



## Division of State Lands

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OREGON STATE  
LAND BOARD

NEIL GOLDSCHMIDT  
Governor

BARBARA ROBERTS  
Secretary of State

ANTHONY MEEKER  
State Treasurer

The Oregon State Land Board met in regular session on October 23, 1990, 10:00 a.m. in Hearing Room B of the State Capitol Building, Salem, Oregon.

Present were:

Neil Goldschmidt Governor

Anthony Meeker State Treasurer

### Assistants

Gail Achterman  
Marilynne Keyser  
Steve Smith

### Dept. of Justice

Melinda Bruce

### Staff

Martha O. Pagel  
Pam Wiley  
Janet Neuman  
Earle Johnson  
Gary Van Horn  
Ken Bierly  
David Blum  
Steve Purchase  
John Lilly  
Ken Franklin  
Steve Moser  
Lynn Beaton  
Loree Underwood  
Gail Lowry

The meeting was called to order by Governor Goldschmidt. The topics discussed and the results of those discussions are listed as follows. Further details of those discussions may be obtained in the transcript of the meeting available at the Division of State Lands, 775 Summer Street NE, Salem, OR 97310.

### **Minutes**

Request for approval of minutes for both the June 19, 1990, and the July 18, 1990, meeting.

Governor Goldschmidt asked if there were any objections to the minutes. With no objections stated, Treasurer Meeker moved they be approved. The decision was unanimous.

**Wetlands**

Request for adoption of final administrative rules relating to Wetlands Conservation Plans.

Director Pagel explained the adoption of these rules will allow us to move forward with planning efforts and linking the Land Conservation and Development programs with our regulatory program, thereby allowing local communities to plan where development will occur and what areas will be set aside for wetland conservation and preservation. She explained these will be the procedural rules allowing communities to move forward with the process.

Ken Bierly explained that the agency will review the locally developed plan and if approved by the Director of the Division of State Lands, then the local community can proceed without wetland issues at the state level.

Director Pagel said the Division's goal is to set up a program that allows a single application and that, as closely as possible, matches the federal standards, so that after the state process is accomplished, the federal review should easily follow.

Treasurer Meeker moved approval. The decision was unanimous.

**State Agency  
Coordination**

Request for final adoption of rules relating to the State Agency Coordination Program.

Deputy Director Pam Wiley introduced this item. She explained that adoption of these rules and program is necessary to assure the Division's programs which affect land use comply with the statewide planning goals and are compatible with acknowledged city and county comprehensive plans and land use regulations.

She noted that draft copies of the program had been sent to all state agencies.

Treasurer Meeker moved the item be approved. The decision was unanimous.

**LWRMP  
Authorization**

Request by Albers Mill Building Partnership for authorization of a proposed dock structure to be located within a transitional zone in the Lower Willamette River Management Plan area.

There was no known opposition to this project. Treasurer Meeker moved approval of the item. The decision was unanimous.

**Consent Agenda**

**E-Board**

Request for approval to accept federal grant monies and seek Legislative Emergency Board approval for a related expenditure limitation increase to fund research and education projects at the South Slough National Estuarine Research Reserve.

**Easement**

Request by US West Communications for a perpetual communications easement crossing the Willamette River at two locations in Portland.

**Scenic Waterway**

Request by the Josephine County Parks Department to relocate an existing boat launch ramp, by placing 46 cubic yards of crushed rock, riprap, and concrete within the Rogue River Scenic Waterway at river mile 94.2

**Scenic Waterway**

Request by the Josephine County Parks Department to relocate an existing boat launch ramp, by placing 46 cubic yards of crushed rock, riprap, and concrete within the Rogue River Scenic Waterway at river mile 90.2

Treasurer Meeker moved approval of the consent agenda. The decision was unanimous.

**South Tongue  
Point**

Status report on South Tongue Point acquisition and development.

Assistant Director Janet Neuman introduced this item presenting some of the history of the South Tongue Point property. She noted that, at the recommendation of the Land Board, the agency held a hearing in April, in Astoria, to receive public comments regarding a proposal

to develop the site for use by the U.S. Navy. She explained the Land Board also asked the Division to probe the limits of allowable environmental and economic development on the site, reviewing previous direction given by the Board that the Division proceed with the project sequentially, continue to wrap up the acquisition, look at financial and environmental feasibility, involve the lottery funds at an appropriate time in the engineering studies, and continue to monitor public concerns.

Assistant Director Neuman reported the exchange of islands for South Tongue Point should be accomplished in 30-60 days. Relocation of the Corps of Engineers field station that is on site is still being examined. She is also working with community to see that they are ready to deal with the associated service needs, such as housing. A major change in the Navy's proposal is to focus on bringing only two minesweepers to the site, rather than the minesweepers and two fast frigates. Assistant Director Neuman explained this change will result in lower development costs for the state and may reduce public concerns about the possibility of nuclear weaponry.

She then introduced David Blum, a consultant recently hired to coordinate site development plans. Mr. Blum reported that the Navy is to submit a written plan by January 15, 1991, confirming their proposal to homeport two minesweepers at the South Tongue Point site. He displayed maps of the area and explained the Navy's plans. He reported it is the Navy's current intention to use only 3-4 acres of South Tongue Point. Mr. Blum has met with a number of potential private sector tenants to utilize the remainder of the site.

Governor Goldschmidt discussed the importance of having any clients located off the site's wetlands. He also stressed his desire to see the dredging be done deep enough to provide for possible future needs.

Assistant Director Neuman responded that the agency's intent is to do things in a model way -- with extreme efficiency both environmentally and economically.

Mr. Blum said if the Division is successful in relocating the Corps' field office, a number of concepts are being explored. One plan is for creating a publicly-available environmental educational research center for the area. This would include a possible visitor's center, viewing tower, and marsh boardwalk. He stated this may be done in conjunction with Clatsop Community College.

The need for adequate access to the site from Highway 30 was discussed. Governor Goldschmidt said that after the new governor takes office, the Land Board should schedule a meeting with Mike Hollern, Chairman of the Transportation Commission; the Chairman of the Board of Clatsop County Commissioners; and the mayor of the City of Astoria. The Board should explain plans for South Tongue Point and discuss with them the highway situation.

There being no further business, the meeting was adjourned.

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Martha O. Pagel, Director

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Neil Goldschmidt, Governor