Appraiser: David E. Balfour, MAI

I-5: Columbia River (Interstate) Bridge

Summary of Salient Facts

Section: N/A
Road: N/A
Project No.: 21570
File No.: WHIMP
County: Multnomah County
Description Dated: N/A
Eng. Station: N/A
FAP#: S001(533)
Appraiser(s): Dave E. Balfour, MAI

Ownership Information

Legal Owner The State of Oregon, acting by and through the Department of State Lands
Assessor Records Mailing Address: 775 Summer St NE #100, Salem, OR 97301
Contact Person: John Gessner, Land Transaction Analyst
Contract Purchaser: None reported
Tenant: None

Summary of Taking

	SF	AC
Area of Entire Property:	2,831,400	65.00
Acquisition Type: Entire Take		

Access

Before Taking: There is (boat) shoreline access as well as vehicular access via a gravel roadway easement over adjoining Port of Portland property (which includes multiple tax lots). The access easement map and location are included herein. There is also a revocable access license for the BNSF crossing (discussed further herein).

In describing the current access and cost estimate for access improvements, the appraisers have relied upon the access easement location and layout that was provided.

It should be noted that the current access road is not a frequently maintained road and is a one-lane, gravel road that is only navigable during summer months. Nonetheless, it is a competitive access road relative to recreational-use property such as the subject.

After Taking: Unchanged

Land Use Regulations

Jurisdiction: Multnomah County

TVG THE VALUATION GROUP

Appraiser: David E. Balfour, MAI

I-5: Columbia River (Interstate) Bridge

Zoning: MUF-19; Multi-Use Forest

Present Use Vacant

Highest and Best Use

Before/Entire Property As-if Vacant: Recreation/Conservation site.

Before/Entire Property as Improved: Recreation/Conservation site.

After/Entire Property As-if Vacant: Unchanged

After/Entire Property as Improved: Unchanged

Utilities

Current Facilities None

Possible Facilities Private Facilities

Summary of Valuation:

FMV of Land Acquired	\$1,300,000
Site Improvements in Take:	\$0
Damages	\$0
Special Benefits	\$0
Fair Market Value	\$1,300,000
Rounded	\$1,300,000



JONATHAN B. BANZ, MAI, AI-GRS

Phone: 503-371-2403

Fax: 503-371-2613

Email: jbanz@powellbanz.com

Date of Review Report: March 31, 2026

APPRAISAL REVIEW

PROPERTY INFORMATION

Property Name: West Hayden Island – DSL Property
 Ownership Interest: Fee Simple
 Address: 65.00 Acres of Land, West Hayden Island
 City, State, Zip Code: West Hayden Island, Portland, Oregon

APPRAISAL INFORMATION

Appraiser(s) Who Completed the Appraisal: David E. Balfour, MAI
 Date of Appraisal Report: December 12, 2025
 Ownership Interest Valued: Fair Market Value, Fee Simple
 Date of Appraisal Conclusions: December 12, 2025
 Prepared For: Regina Thompson,
 Oregon Department of Transportation

REVIEW INFORMATION

Review Client & Other Intended Users: Oregon Department of Transportation
 Oregon Department of Transportation
 Intended Use of the Review: Reviewed for USPAP compliance
 Purpose of the Review: Compliance and Reasonableness
 Subject of the Review: West Hayden Island DSL Property totaling 65.00 acres of MUF-19 (Multi-Use Forest) zoned land situated on the south side of West Hayden Island along the North Portland Harbor in unincorporated Multnomah County, Oregon. The subject is a vacant recreation and conservation land tract with 6,015 linear feet of river frontage. Vehicular access is limited to a seasonal gravel road easement over Port of Portland property; shoreline access is also available by water craft. The property is the subject of an entire acquisition by ODOT in connection with the I-5 Columbia River Bridge project.
 Date of the Review: March 31, 2026
 PBV File Number: P261170

APPRAISAL REVIEW – WEST HAYDEN ISLAND PROPERTY (cont.)**REVIEW SYNOPSIS**

Type of Value	Effective Date	Appraiser's Conclusion	Reviewer's Conclusion
Market Value, Fee Simple	December 12, 2025	\$1,300,000	Report is Compliant and Reasonable

	YES	NO	See Comments
1. Report meets industry standards	X		
2. Report meets bank standards:			N/A
3. Market conditions are adequately addressed:			X
4. Highest and Best use is reasonable:	X		
5. Major property issues of concern:		X	
6. Major valuation issues of concern:		X	
7. Major extraordinary/hypothetical assumption:		X	

REVIEWER'S OPINIONS AND CONCLUSIONS ABOUT THE WORK UNDER REVIEW**REVIEWER'S SCOPE OF WORK**

The reviewer's Scope of Work in this assignment is to:

1. Read the appraisal report;
2. Conduct a "desk review" without visiting the subject of the appraisal under review.
3. Develop an opinion as to the credibility and reasonableness of the appraisal and value conclusion within the context of the appraiser's scope of work.
4. Deliver the appraisal review without contacting the appraiser who was engaged to complete the appraisal assignment under review.

CONTEXT OF THE REVIEW

USPAP Standard 3, Standards Rule 3-3 calls for in developing an appraisal review, a reviewer must apply the appraisal review method and techniques that are necessary for **credible assignment results**.

3-3(a) (i, ii, iii) indicate the reviewer must develop an opinion as to whether the analysis is appropriate within the context of the requirement applicable to the work. Further, the reviewer must develop an opinion as to whether the opinions and conclusions are **credible** within the context of the requirement applicable to that work and develop the reasons for any disagreements.

"Consistent with the reviewer's scope of work, the reviewer is required to develop an opinion as to the completeness, accuracy, adequacy, relevance and reasonableness of the analysis in the work under review, given law, regulations, or intended user requirements applicable to the work under review." (USPAP Standard 3, page 28, line 872, 2018-2019 Edition).

The appraisal under review is of the West Hayden Island DSL Property – a 65-acre MUF-19 zoned vacant tract on the North Portland Harbor, significantly encumbered by FEMA floodplain, wetlands, and hydric soils, with access limited to a seasonal gravel road and/ water craft.

APPRAISAL REVIEW – WEST HAYDEN ISLAND PROPERTY (cont.)

The report was prepared for ODOT as an entire acquisition appraisal in connection with the I-5 Columbia River Bridge project. The effective date is August 14, 2025 and the report date is December 12, 2025. David E. Balfour, MAI concluded a fair market value of \$1,300,000.

COMPLETENESS

To be complete, an appraisal report must be comprehensive and thorough. Comprehensive means nothing needs to be added to development and reporting. Thorough means developed and written carefully and in a methodically sound manner.

The report addresses all required ODOT entire acquisition components – larger parcel determination, property description, HBU, sales comparison, allocation sheet(s), certifications, and limiting conditions – with an appropriate addenda. The approach exclusions are adequately explained. A six-month exposure time estimate is concluded.

The appraiser inspected the subject on August 14, 2025 (the effective date) with ODOT representatives; the property owner waived co-inspection by email.

This following was noted in the ownership history section on Page 36;

- The five-year sales history reports “None” for sales yet identifies an April 2025 Port of Portland transfer within the look-back window; the entry should clarify that no arms-length market sales occurred.

Overall, the report is complete.

ACCURACY

Accuracy means the appraisal report complies with the scope of work given the assignment under review and is mistake free. Finally, are the results probable and supported?

The appraisal generally demonstrates accuracy in its factual presentation and mathematical calculations. However, two notable errors are present.

On page 41, the zoning is incorrectly labeled “MUF-19; Exclusive Farm Use” when the correct designation is Multi-Use Forest; the explanatory text that follows the label is correct.

The comparable sales summary table header uses “Price/SF” when the reported unit values (\$9,651, \$13,772, \$20,000, etc.) are clearly price per acre. The narrative consistently and correctly discusses the comparables on a per-acre basis, but the column label should read “Price/AC” to avoid misreading. None of these errors affect the value conclusion.

The comparable data connects well with the value conclusions.

ADEQUACY

Adequacy means is the appraisal report under review adequately documented, supported, verified, researched and analyzed?

See USPAP Standards Rule 2-1(b) and 2-2(a&b). The data is adequate for this specialized property type. Four of the comparables are floodplain/wetland-encumbered with all of the comparables purchased for conservation, recreation, or agricultural use. The data set provides sufficient support.

APPRAISAL REVIEW – WEST HAYDEN ISLAND PROPERTY (cont.)

The financial feasibility analysis is thorough, testing four alternative uses with contractor-sourced cost estimates. Qualitative adjustments are well-supported. The report is well-researched and analyzed.

RELEVANCE

Relevance means, was the appraisal report relevant to the value conclusion and was it linked to the conclusion as well as applicable, useful and significant?

The comparable data is relevant and directly supports the value opinion. Comparable 5 (2016, Battle Ground, WA, industrial zoning, wetland mitigation bank) is the weakest given its age and specialized buyer motivation. Comparable 6 is also significantly dated. Their inclusion in the data set is somewhat questionable due to age and lack of market conditions adjustment though their role as upper bracket indicators is noted. The lack of a market conditions adjustment decision is explained through level value trends for limited-use properties and is marginally acceptable as encumbered properties like these trade infrequently and are less prone to market influences.

Given the scarcity of comparable transactions, the appraiser's broad geographic and temporal search is appropriate and the assembled data set is meaningful.

REASONABLENESS

Reasonableness means does the appraisal report under review produce a realistic and credible conclusion? Does it make common sense and is it rational, fair and suitable? An appraisal should be balanced presenting both positive and negative attributes of the subject.

The subject is a 65-acre floodplain/wetland-encumbered vacant tract with 6,015 LF of river frontage, no utilities, and limited seasonal vehicular access. The buyer pool is shallow – primarily conservation organizations and public agencies – which supports the appraiser's broad comparable search.

The six comparable sales range from \$9,651 to \$33,633/acre. The appraiser concluded \$20,000/acre anchored to Comparable 4, supported by the subject's superior river frontage and Portland-area location. Upper-bracket comparables (\$33,006–\$33,633/acre) are adequately explained as superior, and lower-bracket sales (\$9,651–\$20,000/acre) are well-supported. The \$1,300,000 conclusion is bracketed and the qualitative reconciliation is logical and reasonable.

Concluded within the appraisal report was a **well-supported and reasonable value conclusion**.

CONCLUSION

The report is compliant with USPAP and ODOT ROW Manual requirements. The identified errors (zoning label, price/acre column header, and five-year sales history notation) are presentation issues that do not affect value. The value conclusion of \$1,300,000 is well-supported and the report is compliant and reasonable.



A modern
connection
for a growing
community



Due Diligence Summary Report

West Hayden Island

December 2025



Final

Due Diligence Summary Report

West Hayden Island



Due Diligence Summary Report

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APPENDICES

Appendix A: Historic Built Environment Assessment

Appendix B: Archaeological Resource Assessment

Appendix C: Wetland and Habitat Delineations

Appendix D: Environmental Site Assessment Reports



ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
CRBA	Columbia River Bridges and Approaches
DSL	Oregon Department of State Lands
FAC	facultative
FACU	facultative upland
FACW	facultative wet
HBE	historic built environment
IBR	Interstate Bridge Replacement
PAH	polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyl
RBC	risk-based concentration
WHI	West Hayden Island



1. INTRODUCTION

The Interstate Bridge Replacement (IBR) Program is a renewal of the previously suspended Columbia River Crossing project. The IBR Program would replace the aging Interstate Bridge across the Columbia River with a modern, seismically resilient, multimodal structure. The proposed infrastructure improvements would be located along a 5-mile stretch of the Interstate 5 corridor in Portland, Oregon, and Vancouver, Washington.

The IBR Program team is made up of several regional transportation partners, including the Oregon Department of Transportation, Washington State Department of Transportation, Clark County Public Transportation Benefit Area (C-TRAN), Tri-County Metropolitan Transportation District (TriMet), Oregon Metro, Southwest Washington Regional Transportation Council, the Cities of Portland and Vancouver, and the Ports of Portland and Vancouver.

The IBR Program includes a series of projects within a 5-mile stretch of Interstate 5 near milepost 306 in Oregon, extending north to approximately milepost 2.75 in Washington. The projects would be implemented over a period of several years, starting with the construction of the Columbia River bridges, referenced as “Package 1.” Package 1 includes a new pair of bridges—one for northbound and one for southbound travel—over the Columbia River built west of the existing Interstate Bridge. Package 1 also includes interchange improvements and connections to State Route 14 in Vancouver, Washington, and to Hayden Island in Portland, Oregon. When all traffic is moved to the new Columbia River bridges, the existing Interstate Bridge (both spans) would be removed.

1.1 Purpose and Need

This Due Diligence Summary Report describes and summarizes the due diligence process for parcels 2N1E19 300 and 2N1E30 300 (a total area of 64.2 acres) on West Hayden Island (WHI) that the IBR Program is considering purchasing for the purpose of mitigation. The mitigation efforts on WHI would be a component of an overall mitigation plan to compensate for unavoidable impacts to wetlands, waters, and the habitat of protected species associated with the completion of the IBR Program’s projects, including the construction of the Columbia River Bridges and Approaches (CRBA) (Package 1).

1.2 Resources Analyzed

The IBR Program, through the Oregon Department of Transportation, has applied to purchase parcels owned by the Oregon Department of State Lands (DSL) on the western shoreline of WHI. Table 1 identifies the documentation required during the due diligence process. The table lists and describes each task and identifies the parties responsible for performing it.



Due Diligence Summary Report

Table 1. Due Diligence Process Tasks for West Hayden Island

Task	Responsible Party	Description
Phase I Environmental Report	IBR	Describes existing and historical land use.
Phase II Environmental Report	IBR	ESA Phase II sampling report.
Habitat Delineation	IBR	Describes habitat types, including wetlands, and species observed during site visits on July 8, 9, 10, and 30, 2025.
Archaeology/Cultural Assessment	IBR/DSL	Describes the archaeology, tribal, and cultural assessment of the site.
Appraisal	IBR	Appraisal report.
Title and Escrow	IBR	Buyer customarily determines who handles title and escrow.
Mineral Right Sale	IBR	IBR Program to determine whether they need mineral rights for the property. If so, an application needs to be submitted in time to get DOGAMI report by the end of 2025.
DOGAMI	DSL	If the IBR Program needs mineral rights, DSL will contact DOGAMI for a report on Hayden Island site.
Land Board Approval	DSL	DSL has held a slot at the February 2026 Land Board meeting for final approval and possible mineral rights sale.
Purchase and Sale Agreement	DSL/IBR/DOJ	DSL will work with DOJ to create the Purchase and Sale Agreement.
Closing	IBR/DSL	IBR Program has stated goal of closing sale before year end 2025.

DOGAMI = Oregon Department of Geology and Mineral Industries; DOJ = Department of Justice; DSL = Oregon Department of State Lands; ESA = Environmental Site Assessment; IBR = Interstate Bridge Program

2. RESULTS AND CONCLUSIONS

The IBR Program has prepared the following due diligence reports, appended to this summary report:

- Historic Built Environment (Appendix A)
- Archaeological Resource Assessment (Appendix B)
- Wetland and Habitat Delineations (Appendix C)
- Environmental Site Assessment (ESA) Reports (Appendix D)
 - Phase I ESA Report



Due Diligence Summary Report

➤ Phase II ESA Report

Summaries of each report are provided below. Detailed results from the reports are included as appendices to this summary report.

2.1 Cultural Resources

The IBR Program team assessed the historic built environment (HBE) and potential archaeological resources, within the parcels. The team reviewed archival records and databases, performed a site visit, and used visual analyses of maps and aerial photos to determine HBE and archaeological resources.

The assessments identified no known archaeological resources and determined the presence of archaeological deposits within the parcel boundaries to be highly unlikely. The HBE report identified pile dikes within the parcels' footprint that may require consideration under Section 106 of the U.S. National Historic Preservation Act. Refer to Appendices A and B for more details on the methodology used to determine resources and findings.

2.2 Wetland and Habitat Delineations

Wetland and habitat delineation surveys were conducted in July 2025 for the parcels that would be purchased from DSL for the IBR Program mitigation requirements. Surveys were conducted to identify and delineate the boundaries of existing wetlands and waters, identify existing wildlife habitat functions, find opportunities for improvements, and document species observed during each site visit. Based on the methods described below, four wetlands and a reach of the Columbia River were identified within the DSL parcels.

The study area is predominantly undeveloped, with a mosaic of native and invasive plant species. It contains forested, scrub-shrub, and emergent habitat types. Vegetation includes deciduous forest dominated by black cottonwood (*Populus trichocarpa*) (facultative [FAC]), Oregon ash (*Fraxinus latifolia*) (facultative wet [FACW]), and Pacific willow (*Salix lasiandra*) (FACW); grasslands dominated by reed canary grass (*Phalaris arundinacea*) (FACW); and scrub-shrub dominated by red twig dogwood (*Cornus sericea*) (FACW) and trailing blackberry (*Rubus ursinus*) (facultative upland [FACU]).

The parcels have small unpaved roadways that traverse the study area and are mostly overgrown and periodically maintained. There are three expansive sand mounds visible in aerial imagery that are believed to have been placed as pile dikes (Figure 7a in Appendix C). The sand mounds from east to west are 1.8 acres, 1.57 acres, and 0.74 acres, for a total of 4.1 acres. There are several areas along the southern shoreline that show human influence, including four derelict vessels and approximately 80 pilings that are no longer in use.

The wetland and habitat delineations documented four wetlands within the study area, for a total of 13.5 acres. A single surface water, the Columbia River, is located within the study area. The ordinary high-water mark of the Columbia River was delineated within and adjacent to the study area. The Columbia River in the study area is an unconsolidated shore, tidal riverine, permanently flooded water



regime (R1UBV) an unconsolidated shore, tidal riverine, regularly flooded water regime (R1USQ) water and extends approximately 5,894 linear feet from the eastern extent to the western extent. Refer to the Wetland and Habitat Delineation report in Appendix C for more details.

2.3 Environmental Assessment Reports

2.3.1 Phase I Environmental Assessment

A Phase I ESA was performed on two parcels located on WHI, identified as IBR-2N1E19-00300 and IBR-2N1E30-0030. The Phase I ESA focused on property that the IBR Program may acquire to use as a mitigation site.

Based on historical research, neither parcel showed signs of development between 1935 and 2023. Aerial imagery and state regulatory databases revealed no evidence of past use or storage of hazardous substances or petroleum products on the parcels. A review of regulatory information indicated that several nearby sites were identified in the regulatory record databases; however, based on regulatory status and distance from the subject property, none of the sites identified appear to present a recognized environmental condition based on Phase I ESA standards (ASTM International Standard E1527-21).

Based on research, the placement of spur dikes and associated dredge spoils in the 1920s was completed to control river channel flow and add more upland area to Hayden Island (Port of Portland 1993; DEA 2020). The unknown source and environmental disposition of the spoils are considered a recognized environmental condition for the subject property. Based on the Phase I research and the unknown nature of the conditions of the materials used to create the spur dikes, a Phase II investigation was conducted. Refer to Appendix D for additional information.

2.3.2 Phase II Environmental Assessment

A Phase II ESA was conducted on DSL property located on WHI in September 2025. Refer to Appendix D for additional information.

1. The Phase II ESA evaluated subsurface conditions on the subject property. Soil samples were collected by direct-push drill rig to a depth of 10 to 25 feet below ground surface in six locations; four borings were advanced on the spur dikes and two were advanced in the low-lying vegetated areas between the spur dikes. Soil samples were analyzed for polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), pesticides, metals, and tributyltin.
2. Analytical testing of soil samples indicated the following:
 - a. PAHs, PCBs, pesticides, and tributyltin were not detected in soil samples.
 - b. Metals were detected in each sample analyzed. Metals concentrations were less than the excavation worker risk-based concentration (RBC) in each sample. No impact on the health of excavation workers would be expected.



Due Diligence Summary Report

- c. In samples WHI-B-3-9 and WHI-B-6-8 (located in low-lying areas between spur dikes), concentrations of arsenic, cadmium, lead, manganese, and zinc were greater than their respective clean fill screening levels, plant RBCs, and invertebrate RBCs. In these locations, any soil removed may not be able to be exported from the site as clean fill and/or if exposed the soils may impact plant or invertebrate life.
3. Groundwater was not encountered during the subsurface investigation, though saturated silts and silty sands were noted near 10 feet below ground surface in WHI-B-3 and WHI-B-6.

Results suggest that dredge spoils used to construct the spur dikes are not a source of contamination on the subject property. If soil in the low-lying areas between the spur dikes is to be removed, a contaminated media management plan should be developed, and the remaining exposed soils should be evaluated for potential impacts on ecological receptors.

2.4 Conclusion

The purchase of DSL parcels would satisfy the City of Portland and Oregon Department of Fish and Wildlife mitigation requirements for the CRBA (Package 1), and future construction packages in Oregon by:

- Implementing a Conservation Easement for City of Portland for environmental zone impacts associated with the CRBA construction package.
- Agreement with Oregon Department of Fish and Wildlife for aquatic resource impacts.
- Future permittee-responsible mitigation through restoration and enhancement projects for future phases of the IBR Program.

Future restoration planning efforts need to be considered, as follows:

- If soil in the low-lying areas between the spur dikes is to be removed, a contaminated media management plan should be developed, and the remaining exposed soils should be evaluated for potential impacts on ecological receptors.
- Any grading in these low-lying areas should keep grading depth shallow to avoid exposing contaminated soil that occurs at 10 feet below ground surface.
- Future mitigation planning must consider the ecological risk of exposure to species because of the occurrence of metal concentrations in the soil.
- The IBR Program's restoration actions and goals will be informed by the ecological risk assessments process to avoid adverse consequences of future mitigation efforts on WHI.



3. REFERENCES

DEA (David Evans and Associates) 2020. Memorandum: Review of West Hayden Island South Shoreline. Prepared by DEA for Oregon DSL. July 2020.

Port of Portland. 1993. West Hayden Island Environmental Site Assessment. Prepared by CH2M Hill. January 1993.



APPENDIX A HISTORIC BUILT ENVIRONMENT ASSESSMENT



APPENDIX B ARCHAEOLOGICAL RESOURCE ASSESSMENT



APPENDIX C WETLAND AND HABITAT DELINEATIONS



APPENDIX D ENVIRONMENTAL SITE ASSESSMENT REPORTS

**Interagency
Purchase and Sale Agreement
65338 - LS**

This agreement for the purchase and sale of real property (“**Agreement**”), made between the State of Oregon, acting by and through its Department of State Lands (“**Seller**”) and the State of Oregon, acting by and through its Department of Transportation (“**Buyer**”), is effective when fully executed by Seller and Buyer (the “**Effective Date**”).

Seller and Buyer, each a “**Party**” and collectively, the “**Parties**” agree as follows:

- 1. Authority.** This Agreement is entered into pursuant to the authority granted by ORS 190.110 and 270.100, allowing state agencies to enter into agreements with other state agencies to cooperate in performing duties, exercising powers or administering policies or programs.
- 2. Agreement to Purchase and Sell.** Seller shall sell to Buyer and Buyer shall purchase from Seller the real property located in Multnomah County, Oregon, consisting of approximately sixty-five (65) acres of Historically Filled Lands (as defined in OAR 141-068-0010(13)), depicted as “DSL South Shore Filled Land Property” in the attached **Exhibit A** and described in the attached **Exhibit B** (the “**Property**”), subject to the terms and conditions of this Agreement.
- 3. Purchase Price.** Buyer shall pay to Seller ONE MILLION THREE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (USD \$1,300,000.00) in cash (“**Purchase Price**”) at Closing. Buyer shall deposit the Purchase Price with the Escrow Agent on or before the Closing Date for delivery to Seller upon satisfaction of Seller’s obligations hereunder.
- 4. Conveyance by Statutory Quitclaim Deed.** At Closing, Seller shall transfer all right, title and interest in the Property to Buyer by statutory quitclaim deed substantially in the form provided in **Exhibit C** (the “**Deed**”), without reserving Mineral and Geothermal Resource rights (as defined in ORS 273.775(1) and (2), respectively) to Seller. Seller shall deposit the Deed with the Escrow Agent on or before the Closing Date for delivery to Seller upon satisfaction of Buyer’s obligations hereunder. At Closing, Buyer shall submit the Deed to the Multnomah County Clerk’s Office for recording in the Official Records of Multnomah County (the “**Official Records**”).
- 5. Condition of Property.** Buyer acknowledges that it has examined the Property and any access thereto to its own satisfaction and has formed its own opinion as to the condition and value thereof. **Buyer is acquiring the Property in the condition existing at the time of Effective Date, “AS-IS”, with all defects.** Buyer acknowledges and agrees that Seller does not make any representations or warranties of any kind whatsoever, either express or implied, with respect to the condition of the Property, including any access thereto, and Seller shall have no liability relating to the condition of the Property.

6. Due Diligence/Conditions Precedent to Closing.

[Lawfully Established Unit of Land]

[Title Report/SORT]

[Inspections/Environmental Assessment]

[Other?]

6.1 Seller's Conditions: Seller's obligation to close is conditioned upon:

- (a) Buyer's performance of all of its obligations under this Agreement, unless waived by Seller;
- (b) The City of Portland and/or Multnomah County designating the Property as a Lawfully Established Unit of Land (as defined in ORS 92.010(3)), or otherwise identifying requirements to accomplish such designation, and
- (c) Review and approval of the transaction contemplated herein by the Oregon State Land Board.

6.2 Buyer's Conditions: Buyer's obligation to close is conditioned upon:

- (a) Seller's performance of all of its obligations under this Agreement, unless waived by Buyer;
- (b) The City of Portland and/or Multnomah County designating the Property as a Lawfully Established Unit of Land (as defined in ORS 92.010(3)), or otherwise identifying requirements to accomplish such designation;
- (c) Buyer receiving a Record of Decision from _____, for _____, stating or requiring _____;
- (d) Buyer receiving all necessary funding from all funding sources to pay the Purchase Price for the Property and all other charges incurred by Buyer under this Agreement; and
- (e) Buyer obtaining all necessary approvals to acquire the Property.

7. Compliance with DAS' Division 45 Rules.

8. Title Insurance. Buyer is responsible for obtaining and paying the premium for any title insurance policy (the "***Title Policy***") Buyer desires to obtain for the Property.

9. Escrow Instructions. Upon execution of this Agreement, the Parties shall deposit an executed counterpart of this Agreement with _____ of _____ County in

_____ (the “*Escrow Agent*”). Seller and Buyer shall execute such reasonable additional and supplementary escrow instructions as may be appropriate to enable Escrow Agent to comply with the terms of this Agreement; however, in the event of any conflict between the provisions of this Agreement and any supplementary escrow instructions, the terms of this Agreement will control.

10. Closing. The closing of the sale and purchase of the Property (the “*Closing*”) must be held and delivery of all items to be made at the Closing must be made at the offices of Escrow Agent on or before, or such later date and time as Buyer and Seller may mutually agree upon in writing, time not being of the essence (the “*Closing Date*”).

11. Transaction and Closing Costs.

11.2 Buyer is solely responsible for paying the following:

- 11.2.1 escrow fees;
- 11.2.2 document preparation fees;
- 11.2.3 recording fees;
- 11.2.4 the premium for any Title Policy.
- 11.2.5 property appraisal
- 11.2.6 Phase I environmental report

11.3 Buyer and Seller shall equally split the costs related to the City of Portland and/or Multnomah County designating the Property as a Lawfully Established Unit of Land (as defined in ORS 92.010(3), or otherwise identifying requirements to accomplish such designation;.

12. Seller’s Representations and Warranties. Seller’s representations and warranties provided in this Section 12 are true and accurate, are not misleading, will be continuing, and will be true and correct as of Closing with the same force and effect as if remade by Seller in a separate certificate at that time. In addition to any express agreements of Seller contained elsewhere in this Agreement, the following constitute representations and warranties of Seller to Buyer:

- 12.1 Seller has the legal power, right, and authority to enter into this Agreement and deliver the Deed described in this Agreement; and
- 12.2 This Agreement and the Deed to be executed by Seller are and will be valid, legally binding obligations of and enforceable against Seller in accordance with their terms.

13. Buyer’s Representations and Warranties. Buyer’s representations and warranties provided in this Section 13 are true and accurate, are not misleading, will be continuing, and will be true and correct as of Closing with the same force and effect as if remade by Buyer in a separate certificate at that time. In addition to any express agreements of Buyer contained

elsewhere in this Agreement, the following constitute representations and warranties of Buyer to Seller:

- 13.1 The person(s) executing this Agreement on behalf of Buyer have the legal power, right, and actual authority to bind Buyer to the terms and conditions of this Agreement; and
- 13.2 This Agreement is a valid, legally binding obligation of, and enforceable against Buyer in accordance with its terms.

14. Brokers. Seller and Buyer each hereby represent and warrant to the other that it did not employ or use any broker or finder to arrange or bring about this transaction and that there are no claims or rights for brokerage commissions or finders fees in connection with the transactions contemplated by this Agreement.

15. Amendment and Modification. This Agreement may be amended, modified, or supplemented only by a written agreement signed by Buyer and Seller.

16. Notices. All notices permitted hereunder must be in writing and must be served on the Parties at the following addresses:

Seller: Oregon Department of State Lands
 Real Property Program, Attn: John Gessner
 951 SW Simpson Avenue, Suite 104
 Bend, OR 97702
 Email: john.gessner@dsl.oregon.gov

Buyer: Oregon Department of Transportation

 Email: _____

Any such notices may be sent by: (a) certified mail, return receipt requested, in which case notice will be deemed delivered five (5) business days after deposit, postage prepaid in the U.S. mail; or (b) a nationally recognized overnight courier, in which case notice will be deemed delivered one business day after deposit with such courier; or (c) facsimile transmission, in which case notice will be deemed delivered upon electronic verification that transmission to recipient was completed.

Method of delivery	When notice deemed delivered
In person (including by messenger service)	the day delivered, as evidenced by signed receipt

Email	the day sent (unless sent after 5:00 p.m., P.S.T., in which case the email shall be deemed sent the following business
US Mail (postage prepaid, registered or certified, return receipt requested)	the day received, as evidenced by signed return receipt
Courier delivery (by reputable commercial courier)	the day received, as evidenced by signed receipt

If the deadline under this Agreement for delivery of a notice is a Saturday, Sunday or federal or State of Oregon holiday, such deadline shall be deemed extended to the next business day.

17. Personal Property. There is no personal property included in this purchase and sale.

18. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties, and their respective successors in interest and assigns, but in no event shall any Party be relieved of its obligations under this Agreement without the express written consent of the other Party.

19. Termination.

19.1 This Agreement may be terminated at any time by mutual written agreement of the Parties.

19.2 A Party may terminate this Agreement for any reason upon 30 days written notice to the other Party.

19.3 A Party may terminate this Agreement immediately upon written notice to the other Party, or at such later date as the terminating Party may specify in such notice federal or state laws, rules, regulations or guidelines are modified or interpreted in such a way that the terminating Party's performance under this Agreement is prohibited or the terminating Party is prohibited from paying for such performance from the planned funding source.

20. Counterparts. This Agreement may be executed in two or more fully or partially executed counterparts, each of which will be deemed an original binding the signer thereof against the other signing Parties, but all counterparts together will constitute one and the same instrument.

21. Entire Agreement. This Agreement and any other document to be furnished pursuant to the provisions of this Agreement embody the entire agreement and understanding of the Parties as to its subject matter. There are no restrictions, promises, representations, warranties, covenants, or undertakings other than those expressly set forth or referred to in such documents. This Agreement and such documents supersede all prior agreements and understandings among the Parties with respect to the subject matter of this Agreement.

22. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such invalidity or

unenforceability without rendering invalid or unenforceable the remaining terms or provisions of this Agreement.

23. Liability and Insurance. The Parties understand that each is insured with respect to tort liability by the State of Oregon Insurance Fund, a statutory system of self-insurance established by ORS Chapter 278, and subject to the Oregon Tort Claims Act (ORS 30.260 to 30.300). Each Party accepts that coverage as adequate insurance of the other Party with respect to personal injury and property damage. Any tort liability claim, suit, or loss resulting from or arising out of the Parties' performance of, or activities under, this Agreement will be allocated, as between the Parties, in accordance with law, by the Department of Administrative Services, Risk Management, for purposes of the Parties' respective loss experiences and subsequent allocation of self-insurance assessments under ORS 278.435. Each Party shall notify Risk Management and the other Party in the event a Party receives notice or knowledge of any claims arising out of the Parties' performance of, or activities under, this Agreement.

24. DAS Reporting Requirement. Seller shall be the Reporting Party for purposes of ORS 190.115, Summaries of Agreements of State Agencies. Seller shall submit a summary of this Agreement to the Oregon Department of Administrative Services through [OregonBuys](#) within the 30-day period immediately following the Effective Date of the Agreement.

25. Records. The Parties shall create and maintain records documenting their performance under this Agreement. The Oregon Secretary of State's Office, the federal government, the other Party, and their duly authorized representatives shall have access to the books, documents, papers, and records of a Party that are directly related to this Agreement for the purposes of making audit, examination, excerpts, and transcripts for a period of six years after termination of this Agreement.

26. Survival. The Parties intend that Sections 5 (Condition of Property), 11 (Transaction and Closing Costs), 12 (Seller's Representations and Warranties), 13 (Buyer's Representations and Warranties), 14 (Brokers), 21 (Entire Agreement), 23 (Liability and Insurance), 24 (DAS Reporting Requirements), 25 (Records) and 26 (Survival) of this Agreement will survive Closing and will not merge into the Deed and the recordation of the Deed in the Official Records.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING

TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date below.

Seller:

Oregon Department of State Lands

By: _____

Title: _____

Date: _____

Buyer:

Oregon Department of Transportation

By: _____

Title: _____

Date: _____

Exhibits:

- Exhibit A – Graphic Depiction of Property
- Exhibit B – Legal Description of Property
- Exhibit C – Sample Form of Deed

EXHIBIT A (Graphic Depiction of Property)

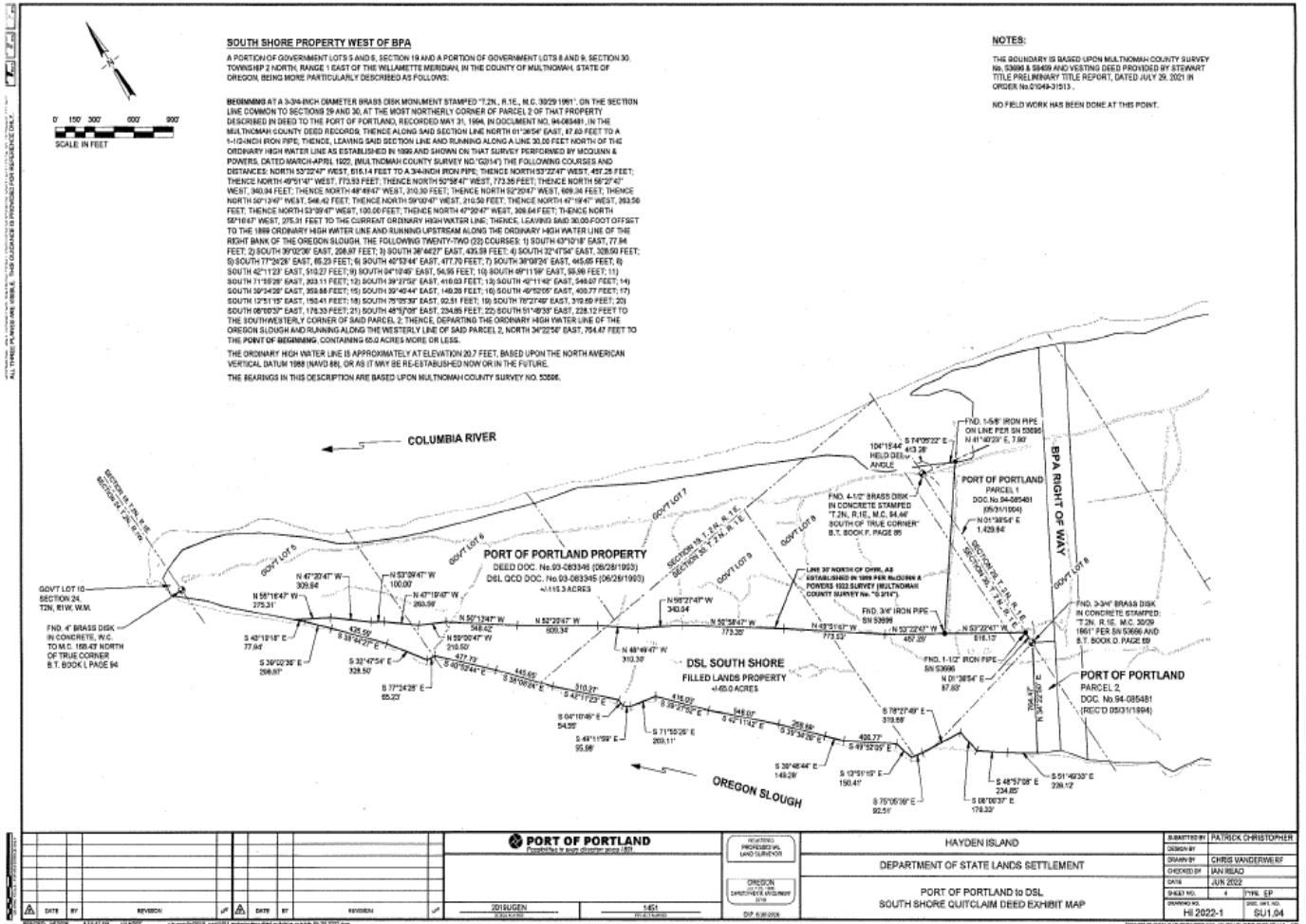


EXHIBIT B
(Legal Description of Property)

A PORTION OF GOVERNMENT LOTS 5 AND 6, SECTION 19 AND A PORTION OF GOVERNMENT LOTS 8 AND 9, SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-3/4-INCH DIAMETER BRASS DISK MONUMENT STAMPED "T.2N., R.1E., M.C. 30/29 1961", ON THE SECTION LINE COMMON TO SECTIONS 29 AND 30, AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF THAT PROPERTY DESCRIBED IN DEED TO THE PORT OF PORTLAND, RECORDED MAY 31, 1994, IN DOCUMENT No. 94-085481, IN THE MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG SAID SECTION LINE NORTH 01°38'54" EAST, 87.83 FEET TO A 1-1/2-INCH IRON PIPE; THENCE, LEAVING SAID SECTION LINE AND RUNNING ALONG A LINE 30.00 FEET NORTH OF THE ORDINARY HIGH WATER LINE AS ESTABLISHED IN 1899 AND SHOWN ON THAT SURVEY PERFORMED BY MCQUINN & POWERS, DATED MARCH-APRIL 1922, (MULTNOMAH COUNTY SURVEY No."G2/14") THE FOLLOWING COURSES AND DISTANCES: NORTH 53°22'47" WEST, 616.14 FEET TO A 3/4-INCH IRON PIPE; THENCE NORTH 53°22'47" WEST, 457.26 FEET; THENCE NORTH 49°51'47" WEST, 773.53 FEET; THENCE NORTH 50°58'47" WEST, 773.35 FEET; THENCE NORTH 56°27'47" WEST, 340.04 FEET; THENCE NORTH 48°49'47" WEST, 310.30 FEET; THENCE NORTH 52°20'47" WEST, 609.34 FEET; THENCE NORTH 50°13'47" WEST, 548.42 FEET; THENCE NORTH 59°00'47" WEST, 210.50 FEET; THENCE NORTH 47°19'47" WEST, 263.56 FEET; THENCE NORTH 53°09'47" WEST, 100.00 FEET; THENCE NORTH 47°20'47" WEST, 309.64 FEET; THENCE NORTH 55°16'47" WEST, 275.31 FEET TO THE CURRENT ORDINARY HIGH WATER LINE; THENCE, LEAVING SAID 30.00-FOOT OFFSET TO THE 1899 ORDINARY HIGH WATER LINE AND RUNNING UPSTREAM ALONG THE ORDINARY HIGH WATER LINE OF THE RIGHT BANK OF THE OREGON SLOUGH, THE FOLLOWING TWENTY-TWO (22) COURSES: 1) SOUTH 43°10'18" EAST, 77.94 FEET; 2) SOUTH 39°02'36" EAST, 208.97 FEET; 3) SOUTH 38°44'27" EAST, 435.59 FEET; 4) SOUTH 32°47'54" EAST, 328.50 FEET; 5) SOUTH 77°24'28" EAST, 65.23 FEET; 6) SOUTH 40°53'44" EAST, 477.70 FEET; 7) SOUTH 38°08'24" EAST, 445.65 FEET; 8) SOUTH 42°11'23" EAST, 510.27 FEET; 9) SOUTH 04°10'45" EAST, 54.55 FEET; 10) SOUTH 49°11'59" EAST, 55.98 FEET; 11) SOUTH 71°55'26" EAST, 203.11 FEET; 12) SOUTH 39°27'52" EAST, 416.03 FEET; 13) SOUTH 42°11'42" EAST, 546.07 FEET; 14) SOUTH 39°34'26" EAST, 359.88 FEET; 15) SOUTH 39°46'44" EAST, 149.28 FEET; 16) SOUTH 49°52'05" EAST, 400.77 FEET; 17) SOUTH 12°51'15" EAST, 150.41 FEET; 18) SOUTH 75°05'39" EAST, 92.51 FEET; 19) SOUTH 78°27'49" EAST, 319.69 FEET; 20) SOUTH 08°00'37" EAST, 176.33 FEET; 21) SOUTH 48°57'08" EAST, 234.85 FEET; 22) SOUTH 51°49'33" EAST, 228.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE, DEPARTING THE ORDINARY HIGH WATER LINE OF THE OREGON SLOUGH AND RUNNING ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH 34°22'50" EAST, 764.47 FEET TO THE **POINT OF BEGINNING**, CONTAINING 65.0 ACRES MORE OR LESS.

THE ORDINARY HIGH WATER LINE IS APPROXIMATELY AT ELEVATION 20.7 FEET, BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), OR AS IT MAY BE RE-ESTABLISHED NOW OR IN THE FUTURE.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON MULTNOMAH COUNTY SURVEY NO. 53696.

EXHIBIT C
(Sample Form of Deed)

Space above this line for Recorder's use.

Statutory Quitclaim Deed
(ORS 93.865)

GRANTOR:

State of Oregon, acting by and through its
Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279

GRANTEE:

State of Oregon, acting by and through its
Department of Transportation

**FUTURE TAX STATEMENTS
SHOULD BE MAILED TO:**

**AFTER RECORDING
RETURN TO:**

The STATE OF OREGON, acting by and through its Department of State Lands (*Grantor*), releases and quitclaims to the STATE OF OREGON, acting by and through its Department of Transportation (*Grantee*), all right, title and interest in and to the following described real property:

SEE: Exhibit "A", attached hereto and by this reference made a part hereof (the "*Property*").

SUBJECT TO:

The true and actual consideration for this conveyance is ONE MILLION THREE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (USD \$1,300,000.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this _____ day of _____, 2026.

STATE OF OREGON, acting by and through its Department of State Lands,

Kaitlin Lovell, Director

STATE OF OREGON)
) ss
County of Marion)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by Kaitlin Lovell, as Director for the Department of State Lands.

Signature
Notary Public for Oregon
My commission expires _____,
20_____.

Accepted by Grantee in accordance with ORS 93.808

Oregon Department of Transportation

By: _____

Name: _____

Title: _____

Date: _____

STATE OF OREGON)
)
County of Marion)

ss

The foregoing instrument was acknowledged before me this _____ day of _____,
2026 by _____, as _____ for the Oregon Department of
Transportation.

Signature
Notary Public for Oregon
My commission expires _____,
20_____.

Exhibit A**LEGAL DESCRIPTION**

A PORTION OF GOVERNMENT LOTS 5 AND 6, SECTION 19 AND A PORTION OF GOVERNMENT LOTS 8 AND 9, SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-3/4-INCH DIAMETER BRASS DISK MONUMENT STAMPED "T.2N., R.1E., M.C. 30/29 1961", ON THE SECTION LINE COMMON TO SECTIONS 29 AND 30, AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF THAT PROPERTY DESCRIBED IN DEED TO THE PORT OF PORTLAND, RECORDED MAY 31, 1994, IN DOCUMENT No. 94-085481, IN THE MULTNOMAH COUNTY DEED RECORDS; THENCE ALONG SAID SECTION LINE NORTH 01°38'54" EAST, 87.83 FEET TO A 1-1/2-INCH IRON PIPE; THENCE, LEAVING SAID SECTION LINE AND RUNNING ALONG A LINE 30.00 FEET NORTH OF THE ORDINARY HIGH WATER LINE AS ESTABLISHED IN 1899 AND SHOWN ON THAT SURVEY PERFORMED BY MCQUINN & POWERS, DATED MARCH-APRIL 1922, (MULTNOMAH COUNTY SURVEY No. "G2/14") THE FOLLOWING COURSES AND DISTANCES: NORTH 53°22'47" WEST, 616.14 FEET TO A 3/4-INCH IRON PIPE; THENCE NORTH 53°22'47" WEST, 457.26 FEET; THENCE NORTH 49°51'47" WEST, 773.53 FEET; THENCE NORTH 50°58'47" WEST, 773.35 FEET; THENCE NORTH 56°27'47" WEST, 340.04 FEET; THENCE NORTH 48°49'47" WEST, 310.30 FEET; THENCE NORTH 52°20'47" WEST, 609.34 FEET; THENCE NORTH 50°13'47" WEST, 548.42 FEET; THENCE NORTH 59°00'47" WEST, 210.50 FEET; THENCE NORTH 47°19'47" WEST, 263.56 FEET; THENCE NORTH 53°09'47" WEST, 100.00 FEET; THENCE NORTH 47°20'47" WEST, 309.64 FEET; THENCE NORTH 55°16'47" WEST, 275.31 FEET TO THE CURRENT ORDINARY HIGH WATER LINE; THENCE, LEAVING SAID 30.00-FOOT OFFSET TO THE 1899 ORDINARY HIGH WATER LINE AND RUNNING UPSTREAM ALONG THE ORDINARY HIGH WATER LINE OF THE RIGHT BANK OF THE OREGON SLOUGH, THE FOLLOWING TWENTY-TWO (22) COURSES: 1) SOUTH 43°10'18" EAST, 77.94 FEET; 2) SOUTH 39°02'36" EAST, 208.97 FEET; 3) SOUTH 38°44'27" EAST, 435.59 FEET; 4) SOUTH 32°47'54" EAST, 328.50 FEET; 5) SOUTH 77°24'28" EAST, 65.23 FEET; 6) SOUTH 40°53'44" EAST, 477.70 FEET; 7) SOUTH 38°08'24" EAST, 445.65 FEET; 8) SOUTH 42°11'23" EAST, 510.27 FEET; 9) SOUTH 04°10'45" EAST, 54.55 FEET; 10) SOUTH 49°11'59" EAST, 55.98 FEET; 11) SOUTH 71°55'26" EAST, 203.11 FEET; 12) SOUTH 39°27'52" EAST, 416.03 FEET; 13) SOUTH 42°11'42" EAST, 546.07 FEET; 14) SOUTH 39°34'26" EAST, 359.88 FEET; 15) SOUTH 39°46'44" EAST, 149.28 FEET; 16) SOUTH 49°52'05" EAST, 400.77 FEET; 17) SOUTH 12°51'15" EAST, 150.41 FEET; 18) SOUTH 75°05'39" EAST, 92.51 FEET; 19) SOUTH 78°27'49" EAST, 319.69 FEET; 20) SOUTH 08°00'37" EAST, 176.33 FEET; 21) SOUTH 48°57'08" EAST, 234.85 FEET; 22) SOUTH 51°49'33" EAST, 228.12 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2; THENCE, DEPARTING THE ORDINARY HIGH WATER LINE OF THE OREGON SLOUGH AND RUNNING ALONG THE WESTERLY LINE OF SAID PARCEL 2, NORTH 34°22'50" EAST, 764.47 FEET TO THE **POINT OF BEGINNING**, CONTAINING 65.0 ACRES MORE OR LESS.

THE ORDINARY HIGH WATER LINE IS APPROXIMATELY AT ELEVATION 20.7 FEET, BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), OR AS IT MAY BE RE-ESTABLISHED NOW OR IN THE FUTURE.

THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON MULTNOMAH COUNTY
SURVEY NO. 53696.



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

State Land Board

Regular Meeting

June 9, 2026

Agenda Item 7

Tina Kotek

Governor

Tobias Read

Secretary of State

SUBJECT

Rules for the Department's State Agency Coordination Program

Elizabeth Steiner

State Treasurer

ISSUE

Whether the State Land Board should initiate permanent rulemaking for administrative rules OAR 141-095-0005 through -0015 which adopts the State Agency Coordination (SAC) program for the Department of State Lands (DSL). Rulemaking is needed to update the Department's existing SAC program (see Appendix A) to reflect current day organizational structure, programs, and interagency coordination activities.

AUTHORITY

- Oregon Constitution, Article VIII, Section 5, specifies that the State Land Board is responsible for managing lands placed under their jurisdiction by law.
- ORS 197.180; requires each state agency to submit its State Agency Coordination program and rules to the Land Conservation and Development Commission (LCDC)
- ORS 273.041 to 273.071; authorizing the Department of State Lands to exercise the administrative functions of the State Land Board; relating to the general powers and duties of department and board.
- OAR 660-030; LCDC certification of agency coordination programs is to assure that state agency rules and programs which affect land use comply with the statewide goals and are compatible with acknowledged city and county comprehensive plans.
- OAR 660-031; requires that affected state agencies develop and submit to LCDC procedures for consistency review.

BACKGROUND

Overseen by the Department of Land Conservation and Development (DLCD), SAC programs are critical to Oregon's unique land use planning system. Oregon state

agencies must prepare SAC programs to ensure that their rules and programs related to land use comply with the statewide planning goals, and are compatible with local comprehensive plans. (See [ORS 197.180](#), [OAR 660-030](#), and [OAR 660-031](#).) In meeting these requirements, these programs also serve as important tools for coordination with other state agencies and local governments.

In September 2025, DLCD initiated an effort to encourage state agencies to review and modernize their SAC programs and begin holding weekly office hours to provide general technical assistance and support. In addition, DLCD has developed language for common areas of coordination, such as climate resiliency and housing production.

DSL is one of several agencies who have committed to this new effort with the goal of updating their programs by the end of 2026 or early 2027. The program framework is DSL's mechanism for meeting these requirements by outlining how it will coordinate with DLCD, other state and federal agencies, local governments, and Tribes to ensure consistent and collaborative land use decision-making.

Updates to the rules are needed because:

- **DSL's current SAC program was last updated in 2006.** Since then, DSL has undergone multiple reorganizations and assumed new responsibilities, including the Elliott State Research Forest and the Abandoned and Derelict Vessels program. As a result, the SAC program no longer accurately reflects DSL's current organizational structure, program areas, and coordination responsibilities.
- **Updating the SAC program provides an opportunity to review and document land-use coordination across program areas and to revise those practices as needed.** The update also supports compliance with OAR 141-095-0015(3), which requires the DSL Director to ensure that DSL land-use programs are carried out in accordance with the SAC program.

If approved to initiate rulemaking, DSL will draft rules seeking to:

- **Update the rule language to align with the updated SAC program.** The rule language will not require substantial amending but does need to be updated to reflect any terminology changes or additions to the program, the date approved by the State Land Board, and other minor updates.
- **Adopt the SAC program by reference into rule.** By adopting it by reference, the program itself becomes rule.

PUBLIC INVOLVEMENT

Upon Land Board approval to initiate rulemaking, DSL will draft the program framework, with input from DLCD and other land use planning agencies. Additional input will be gathered through a public comment period and at least two public hearings.

Known impacted and interested parties include:

- Local governmental entities
- Other land use planning state agencies
- Federal agencies such as the Army Corps of Engineers
- The nine federally recognized Tribes of Oregon

Additional groups may be identified as the rules are drafted and the impacts of changes become known.

DSL will consider feedback from the public comments, local and state agencies, Tribal governments, and affected parties to refine the program and draft rule language. The final draft rules and SAC plan will then be presented to the Land Board for adoption at a future meeting. The final steps involve submitting the Land Board adopted SAC program to DLCD for review, public comment, and adoption by the Land Conservation and Development Commission.

RECOMMENDATION

The Department recommends the Land Board authorize the Department to initiate permanent rulemaking under OAR 141-095 to adopt a new SAC program and amend its associated rules.

APPENDICES

- A. Department of State Lands: 2006 State Agency Coordination Program
(<https://www.oregon.gov/lcd/about/pages/state-agency-coordination.aspx>)



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 8**

SUBJECT

Rule for public use restrictions on Sandy River Delta in Multnomah County

ISSUE

Whether the State Land Board should initiate rulemaking within OAR 141-088 to consider prohibiting overnight camping year-round and open fires at any time between May and November on state-owned lands at Sandy River Delta. This includes approximately 50 acres of natural area east of the Sandy River, the Sandy River riverbank from mile 0 to 2.5, and the Columbia River Side Channel riverbank, as illustrated in Appendix A.

AUTHORITY

- Oregon Constitution, Article VIII, Section 5, specifies that the State Land Board is responsible for managing lands placed under their jurisdiction by law.
- ORS 273.041 to 273.071; authorizing the Department of State Lands to exercise the administrative functions of the State Land Board; relating to the general powers and duties of department and board.
- OAR 141-088-0000; relating to the purpose and applicability of public recreational use of state-owned property.
- OAR 141-088-0004; relating to restriction of uses of state-owned lands that pose a significant risk of harm or damage to the natural resources of the land or the public.

BACKGROUND

The Oregon Department of State Lands oversees the beds and banks of the Sandy River, as well as approximately 50 acres of natural area adjacent to the Sandy River Delta, a 1,500-acre U.S. Forest Service natural area extensively used for recreation.

For more than a decade, this area has been used for long-term camping by people experiencing unsheltered homelessness. The Department works with local, state, and federal partners to reduce impacts of long-term camping, with an emphasis on connecting people with services and housing. The Delta is vulnerable to long-term, unauthorized overnight camping, which has contributed to extensive damage to its environmental, cultural, and recreational resources. While the Department recognizes the complex challenges of unsheltered homelessness, this land is not suitable for habitation due to wildfire risk, flooding, and environmental degradation.

Currently, there is an emergency closure in place through June 30, 2026, enacted under OAR 141-088-0007, to facilitate efforts to conserve and protect the Delta. The Department is considering extending this emergency closure due to the drought and wildfire risk over the summer. However, these are short-term closures, and open fires and overnight camping are not currently addressed in the existing rule for public use restrictions in the 50 acres of state-owned land in the Delta (see Appendix A). Without rulemaking, local law enforcement and the Department cannot enforce those restrictions long-term.

SUMMARY OF PROPOSED RULEMAKING SCOPE

First adopted into rule in April 2024, the current public use restrictions prohibit the use of motor vehicles and firearms. If approved to begin rulemaking, the Department will draft an amendment to the existing rule to also:

- **Prohibit overnight camping year-round and open fires between May and November.** The amendments will consist of two short subsections under the section setting forth the current restrictions in OAR 141-088-0036.

Updates to the rules are needed because:

- **The current rule does not meet the needs of the Department or local law enforcement.** These amendments will ensure local law enforcement can enforce the new restrictions without enacting further emergency closures and allow for the prohibition of use for those who violate the restricted uses in rule.
- **The existing restrictions on open fires and camping for the Sandy River (in OAR 141-088-0035) do not extend to the surrounding lands in the Delta.** The intent of the 2024 rulemaking to restrict motor vehicles and firearms in the Delta was to complement the existing restrictions in OAR 141-088-0035. However, it was determined these restrictions do not extend beyond the beds and banks of the river and therefore cannot be applied to the Delta. These proposed amendments will bring these rules into alignment and with others in Division 88.

- **The proposed amendments are expected to strengthen protections for the health and welfare of the Sandy River Delta.** Environmental conditions are likely to improve, along with a reduced risk of wildfire. These changes should enhance both actual safety and public confidence in safety, while also creating opportunities for increased recreational use of the Delta.

PUBLIC INVOLVEMENT

Upon Land Board approval to initiate rulemaking, the Department will open a public comment period and host at least two public hearings. The comment period is anticipated to begin in August 2026.

The Department will not convene a RAC for this rulemaking as the proposed changes bring the rule into alignment with other rules in Division 88 and achieve the original intent of OAR 141-088-0035.

Known impacted and interested parties include:

- Local government and law enforcement agencies
- Individuals wanting to use the Delta for overnight camping
- Individuals who recreate at the Delta

The Department will consider feedback from public comments, local and state agencies, Tribal governments, and affected parties to refine the draft rule language. The final draft will then be presented to the Land Board for adoption at a future meeting.

RECOMMENDATION

The Department recommends the Land Board authorize the Department to initiate permanent rulemaking under OAR 141-088-0036 to prohibit overnight camping year-round and open fires at any time between May and November on state-owned lands at the Sandy River Delta in Multnomah County.

APPENDICES

- A. Map
- B. Sandy River Delta Director's Closure Orders

State of Oregon Department of State Lands



APPENDIX A

Sandy River Delta - Closure Area
T 1N, R 3&4E Section 13, 14, 15, 24, 25
Multnomah County

-  Closure Area
-  City Limits
-  River Miles
-  County Boundaries



Map Projection:
Oregon Statewide Lambert
Datum NAD83
International Feet

State of Oregon
Department of State Lands
775 Summer St NE, Suite 100
Salem, OR 97301
503-986-5200
www.oregon.gov/DSL
Date: 7/18/2023

This map depicts the approximate location and extent of a Department of State Lands Proprietary authorization for use. This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.





Oregon

Tina Kotek, Governor

APPENDIX B

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

**RE: Temporary Closure of State-owned lands at Sandy River Delta,
Multnomah County**

Pursuant to OAR 141-088-0007, the Director of the Oregon Department of State Lands has temporarily closed the 50 acres of state-owned lands, including islands, in the Sandy River Delta in Multnomah County, Oregon from May 12, 2025 through October 1, 2025.

The boundary of the closed area extends from the mouth of the Sandy River to the I-84 bridge crossing, including the Columbia River side channel. For many years, this area has been used as an unauthorized campsite, resulting in unsafe conditions for visitors and those living at the site. This closure is part of a long-term effort to restore the natural area, improve public safety, and protect the environment. It allows the Department to clean up abandoned and unauthorized campsites and restore the area, which provides important wildlife habitat and public recreation opportunities.

In accordance with OAR 141-088-0007, the Department has:

- Notified affected local, state and federal government agencies and tribal governments, as well as other interested persons or groups that the Department believes might be affected by the imposition of restrictions or a closure, or that have indicated that they want to be notified of such actions;
- posted a public notice in the *Oregonian* newspaper; and
- posted a public notice on the Department's website.

Additionally, multi-lingual signs are posted at the site with information about the closure.

Issued this 9 day of May 2025.

Sincerely,

Vicki L. Walker

Director

Oregon Department of State Lands



Oregon

Tina Kotek, Governor

APPENDIX B

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

Restrictions or Closures Imposed by the Director to Address an Emergency

RE: Extension of Temporary Closure of State-owned lands at Sandy River Delta, Multnomah County

Pursuant to OAR 141-088-0007, the Director of the Oregon Department of State Lands temporarily closed 50 acres of state-owned lands, including islands, in the Sandy River Delta in Multnomah County, Oregon from May 12, 2025 through October 1, 2025.

Due to unforeseen challenges leading to a delay in onsite clean-up efforts, the Director will extend the closure through January 31, 2026

The boundary of the closed area extends from the mouth of the Sandy River to the I-84 bridge crossing, including the Columbia River side channel. For many years, this area has been used as an unauthorized campsite, resulting in unsafe conditions for visitors and those living at the site. This closure is part of a long-term effort to restore the natural area, improve public safety, and protect the environment. It allows the Department to clean up abandoned and unauthorized campsites and restore the area, which provides important wildlife habitat and public recreation opportunities.

In accordance with OAR 141-088-0007, the Department will:

- Notify affected local, state and federal government agencies and tribal governments, as well as other interested persons or groups that the Department believes might be affected by the imposition of restrictions or a closure, or that have indicated that they want to be notified of such actions;
- Post a public notice in the *Oregonian* newspaper; and
- Post a public notice on the Department's website.

Additionally, multi-lingual signs will be posted at the site with information about the closure.

Issued this 5th day of Sept. 2025.



Kaitlin Lovell

Director

Oregon Department of State Lands



Oregon

Tina Kotek, Governor

APPENDIX B

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Restrictions or Closures Imposed by the Director to Address an Emergency

Tina Kotek
Governor

Tobias Read
Secretary of State

RE: Extension of Overnight Closure of State-owned lands at Sandy River Delta, Multnomah County

Elizabeth Steiner
State Treasurer

Pursuant to OAR 141-088-0007, the Director of the Oregon Department of State Lands temporarily closed 50 acres of state-owned lands, including islands, in the Sandy River Delta in Multnomah County, Oregon from May 12, 2025 through January 31, 2026.

The initial temporary closure was successful in allowing DSL contractors to address accumulated debris and other hazards at the state-managed property at the Delta. Due to needs associated with the continued success of management of the lands, the Director will extend the closure on overnight (10 pm to 5 pm) uses through June 30, 2026.

Recreational daytime use can resume on February 1, 2026, unless otherwise restricted by other applicable laws. Other DSL-managed properties along the Sandy River are already permanently closed to overnight use (OAR 141-088-0035).

The boundary of the area temporarily closed to overnight use extends from the mouth of the Sandy River to the I-84 bridge crossing, including the Columbia River side channel. For many years, this area has been used as an unauthorized campsite, resulting in unsafe conditions for visitors and those living at the site. This closure is part of a long-term effort to restore the natural area, improve public safety, and protect the environment. It allows the Department to continue its work to restore the area, which provides important wildlife habitat and public recreation opportunities.

In accordance with OAR 141-088-0007, the Department will:

- Notify affected local, state and federal government agencies and tribal governments, as well as other interested persons or groups that the Department

believes might be affected by the imposition of restrictions or a closure, or that have indicated that they want to be notified of such actions;

- Post a public notice in the *Oregonian* newspaper; and
- Post a public notice on the Department's website.

Additionally, multi-lingual signs will be posted at the site with information about the closure.

Issued this 28 day of Jan 2026.



Kaitlin Lovell

Director

Oregon Department of State Lands



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 9**

SUBJECT

The Oregon Department of Forestry's proposed 2027-29 Common School Forest Lands budget.

ISSUE

Whether the State Land Board should approve the Oregon Department of Forestry's proposed Common School Forest Land budget for submission to the Department of Administrative Services.

AUTHORITY

Oregon Constitution, Article VIII, Section 5; specifying that the State Land Board is responsible for managing Common School Fund lands.

ORS 273.041 to 273.071; authorizing the Department of State Lands to exercise the administrative functions of the State Land Board.

ORS 273.135 to 273.155; authorizing the Department of State Lands to enter into written agreements with other government agencies for the performance of technical and professional services.

ORS 530.490 to 530.500; authorizing the State Forester to manage, control, and protect the Common School Forest Lands.

BACKGROUND

As required in Section 10.1 of the July 1, 2023, Common School Forest Lands Management Agreement, "The Department shall provide a preliminary biennial Department-wide budget to the DSL by August 1 of each even-numbered year."

DISCUSSION

The Oregon Department of Forestry (ODF) will manage 26,093 acres of Common School Forest Lands (CSFL) through an agreement among ODF, the State Land Board, and the Department of State Lands (DSL). Under the Constitutional direction, ODF manages CSFL with the objective of obtaining the greatest benefit for the people of this state, consistent with the conservation of this resource under sound techniques of land management. CSFL are managed in alignment with the goals and management direction that are described in DSL's 2024 Asset Management Plan.

ODF's 2027-29 requested budget for CSFL is \$3.89 million. The requested budget maintains the current service level and includes:

- \$3.63 million for management of CSFL. This amount includes direct management and indirect administrative costs.
- \$0.26 million for fire patrol assessments on ODF-managed certified CSFL.
- Estimated \$4.46 million in revenue through the auction and administration of CSFL timber sales.

This biennial budget for CSFL anticipates a positive net operating income to the Common School Fund of \$0.57 million (\$4.46 million revenue, minus \$3.63 million management costs and \$0.26 million Fire Patrol Assessment).

Over the last five fiscal years (FY 21-FY 25), the net operating income for CSFL averaged a positive \$1.3 million annually.

The biennial budget also includes a \$1.63 million fire patrol assessment for other DSL-managed lands, including decertified forest lands, rangelands, South Slough Natural Estuarine Research Reserve, and the Elliott State Research Forest. The fire patrol assessment costs are a pre-set cost per acre that apply to forestland and rangeland in the state; and would apply regardless of ODF's role in management of the lands. As noted in the Real Property Program FY 25 Annual Report, DSL relies on ODF, Forest Protective Associations (FPAs), and the U.S. Bureau of Land Management for fire protection on Common School Lands and other DSL-managed lands. This budget reflects ODF and FPA costs, which total \$1.89 million (\$0.26 million for CSFL and \$1.63 million for other DSL-managed lands).

Expected Management Outcomes

CSFL expected results across the ODF State Forest Division for the 2027-29 biennium are as follows:

1. Produce an estimated \$4.46 million in gross revenues based on ODF's May 2026 CSFL revenue projection from all CSFL, resulting in a projected total net revenue to the Common School Fund of \$0.57 million over the biennium for CSFL. It is important to note that the revenue and expenditure projections have a degree of

uncertainty given fluctuations in the timber market which create challenges predicting future timber sale value.

2. For the 2027-29 biennium, harvest from timber sales is projected to be 8.9 million board feet - again recognizing uncertainties associated with predicting actual harvest volumes versus estimated harvest volumes that are offered for sale. CSFL timber sales are sold on a recovery basis (i.e., actual volume scaled at the mill) to ensure receipt of the full value of timber harvested.
3. Assist the Department of State Lands in implementation of the 2024 Asset Management Plan.
4. Provide for appropriate public access and recreational opportunities on CSFL throughout the state.
5. Continue to implement cultural resource management strategies on CSFL, including consultation with Tribes.
6. Continue to provide a variety of opportunities for public participation in ODF's planning processes.

RECOMMENDATION

The Department of Forestry and the Department of State Lands recommend that the Land Board approve the submission of ODF's 2027-29 Budget for Common School Forest Land and other DSL-managed lands to the Department of Administrative Services as part of ODF's Agency Request Budget, with recognition that there may be policy option packages that could cause changes to the Budget, although none are known at this time.

APPENDICES

- A. Oregon Department of Forestry's proposed 2027-29 biennial budget for Common School Forest Land and Other DSL-Managed Lands

2027-29 Oregon Department of Forestry - Estimated Current Service Level (CSL) Common School Forest Lands and Other DSL Managed Lands

Budget Category	2025-27	2027-29		
	Legislatively Approved Budget (LAB)	Estimated Current Service Level (CSL)	Policy Packages	Legislatively Adopted Budget
Common School Forest Land Management				
Personnel Services	\$2,119,413	\$2,160,647	\$0	\$0
Services & Supplies	\$1,152,710	\$1,246,142	\$0	\$0
<i>Sub-Total</i>	<u>\$3,272,123</u>	<u>\$3,406,789</u>	<u>\$0</u>	<u>\$0</u>
Indirect Administrative Costs				
Admin Prorate	\$415,670	\$186,285	\$0	\$0
Seed Orchard	\$31,525	\$38,859	\$0	\$0
<i>Sub-Total</i>	<u>\$447,195</u>	<u>\$225,144</u>	<u>\$0</u>	<u>\$0</u>
Indirect Fire Patrol Assessments				
Fire Patrol Assessment	\$1,614,491	\$1,892,356	\$0	\$0
<i>Sub-Total</i>	<u>\$1,614,491</u>	<u>\$1,892,356</u>	<u>\$0</u>	<u>\$0</u>
Grand Total	<u><u>\$5,333,809</u></u>	<u><u>\$5,524,289</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>
FTE	<u><u>6.37</u></u>	<u><u>6.22</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>





Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

M E M O R A N D U M

Tina Kotek
Governor

Date: June 9, 2026

Tobias Read
Secretary of State

To: Governor Tina Kotek
Secretary of State Tobias Read
State Treasurer Elizabeth Steiner

Elizabeth Steiner
State Treasurer

From: Kaitlin Lovell, Director

Subject: 2027-29 Budget Development – Summary of Policy Option Packages

Purpose

The Department of State Lands is preparing its 2027-29 Agency Request Budget for submission to the Department of Administrative Services and consideration for inclusion in the Governor's Budget.

This memo provides a consolidated summary of the Department's proposed 2027-29 Policy Option Packages (POPs), including ongoing needs required to maintain core programming, and one-time requests supporting legal and environmental obligations. Collectively, these packages also prevent the Department from losing ground on work invested in achieving our mission and four strategic goals: Thriving Oregon, Exceptional Service, Supporting Schools, and Great Workplace.

Overview

The Department's 2027-29 budget request was structured to align with Governor's Office guidance and prioritized to meet the following needs:

- **Core operational capacity** in permitting, financial accountability, education, and natural resource programs.
- **Legal and environmental obligations**, including work necessary to advance the administration and cleanup of Portland Harbor.
- **One-time initiatives** needed to responsibly manage infrastructure and implement statewide priorities.
- **Continuation of federal and private funding** for existing work.

1. **Ongoing Requests – Supporting Core Programming**

Funding sources: Statutory Common School Fund and program fees, Abandoned and Derelict Vessel Fund, with potential for alternative and/or new revenue streams to cover or offset costs.

A. **Staffing & Internal Capacity**

- **Staffing Reclassifications** – Aligns six positions with operational needs.
\$3,007 Other Funds; ongoing.
- **Internal Auditor Position** – Required oversight capacity for agency size and fund mix. New request for a permanent position.
\$271,281 Other Funds; ongoing.
- **Project Manager – Permanent Conversion** – Converts a federal-grant limited duration position to permanent to support agencywide projects.
\$258,773 Other Funds; ongoing.
- **South Slough Reserve – Educator Position Conversion**
Converts a seasonal educator to year-round.
\$125,189 Other Funds; ongoing.

B. **Core Systems & Operations**

- **Modern Permitting & Information System – Ongoing Operations**
Supports system maintenance and operations of Department’s new IT system
\$1,953,823 Other Funds; ongoing.

- **Fee Ratification (Divisions 82 & 83)**
Supports rulemaking and generates OF revenue.
\$1,100,000 Other Funds Revenue; ongoing.

C. Resource Stewardship & Public Safety

- **Abandoned and Derelict Vessel (ADV) Program**
Funds statewide operations and vessel removal. No new state funds requested.
\$7,238,488 Other Funds; ongoing.

2. One-Time or New Strategic and Compliance-Driven Requests

Funding sources: Statutory Common School Fund, Portland Harbor Cleanup Fund, federal and private foundation funding, with potential for alternative and/or new revenue streams to cover or offset costs.

A. Legal and Environmental Responsibilities

- **Portland Harbor –Cleanup**
Funds administrative, legal, and professional services.
\$1,022,000 Other Funds; one-time.
- **Portland Harbor – Protecting State Interests**
Supports legal expertise, limited duration positions to support a new phase in the cleanup timeline, and consulting needs.
\$8,198,878 Other Funds; one-time.
- **Wetlands & Waters – EPA Carryforward**
Continues federal funding for removal-fill program improvements. No new state funds requested
\$42,000 Federal Funds; one-time.

B. Infrastructure & Capital Needs

- **State Lands Building – Roof Replacement**
Replaces aging roof; includes evaluation of solar capacity.
\$2,000,000 Other Funds; one-time.

- **South Slough Reserve – Capital Improvements**
Continues NOAA-funded facility upgrades. No new state funds requested.
\$101,000 Federal Funds; one-time.

C. Implementation of Statewide Priorities

- **Geological Carbon Sequestration Pilot**
Continues pilot with the Oregon Department of Geology and Mineral Industries exploring climate and revenue benefits. This represents budget previously approved but unspent in the 25-27 biennium.
\$1,700,000 Other Funds; one-time.
- **Oregon Ocean Science Trust (OOST)**
Continues private foundation research funding.
\$500,000 Other Funds; one-time.

D. Elliott State Research Forest / Shutter Creek

- **Shutter Creek Redevelopment**
Supports federal-funded maintenance and redevelopment; maintains two limited duration positions. No new state funds requested.
\$1,300,000 Other Funds; one-time.

E. Deferred Maintenance & Capital Planning

- Supports responsible long-term planning for agency-owned buildings. DSL does not currently have a ten-year capital plan or comprehensive deferred maintenance plan. This POP funds facility condition assessments, appraisals, a full 10-year capital plan, and a comprehensive deferred maintenance plan.
\$500,000 Other Funds; one-time.

Total: All 2027-29 Proposed Policy Packages

The total for all proposed packages is \$25.2 million. As context, policy option packages in the 2025-27 Agency Request Budget totaled \$42.8 million. The Department's total 2027-29 budget request is anticipated to be approximately \$114.0 million. This includes a current service level budget of approximately \$88.8 million,

based on the legislatively approved budget for 2025-27, as well as the proposed policy packages.

The total ongoing and one-time policy option package requests by fund source are:

<u>Ongoing Requests</u>	
<i>Fund Source</i>	<i>Amount</i>
Other Funds – Statutory Common School Fund	\$2,612,073
Other Funds – Abandoned and Derelict Vessel Fund	\$7,238,488
<u>One-Time Requests</u>	
<i>Fund Source</i>	<i>Amount</i>
Other Funds – Statutory Common School Fund	\$13,698,878
Other Funds – Portland Harbor Cleanup Fund	\$1,022,000
Other Funds – Oregon Ocean Science Trust	\$500,000
Federal Funds	\$143,000



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

State Land Board

**Regular Meeting
June 9, 2026
Agenda Item 10b**

SUBJECT

Authorization for Director to submit and certify Agency Request Budget

ISSUE

Whether the Land Board should authorize the Director to submit the Oregon Department of State Lands (Department) biennial Agency Request Budget (ARB) to the Department of Administrative Services (DAS) and to sign all required budget certification pages, including those associated with the Governor's Recommended Budget (GRB) and Legislatively Adopted Budget (LAB). This authorization is intended to apply to the process of submitting, signing and certifying budget documents and is not a vote on the Department's currently pending ARB.

AUTHORITY

- ORS 273.031; relating to the role of the Governor as an equal voting member of the State Land Board.
- ORS 273.045; relating to the establishment of administrative policies in accordance with the laws, duties, and general policies of the State Land Board.
- ORS 291.204; relating to the Governor's instructions to executive branch agencies for submitting agency requested budgets.
- ORS 291.208; relating to the duty to file agency budgets with Department of Administrative Services.

BACKGROUND

The Land Board's laws, duties, and general policies do not require it to vote on the Department's Agency Request Budget prior to submission to the Governor. Requiring the Land Board to vote on the Department's ARB creates a structural conflict with ORS 273.031 by providing the Governor with two votes, first as the Chair of the Land Board

and second as the Governor, in deciding what elements of the Department's ARB to include in the Governor's Recommended Budget. Although historically the Land Board has voted on ARBs, for the 2025-27 ARB the Department presented the budget for discussion but did not request a formal vote of the Land Board.

Pursuant to the authority in ORS 291.204, the Governor and DAS have established budget instructions that include the requirement that "requests of agencies headed by a board or commission must be approved by official action of those bodies and signed by the board or commission." Consequently, the Department cannot comply with the DAS budget instructions because the Land Board has not approved the ARB. The Department is requesting delegation of authority to resolve this tension.

SUMMARY OF POLICY CONSIDERATIONS

Transparency: The Department values a transparent public discussion of its budget prior to submission. The Department provides for discussion and input on its budget through a public information session, and at a public Land Board meeting. The Governor's Recommended Budget includes opportunities for legislative and public hearings. Ultimately the agency's budget is approved and adopted by the Legislature as the Legislatively Adopted Budget.

Land Board Oversight: Actual expenditures within the ARB require votes by the Land Board pursuant to ORS 273.051, including land transactions, rulemaking (and corresponding fees), and interagency agreements such as those for management of forests by Oregon Department of Forestry. Delegating signature authority to submit the ARB to DAS does not delegate any Land Board approval authority.

Parity: The votes of the members of the Land Board have equal weight in ORS 273.031. Requiring a vote by the Land Board and certification by the Governor in her role as Land Board Chair to comply with DAS budget instructions results in the appearance and potential of unequal votes.

RECOMMENDATION

For all current and subsequent Department budget submissions, the Department recommends that the Land Board delegate to the Director the authority to:

- Submit DSL's biennial Agency Request Budget to DAS;
- Sign the DAS Agency Request Budget Certification Page; and
- Sign all required certification pages for the Governor's Recommended Budget (GRB) and Legislatively Adopted Budget (LAB) documents as instructed by DAS.



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Salem, OR 97301-1279

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State Land Board

M E M O R A N D U M

Tina Kotek
Governor

Tobias Read
Secretary of State

Elizabeth Steiner
State Treasurer

Date: June 9, 2026

To: Governor Tina Kotek
Secretary of State Tobias Read
State Treasurer Elizabeth Steiner

From: Kaitlin Lovell
Director

Subject: Elliott State Research Forest – 1000 Road Parcel (Item 11)

The purpose of this agenda item is to provide the Land Board with an update on the Department's actions related to the 1000 Road Parcel of the Elliott State Research Forest.

Background

The 1000 Road Parcel is on the east side of the Elliott State Research Forest, just south of Loon Lake. It consists of two disconnected pieces of land that connect the Loon Lake Road outside of the Forest, with the 7000 Road inside of the Forest. The 1000 Road Parcel is, altogether, approximately 3000 feet long, and 40 feet wide.

In 2022, when the State was in the process of decoupling the Elliott State Forest from the Common School Fund, the legal description that was used failed to account for this section of the 1000 Road Parcel that was outside of the boundaries of the Elliott State Forest. The Department discovered this error in early 2024. In an effort to cure the error, at its June 11, 2024, meeting, the State Land Board voted to add this section of the road to the area designated as the Elliott State Research Forest and to decouple it from the Common School Fund. At that time, the Department believed that the 1000 Road Parcel was included in the prior appraisals, and therefore no additional compensation was owed to the Common School Fund.

However, the Department has since learned that the 1000 Road Parcel was not only omitted from the State Land Board's decoupling vote, but it was also omitted from consideration in the appraisals. Therefore, to complete the decoupling process that the Board voted to undertake in June 2024, the Department intends to compensate the Common School Fund for the value of the 1000 Road Parcel that was omitted from the legal description.

Next Steps

The Department has undertaken to have the 1000 Road Parcel appraised. At the date of this memo, the appraisal was underway but not yet completed. The Department has meanwhile, made an interim payment to compensate the Common School Fund for the estimated value of the land. The interim payment is based on the average price per acre established in the prior appraisals, plus interest since the time of the 2024 vote to decouple the parcel.

Once the formal appraisal is complete, the Department will process any necessary correction to the transaction to reconcile the interim payment with a final payment at the appraised value. The Department will use existing legislative appropriations within its current budget separate from funds constitutionally obligated to the Common School Fund.