



# **Cliffside Estates Inter-Trust Exchange #1**

**Clark & Klickitat County**



# Cliffside Estates Inter-Trust Exchange #1

## Land Bank

Established in 1977 to maintain and enhance the trust asset base.

- Provides for the sale of under-performing trust lands at public auction; and
- Purchase of productive “replacement” lands, to replace those underperforming trust assets proposed for sale.
- 2023 change to the law permits DNR to directly transfer Land Bank property to tenants with homes.



# Cliffside Estates Inter-Trust Exchange #1

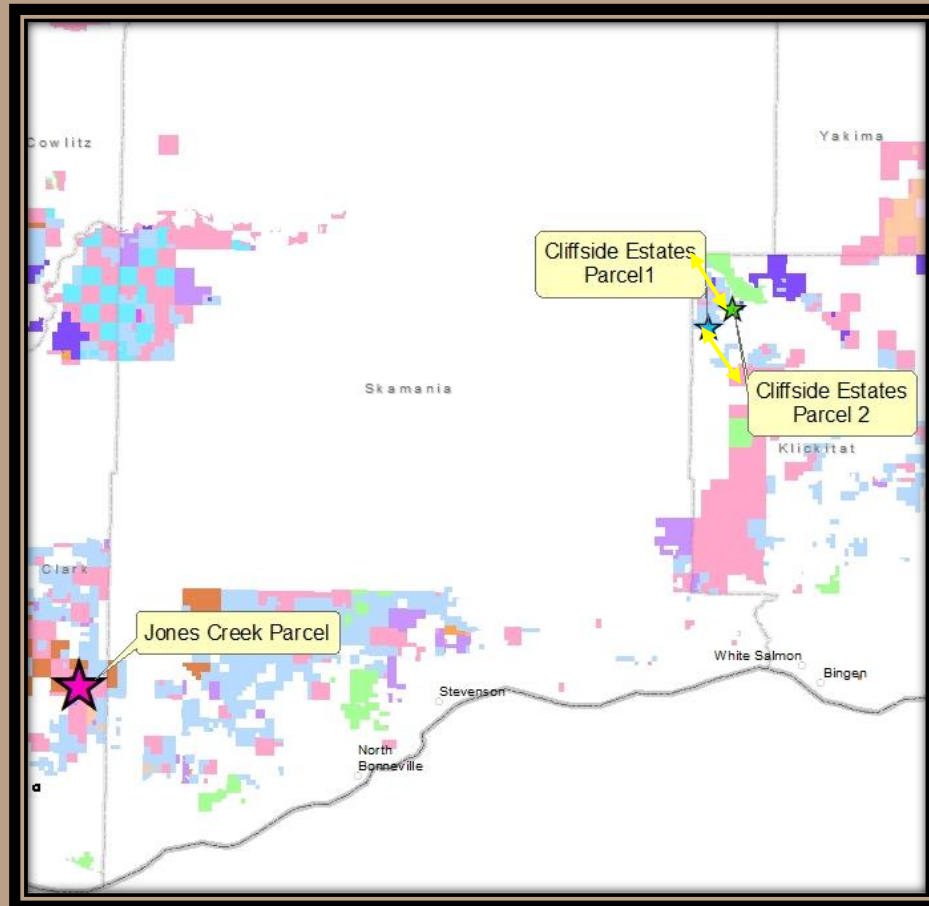
## Purpose

- Perform an equal-valued land exchange between state owned lands.
- Designate Land Bank properties as Trust properties for future management and trust revenue.
- Designate Trust properties as Land Bank property, making them eligible for public auction.



# Cliffside Estates Inter-Trust Exchange #1

## Vicinity Map



# Cliffside Estates Inter-Trust Exchange #1

## Jones Creek – Land Bank Property

- Clark County
- 641 +/- Acres currently in Land Bank
- Propose transfer of 301.25 acres into Common School Trust (southwestern area)
- Fire on portion prior to purchase

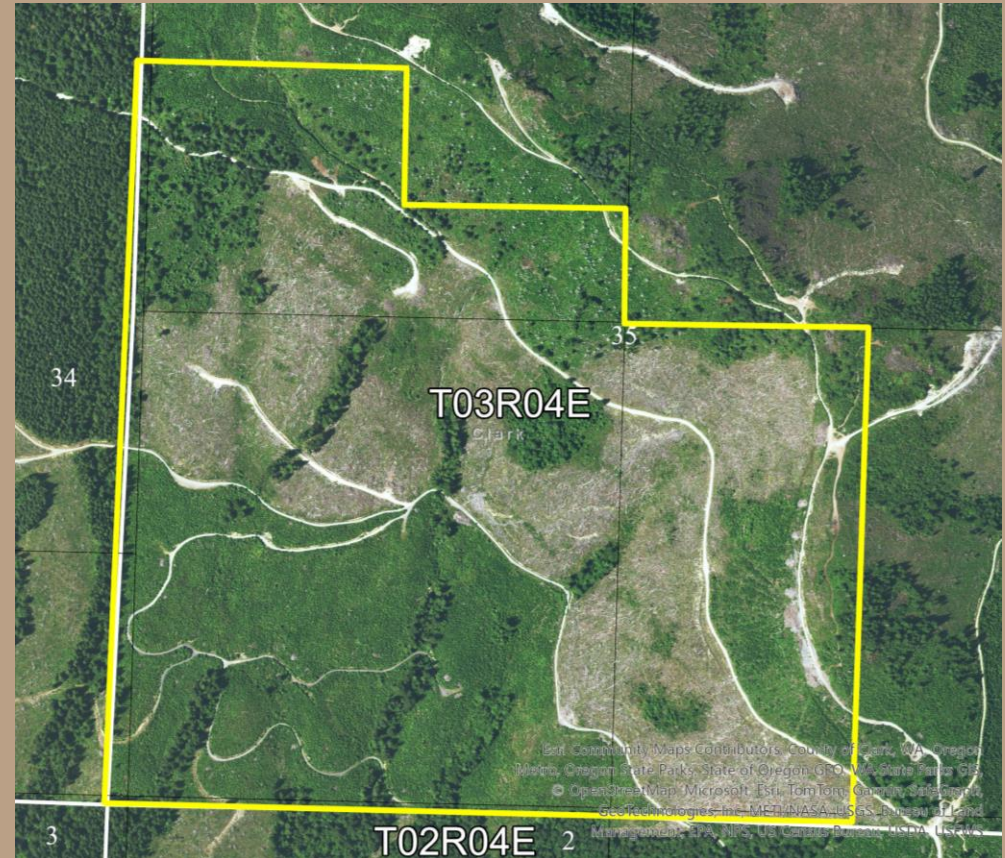




# Cliffside Estates Inter-Trust Exchange #1

## Jones Creek – Land Bank Property

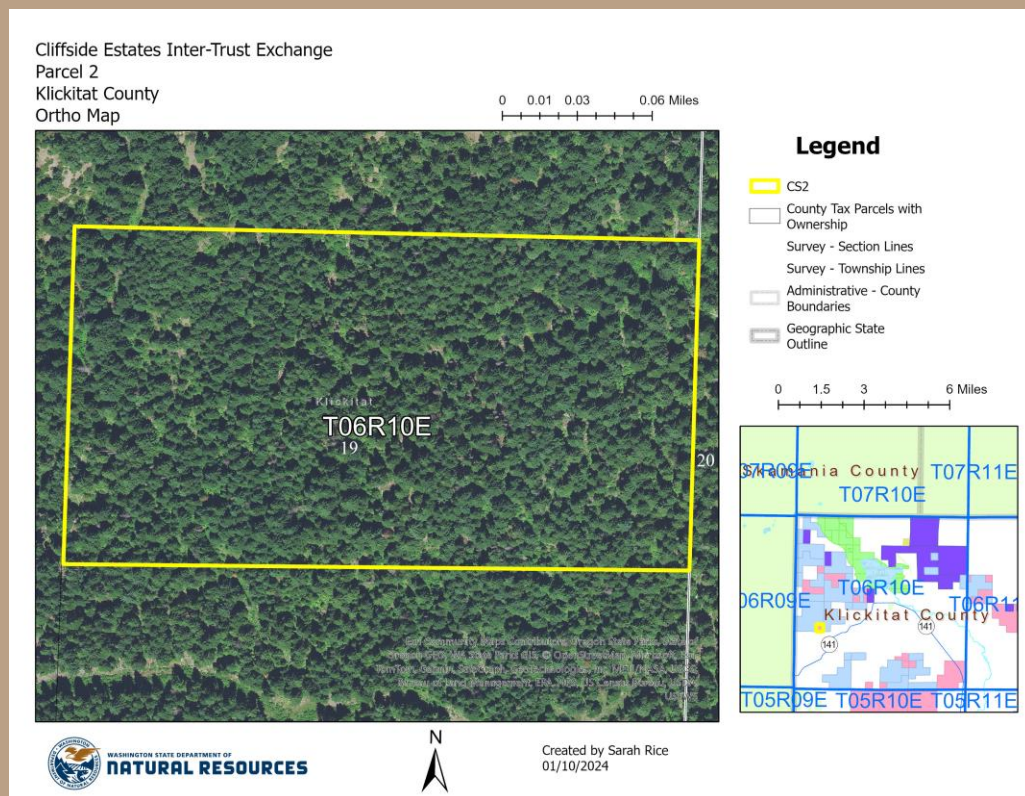
- Propose transfer of 301.25 acres into Common School Trust (southwestern area)
- Pending new stand



# Cliffside Estates Inter-Trust Exchange #1

## Cliffside Estates Parcel #2

- Klickitat County
- North 20.25 +/- Acres of the CS-2 Parcel
- Proposed transfer of 20.25 acres into Land Bank ownership
- Forested parcel with approx. 415 MBF timber





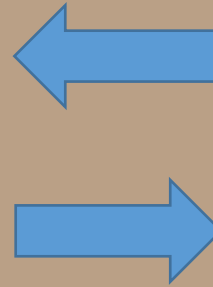
# Cliffside Estates Inter-Trust Exchange #1

## Valuation

Equal value exchange

### Trust

Trust	Acres	Value
Common School	20.25	\$214,000
<b>Total:</b>		<b>\$214,000</b>



### Land Bank

Current Ownership	Acres	Value
Land Bank	301.25	\$214,000
<b>Total:</b>		<b>\$214,000</b>

Common School benefits from increasing the number of operable forest acres owned on faster growing forest land.



# Cliffside Estates Inter-Trust Exchange #1

## Valuation

Current State Ownership	Land Bank Acres Transferred to Common School Trust (03)	Asset Class	Asset Value
Land Bank	301.25	Forest	\$214,000
<b>Total:</b>	<b>301.25</b>		<b>\$214,000</b>

Land Bank fulfills its purpose by conveying good quality replacement land to a state trust beneficiary (Common School Trust - 03).



# Cliffside Estates Inter-Trust Exchange #1

## Valuation

Trust	Common School Acres Transferred to Land Bank	Asset Class	Asset Value
Common School	20.25	Forest	\$214,000
<b>Total:</b>	<b>20.25</b>		<b>\$214,000</b>

This Land Bank property is now located in Klickitat County and is ready for the next transaction, Cliffside Estates Inter-Trust Land Exchange #2.



# Cliffside Estates Inter-Trust Exchange #1

## Public Hearing and Testimony

- Hearing held in Trout Lake, WA on 10/24/2023
- 8 attendees; one person testified
- Testimony summary:
  - Support direct transfer of Lots 1 and 2 to homeowners
  - Concern over the revenue balance for Exchanges #1 & #2;  
especially whether 301.25 acres of young trees are equal to 20 acres of older trees
  - Concern regarding wildland urban interface near Lots 1-3





# Cliffside Estates Inter-Trust Exchange #1

## BNR Decision

- Questions ?
- Resolution #1624



