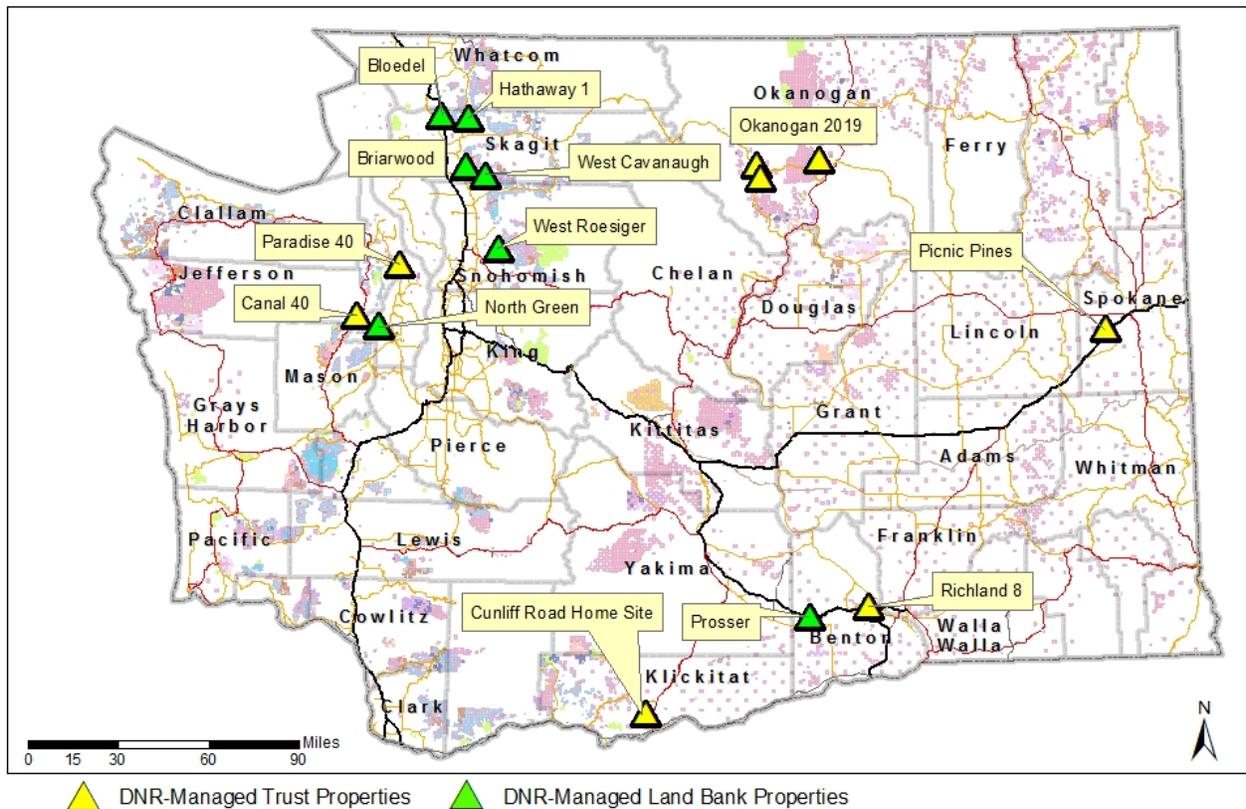




Land Bank Exchange – 2019, DNR #86-099144

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR) PROPOSES A LAND EXCHANGE BETWEEN DNR-MANAGED TRUST LANDS AND DNR-MANAGED LAND BANK PROPERTIES.



Purpose

DNR manages 2.9 million acres across Washington as trust lands – lands intended to generate revenue for schools, colleges, public institutions, and counties. Over time, certain properties are considered to be no longer suitable for trust ownership and may be sold. Laws governing sales of trust land require first replacing the trust lands proposed for sale through an internal (“inter-trust”) exchange. Properties considered suitable for trust ownership are purchased and held in “Land Bank” status, traded in an equal value exchange with the proposed sale properties, and take on trust status when the exchange process is completed. The former trust properties become Land Bank properties and are sold at public auction. The purpose of this process is to sell properties that do not generate revenue, and to acquire properties that have greater revenue potential.

Benefits

The exchange will:

- Consolidate State trust lands to improve management efficiency and marketing options for the trust revenue.
- Enhance the sustainability of working trust landscapes to provide for future generations.
- Reduce the number of isolated trust parcels that are less efficient for long-term trust management.
- Facilitate the sales at public auction, of properties no longer suitable for trust ownership.

TRUST PROPERTIES

Trust lands are held by the State and managed by the Department of Natural Resources for the purpose of generating revenue for the trust beneficiaries, as mandated by the Federal Enabling Act and the State Constitution. Where possible, DNR manages for multiple benefits, such as recreation and protecting habitat and water quality.

Located in Benton, Jefferson, Klickitat, Okanogan, and Spokane Counties, the Trust properties included in this exchange are mostly small parcels isolated from other state lands, which makes them more difficult to manage, and they provide little to no revenue for the trust beneficiaries.

Benton County

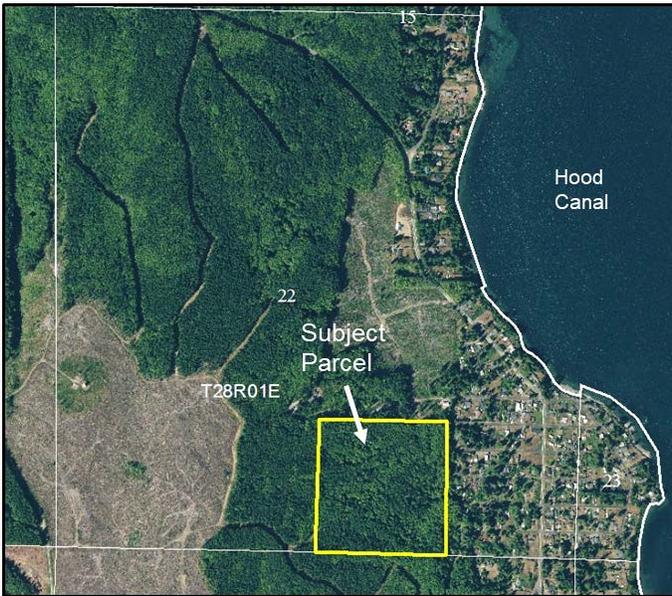
Richland 8



Three 2.5-acre Government Lots (235, 236 & 247), located within City of West Richland, Section 8, Township 9 North, Range 28 East, W.M. Parcels are designated as Scientific, Normal, and Agricultural School Trusts.

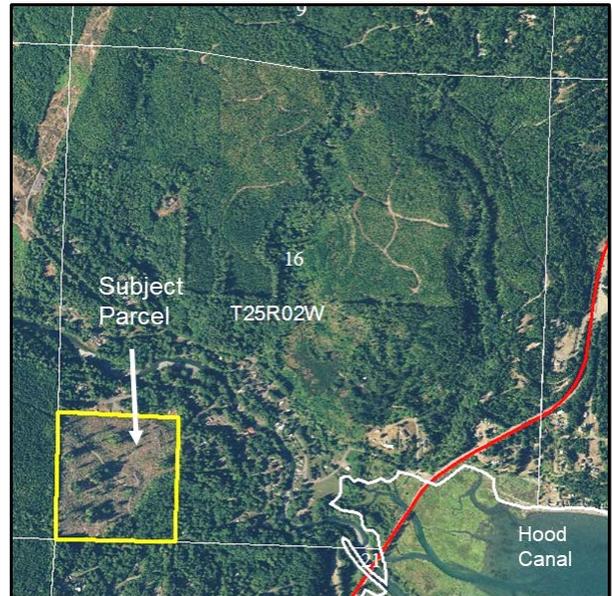
Jefferson County

Paradise 40



40-acre parcel located near Hood Canal, in Section 22, Township 28 North, Range 1 East, W.M. The parcel is designated University Original Trust.

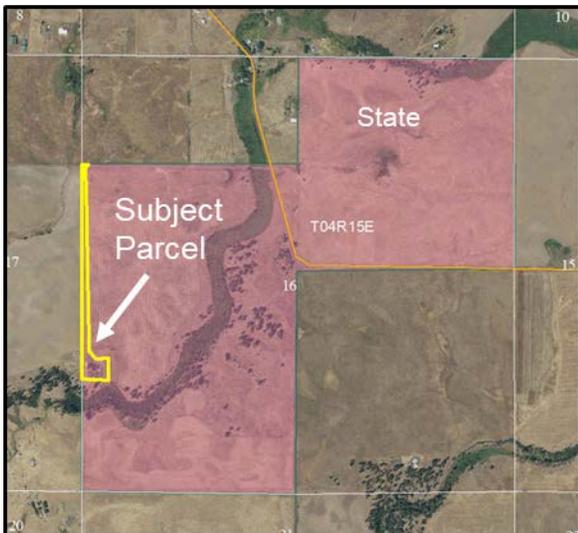
Canal 40



40-acre parcel located near Hood Canal, in Section 16, Township 25 North, Range 2 West, W.M. The parcel is designated Common School Trust.

Klickitat County

Cunliff Road Home Site

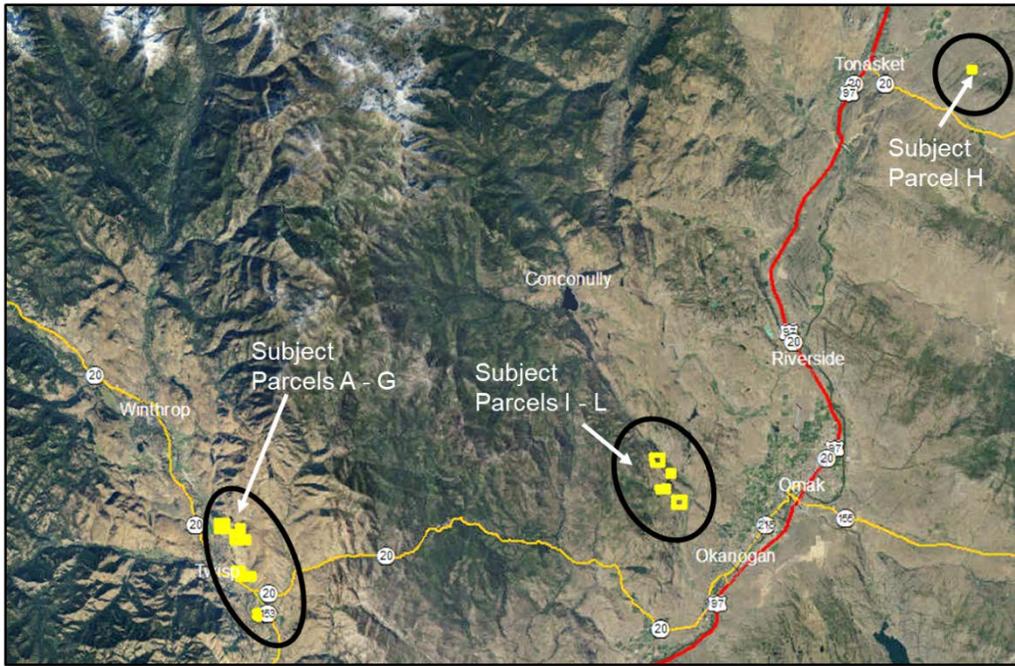


5.8-acre parcel located within Section 16, Township 4 North, Range 15 East, W.M. The parcel is designated Common School Trust, and is currently encumbered by a long-term home site lease.



Okanogan County

Okanogan 2019 Parcels A – L



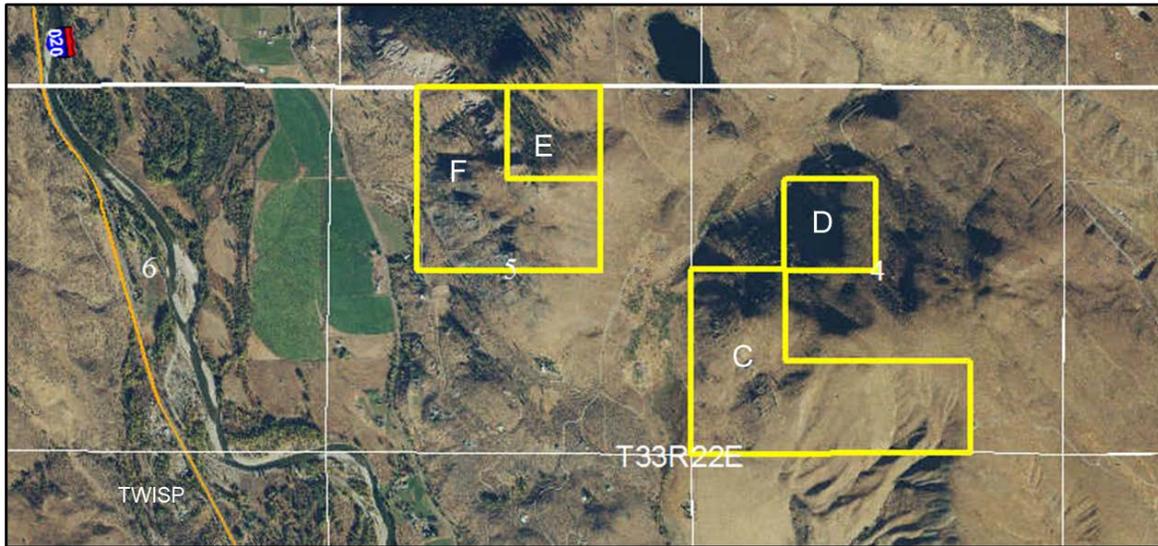
Vicinity map showing 12 parcels consisting of 1,075 acres. Parcel maps are on the following pages.

Okanogan 2019 - Parcels A and B



Parcel A: 120 acres, and Parcel B: 80 acres, are located northeast of Twisp, in Section 16, Township 33 North, Range 22 East, W.M. The parcels are designated Common School Trust.

Okanogan 2019 - Parcels C, D, E, and F



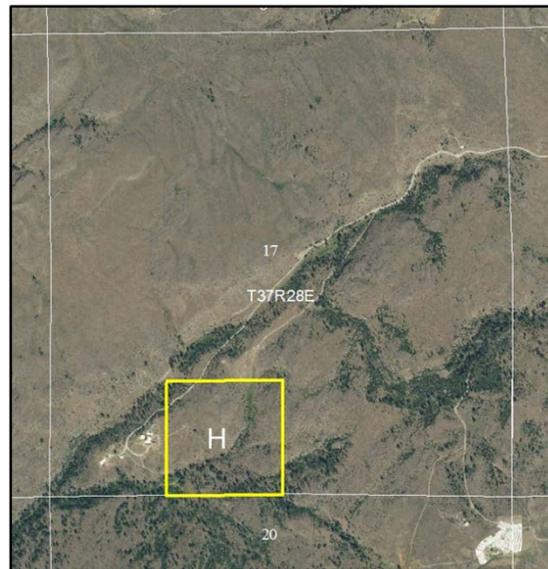
Parcel C: 160 acres, and Parcel D: 40 acres, are located in Section 4, and Parcels E: 40 acres, and Parcel F: 120 acres are located in Section 5, all within Township 33 North, Range 22 East, W.M. Parcels C, D and F are designated Common School Trust; Parcel E is designated Agricultural School Trust.

Okanogan 2019 - Parcel G



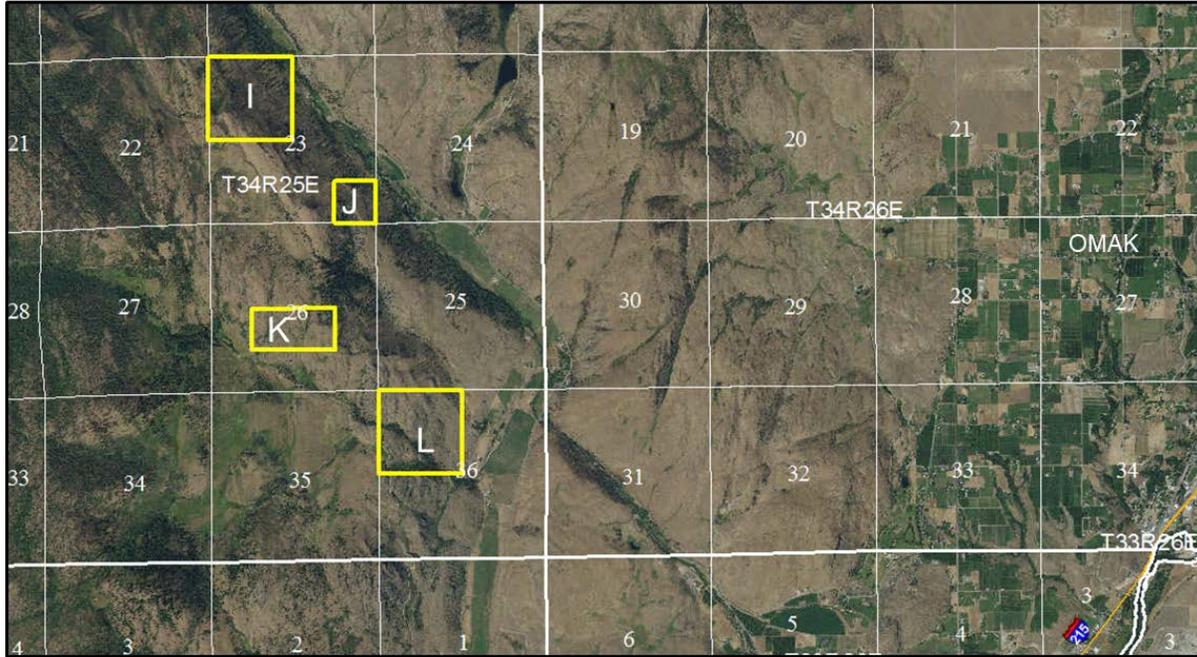
30-acre parcel located southeast of Twisp, in Section 27, Township 33 North, Range 22 East, W.M. The parcel is designated Common School Trust.

Okanogan 2019 - Parcel H



40-acre parcel located east of Tonasket, in Section 17, Township 37 North, Range 28 East, W.M. The parcel is designated Common School Trust.

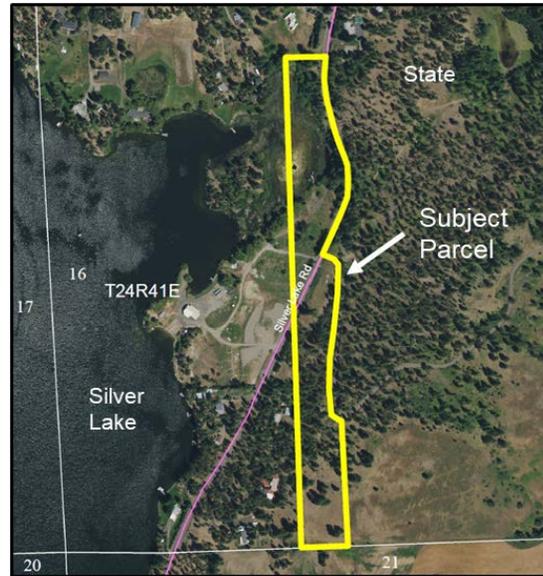
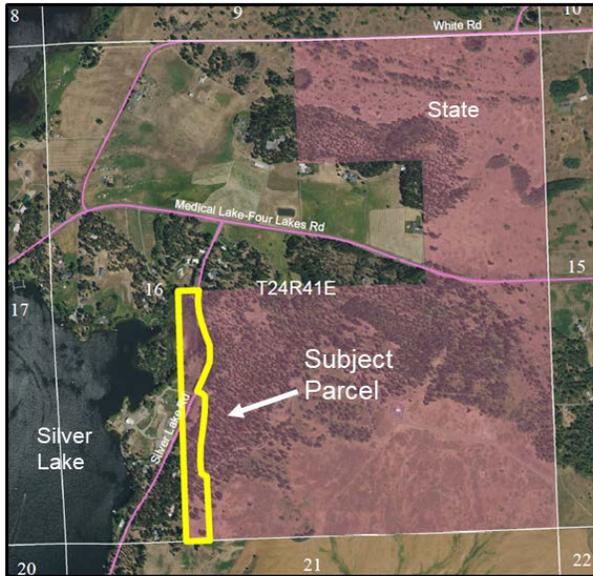
Okanogan 2019 - Parcels I, J, K and L



Parcel I: 160 acres, and Parcel J: 40 acres, are located in Section 23, Parcel K: 80 acres, is located in Section 26, and Parcel L: 160 acres is located in Section 36, all within Township 34 North, Range 25 East, W.M. All parcels are designated Common School Trust.

Spokane County

Picnic Pines



13.1-acre parcel located within Section 16, Township 24 North, Range 41 East, W.M. The parcel is designated Common School Trust. A portion of the parcel has an old sewage disposal system with costs and liability.

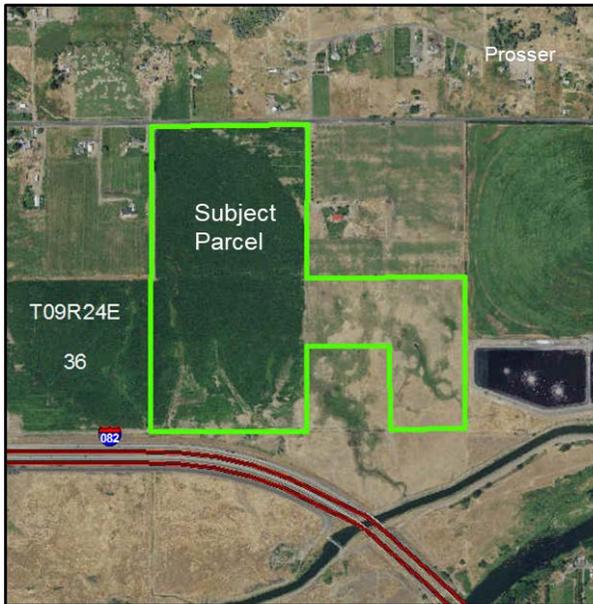
LAND BANK PROPERTIES

The Land Bank is a holding area for properties waiting to become trust land, and former trust land waiting to be sold. The Land Bank parcels proposed for this exchange are forest and agriculture properties with substantial opportunity for trust revenue production, and considered suitable replacement property for the proposed sales.

Only a portion of the Land Bank properties proposed for this exchange, equal to the total appraised value of the trust properties, will be included in the final exchange.

The properties are located in Benton, Kitsap, Skagit, and Snohomish counties, and are shown in the following maps.

Benton County Prosser



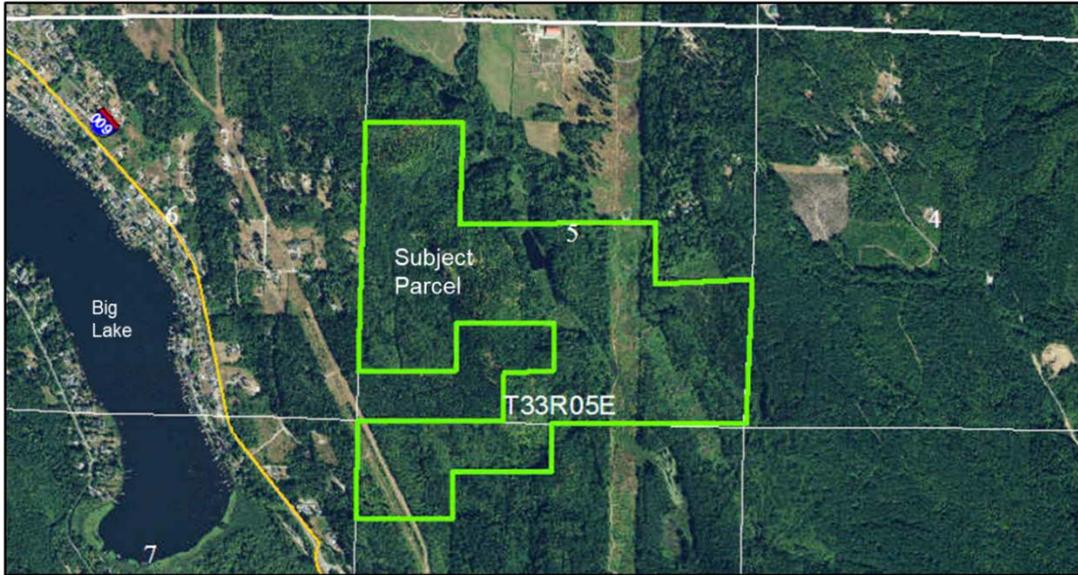
104.4-acre parcel located north of Prosser, in Section 36, Township 9 North, Range 24 East, W.M. The parcel is designated Land Bank property.

Kitsap County North Green



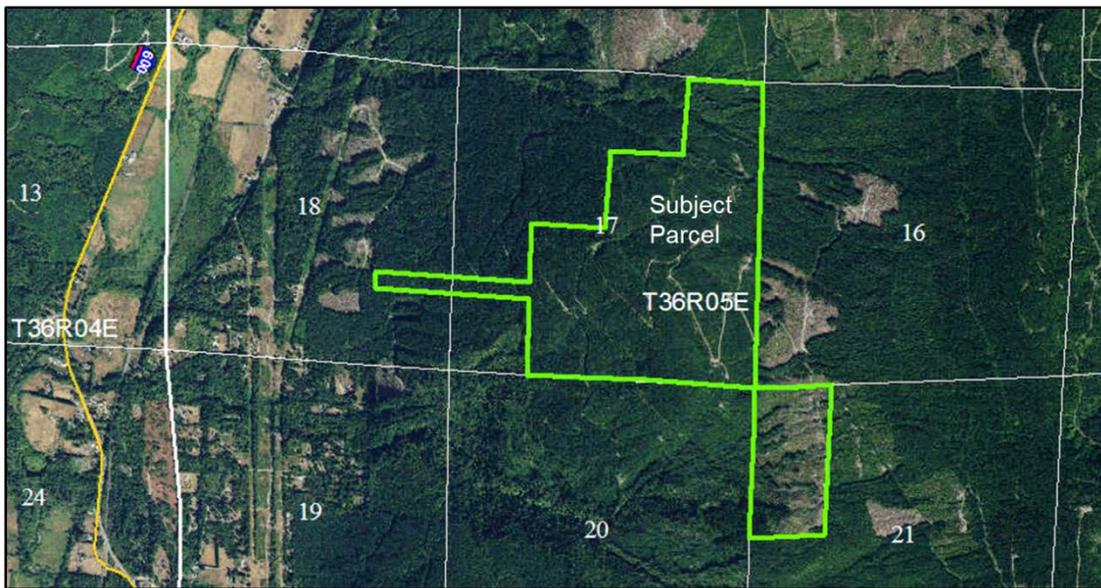
A portion of the ownership interest in a 33.21-acre parcel in Section 3, Township 24 North, Range 1 West, W.M., located northeast of Bremerton. The parcel is designated Land Bank property.

**Skagit County
Briarwood**



A portion of the ownership interest in a 368-acre parcel located in Sections 5 and 8, Township 33 North, Range 5 East, W.M. The parcel is designated Land Bank property.

Hathaway



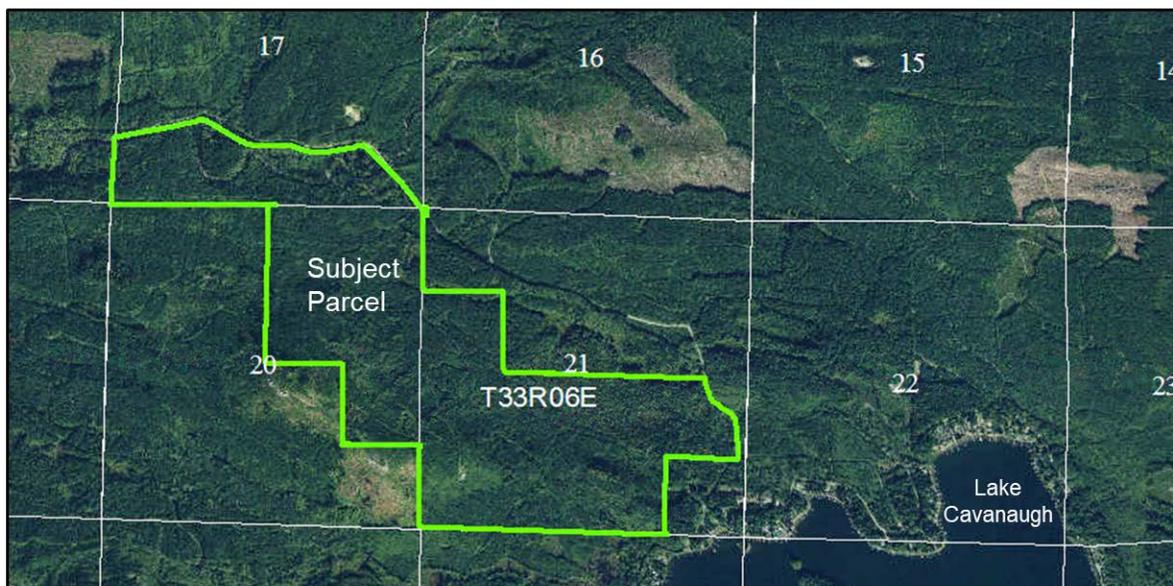
462.62-acre parcel located northeast of Sedro-Woolley, in Sections 17, 18 and 21, Township 36 North, Range 5 East, W.M. The parcel is designated Land Bank property.

Bloedel



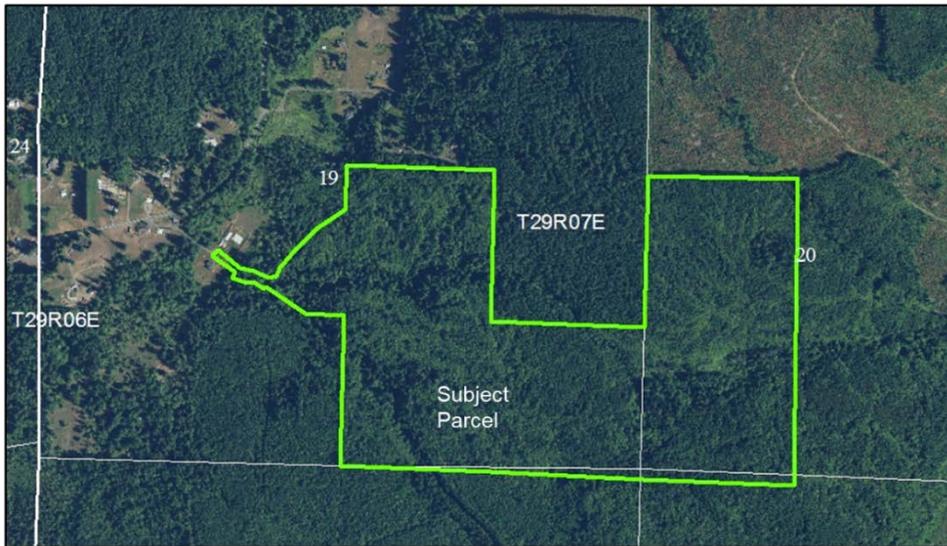
89.58-acre parcel located in Section 13, Township 36 North, Range 3 East, W.M. The parcel is designated Land Bank property.

West Cavanaugh



630.65-acre parcel located northwest of Lake Cavanaugh in Sections 17, 20 and 21, Township 33 North, Range 6 East, W.M. The parcel is designated Land Bank property.

Snohomish County West Roesiger



209.9-acre parcel located west of Lake Roesiger, in Sections 19 and 20, Township 29 North, Range 7 East, W.M. The parcel is designated Land Bank property.

Public Information and Outreach

- DNR will hold a public hearing for the Land Bank Exchange to share information and to receive information and testimony from the public.

Date: 6:00 p.m., Thursday, November 14, 2019

Location: Skagit County Commissioners Office
1800 Continental Place
Mount Vernon, WA 98273

- Contact DNR if you are aware of cultural resource issues, or if there are features present on specific DNR trust lands that merit consideration of these parcels to be used for open space, park, school, or critical habitat purposes.
- Following the evaluation of hearing testimony and a property appraisal, DNR will finalize an exchange proposal to present to the Board of Natural Resources for a final decision at one of its regularly scheduled monthly meetings. The Board meeting provides an additional opportunity for public comment.

- For more information and to view maps, visit dnr.wa.gov, and select: Managed Lands> Land Transactions> Land Bank Exchange, or go to dnr.wa.gov/managed-lands/land-transactions/land-bank-exchange-2019

Contact

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