



## AGENDA ITEM SUMMARY

### ISSUE 1

#### Alsea River - Don Lindly, ODFW Property Sale

#### BACKGROUND

In 2008, the Oregon State Marine Board (OSMB) and Lincoln County received strong public interest in adding a new public boat launch on the upper tidal section of the Alsea River. At that time, the only public access on the lower river was at the Port of Alsea Marina. Most other access points were private RV parks that charged fees. Upstream, the nearest public access was at Barclay Point at River Mile 17, with several additional public sites located farther upriver.

Between 2011 and 2013, Lincoln County, OSMB, and ODFW evaluated multiple potential properties and ultimately agreed to purchase a site at River Mile 8.2, then owned by the Don Lindly RV Park.

ODFW purchased the property using federal Sport Fish Restoration funds, which covered approximately \$230,000 (75% of the appraised value plus closing costs). The Oregon State Marine Board provided the required 25% state match. Because the seller's asking price (\$330,000) exceeded the appraised value (\$295,000), Lincoln County and the Oregon Wildlife Heritage Foundation raised an additional \$35,000 in donations to complete the purchase. Federal funding requirements stipulated that ODFW must hold full ownership of the property, however, Lincoln County committed to operate and maintain the site under a lease and lead development and construction of the boat ramp and parking lot.

After a wetland survey was completed, OSMB developed ramp designs in 2015 and presented them at a 2016 public meeting. Attendees requested a larger facility, prompting design revisions. The County also acquired land across the highway for a well, which was drilled in 2019. By 2021, the County was working with a consultant to advance the project through permitting, with construction projected for 2023–2026.

Subsequently, staff turnover within the County caused delays and prevented completion of the permitting process. In 2023, new County staff held another public meeting to reassess community interest. Most attendees opposed construction of a motorized boat launch and preferred the site remain largely undeveloped, supporting uses such as kayaking, swimming, and general park access. Although the County had previously obtained Planning Department approval to proceed with construction, it ultimately chose not to build a motorized launch and instead supported using the site as a park with nonmotorized boating access.

In February 2024, Lincoln County informed ODFW that it wished to purchase the property because it no longer planned to pursue a motorized boat ramp. Maintaining the site as an undeveloped park is inconsistent with the conditions of the original funding used by ODFW, OSMB, and OWF, which required development of a motorized launch. ODFW supports selling the property so the federal Sport Fish Restoration funds can be returned to the U.S. Fish and Wildlife Service and used for another boating access project. Lincoln County is also coordinating with OSMB and the Oregon Wildlife Heritage Foundation to repay the funds those organizations contributed for the original purchase.

## PUBLIC INVOLVEMENT

The department and project partners have offered several chances for public engagement on this issue, including:

- Lincoln County/OSMB held a public meeting 01/05/17 in Waldport for public input on future of park.
- Lincoln County Planning approved the Conditional Use Permit on 11/08/19 to build the designed boat ramp.
- Lincoln County held a public in person meeting on 03/16/23 in Waldport. ODFW and OSMB attended to answer questions. The public meeting was advertised in Newport News Times on 3/10/23 prior to meeting to engage public and promote attendance.
- Lincoln Chronicle published a story 3/19/23 to send comments on future of site to ODFW/OSMB/Lincoln County after public meeting: <https://lincolnchronicle.org/let-state-county-agencies-know-your-feelings-about-lindly-park-plans/>
- Lincoln County Board public meeting was held on 10/18/25 for approval of ODFW Purchase Sale Agreement (PSA), open for public input. County approved purchase of property under Lincoln County Order #01-26-007 and signed PSA 12/3/25.
- Boiler Bay Beacon published story on sale 02/02/26 which they updated 2/11/26: <https://boilerbaybeacon.com/alsea-boat-plans-sunk-county-owes-73k/>
- Lincoln County Board public meeting- 1/07/26, consent agenda item
- Public Lands Advisory Committee Meeting- 01/22/26, open for public input
- OSMB Board public meeting- 01/29/26, open for public testimony in person or virtually on Item E- Don Lindly Property Disposal, Lincoln County
- As noted, this topic has had significant public involvement already, and no additional public engagement outside of the normal Commission meeting process is planned (i.e., ODFW Commission Meeting- 4/24/26, open for public comment and testimony)

## ANALYSIS

The property is owned by ODFW and leased to Lincoln County to operate and maintain. It is not developed and is currently used for bank fishing, simple kayak and small nonmotorized boat launching from the bank (there is currently no ramp at site), and general park activities.

Given the change in public interest and Lincoln County's request to purchase the property, ODFW believes the sale should proceed and the funds be returned to the U.S. Fish and Wildlife Service (USFWS) for use at other sites. These federal funds were originally provided conditionally on building a motorized boat ramp, which is no longer the case. USFWS has approved the sale of the property under federal regulations and requires that ODFW repay the federal share, which is defined as 'at least 75% of current appraisal'.

Both Lincoln County and OSMB have received approval from their boards to move forward with the sale. Lincoln County is repaying OSMB for its funding contribution to the original property purchase, with payment expected by April 2026.

ODFW has completed all required federal and state steps needed to move forward with the sale, including approvals from the state Department of Administrative Services and the Public Land Approval Committee.

Because the property was purchased with federal funds and matching contributions from OSMB and the Oregon Wildlife Heritage Foundation, selling it will not create a financial gain or loss for ODFW. Federal rules require using yellow book appraisal methods for any property purchased with federal funds. The appraisal was completed in January 2026, and the property was valued at \$250,000.

Although partners were disappointed that the boat ramp will not be built as originally planned, ODFW acknowledges the changing public interests and partner priorities. The shared goal is to ensure the site remains open for bank fishing, habitat benefits, and general public use. The property has flat, easy-to-reach shoreline, making it especially good for children and anglers with limited mobility. ODFW has continued working closely with OSMB, Lincoln County, and the Oregon Wildlife Foundation to ensure everyone is aware of the updated plans.

ODFW has prepared and signed a Purchase and Sale Agreement with Lincoln County, pending Commission approval. If approved, the property will transfer to Lincoln County, and the federal and OSMB recorded interests will be released. Lincoln County plans to add the site to the County Parks system and continue managing it for public access and recreation according to Lincoln County letter in Exhibit F Att 2-Public Correspondence. There would be no expected change in public access, and the County may choose to never build the motorized boat ramp. After the sale, ODFW will return the federal Sport Fish Restoration funds to USFWS, and these funds will be available for future boating access projects at other locations.

## **OPTIONS**

1. Approve the sale of the Don Lindly property to Lincoln County.
2. Reject the sale of Don Lindly property to Lincoln County. ODFW would retain ownership of the property.

## **STAFF RECOMMENDATION: ISSUE 1**

Option 1. Approve the sale of the Don Lindly property to Lincoln County.

**DRAFT MOTION:** I move to approve the sale of the Don Lindly property to Lincoln County.

**EFFECTIVE DATE:** April 24, 2026