



Trust Land Transfer (TLT) Proviso
Phase 2 Work Group



Phase 2 Wrap-up

Meeting 7.1 | August 11, 2022, 8 - 11 a.m.



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Today's Meeting




- Impacts to junior tax districts focus group update
- Pilot project scoring results
- Comments received
- Looking ahead



TLT Phase 2 Work Group

Impacts to Junior Tax Districts: Focus Group Update



Purpose



- Examine current options in the TLT tool and identify alternatives.
- Evaluate potential of options to avoid, minimize, and mitigate impacts.
- Suggest steps toward implementation of options.



Timeline



- **September 1, 2022** – Kick-off Meeting
- **September 16, 2022** – Working Meeting #1
 - Examine current options in the TLT tool and identify alternatives.
- **September 29, 2022** – Working Meeting #2
 - Evaluate potential of options to avoid, minimize, and mitigate impacts.
- **October 13, 2022** – Working Meeting #3
 - Suggest steps toward implementation of options.



Participants



- Fire district
- Rural hospital district
- Library district
- Washington State School Directors Association
- County assessor
- County treasurer
- Washington Association of Counties
- Other tax districts





TLT Phase 2 Work Group

Pilot Project Scoring Results



How Final Scores Were Calculated



Evaluator	Community Involvement	Ecological Values	Economic Values	Public Benefits	Tribal Support
PP-1	-	-	-	-	-
PP-2	5.00	5.00	3.00	4.00	2.00
PP-3	2.00	2.00	0.00	2.00	3.00
PP-4	2.00	4.00	0.00	1.00	1.00
PP-5	0.00	5.00	3.00	1.00	4.00
PP-6	3.00	4.00	4.00	3.00	4.00
PP-7	3.00	4.00	2.00	2.00	3.00
PP-8	-	-	-	-	-
PP-9	3.00	4.00	1.00	4.00	3.00
PP-10	3.00	3.00	1.00	4.00	3.00
PP-11	3.00	1.00	1.00	2.00	1.00
PP-12	3.00	4.00	2.00	3.00	3.00
PP-13	-	-	-	-	-
PP14	2.00	3.00	2.00	2.00	0.00
Subtotal	29.00	39.00	19.00	28.00	27.00
Eval. Score	2.64	3.55	1.73	2.55	2.45
Multiplier	2.00	3.00	1.00	3.00	3.00
Total Eval. Score	5.27	10.64	1.73	7.64	7.36

Sample worksheet for one parcel

Entered the raw scores from each evaluator

Subtotalled the scores

Averaged the scores

Multiply the average score by the multiplier to derive the "total evaluation score" for each criteria

Sum the total evaluation scores

Final Prioritized List



Priority	Parcel Name	Acres	Receiving Agency	Total Score
1	Eglon	707	Kitsap County	44.64
2	Devils Lake	415	DNR Natural Areas	43.27
3	Upper Dry Gulch	3023	DNR Natural Areas	40.73
4	Chapman Lake	542	WDFW	38.73
5	Morningstar	1,071	DNR Natural Areas	38.55
6	West Tiger	99	DNR Natural Areas	36.55
7	Lake Spokane Campground	305	Washington State Parks	35.55
8	Blakely Island	184	San Juan County	32.64
9	Moses Lake Sand Dunes	647	Grant County	29.91
10	Rustler's Gulch	40	WDFW	29.45

Final Scores Broken out by Criteria



Priority	Parcel Name	Community Involvement	Ecological values	Economic Values	Public Benefits	Tribal Support	Total Score
	Score Range	0-5	0-5	0-5	0-5	0-5	
	Multiplier	2	3	1	3	3	
1	Eglon	8.18	10.09	2.64	11.45	12.27	44.64
2	Devils Lake	7.82	12.27	2.18	7.36	13.64	43.27
3	Upper Dry Gulch	7.82	14.45	1.00	9.82	7.64	40.73
4	Chapman Lake	8.36	9.00	3.09	12.55	5.73	38.73
5	Morningstar	6.91	13.36	1.91	10.64	5.73	38.55
6	West Tiger	6.73	10.64	1.73	9.82	7.64	36.55
7	Lake Spokane Campground	6.36	7.09	3.00	13.64	5.45	35.55
8	Blakely Island	5.27	10.64	1.73	7.64	7.36	32.64
9	Moses Lake Sand Dunes	4.18	6.82	2.00	11.45	5.45	29.91
10	Rustler's Gulch	4.55	9.27	1.73	9.00	4.91	29.45



TLT Phase 2 Work Group

Comments Received

Summarized and Organized by TLT Steps



Step One of the TLT Process



Step One includes:

- Submittal of applications for proposed TLT parcels (*regions as applicants for pilot project*).
- DNR's determination of whether the proposed parcels are eligible for TLT:
 - Best interests of the trusts analysis, and
 - Verification of receiving agency.

TRUST LAND TRANSFER APPLICATION
(This application is available electronically.)
Submit by 4:00 PM on June 16, 2022 for consideration for the next funding cycle

The Trust Land Transfer program is an innovative tool for the Washington State Legislature, through the Department of Natural Resources, to address several land management needs. Specifically, this tool enables DNR to achieve the following:

- Transfer out of economically under-performing state trust lands and acquire funds to purchase replacement lands with higher long-term income producing potential
- Conserve lands that have high ecological values or public benefits

Applicant Information	DNR Staff contact (if different)
Applicant's name: WA DNR, NE Region	Staff name: Jesse Steel
Address: 919 N. Township Street	Address:
City, State, Zip: Sedro Woolley, WA 98284	City, State, Zip:
Phone:	Phone: 360-854-8687
E-mail:	E-mail: Jesse.steele@dnr.wa.gov
Parcel name/moniker: <u>Blakely Island</u>	

Property Information				
<small>For proposals with more than one trust ownership, or in more than one county, describe parcels separately.</small>				
1. County: San Juan	Section: 35	Township: 36	Range: 1W	B&M Parcel#: 1635310 01000
County: San Juan	Section: 2	Township: 35	Range: 1W	B&M Parcel#: 1635310 01000
County:	Section:	Township:	Range:	B&M Parcel#:
2. What is the land currently zoned as?	Conservancy			
3. What is the current land type/land cover?	Forest			
4. What are the current uses of the property?	No current uses, potentially some dispersed public recreation.			
5. Total project acres:	184			
6. Proposed receiving agency: San Juan County Land				
7. What trust(s) does this property currently belong to?	Trust #1: 03 Common School			

TLT – Best Interests of the Trust Analysis:
Blakely Island (184 acres)
Date: June 22, 2022; Many Contributors

Quantitative assessment (Productivity and Operability)		
1. Forest lands productivity	a. Site index score: Site class 4	Potential Harvestable Acres: 0
	b. Tree type: Douglas fir	Net Present Value and Bare Land Value: n/a Yarding Systems Required: n/a
	c. Stand condition/Base age: 132 to 162 years old	
	d. Net present value: no apparent timber value due to no potential harvestable acres	
	e. Topography: Steep, rocky terrain with cliffs adjacent to the Puget Sound	
	f. Climate: ~28 inches of annual rainfall	
	g. Timber Volume: None	
	h. Planned Harvests: None	
2. Non-forest lands productivity	a. Current Use: n/a	
	b. Lease type/revenue: n/a	
	c. Harvest levels/crop, if any: n/a	
	d. Soils (identified farmlands of commercial significance): n/a	
	e. Water rights: n/a	
3. Physical	f. Infrastructure improvements: n/a	3.a. - This property lacks legal access from land; access from the water is difficult due to steep slopes and cliffs on the eastside. There are no roads present within or adjacent to the parcels. 3.c. - Besides the riparian areas, the largest factor limiting harvestable acres on the parcels is from potential old growth stands. In addition, there is potential marbled murrelet long-term forest
	a. Access/lack of access: See narrative under 3.a.	
	b. Unstable or steep slopes/acres affected: 0 acres	
	c. Unharvestable areas/acres affected: see 3.c.	

Comments on Step One



Applications: Formatting and language

- Make form a fillable pdf with consistent fonts and use page numbers.
- Limit the size of the box for each response.
- Limit the use of jargon.
- Number the criteria and make sure the criteria order is the same on the application and the scoring sheets.
- Make sure examples of criteria provided are the same across all forms.

1

Application
& Eligibility

Applications: Completeness

- Some applications were more complete than others. The more detailed applications were easier to score.
- Criteria tend to overlap each other. Applicants should fill out each criteria completely, even if some information will be repeated under different criteria.

1

Application
& Eligibility



Applications: Completeness, continued

- Include all information needed to score the parcel, so reviewers do not have to reference other documents. This includes information from tribal outreach.
- Information on community involvement was uneven across the applications. Include letters of support if available.
- Request a short (200 word) introduction to the parcel.

1

Application
& Eligibility



Applications: Completeness, continued

- Give the receiving agency a chance to contribute to the application.
- Require three maps: the parcel itself, the vicinity, and the location of the parcel within the state.

1

Application
& Eligibility

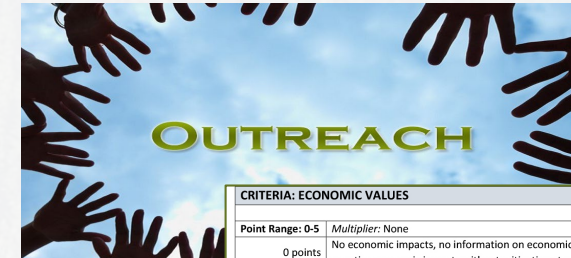


Step Two of the TLT Process



Step Two includes:

- Tribal outreach on all parcels that DNR has determined are in the best interests of the trust beneficiaries.
- *Applicant presentation of eligible parcels to the advisory committee (not part of pilot project).*
- Advisory committee evaluation and ranking of the parcels into a prioritized list using prioritization criteria.



CRITERIA: ECONOMIC VALUES	
Point Range: 0-5	Multiplier: None
0 points	No economic impacts, no information on economic impacts provided, or negative economic impacts without mitigation strategies
1-2 points	Minor positive economic impacts or negative economic impacts with viable mitigation strategies, or competing positive and negative impacts of two or more industries or rural communities
3-4 points	Moderate positive economic impacts to one or more economic industries or rural communities
5 points	Exceptional positive economic impacts to one or more economic industries or rural communities

CRITERIA: PUBLIC BENEFITS	
Public benefit means a positive effect on the general public or one or more groups of people or community interests. Examples may include:	
<ul style="list-style-type: none">○ Public green space, open space, or resource-based recreation area³○ Opportunities for resource-based recreation that are scarce or unavailable in the local area○ Accessible recreation opportunities○ Distinctive scenic or aesthetic features○ Documented archeological, non-tribal cultural, or historical significance○ Scientific research opportunities○ Outdoor education opportunities	
<ul style="list-style-type: none">• Describe the public benefits that are provided by this parcel now, and would continue upon the transfer, or the public benefits that would be provided by the transfer.⁴• Cite any publicly reviewed or adopted plans that support the need for the public benefits identified.• Identify the communities that would be served by the parcel.	

³ A resource-based recreation area is suited and/or developed for natural and/or cultural resource-based medium-intensity and low-intensity outdoor recreational use (WAC 352-16-030). Examples include but are not limited to trail use, camping, boating, swimming, picnicking, nature study.

⁴ When DNR conveys a trust land parcel, some deed restrictions are placed upon the property, which include mineral and access reservations as provided for in state law, sometimes specific easement reservations made to protect the remaining state trust lands, and a restriction on future permitted uses of the property for the grantee and their successors as articulated by the Legislature in the specific Trust Land Transfer bill that provided authorization and funding for the project (s).

Draft – subject to change without notification July 18, 2022

Comments on Step Two of the TLT Process



Prioritization criteria

On the point range for public benefits, revise the statement for five points to “The parcel has exceptional public benefits or increases current public benefits.” Parcels that increase public benefits should get a higher score.

Scoring sheets

If there are two scoring sheets, link them so that data entered on one sheet will populate the linked field on the second sheet.

2

**Tribal
Outreach &
Prioritization**

Scoring instructions

Instruct committee members to score each parcel on its own merits rather than scoring parcels against each other.

2

Tribal
Outreach &
Prioritization



Scoring challenges: Community involvement and support

- Community support was hard to score if there was good support but also some opposition.

2

Tribal Outreach & Prioritization



Scoring challenges: Ecological values

- Ecological values were hard to score because some parcels may have a lot of ecological values but little evidence of how the receiving agency will preserve those values, and vice versa.
- Other criteria can conflict with ecological values. For example, increased recreation use may conflict with conservation of a rare plant community.

2

Tribal Outreach & Prioritization



Scoring challenges: Economic values

- It is hard to gauge how a transfer could impact a local economy, especially remote parcels with little public use.
- It is hard to determine the magnitude of the impact.
- It is not clear on whether a positive economic impact can be ongoing (such as site that is already being used for recreation) or occur after transfer (such as a site that will see new recreation use).

2

Tribal
Outreach &
Prioritization



Scoring challenges: Public benefits

Public benefits was difficult to score because it seems like any transfer would offer at least moderate public benefits to make it to the list. It would help to have additional guidance or examples to help reviewers distinguish between a moderate and an outstanding public benefit.

2

Tribal
Outreach &
Prioritization



Scoring challenges: Tribal support

- Tribal support was hard to score because there was so little information about tribal feedback.
- [DNR comment: Some reviewers rated tribal support as zero.]

2

Tribal Outreach & Prioritization



General comments

- Some guidance on how to consider parcel size would be helpful. For example, a small parcel may offer outstanding benefits, but a larger parcel may receive a higher score because of its larger impact.
- It was difficult to score parcels that will be added to an existing NAP/NRCA; the tendency is to judge the value of the area as a whole. Some direction on scoring these parcels would be helpful.

2

Tribal Outreach & Prioritization



General comments, continued

- A written dialog that details the reason for the prioritization would be helpful (from each evaluator?)

Other comments on Step Two: Tribal Outreach and Prioritization?

2

Tribal Outreach & Prioritization



Other Aspects of TLT



The remaining steps of the TLT process come after the pilot process:

- Step three, Board of Natural Resources approval and legislative funding
- Step four, transfer of parcel and purchase of replacement lands

Some aspects of the TLT process are not tied to specific steps, such as the website, administrative funding, statutory changes, and tracking and reporting.

Other comments on the pilot project or TLT in general?



An aerial photograph of a mountain range. The central focus is a large, reddish-brown rocky peak that stands out against the surrounding dense green forest. The forest covers the slopes and valleys around the peak. The lighting suggests a bright, sunny day.

TLT Phase 2 Work Group

A solid, dark green horizontal bar that spans the width of the slide, serving as a background for the main title.

Looking Ahead



Next Steps



- DNR will present the parcel list at the September 6th Board of Natural Resources meeting.
- DNR will submit a funding request to the Office of Financial Management later in September.
- The tax district focus group will meet in September and October.
- DNR will develop proposed statutory language for the 2023 legislative session.
- Other TLT implementation work is ongoing.



Future Communication



- This is the last, formal meeting of the Phase 2 Work Group.
- In the future, DNR may offer follow-up conference calls (on Zoom but not formal meetings) to share updates.
- Let us know if you would be interested in staying involved.

