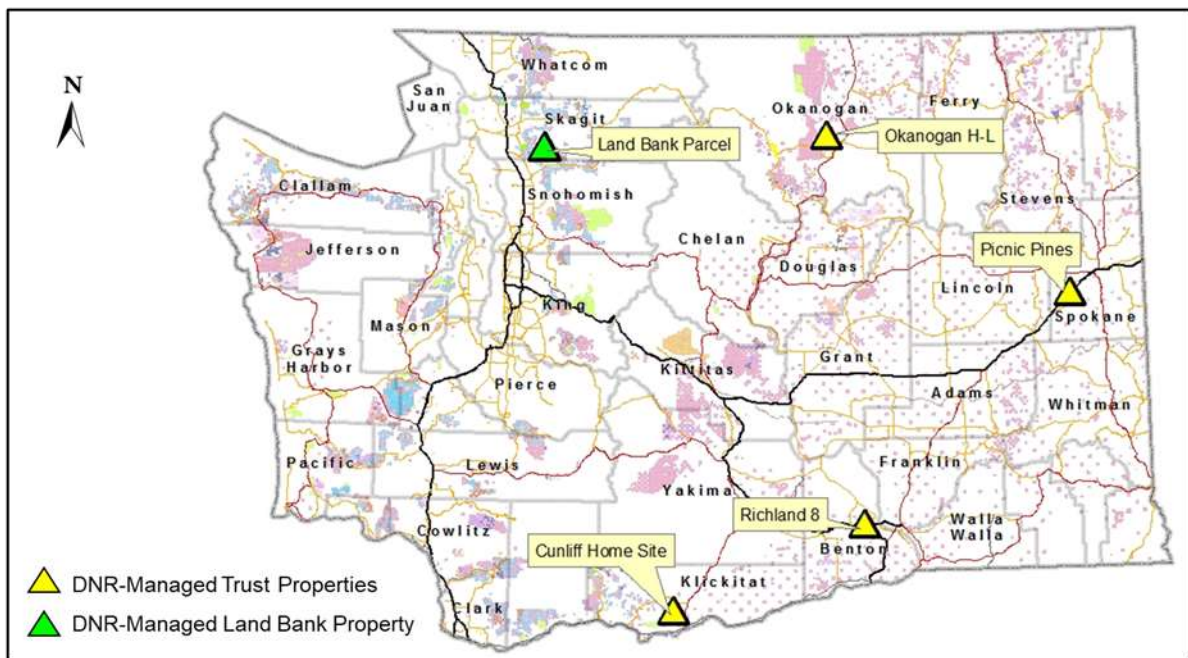




## Land Bank Exchange – 2019, DNR #86-099144

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 granted to the state, for the primary purpose of generating revenue for beneficiaries such as schools, colleges, and critical local services. Over time, expanding residential development, parcel isolation, zoning and land use changes, an inability to generate revenue, or other factors make some of these parcels no longer suitable to support the beneficiaries. In these cases, the properties may be sold, with the revenues used to acquire suitable replacement lands.

Prior to selling trust properties at auction, the properties must be replaced, and put into the Land Bank for sale. This is done through an “inter-trust” exchange. First, DNR purchases productive lands and places them in the Land Bank to be used for an equal-valued exchange with trust lands. Next, an inter-trust exchange is completed, exchanging trust properties for equal-valued properties held in the Land Bank. The trust designation is removed from the former trust property, and it is designated Land Bank property. The Land Bank property it was exchanged for is removed from the Land Bank, and designated

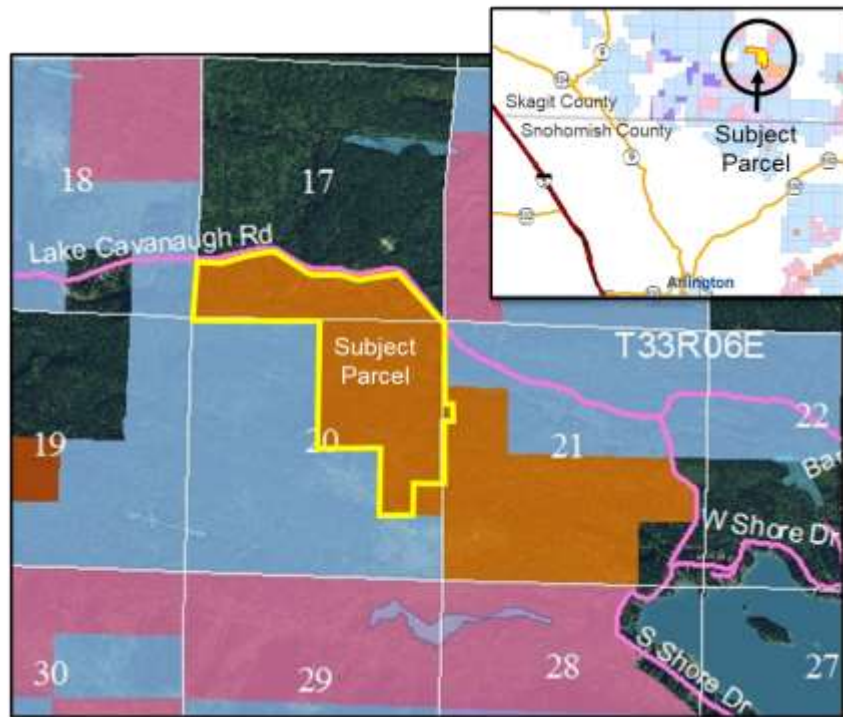
for the trust of the property with which it was exchanged. This process allows DNR to position the trust parcels for sale at public auction or other transactions, and it repositions state trust land properties to those better suited for the primary purpose of producing revenue.

## **Benefits**

The exchange will:

- Position targeted trust properties that are no longer suitable for trust management to be sold at public auction or moved through other transactions.
- Facilitate the replacement of trust properties targeted for sale with newly acquired Land Bank properties capable of producing revenues for the trusts.
- Consolidate state trust lands to improve management efficiency and marketing options to produce trust revenue.
- Enhance the sustainability of state trust lands to provide for future generations.
- Reduce the number of isolated trust parcels that are not economical for long-term trust management.

### **LAND BANK PROPERTY**



The Land Bank property is 311.25 acres of commercial forest located northwest of Lake Cavanaugh, in Sections 17, 20 and 21, Township 33 North, Range 6 East, W.M. The property has substantial opportunity for trust revenue production, and is considered suitable replacement property for the trust properties proposed for sale.

## **TRUST PROPERTIES**

Trust lands are held by the state and managed by the Department of Natural Resources for the primary 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.

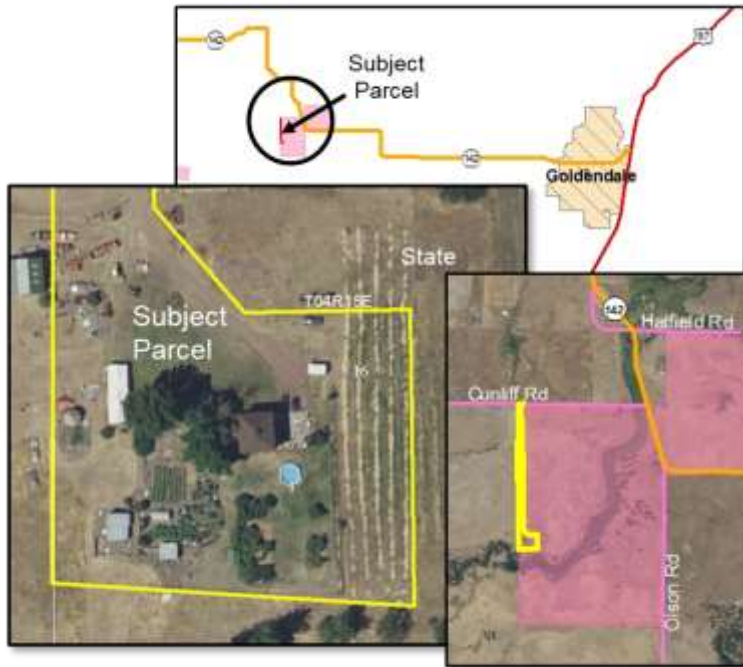
Located in Benton, Klickitat, Okanogan, and Spokane counties, the trust properties included in this exchange are mostly non-contiguous parcels, isolated from other state lands. The parcels provide little to no trust revenue for the trusts they serve, but do incur costs to manage. This exchange will benefit these trusts by allowing the replacement of these parcels, with desirable properties better suited for trust management. The properties are shown and described on the following pages.

### **Richland 8 – Benton County**



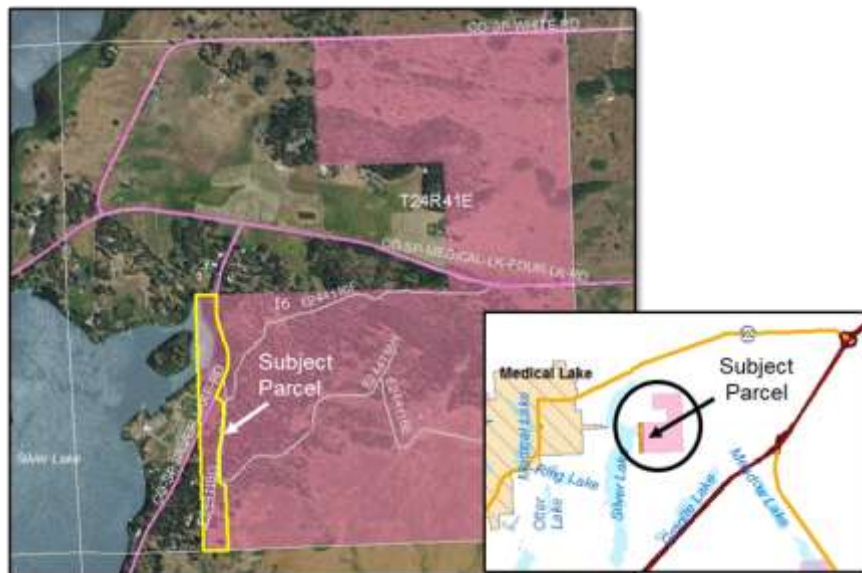
These properties consist of three 2.5-acre Government Lots (235, 236 & 247), located within the City of West Richland, Section 8, Township 9 North, Range 28 East, W.M. Lots 235 and 236 are designated as Scientific School Trust, and Lot 247 is designated as Scientific School Trust, Normal School Trust, and Agricultural School Trust.

### Cunliff Road Home Site – Klickitat County



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.

### Picnic Pines – Spokane County



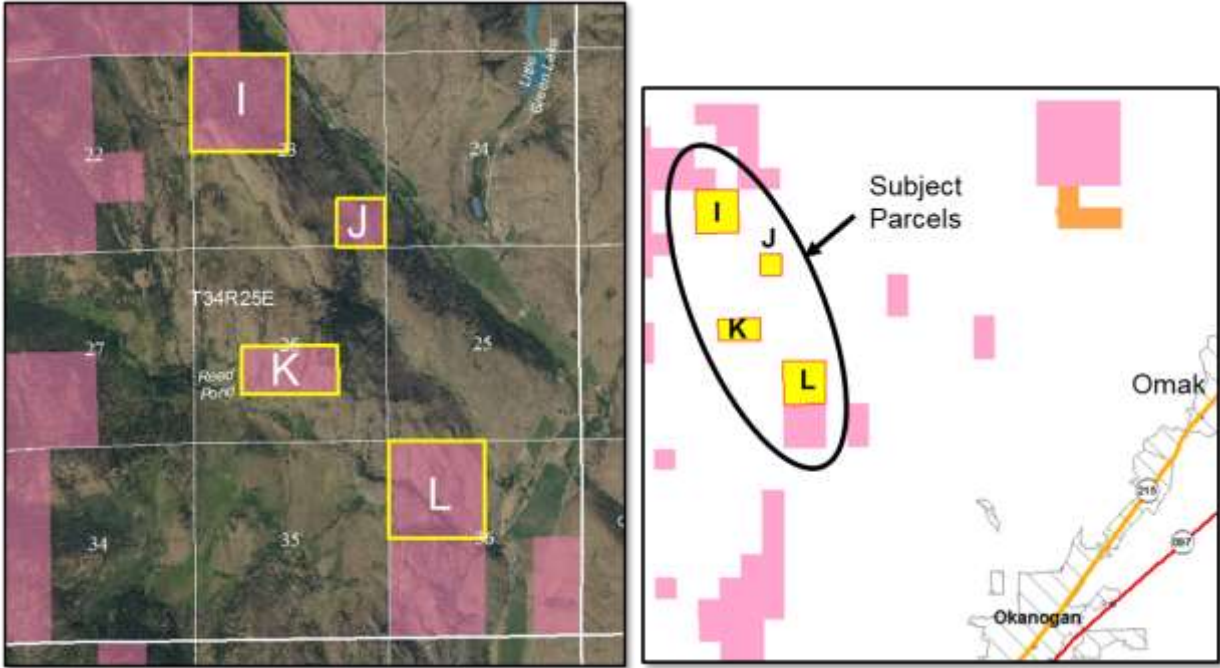
13.1-acre parcel located within Section 16, Township 24 North, Range 41 East, W.M. The parcel is designated Common School Trust. A portion of the parcel has an old sewage disposal system with associated costs and liability.

**Okanogan 2019 - Parcel H – Okanogan County**



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 – Okanogan County**



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.

## Public Information and Outreach

- On November 14, 2019, DNR held a public hearing for the Land Bank Exchange 2019 in Skagit County. The public hearing was part of DNR outreach to share information about the proposal and to receive comments from the public. DNR received many comments, and extended the comment period to January 15, 2020.
  - DNR has removed the parcels of concern from this proposal, and will continue to evaluate and consider options and opportunities for those parcels. Further public outreach will be conducted before any decisions are made in regards to those parcels.
  - No comments of concern have been received for the parcels that remain in this transaction.
- DNR will present this proposal to the Board of Natural Resources for a final decision on January 5, 2021, at its regularly scheduled monthly meeting. The Board meeting provides an additional opportunity for public comment.
- For more information and to view maps, visit [dnr.wa.gov](http://dnr.wa.gov), and select: Managed Lands> Land Transactions> Land Bank Exchange-2019, or go to [dnr.wa.gov/managed-lands/land-transactions/land-bank-exchange-2019](http://dnr.wa.gov/managed-lands/land-transactions/land-bank-exchange-2019)

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