



Trust Land Transfer Program

Parcels Submitted for Funding *for the 2023-25 Biennium*

January 2023



WASHINGTON STATE DEPT OF
**NATURAL
RESOURCES**

Trust Land Transfer Program Parcels Submitted for Funding for the 2023-25 Biennium

January 2023

Washington Department of Natural Resources (DNR)
Product Sales and Leasing Division
1111 Washington Street SE
PO Box 47016
Olympia, WA 98504-7016

For more information, email Brian Considine, Legislative Director at Brian.Considine@dnr.wa.gov.

On the cover: View from Eglon, one of the ten parcels proposed for transfer in 2023-25.

All photos in this booklet were taken by DNR staff.

Trust Land Transfer Program

Parcels Submitted for Funding for the 2023-25 Biennium

January 2023

Prepared by the



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Table of Contents

How Were the Parcels Chosen and Prioritized?	4
Parcel One: Eglon Map	5
Parcel One: Eglon Description	6
Parcel Two: Devils Lake Map	7
Parcel Two: Devils Lake Description	8
Parcel Three: Upper Dry Gulch Map	9
Parcel Three: Upper Dry Gulch Description	10
Parcel Four: Chapman Lake Map	11
Parcel Four: Chapman Lake Description	12
Parcel Five: Morning Star Map	13
Parcel Five: Morning Star Description	14
Parcel Six: West Tiger Map	15
Parcel Six: West Tiger Description	16
Parcel Seven: Lake Spokane Campground Map	17
Parcel Seven: Lake Spokane Campground Description	18
Parcel Eight: Blakely Island Map	19
Parcel Eight: Blakely Island Description	20
Parcel Nine: Moses Lake Sand Dunes Map	21
Parcel Nine: Moses Lake Sand Dunes Description	22
Parcel Ten: Rustler’s Gulch Map	23
Parcel Ten: Rustler’s Gulch Description	24

What is Trust Land Transfer?

The Washington State Department of Natural Resources (DNR) manages state trust lands to generate revenue for specific trust beneficiaries such as public schools, universities, and counties. However, some parcels of state trust lands are not as suitable as others for revenue-generating activities, such as timber harvest, grazing, or agriculture.

Trust Land Transfer (TLT) is a legislatively funded land portfolio management program that enables DNR to keep these lands in public ownership while maintaining economic returns to trust beneficiaries. Specifically, TLT enables DNR to accomplish the following:

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



Mount Si Natural Resource Conservation Area (NRCA) in North Bend, WA.

At least 70 percent of the land in this popular DNR-managed NRCA came from trust land transfer.

33 Years of Success

Established in 1989 and revitalized in 2022, the TLT program has been highly successful at improving the state trust lands portfolio while also preserving special places for the people of Washington. Over the past 33 years, DNR has used the TLT program to transfer from trust status over **100,000 acres of state trust lands** with outstanding ecological values and public benefits. **Nearly 15 percent (by area) of the Washington state parks system came from TLT, and 43 DNR-managed natural areas owe their existence to TLT, in full or in part.** DNR also has purchased over **50,000 acres of replacement lands** that earn sustainable, long-term revenue for trust beneficiaries.

TLT Revitalization

In its 2021 session, the Washington State Legislature passed a budget proviso that directed DNR to strengthen and improve TLT (Supplemental House Budget [SHB] 1080 Sec. 3333) in close cooperation with a work group. DNR completed this project in two phases with two different work groups. Work groups included representatives of trust beneficiaries, conservation groups, tribes, the timber industry, and public agencies that will receive transferred parcels. Revitalizing this tool was one of the recommendations of the [2021 Trust Lands Performance Assessment](#).

The Proposed Parcels

Table 1 lists all 10 parcels that DNR submitted to the Legislature for funding in the 2023-25 biennium, along with their receiving agencies and other information.

Parcels are listed in order of priority¹. The list includes the four parcels that were mentioned in the 2021 budget proviso for TLT revitalization (SHB 1080 Sec. 3333):

“For the 2021-2023 fiscal biennium, the department of natural resources may not trade, transfer, or sell any valuable material from the four parcels that comprised the proposed trust land transfer parcels in the 2019-2021 fiscal biennium, known as Blakely Island, Devils Lake, Eglon, and Morning Star.”



Lupines blooming in Upper Dry Gulch Natural Area Preserve

The Legislative funding request was for \$25 million, a portion of which would be used for standard transaction-related expenses.

Table 1. Proposed Parcels in Order of Priority

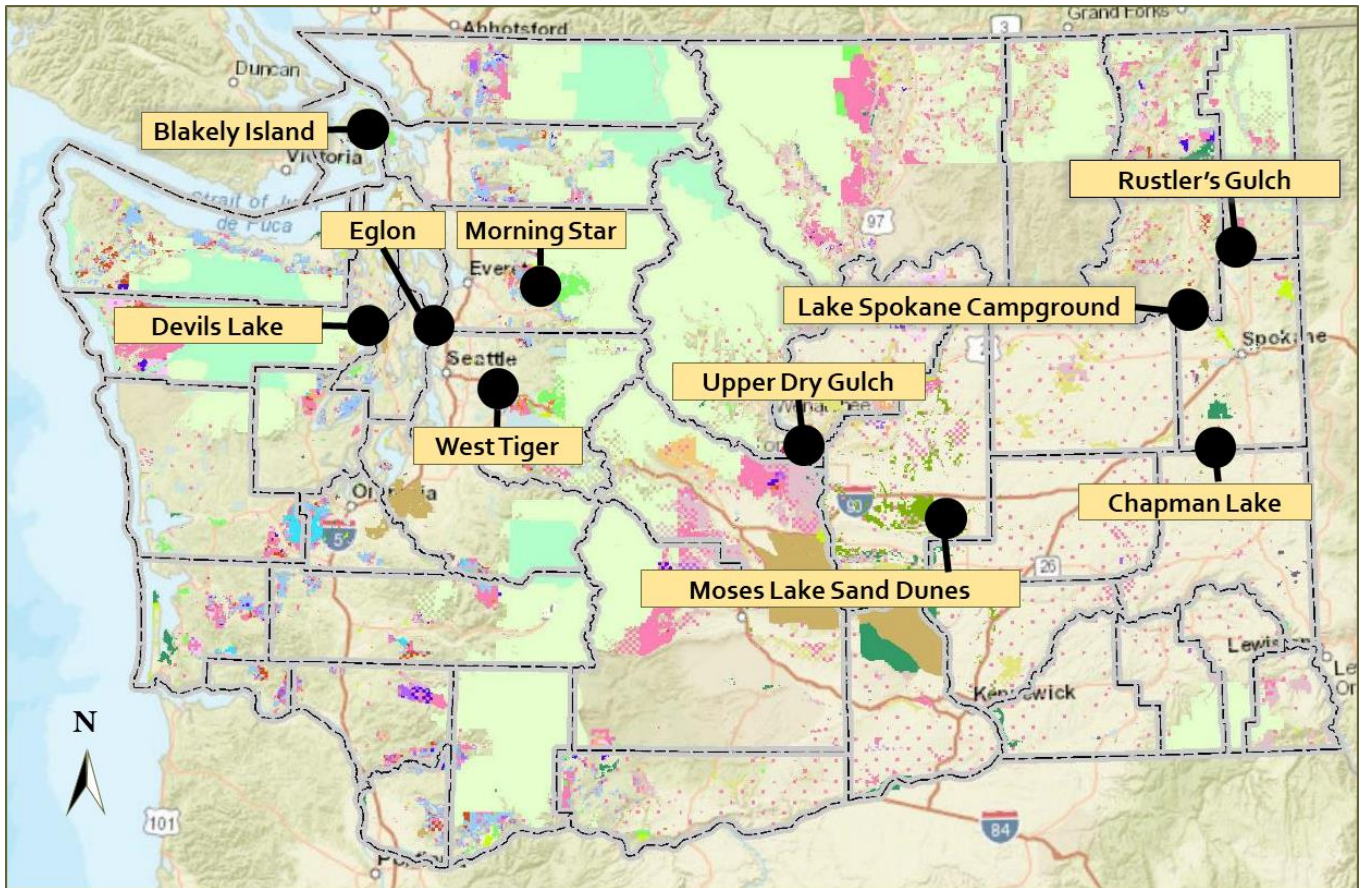
Acres listed in this table are approximate. The estimated fair market values in this table are based on the highest and best use of the property, which includes the value of land, timber, other valuable materials, and improvements owned by the state. Estimated values do not constitute an appraisal. A full appraisal will be conducted as part of the transfer process.

Property Name and Priority	Acres	Trust	County	Receiving Agency	Estimated value
1. Eglon	707	Common School (03), University Original (11)	Kitsap	Kitsap County	\$ 7,300,000
2. Devils Lake	415	Common School (03)	Jefferson	DNR Natural Areas Program	\$5,200,000
3. Upper Dry Gulch	2,662	Common School (03)	Chelan	DNR Natural Areas	\$3,075,000
4. Chapman Lake	542	Common School (03)	Spokane	Washington State Department of Fish and Wildlife (WDFW)	\$1,000,000
5. Morning Star	1,071	Common School (03), State Forestland (01)	Snohomish	DNR Natural Areas	\$3,550,000
6. West Tiger	99	State Forestland (01), Scientific School (10)	King	DNR Natural Areas	\$750,000

¹ Parcels were ranked into a prioritized list by the TLT Phase 2 Work Group as part of the pilot project. Refer to “How were the Parcels Selected and Prioritized” for more information.

Property Name and Priority	Acres	Trust	County	Receiving Agency	Estimated value
7. Lake Spokane Campground	305	Common School (03)	Stevens	Washington State Parks	\$2,000,000
8. Blakely Island	184	Common School (03)	San Juan	San Juan County	\$1,500,000
9. Moses Lake Sand Dunes	648	Common School (03)	Grant	Grant County	\$500,000
10. Rustler's Gulch	40	Common School (03)	Pend Oreille	WDFW	\$125,000

Figure 4. Map Showing Location of Each Parcel



How Were the Parcels Selected and Prioritized?

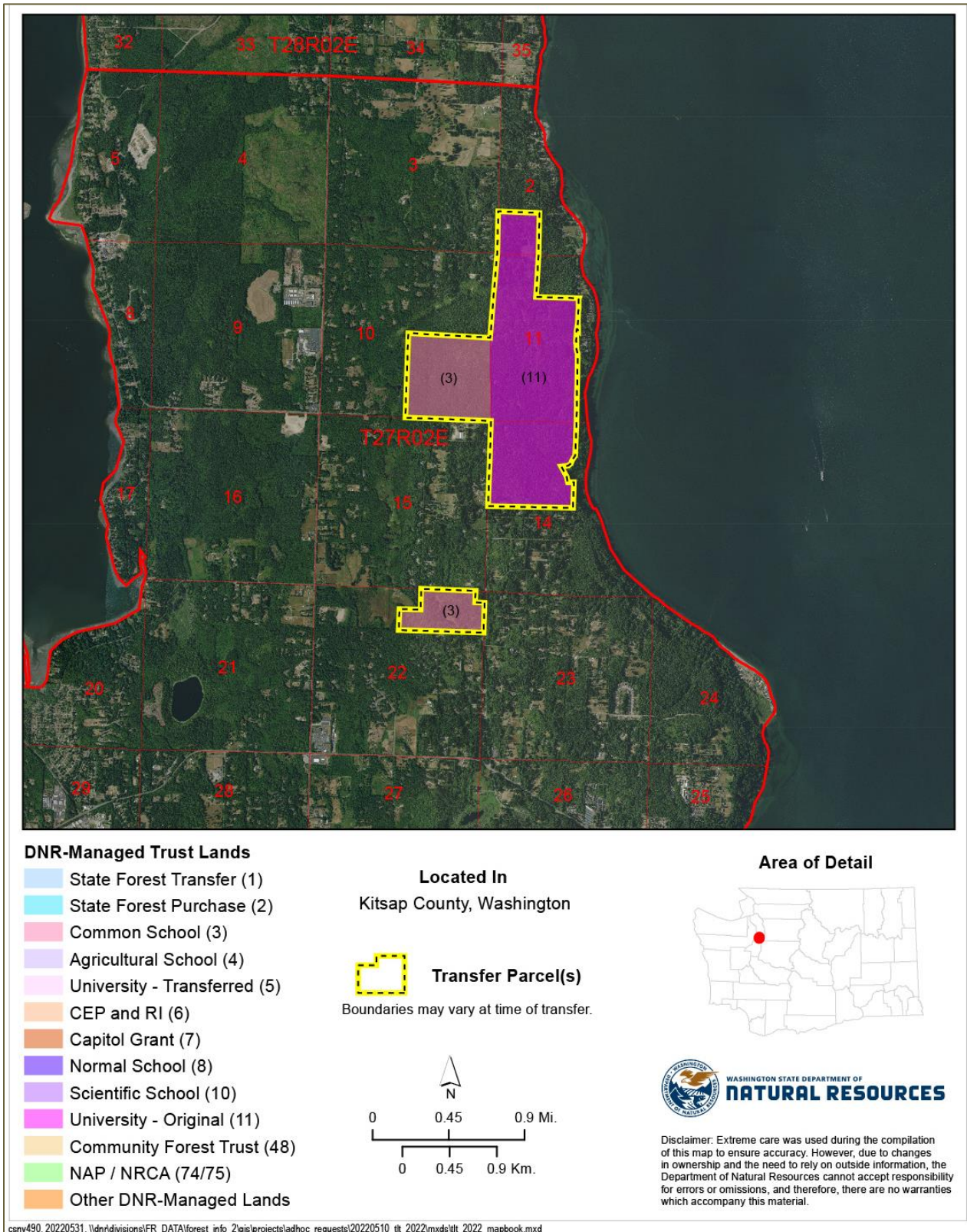
The parcels in this booklet were selected through a pilot project that DNR conducted in August, 2022 as part of the TLT revitalization project. The purpose of the pilot project was to **test key aspects of the revitalized TLT program** with a limited list of parcels to identify strengths and areas for improvement.

Each parcel was screened carefully to ensure the transfer was in the best interests of the trust beneficiaries. DNR also verified that each parcel had an identified receiving agency that was willing to accept and managed the parcel. Eligible parcels were then provided to the work group, who scored the parcels according to five prioritization criteria: ecological values, public benefits, community involvement and support, economic impacts, and tribal support or opposition. The scores were used to place these parcels into a prioritized order.



Trout Lake Natural Area Preserve
Nearly 40 percent of the acres in this nature preserve came from the TLT program

Parcel One: Eglon | Map



Parcel One: Eglon | Description

Receiving Agency:	Kitsap County
Acres:	707
County:	Kitsap
Trust:	Common School (Trust 03), University Original (Trust 11)
Proposed Use:	Fish and wildlife habitat, open space, recreation
Transfer Type:	Fee

Characteristics and Location

This property is located north of Kingston and within a quarter mile of Puget Sound. The northern portion of the property contains a large wetland bordered by trees that are over 130 years old and a small stream flowing into the Puget Sound. This large forestland tract and its associated wildlife habitat is rare for Kitsap County, as the county has one of the highest population densities in the state. A user-built trail on the property is used for public recreation and for pedestrian and bicycle transportation.

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

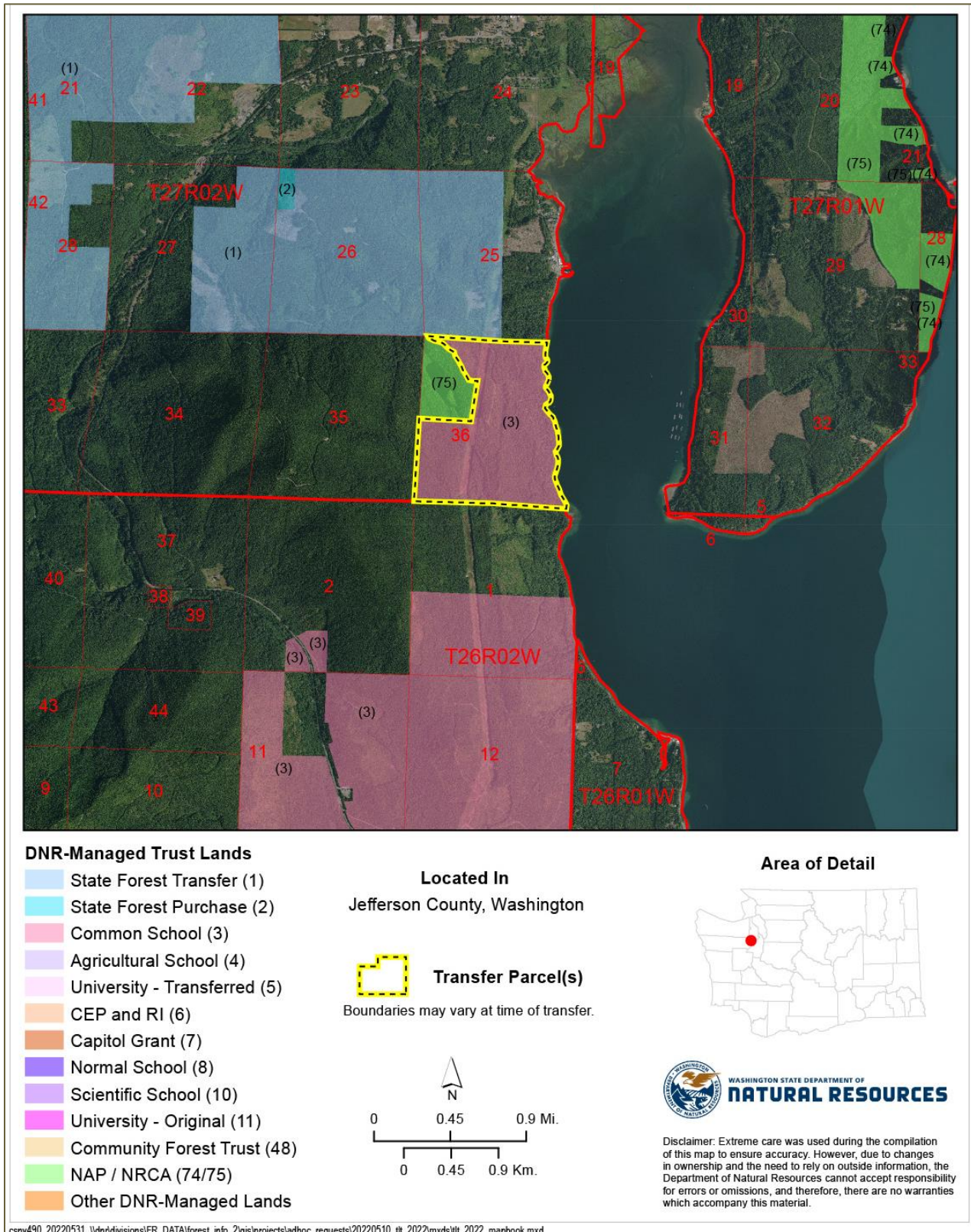
Why Transfer?

- ✓ **Limited revenue potential.** Approximately 47 percent of the parcel is not harvestable due to sensitive areas such as wetlands, streams, unstable slopes, and associated buffers. There is strong local opposition to timber harvest and significant county and public support for transferring this parcel out of trust status.
- ✓ **Ecological values** include timber over 130 years old, wetlands, and a salmon-bearing stream.
- ✓ **Public benefits** include a user-built (unsanctioned) public recreation and commuter trail, and a stream that is popular with anglers.

Legal Description

Portions of Sections 2, 10, 11, 14, and 22 of Township 27 North, Range 2 East, W.M., Kitsap County, Washington

Parcel Two: Devils Lake | Map



Parcel Two: Devils Lake | Description

Receiving Agency:	DNR Natural Areas Program
Acres:	415
County:	Jefferson
Trust:	Common School (Trust 03)
Proposed Use:	Fish and wildlife habitat, open space, natural area
Transfer Type:	Fee

Characteristics and Location

This remote and heavily forested property is located in eastern Jefferson County, south of Quilcene and within the approved boundary of Devils Lake Natural Resources Conservation Area (NRCA). Currently, there is no public road or trail access.

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

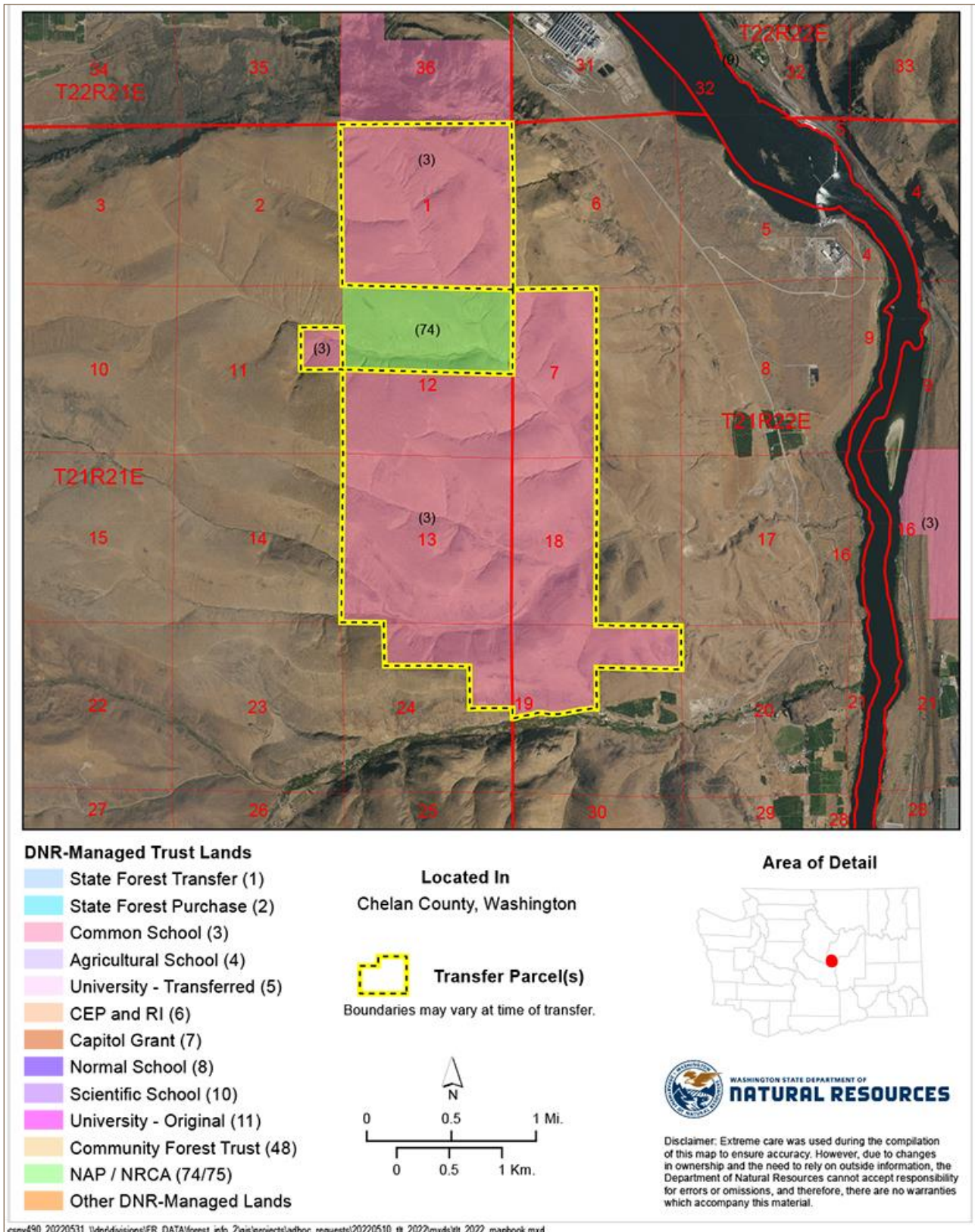
Why Transfer?

- ✓ **Limited revenue potential.** Over 70 percent of this parcel is not harvestable due to sensitive areas, such as streams and unstable slopes and associated buffers.
- ✓ **Ecological values** include a globally rare forested community of Douglas fir, western hemlock, pacific rhododendron, and evergreen huckleberry, and a mile of scenic Puget Sound shoreline.
- ✓ **Public benefits** include limited opportunities for low-impact recreation, such as hiking and birdwatching.

Legal Description

Portion of Section 36, Township 27 North, Range 2 West, W.M., Jefferson County, Washington

Parcel Three: Upper Dry Gulch | Map



Parcel Three: Upper Dry Gulch | Description

Receiving Agency:	DNR Natural Areas Program
Acres:	2,662
County:	Chelan
Trust:	Common School (Trust 03)
Proposed Use:	Wildlife habitat, natural area
Transfer Type:	Fee

Characteristics and Location

The property is in southeast Chelan County, south of Malaga and within the approved boundary of the Upper Dry Gulch Natural Area Preserve (NAP). The parcel is a mix of grass and shrub-steppe and the topography is hilly to mountainous.

Why Transfer?

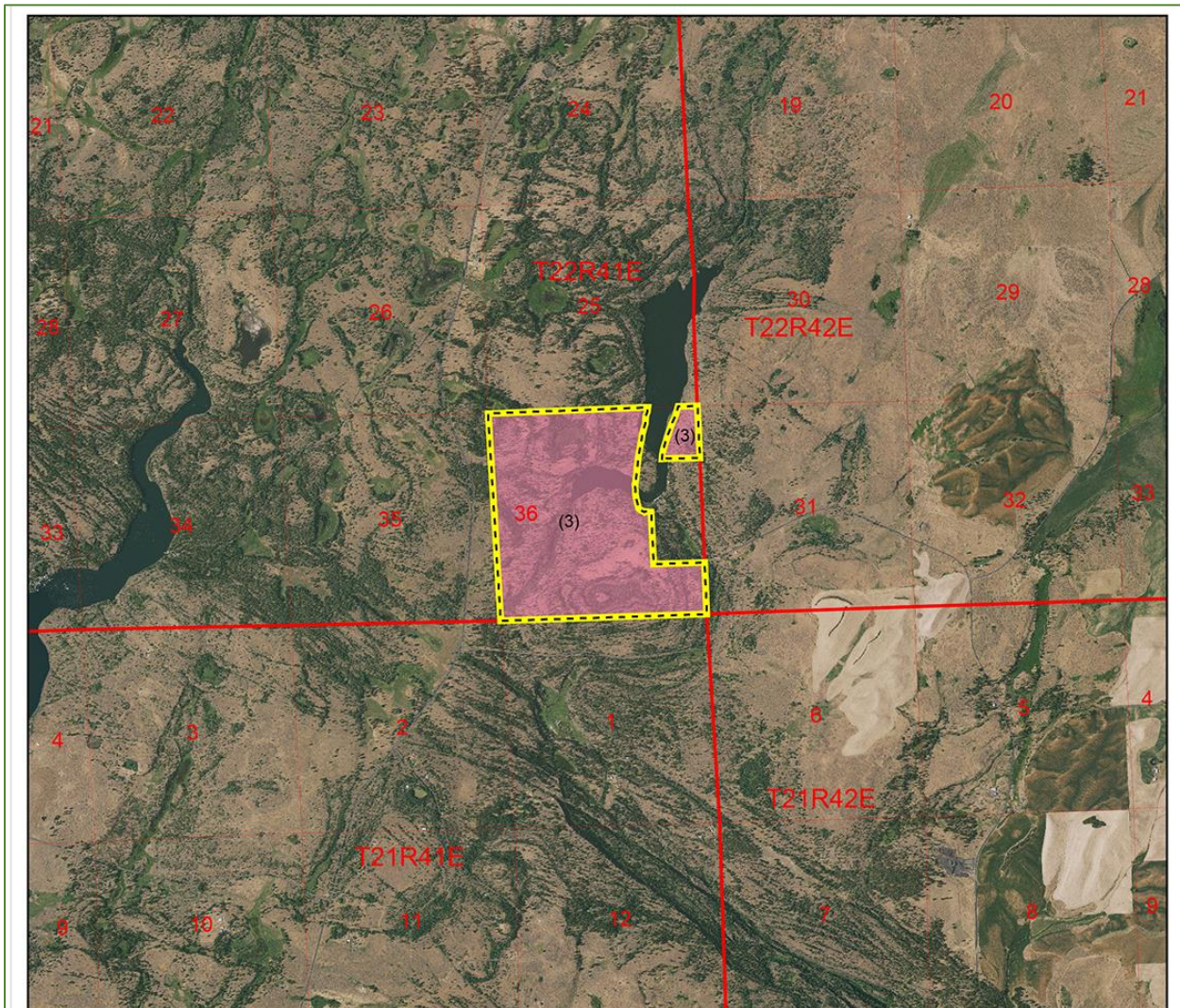
- ✓ **Limited revenue potential.** The site is steep and arid, with no associated water rights and frequent wildfires. It was formerly leased for grazing, but revenue has been low.
- ✓ **Ecological values** include the globally rare Whited's milk vetch (*Astragalus sinuatus*), with 95 percent of all known habitat for this plant located within the approved boundary of this NAP. This parcel also includes a relatively intact expanse of shrub-steppe, which is increasingly fragmented in Washington and throughout the western U.S. The parcel has high usage by mule deer, bighorn sheep, elk, and quail. This property would add key plant and wildlife habitat to the Upper Dry Gulch NAP.
- ✓ **Public benefits** include research and education opportunities for local schools and community organizations.

Legal Description

Portions of Sections 1, 11, 12, 13, 24, Township 21 North, Range 21 East, W.M., Chelan County, Washington

Portions of Sections 7, 18, 19, Township 21 North, Range 22 East, W.M., Chelan County, Washington

Parcel Four: Chapman Lake | Map



DNR-Managed Trust Lands

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

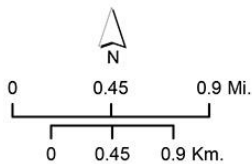
Located In

Spokane County, Washington



Transfer Parcel(s)

Boundaries may vary at time of transfer.



Area of Detail



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

csny490_20220531_\\dnr\divisions\FR_DATA\forest_info_2\gis\projects\adhoc_requests\20220510_tlt_2022\mxd\litt_2022_mapbook.mxd

Parcel Four: Chapman Lake | Description

Receiving Agency:	Washington Department of Fish and Wildlife (WDFW)
Acres:	542
County:	Spokane County
Trust:	Common School (Trust 03)
Proposed Use:	Wildlife habitat, recreation
Transfer Type:	Fee

Characteristics and Location

The parcel is located in southern Spokane County, south of Cheney and the Turnbull National Wildlife Refuge. This property contains the southern portion of Chapman Lake, which historically has been a productive and popular lake for fishing. This transfer would restore public access to this lake.

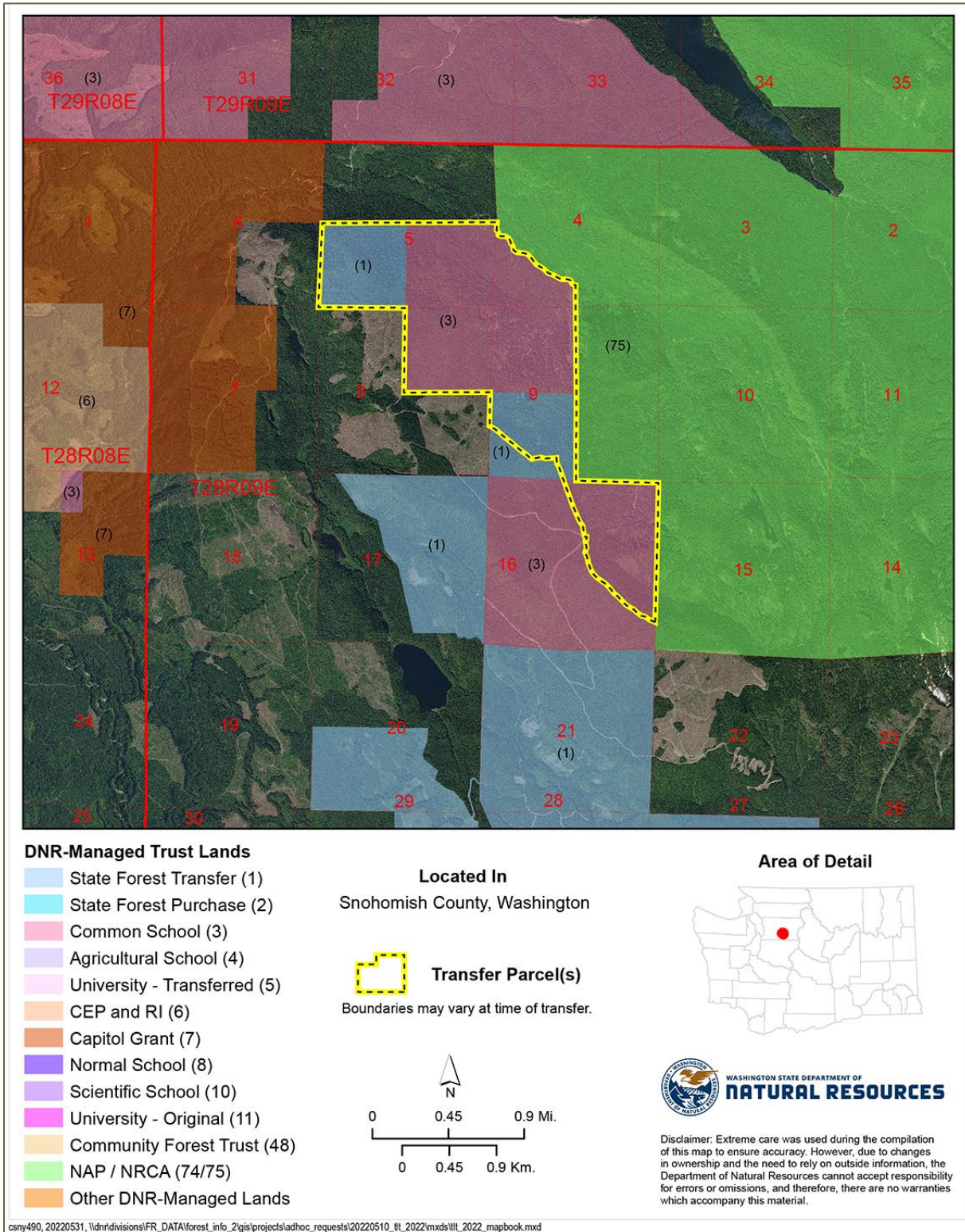
Why Transfer?

- ✓ **Limited revenue potential.** The parcel is too sparsely forested for timber harvest, its soils and topography are not suitable for agriculture, it offers low potential for grazing revenue, it is too small for industrial-scale solar power generation, and it is located too close to the 20,000-acre Turnbull National Wildlife Refuge for wind power generation.
- ✓ **Ecological values** include wildlife habitat and support for wildlife migration to and from the nearby wildlife refuge. Chapman Lake and riparian areas to the south are used by bald eagles in the fall and by waterfowl in the fall and winter, until the lake freezes. Numerous species of wildlife are known to utilize the area, including whitetail and mule deer, elk, coyotes, and wolves.
- ✓ **Public benefits** include restored access to a popular lake for fishing and other public water uses.

Legal Description

Portion of Section 36, Township 22 North, Range 41 East, W.M., Spokane County, Washington

Parcel Five: Morning Star | Map



Parcel Five: Morning Star | Description

Receiving Agency:	DNR Natural Areas Program
Acres:	1,071
County:	Snohomish
Trust:	Common School (Trust 03), State Forestland (Trust 01)
Proposed Use:	Fish and wildlife habitat, open space, recreation, natural area
Transfer Type:	Fee

Characteristics and Location

Forested, mountainous, and scenic, this parcel is located near Spada Lake in the Sultan Basin and within the approved boundary of Morning Star Natural Resource Conservation Area (NRCA).

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

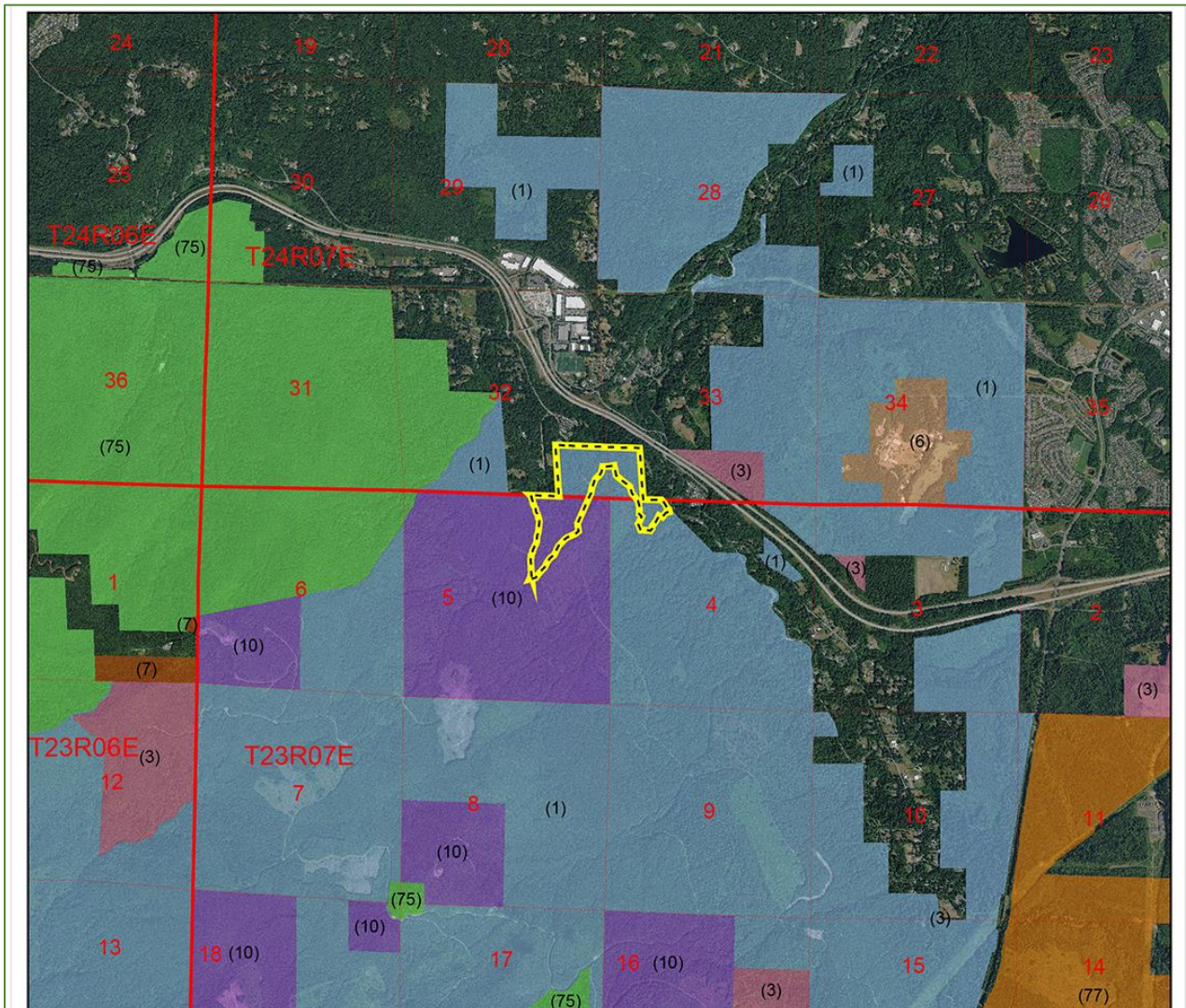
Why Transfer?

- ✓ **Limited revenue potential.** Approximately 80 percent of this parcel is not harvestable due to steep slopes, non-productive areas, and wildlife habitat. Most of the parcel has Site Class 5 soils, which is the most unproductive class of soil. High-elevation areas are under snow most of the year.
- ✓ **Ecological values** include forest over 120 years old and remnant old-growth trees, wildlife habitat, and fish-bearing streams. The parcel includes threatened and endangered species habitat that is protected under DNR's *State Trust Lands Habitat Conservation Plan*.
- ✓ **Public benefits** include low-impact recreation opportunities such as hiking. This area is heavily used for dispersed recreation. Morning Star NRCA is an area of interest to numerous users and stakeholder groups, including the Pilchuck Audubon Society, the Skagit Audubon Society, the Nature Conservancy, the North Cascades Conservation Council, Friends of the Wild Sky, the Alpine Lakes Protection Society, Washington Trails Association, and others.

Legal Description

Portion of Sections 4, 5, 8, 9 and 16 of Township 28 North, Range 9 East, W.M., Snohomish County, Washington

Parcel Six: West Tiger | Map



DNR-Managed Trust Lands

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

Located In

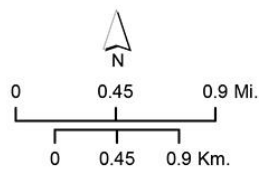
King County, Washington



Transfer Parcel(s)

Boundaries may vary at time of transfer.

Area of Detail



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

csny490, 20220531, \\dnr\divisions\IFR_DATA\forest_info_2\gis\projects\adhoc_requests\20220510_tlt_2022\mxd\tlt_2022_mapbook.mxd

Parcel Six: West Tiger | Description

Receiving Agency:	DNR Natural Areas Program
Acres:	99
County:	King County
Trust:	State Forestland (Trust 01), Scientific School (Trust 10)
Proposed Use:	Fish and wildlife habitat, open space or recreation, natural area
Transfer Type:	Fee

Characteristics and Location

This steep and heavily forested property is located in eastern King County and within the approved boundary of West Tiger Mountain Natural Resource Conservation Area (NRCA). Visible from I-90, the parcel is part of the Mountains to Sound Greenway. West Tiger Mountain NRCA is heavily used for recreation due to its close proximity to Issaquah, Snoqualmie, Bellevue, and Seattle.

Why Transfer?

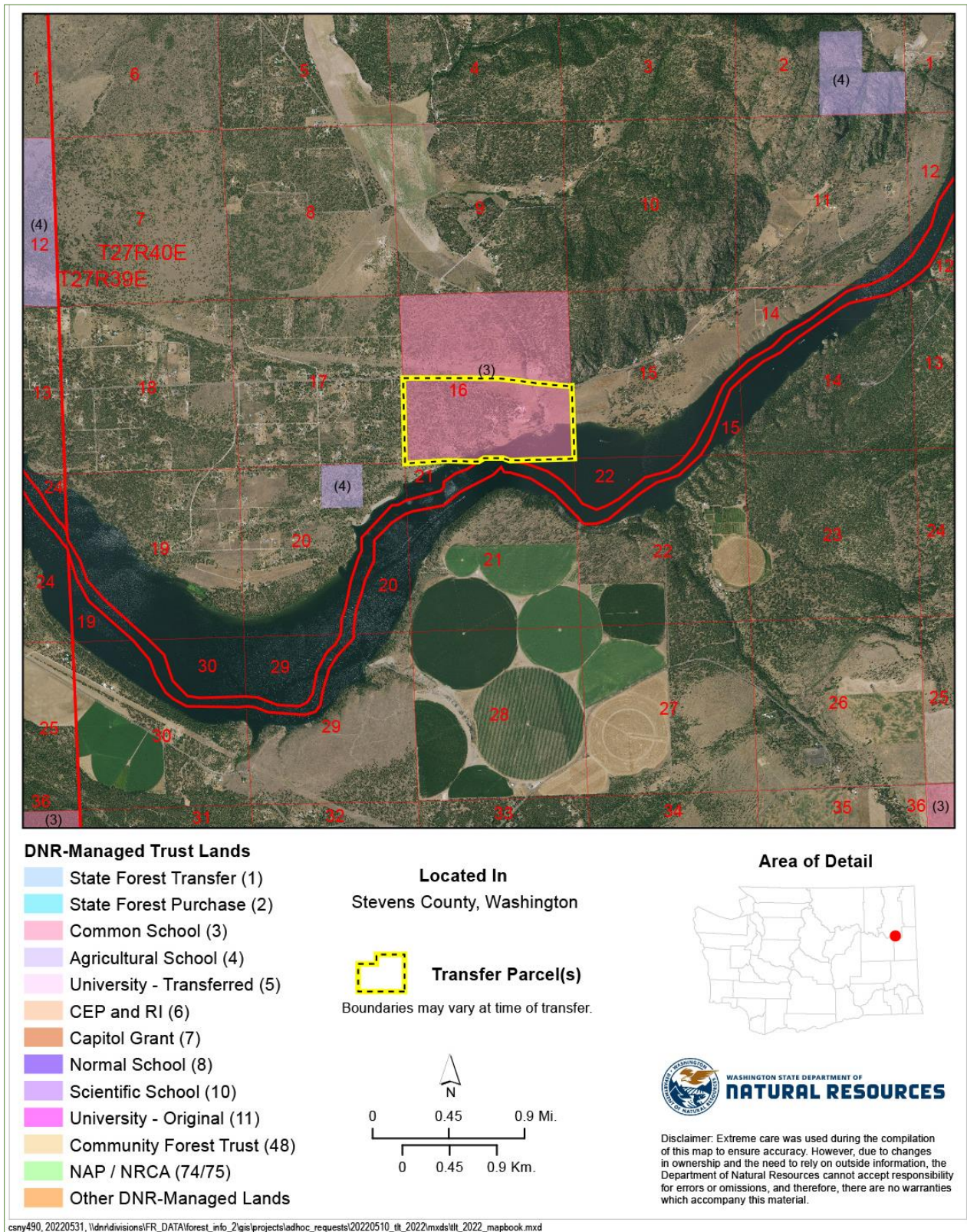
- **Limited revenue potential.** Approximately 80 percent of this parcel is not harvestable due to unstable slopes, streams, and associated buffers. There is no road access to harvestable areas.
- **Ecological values** include forest over 120 years old and salmon-bearing streams. Soderman Creek is considered a significant reach for priority species including steelhead, sea run cutthroat, and coastal cutthroat trout.
- **Public benefits** include low-impact recreation and protection of the I-90 Mountains to Sound Greenway view shed.

Legal Description

Portions of Sections 32, 33, Township 24 North, Range 7 East, W.M., King County, Washington

Portions of Sections 4, 5, Township 23 North, Range 7 East, W.M., King County, Washington

Parcel Seven: Lake Spokane Campground | Map



Parcel Seven: Lake Spokane Campground | Description

Receiving Agency:	Washington State Parks and Recreation Commission (State Parks)
Acres:	305
County:	Stevens
Trust:	Common School (03)
Proposed Use:	Recreation and open space
Transfer Type:	Fee

Characteristics and Location

Located in southern Stevens County, this waterfront property has a campground, parking, and water access features. The property is located along highway 291 and the waterfront features attract many users from the greater Spokane area.

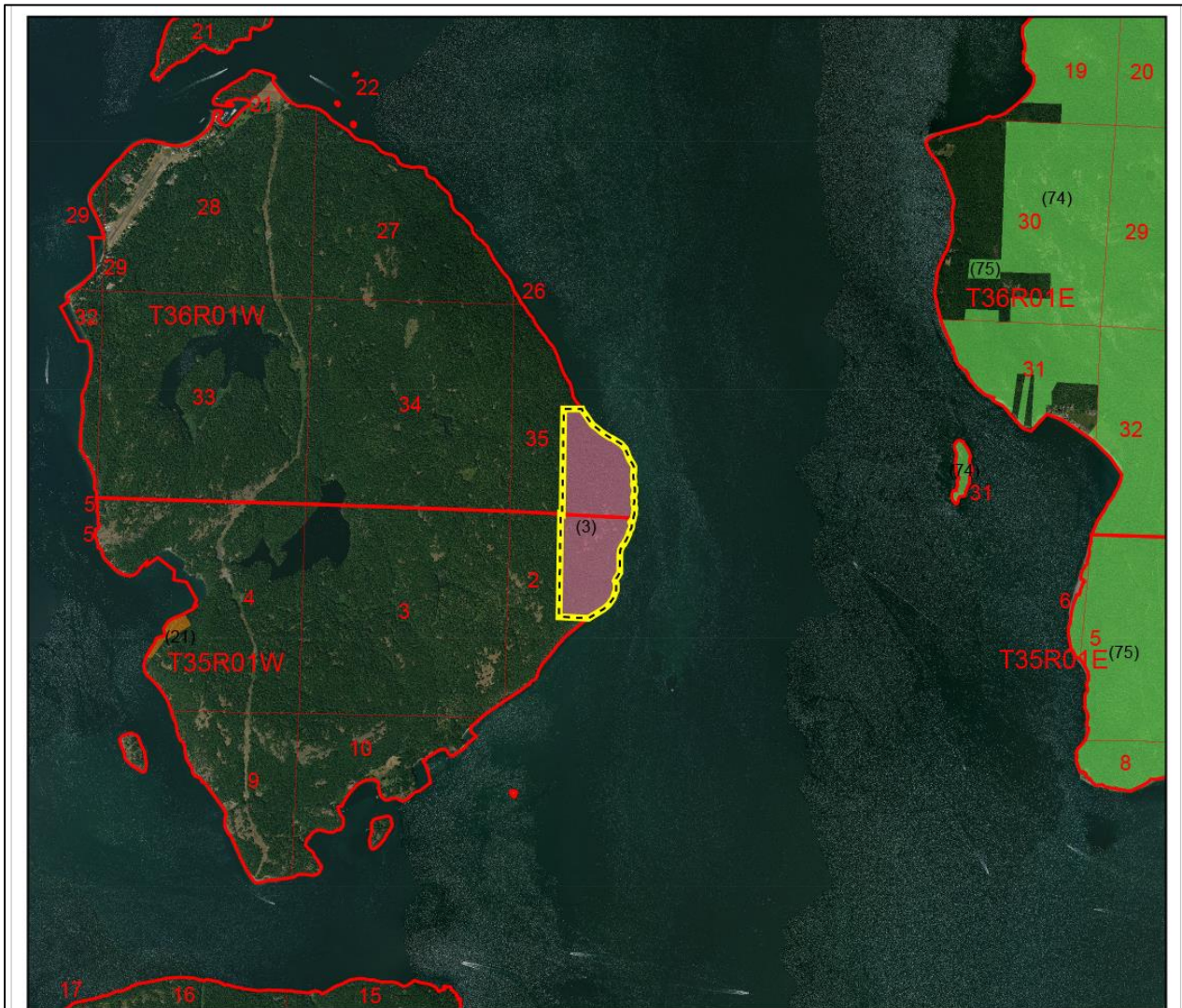
Why Transfer?

- **Limited revenue potential.** This sparsely forested site is too arid for timber production and too small for industrial solar energy production. It has been used for recreation for over 50 years.
- **Public Benefits** include a campground, boat launch access, and parking. State Parks has been managing this property for public recreation through an agreement with DNR. State Parks would be a better steward of this highly popular property because they have more experience managing waterfront parks and on-site law enforcement staff. The large size of this property may permit a future expansion or improvement of recreational infrastructure to better serve users.

Legal Description

Portion of Section 16, Township 27 North, Range 40 East, W.M., Stevens County, Washington

Parcel Eight: Blakely Island | Map



DNR-Managed Trust Lands

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

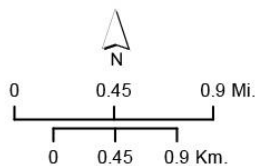
Located In

San Juan County, Washington



Transfer Parcel(s)

Boundaries may vary at time of transfer.



Area of Detail



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

csny490_20220531_\\dnr\divisions\FR_DATA\forest_info_2\gis\projects\adhoc_requests\20220510_tit_2022\mxds\tit_2022_mapbook.mxd

Parcel Eight: Blakely Island | Description

Receiving Agency:	San Juan County
Acres:	184
County:	San Juan
Trust:	Common School (Trust 03)
Proposed Use:	Fish and wildlife habitat, open space
Transfer Type:	Fee

Characteristics

This heavily forested property is located along the eastern shoreline of Blakely Island and is one of the first views that tourists see when traveling on the ferry ride from Anacortes to the San Juan Islands.

This property is one of four specifically mentioned in the 2021 budget proviso (SHB 1080 Sec. 3333).

Why Transfer?

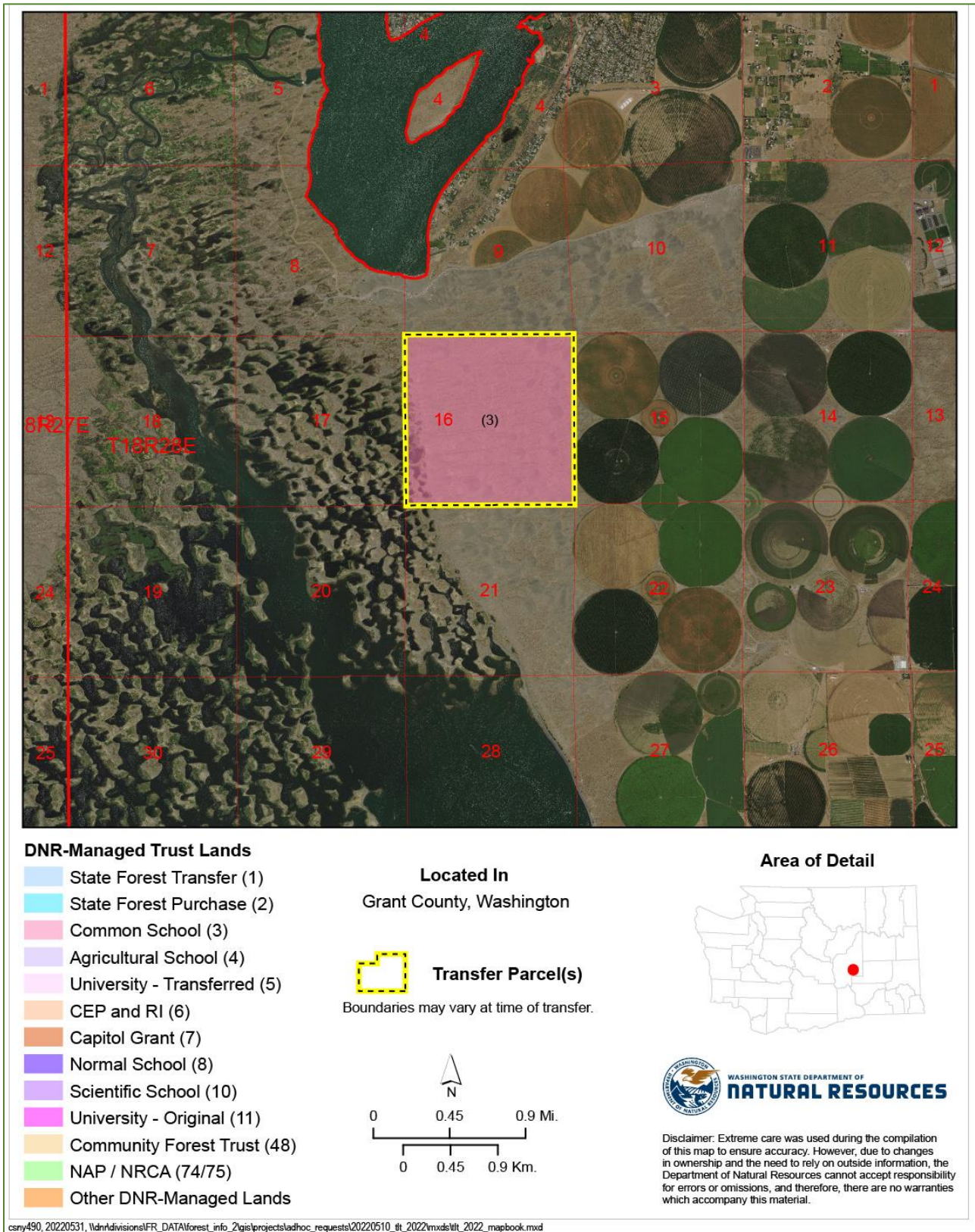
- **Limited revenue potential.** This parcel is completely unharvestable due to ecological values and lack of legal road access.
- **Ecological values** include important marine shoreline habitat, potential old-growth forest, and remnant old-growth trees.
- **Public benefits** include protection of shoreline view shed from San Juan Islands ferries.

Legal Description

Portion of Section 35, Township 36 North, Range 1 West, W.M., San Juan County, Washington

Portion of Section 2, Township 35 North, Range 1 West, W.M., San Juan County, Washington

Parcel Nine: Moses Lake Sand Dunes | Map



Parcel Nine: Moses Lake Sand Dunes | Description

Receiving Agency:	Grant County
Acres:	648
County:	Grant County
Trust:	Common School (Trust 03)
Proposed Use:	Recreation and open space
Transfer Type:	Fee

Characteristics and Location

This interesting non-forested property is located in Grant County, south of the City of Moses Lake. This property has prominent sand dunes and attracts visitors from across Washington for off-road recreation.

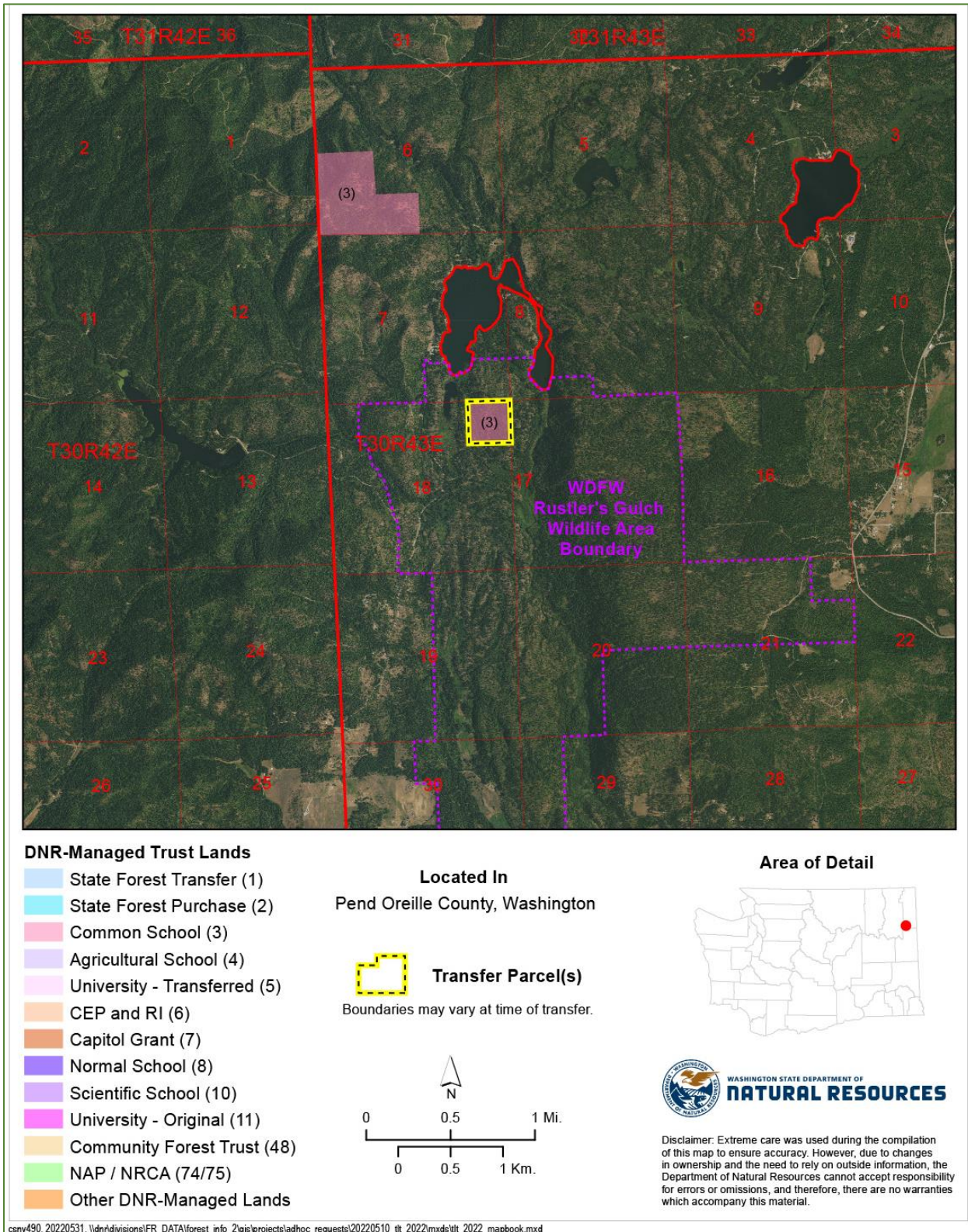
Why Transfer?

- **Limited revenue potential.** The parcel currently has no legal road access, no water rights, and very restrictive zoning, which severely limits lease revenue potential.
- **Public benefits** include off-road vehicle (ORV) recreation opportunities. There is an existing ORV site to the north. Grant County would be a good steward, since they have ORV site experience and law enforcement presence.

Legal Description

Portion of Section 16, Township 18 North, Range 28 East, W.M., Grant County, Washington

Parcel Ten: Rustler's Gulch | Map



DNR-Managed Trust Lands

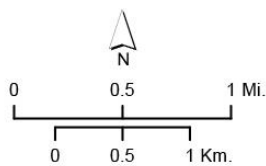
- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

Located In
Pend Oreille County, Washington



Transfer Parcel(s)

Boundaries may vary at time of transfer.



Area of Detail



Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

csny490, 20220531, \\dnr\divisions\FR_DATA\forest_info_2\gis\projects\adhoc_requests\20220510_tlt_2022\mxd\tlt_2022_mapbook.mxd

Parcel Ten: Rustler's Gulch | Description

Receiving Agency:	WDFW
Acres:	40
County:	Pend Oreille
Trust:	Common School (Trust 03)
Proposed Use:	Fish and wildlife habitat, open space, recreation
Transfer Type:	Fee

Characteristics and Location

This property consists of forest and wetlands near Fertile Valley in southern Pend Oreille County. It is adjacent to several lakes (Horseshoe Lake, Fan Lake) and the West Branch of the Little Spokane River. This parcel is completely surrounded by the 2,796-acre Rustler's Gulch Unit of the Sherman Creek Wildlife Area, which is managed by WDFW.

Why Transfer?

- **Limited revenue production.** This is a small, isolated parcel surrounded by an existing wildlife area. It has no legal road access and little harvestable timber. The parcel is not leased now and has not been leased in the past. Road access would be very difficult to attain across the surrounding wildlife area.
- **TLT values.** Ecological values include high quality habitat for both fish and wildlife including trout, moose, deer, elk, bear, bald eagles, bats and songbirds.
- **Public benefits** include recreation opportunities such as hunting, hiking, and wildlife watching.

Legal Description

Portion of Section 18, Township 30 North, Range 43 East, W.M., Pend Oreille County, Washington