



Oregon

Tina Kotek, Governor

Department of State Lands

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State Land Board

State Land Board

Regular Meeting

April 14, 2026

Agenda Item 2

Tina Kotek

Governor

Tobias Read

Secretary of State

SUBJECT

Land exchange at the South Slough National Estuarine Research Reserve

Elizabeth Steiner

State Treasurer

ISSUE

Whether the State Land Board should authorize the Department to complete a land exchange of a 0.206-acre portion of State-owned land at the current entrance to the Visitor Center of the South Slough National Estuarine Research Reserve (Reserve) with the neighboring Lee family for a 0.200-acre portion of forested land of equal value. See Appendix A for a site 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.

SUMMARY

The current entrance for the Reserve's Visitor Center is along Seven Devils Road in an area with limited visibility and constrained access for visitors and school buses. South of the Visitor Center entrance, the neighboring Lee family property (Tax Lot 700) operates a pallet business utilizing semi-trucks for transport, creating additional traffic safety concerns with shared roadway access.

The Reserve is relocating the Visitor Center entrance to a new location to improve safety, expand parking capacity, and enhance bus mobility. Construction is underway and the new entrance road is anticipated to be completed by July 2026.

The proposed land exchange involves the existing entrance area and will benefit both the neighboring Lee family and the Department by:

- Complementing the Visitor Center access improvements, thereby improving visitor and school bus safety;
- Reducing traffic conflicts between public access and commercial trucking operations;
- Resolve long-standing boundary issues;
- Maintain compliance with statutory land exchange requirements; and
- Result in no net loss of value to the state.

On September 7, 2023, the Department received an Application to Exchange Land (see Appendix B) from the Lee Family proposing a partition and trade of parcels of approximately equal value. Under the proposal, the Department would trade to the Lee Family part of a land parcel acquired with grant funding from the National Oceanic and Atmospheric Administration (NOAA) in 2021. In return, the Reserve would obtain a forested portion of the Lee property of nearly equal value.

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

Staff Findings

On December 12, 2023, the Land Board approved initiation of due diligence for the proposed exchange. Following that approval, the Department completed statutory and administrative review steps, including: a public notice and comment period, cultural resource assessments, land appraisal, boundary surveys, and other due diligence activities. The Land Evaluation Form is provided in Appendix C.

No public comments were received during the comment period, which was held from March 13th to April 12th, 2025.

In accordance with statute and administrative rule, land exchanges must be based on equal value, however both acreages and values of the portions of land being exchanged are very close. Following survey and appraisal:

- The Lee family will receive 0.206-acres along Seven Devils Road, including the current paved entrance to the Visitor Center.
- The Reserve will receive 0.200-acres of wooded land from the northern portion of the Lee property.
- 0.2-acre is roughly the size of a typical lot size for a single-family home.

Appendix D shows a timeline for activities necessary for this exchange.

Next Steps

If approved, the Department will proceed with a series of county approvals for the lot line adjustments and then opening escrow to close the exchange before the end of the year.

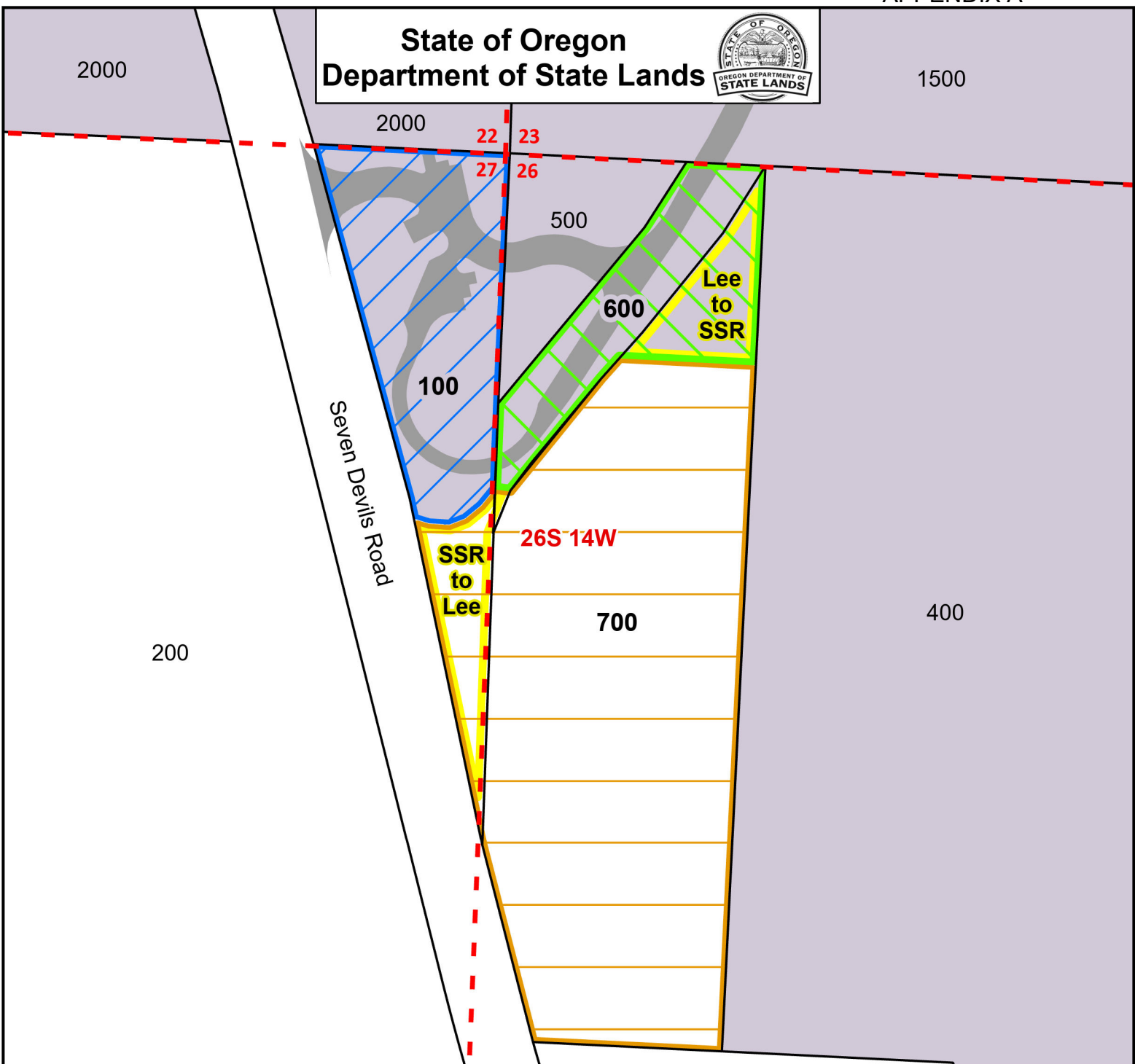
RECOMMENDATION

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

APPENDICES

- A. Maps of affected properties
- B. Application to Exchange Land (#64572-LE)
- C. Land Evaluation Form
- D. Timeline of activities

State of Oregon
Department of State Lands

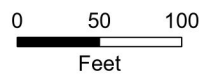


APPENDIX A

64572-LE
T26S, R14W Sections 26 and 27
Coos County

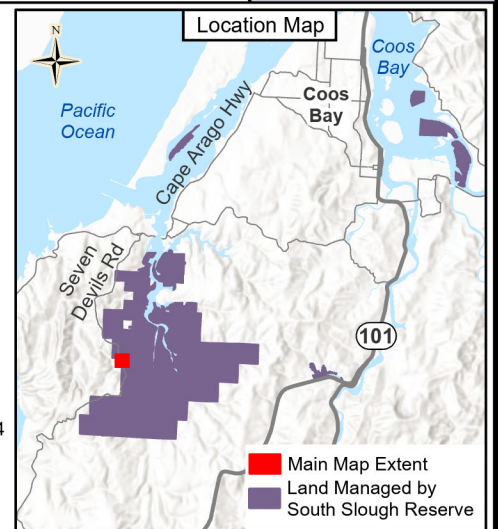
- Current Tax Lot
- Land To Be Exchanged
- South Slough Reserve Proposed Tax Lot 100
- South Slough Reserve Proposed Tax Lot 600
- Lee Proposed Tax Lot 700
- South Slough Reserve Managed Land (after exchange)
- South Slough Reserve New Entrance Road

This map depicts the approximate location and extent of proposed parcels. 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

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www.oregon.gov/DSL
Date: 2/12/2026



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 Bend Field Office
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AGENCY # 64572-LE

APPLICATION TO EXCHANGE LAND*

Please print clearly.

Applicant Name(s): Gerald J. Lee Phone: 541-888-9623
 Address: 61869 Seven Devils Road Fax: N/A
 City: Coos Bay State: OR Zip Code: 97420
 E-mail: N/A

I (we) hereby make application **to acquire** by land exchange the following described DSL land:

County	Section	Township	Range	Tax Lot	Acres
Coos	27	26S	14W	100	0.29 (approx.)
Coos	26	26S	14W	600	<0.10 (approx.)
(Attach additional sheets if necessary)				Total Acres	0.39 (approx.)

I (we) hereby **offer** DSL the following described land:

County	Section	Township	Range	Tax Lot	Acres
Coos	26	26S	14W	700	0.29 (approx.)
(Attach additional sheets if necessary)				Total Acres	0.29 (approx.)

Please describe the reasoning for submitting an application exchange State-owned Land:

Requesting to trade land of same acreage with Slough Slough Reserve for the purpose of securing direct access from Seven Devils Road and resolving property encroachments on both properties. The request is to trade partial tax lots, which will require lot line adjustments. Exact acreage will be determined by surveys.
 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 transaction 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 Exchange Land before completing and submitting this application.*

Gerald J. Lee
 Applicant's Signature

9-7-23
 Date

Lee/SSNERR exchange LAND EVALUATION FORM

1. Evaluation completed in: Office Field
2. Parcel Name: SSNERR and Lee Property
3. County: Coos
4. Map & Tax Lot: 26S14W26, 27; TL100, 600 (DSL), 700 (Lee)
5. LAS PARCEL #: 7279, 2925
6. LAS APP#: 64572 LE
7. GIS Acres: ~0.29ac each (Surveyed: DSL 0.206-ac., Lee 0.200-ac.)
8. DSL Land Class: South Slough
9. AMP Category: SSNERR
10. Certified Forest: Yes No
11. Leased: No Yes Lease #: Type of Use: SSNERR, Lee: Private land residential/commercial
12. Ownership Type: Surface and Subsurface, surface only
13. Mineral Rights: No Yes
14. Adjacent Property Owners & Use: Charles, Verna, & Gerald Lee, Residential & pallet business
15. Zoning: RR-2
16. Developable Parcel: No Yes
17. Minimum acres required for home site: 2
18. Lot of Record: No Yes
19. Potential for Zone Change/Partition: No, Property Line Adjustment
20. Wildlife Overlay: NA
21. Cultural-Historic: Parcel Reviewed: No Yes
22. Previously Field Surveyed: No Yes Partially Date Surveyed: March 2025. John Goodwin, archaeologist & CEO of Archaeopteryx LLC.
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: N/A
26. Water Rights: No Yes Water Right Info: N/A
27. Irrigation District: NA
28. Depth of Nearby Wells: NA
29. On-site/Distance to Existing Electrical Service and what type: On site, at road
30. Electrical service provider/PUD Name: Pacific Power
31. Potential for Alternative Energy: NA
32. Access: Seven Devils Road (paved)
33. Legal Access: No Yes Gov't Maintained Road: No Yes Road Name/# Visitor Center access road.
34. Easements (to/from whom and what type): Utilities, outdate timber company road
35. Interior Roads/Trails/Condition: good (45%)
36. Known Property Boundaries/Corner Survey Markers: Updated in 2023, for upcoming surveys
37. Nearest DSL Parcel (direct): 7290

- 38. Topography/Shape of Parcel:** Triangular exchange parcels (To be through property line adjustments)
- 39. Vegetation Cover (dominant species, condition, % coverage):** Trees, Douglas-fir
- 40. Site Structures/Improvements:** N/A; SSR land: Asphalt drive, sign, gate
- 41. View Site/Water Features/Other amenities:** N/A
- 42. Evidence of Prior Impacts/Activities (wildfire, crops, historic home site):** N/A
- 43. Lease History:** N/A
- 44. Current Use:** Bare Land; driveway
- 45. Agriculture/Timber Potential:** Timber (to-be-conserved as protected habitat on SSNERR)
- 46. Soil Type:** Spodosols, Joeney series, exchanged for Inceptisols, Templeton series
- 47. NRCS Soil Class:** IV(DSL), VI (Lee)
- 48. MB & G Forest Rating:** N/A
- 49. Age of Timber:** N/A
- 50. Timber Volume:** 9.1
- 51. Estimated Timber Value:** \$ 3085 (to Lee), \$10,161 (to DSL)
- 52. Site Index:** N/A
- 53. Type of Timber:** DF, Hem, Cedar, Spruce
- 54. % Annual timber volume increase:** N/A
- 55. Fire District/Protection Area:** Coos South - 1
- 56. Property Expenses (fire protection costs):** \$0
- 57. Other Holding Costs:** \$0
- 58. Assessor's RMV:** DSL: \$ 21,320 (TL100)+\$550 (600); whole taxlots Lee: \$155,550
- 59. Tax Year:** 2024
- 60. Estimated Market Value:** Exchange portions @ 0.25-acre: DSL: \$9,597 vs Lee: \$11,061; adjusted match surveyed areas: DSL: \$8,196 vs Lee: \$8,849;
- 61. Source:** Appraisal, desk review
- 62. Known/Proj. AUMs:** N/A
- 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):** NA - SSNERR
- 70. Comments:** Land exchange has beneficial results to address boundary issues for both the State and the Lees. Current Visitor Center entrance will be abandoned after new entrance is constructed. This will eliminate existing life-safety issues related to the Lee's pallet business by creating an off-street loading zone. Exchanging this portion of property fits well with a trade for forested area near the Visitor Center.
- 71. Originator:** Brian Cochran **Date:** 3/10/2026
- 72. Reviewer:** John Gessner **Date:** 3/10/2026

Timeline of Proposed Land Exchange: South Slough National Estuarine Research Reserve and the Lee Family

Oregon Department of State Lands

Proposed land exchange between the Department of State Lands (DSL) and the Lee Family. Exchange of a 0.206-acre portion of state-owned land at the current entrance to the Reserve's visitor center with the neighboring Lee family for a 0.200-acre portion of forested land of equal value.

May-September 2023	Survey completed showing boundary encroachment by both Lee property and state lands; discuss exchanging easements but opted for land exchange. Related to the Reserve's visitor center entrance and roadways improvement project. Received application from the Lees to exchange land.
December 2023	State Land Board approves initiating due diligence work on the proposed land exchange.
February 2024	Reserve staff apply for NOAA grant to improve visitor center access and expand parking capacity..
November 2024	Grant awarded by NOAA to fund visitor center access and parking project.
July 2024	DSL and the Lee family sign an exchange agreement. Closing terms require the Reserve's new visitor access road opened for public use.
January - November 2025	Due diligence work completed on boundary surveys, cultural surveys and review, timber cruise, land appraisal, biodiversity report, and other related actions.
February 2026	Finalized survey results and updated maps.
March 12, 2026	Reviewed exchange costs, maps, and land values with Lees for approval.
April 14, 2026	Request to the State Land Board to approve land exchange. If approved, submit property line adjustment applications to Coos County Community Development (~60 day process).
FUTURE ANTICIPATED STEPS	
July 2026	Construction anticipated to be completed. Expected opening to new visitor center road.
July - October 2026	Once property line adjustment applications are approved by County, close on land exchange.