

**Oregon Department of Forestry – Tillamook County  
Trask Park/Sprague Wayside Land Exchange Proposal**

Compliance with Oregon Administrative Rules on  
State Forest Land Acquisitions and Exchanges

**1. Purpose of the Exchange (OAR 629-033-0010)**

- The proposed exchange furthers the purposes of ORS 530.010, by acquiring lands chiefly valuable for the production of forest crops, watershed protection and development, recreation or forest administrative purposes.
- The proposed exchange furthers the objectives of providing a full range of social, economic and environmental benefits to the people of Oregon for achieving greatest permanent value.
- The proposed exchange results in the consolidation of state forestlands, and/or makes management of state-owned forestlands more economically feasible and more accessible to the public.

**2. Long-Range Acquisition and Exchanges Plan (OAR 629-033-0015)**

The Tillamook District does not have an approved Acquisition/Exchange Plan. However, this land exchange has been approved by the State Forester in accordance with OAR 629-033-0015(2).

**3. Land Status, Designation and Classification (OAR 629-033-0020)**

	<b>BOF</b> (acres)	<b>COUNTY</b> (acres)
<b>Land Designation</b>		
Silviculturally Capable	78	154
Non-Silviculturally Capable	9	0
<b>Land Classification</b>		
General Stewardship	0	133
Focused Stewardship	53	8
Special Stewardship	68	0
High Value Consv. Area	56	13

**A 30-day Comment Period Held?**  Yes       No

**Summary of Comments:** A 30-day public comment period ended on February 28, 2018. There were no comments related to Forest Land Base Designation or Forest Land Management Classification.

#### **4. Approvals (OAR 629-033-0025)**

- The parcels are located in Tillamook County.
- The Tillamook County Board of Commissioners held a public hearing and approved the proposed exchange on March 21, 2018. A copy of the signed County Order is included in the Board's information package.
- Execution of the deeds will not take place until the Board of Forestry provides final approval of the transaction.
- The Attorney General/Department of Justice has approved the title for the property to be acquired by the State, subject to Board of Forestry approval of a deed reservation and restriction.

#### **5. Public Hearings (OAR 629-033-0030)**

- A public hearing was held in Tillamook, Oregon, on January 30, 2018. No members of the public attended the hearing. The public comment period began on December 20, 2017 and ended on February 28, 2018. No public comments were received.
- The Notice of Public Hearing was published in the Tillamook Headlight Herald newspaper on December 20 and 27, 2017 and also posted on the Department's web site.
- The county commission was supplied with a copy of the Hearings Officer Report and pertinent documents relative to the transaction.

#### **6. Monetary Considerations (OAR 629-033-0035)**

- There is a \$48,000 difference in the appraised value of the parcels to be exchanged. The Department and Tillamook County have agreed to equalize values by adding 7 acres to the State-owned Trask Park parcel using the appraisal per/acre value of \$6,762.50 for a total of \$47,337.50 for the additional 7 acres.

#### **7. Timber Harvest (OAR 629-033-0040)**

- There will not be any timber harvesting on the parcels prior to completing this exchange.

#### **8. Valuation (OAR 629-033-0045)**

- All parcels were cruised and appraised by a third party independent consultant in accordance with accepted appraisal practices. As proposed, the value received is equal to the value transferred.
- The Department contracted for a third party independent consultant to complete a biological assessment of plant and wildlife resources on all the parcels. A summary of the biological assessment is contained in the Staff Analysis which is included in the Board's information package.
- The Department completed a recreational value assessment of all the parcels. A summary of the recreational value assessment is contained in the Staff Analysis included in the Board's information package.
- Copies of the Biological Assessment and Recreational Value Assessment are available upon request.

- Review of the information submitted shows that the proposed exchange furthers the purposes of OAR 629-033-0010 and the goals and objectives of the Forest Management Plan.
- A summary of pertinent economic valuation figures is included in the Staff Analysis included in the Board's information package and available to the general public.

**9. Mineral Interests (OAR 629-033-0050)**

- Mineral rights will not be included in the proposed land exchange.