
HOUSE BILL 1008

State of Washington

65th Legislature

2017 Regular Session

By Representatives Shea, Taylor, Short, McCaslin, Buys, Schmick, and Haler

Prefiled 12/05/16. Read first time 01/09/17. Referred to Committee on Capital Budget.

1 AN ACT Relating to the acquisition of land by state natural
2 resources agencies; amending RCW 77.12.037, 77.12.220, 79.70.030,
3 79.71.040, 79A.05.030, and 79A.05.095; adding a new section to
4 chapter 77.12 RCW; adding a new section to chapter 43.30 RCW; and
5 adding a new section to chapter 79A.05 RCW.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

7 NEW SECTION. **Sec. 1.** A new section is added to chapter 77.12
8 RCW to read as follows:

9 (1) Prior to acquiring real property in any county after the
10 effective date of this section, the department must identify for sale
11 department-owned land in that same county of equal to or greater
12 acreage than the property to be acquired.

13 (2) The department must dispose of the land identified for sale
14 under subsection (1) of this section as expediently as is reasonably
15 practicable after the relevant real property acquisition. The
16 department must provide monthly updates, consistent with RCW
17 43.01.036, to the office of financial management and appropriate
18 committees of the senate and house of representatives on the status
19 of the sale process.

1 **Sec. 2.** RCW 77.12.037 and 2000 c 107 s 4 are each amended to
2 read as follows:

3 (1) The commission may acquire by gift, easement, purchase,
4 lease, or condemnation lands, buildings, water rights, rights-of-way,
5 or other necessary property, and construct and maintain necessary
6 facilities for purposes consistent with this title. The commission
7 may authorize the director to acquire property under this section,
8 but the power of condemnation may only be exercised by the director
9 when an appropriation has been made by the legislature for the
10 acquisition of a specific property, except to clear title and acquire
11 access rights-of-way. Real property acquisitions by the commission or
12 department are subject to the applicable requirements of section 1 of
13 this act.

14 (2) The commission may sell, lease, convey, or grant concessions
15 upon real or personal property under the control of the department.

16 **Sec. 3.** RCW 77.12.220 and 2000 c 107 s 219 are each amended to
17 read as follows:

18 (1) For purposes of this title, the commission may make
19 agreements to obtain real or personal property or to transfer or
20 convey property held by the state to the United States or its
21 agencies or instrumentalities, units of local government of this
22 state, public service companies, or other persons, if in the judgment
23 of the commission and the attorney general the transfer and
24 conveyance is consistent with public interest. For purposes of this
25 section, "local government" means any city, town, county, special
26 district, municipal corporation, or quasi-municipal corporation.

27 (2) If the commission agrees to a transfer or conveyance under
28 this section or to a sale or return of real property under RCW
29 77.12.210, the director shall certify, with the attorney general, to
30 the governor that the agreement has been made. The certification
31 shall describe the real property. The governor then may execute and
32 the secretary of state attest and deliver to the appropriate entity
33 or person the instrument necessary to fulfill the agreement.

34 (3) Real property acquisitions by the commission or department
35 are subject to the applicable requirements of section 1 of this act.

36 NEW SECTION. **Sec. 4.** A new section is added to chapter 43.30
37 RCW under the subchapter heading "part 5 powers and duties-general"
38 to read as follows:

1 (1) Prior to acquiring real property in any county after the
2 effective date of this section for purposes of a natural area
3 preserve, natural resources conservation area, or other habitat or
4 riparian protection purposes under chapter 79.70 or 79.71 RCW or RCW
5 79A.15.120, the department must identify for sale department—owned
6 land in that same county of equal to or greater acreage than the
7 property to be acquired.

8 (2) The department must dispose of the land identified for sale
9 under subsection (1) of this section as expediently as is reasonably
10 practicable after the relevant real property acquisition. The
11 department must provide monthly updates, consistent with RCW
12 43.01.036, to the office of financial management and appropriate
13 committees of the senate and house of representatives on the status
14 of the sale process.

15 **Sec. 5.** RCW 79.70.030 and 2003 c 334 s 549 are each amended to
16 read as follows:

17 In order to set aside, preserve, and protect natural areas within
18 the state, the department is authorized, in addition to any other
19 powers, to:

20 (1) Establish the criteria for selection, acquisition,
21 management, protection, and use of such natural areas, including:

22 (a) Limiting public access to natural area preserves consistent
23 with the purposes of this chapter. Where appropriate, and on a case-
24 by-case basis, a buffer zone with an increased low level of public
25 access may be created around the environmentally sensitive areas;

26 (b) Developing a management plan for each designated natural area
27 preserve. The plan must identify the significant resources to be
28 conserved consistent with the purposes of this chapter and identify
29 the areas with potential for low-impact public and environmental
30 educational uses. The plan must specify the types of management
31 activities and public uses that are permitted, consistent with the
32 purposes of this chapter. The department must make the plans
33 available for review and comment by the public, and state, tribal,
34 and local agencies, prior to final approval;

35 (2) Cooperate or contract with any federal, state, or local
36 governmental agency, private organizations, or individuals in
37 carrying out the purpose of this chapter;

38 (3) Consistent with the plan and the applicable requirements of
39 section 4 of this act, acquire by gift, devise, purchase, grant,

1 dedication, or means other than eminent domain, the fee or any lesser
2 right or interest in real property which shall be held and managed as
3 a natural area;

4 (4) Acquire by gift, devise, grant, or donation any personal
5 property to be used in the acquisition and/or management of natural
6 areas;

7 (5) Inventory existing public, state, and private lands in
8 cooperation with the council to assess possible natural areas to be
9 preserved within the state;

10 (6) Maintain a natural heritage program to provide assistance in
11 the selection and nomination of areas containing natural heritage
12 resources for registration or dedication. The program shall maintain
13 a classification of natural heritage resources, an inventory of their
14 locations, and a data bank for such information. The department shall
15 cooperate with the department of fish and wildlife in the selection
16 and nomination of areas from the data bank that relate to critical
17 wildlife habitats. Information from the data bank shall be made
18 available to public and private agencies and individuals for
19 environmental assessment and proprietary land management purposes.
20 Usage of the classification, inventory, or data bank of natural
21 heritage resources for any purpose inconsistent with the natural
22 heritage program is not authorized;

23 (7) Prepare a natural heritage plan which shall govern the
24 natural heritage program in the conduct of activities to create and
25 manage a system of natural areas that includes natural resources
26 conservation areas, and may include areas designated under the
27 research natural area program on federal lands in the state;

28 (a) The plan shall list the natural heritage resources to be
29 considered for registration and shall provide criteria for the
30 selection and approval of natural areas under this chapter;

31 (b) The department shall provide opportunities for input,
32 comment, and review to the public, other public agencies, and private
33 groups with special interests in natural heritage resources during
34 preparation of the plan;

35 (c) Upon approval by the council and adoption by the department,
36 the plan shall be updated and submitted biennially to the appropriate
37 committees of the legislature for their information and review. The
38 plan shall take effect ninety days after the adjournment of the
39 legislative session in which it is submitted unless the reviewing
40 committees suggest changes or reject the plan; and

1 (8) Maintain a state register of natural areas containing
2 significant natural heritage resources to be called the Washington
3 register of natural area preserves. Selection of natural areas for
4 registration shall be in accordance with criteria listed in the
5 natural heritage plan and accomplished through voluntary agreement
6 between the owner of the natural area and the department. No
7 privately owned lands may be proposed to the council for registration
8 without prior notice to the owner or registered without voluntary
9 consent of the owner. No state or local governmental agency may
10 require such consent as a condition of any permit or approval of or
11 settlement of any civil or criminal proceeding or to penalize any
12 landowner in any way for failure to give, or for withdrawal of, such
13 consent.

14 (a) The department shall adopt rules as authorized by RCW
15 43.12.065 and 79.70.030(1) and chapter 34.05 RCW relating to
16 voluntary natural area registration.

17 (b) After approval by the council, the department may place sites
18 onto the register or remove sites from the register.

19 (c) The responsibility for management of registered natural area
20 preserves shall be with the preserve owner. A voluntary management
21 agreement may be developed between the department and the owners of
22 the sites on the register.

23 (d) Any public agency may register lands under provisions of this
24 chapter.

25 **Sec. 6.** RCW 79.71.040 and 1987 c 472 s 4 are each amended to
26 read as follows:

27 The department is authorized to acquire property or less than fee
28 interests in property, as defined by RCW 64.04.130, by all means,
29 except eminent domain, for creating natural resources conservation
30 areas, where the acquisition meets the applicable requirements of
31 section 4 of this act and is the best way to achieve the purposes of
32 this chapter. Areas acquired or assembled by the department for
33 conservation purposes will be designated as "Washington natural
34 resources conservation areas."

35 NEW SECTION. **Sec. 7.** A new section is added to chapter 79A.05
36 RCW to read as follows:

37 (1) Prior to acquiring real property in any county after the
38 effective date of this section, the commission must identify for sale

1 agency-owned land in that same county of equal to or greater acreage
2 than the property to be acquired.

3 (2) The commission must dispose of the land identified for sale
4 under subsection (1) of this section as expediently as is reasonably
5 practicable after the relevant real property acquisition. The
6 commission must provide monthly updates, consistent with RCW
7 43.01.036, to the office of financial management and appropriate
8 committees of the senate and house of representatives on the status
9 of the sale process.

10 **Sec. 8.** RCW 79A.05.030 and 2016 c 103 s 2 are each amended to
11 read as follows:

12 The commission shall:

13 (1) Have the care, charge, control, and supervision of all parks
14 and parkways acquired or set aside by the state for park or parkway
15 purposes.

16 (2) Adopt policies, and adopt, issue, and enforce rules
17 pertaining to the use, care, and administration of state parks and
18 parkways. The commission shall cause a copy of the rules to be kept
19 posted in a conspicuous place in every state park to which they are
20 applicable, but failure to post or keep any rule posted shall be no
21 defense to any prosecution for the violation thereof.

22 (3) Permit the use of state parks and parkways by the public
23 under such rules as shall be adopted.

24 (4) Clear, drain, grade, seed, and otherwise improve or beautify
25 parks and parkways, and erect structures, buildings, fireplaces, and
26 comfort stations and build and maintain paths, trails, and roadways
27 through or on parks and parkways.

28 (5) Grant concessions or leases in state parks and parkways upon
29 such rentals, fees, or percentage of income or profits and for such
30 terms, in no event longer than fifty years, except for a lease
31 associated with land or property described in RCW 79A.05.025(2)(b)
32 which may not exceed sixty-two years, and upon such conditions as
33 shall be approved by the commission.

34 (a) Leases exceeding a twenty-year term, or the amendment or
35 modification of these leases, shall require a vote consistent with
36 RCW 79A.05.025(2).

37 (b) If, during the term of any concession or lease, it is the
38 opinion of the commission that it would be in the best interest of
39 the state, the commission may, with the consent of the concessionaire

1 or lessee, alter and amend the terms and conditions of such
2 concession or lease.

3 (c) Television station leases shall be subject to the provisions
4 of RCW 79A.05.085.

5 (d) The rates of concessions or leases shall be renegotiated at
6 five-year intervals. No concession shall be granted which will
7 prevent the public from having free access to the scenic attractions
8 of any park or parkway.

9 (6) Employ such assistance as it deems necessary. Commission
10 expenses relating to its use of volunteer assistance shall be limited
11 to premiums or assessments for the insurance of volunteers by the
12 department of labor and industries, compensation of staff who assist
13 volunteers, materials and equipment used in authorized volunteer
14 projects, training, reimbursement of volunteer travel as provided in
15 RCW 43.03.050 and 43.03.060, and other reasonable expenses relating
16 to volunteer recognition. The commission, at its discretion, may
17 waive commission fees otherwise applicable to volunteers. The
18 commission shall not use volunteers to replace or supplant classified
19 positions. The use of volunteers may not lead to the elimination of
20 any employees or permanent positions in the bargaining unit.

21 (7) By majority vote of its authorized membership and consistent
22 with the applicable requirements of section 7 of this act, select and
23 purchase or obtain options upon, lease, or otherwise acquire for and
24 in the name of the state such tracts of land, including shore and
25 tide lands, for park and parkway purposes as it deems proper. If the
26 commission cannot acquire any tract at a price it deems reasonable,
27 it may, by majority vote of its authorized membership, obtain title
28 thereto, or any part thereof, by condemnation proceedings conducted
29 by the attorney general as provided for the condemnation of rights-
30 of-way for state highways. Option agreements executed under authority
31 of this subsection shall be valid only if:

32 (a) The cost of the option agreement does not exceed one dollar;
33 and

34 (b) Moneys used for the purchase of the option agreement are from
35 (i) funds appropriated therefor, or (ii) funds appropriated for
36 undesignated land acquisitions, or (iii) funds deemed by the
37 commission to be in excess of the amount necessary for the purposes
38 for which they were appropriated; and

39 (c) The maximum amount payable for the property upon exercise of
40 the option does not exceed the appraised value of the property.

1 (8) Cooperate with the United States, or any county or city of
2 this state, in any matter pertaining to the acquisition, development,
3 redevelopment, renovation, care, control, or supervision of any park
4 or parkway, and enter into contracts in writing to that end. All
5 parks or parkways, to which the state contributed or in whose care,
6 control, or supervision the state participated pursuant to the
7 provisions of this section, shall be governed by the provisions
8 hereof.

9 (9) Within allowable resources, maintain policies that increase
10 the number of people who have access to free or low-cost recreational
11 opportunities for physical activity, including noncompetitive
12 physical activity.

13 (10) Adopt rules establishing the requirements for a criminal
14 history record information search for the following: Job applicants,
15 volunteers, and independent contractors who have unsupervised access
16 to children or vulnerable adults, or who will be responsible for
17 collecting or disbursing cash or processing credit/debit card
18 transactions. These background checks will be done through the
19 Washington state patrol criminal identification section and may
20 include a national check from the federal bureau of investigation,
21 which shall be through the submission of fingerprints. A permanent
22 employee of the commission, employed as of July 24, 2005, is exempt
23 from the provisions of this subsection.

24 **Sec. 9.** RCW 79A.05.095 and 1999 c 249 s 901 are each amended to
25 read as follows:

26 The commission may, consistent with the applicable requirements
27 of section 7 of this act, receive and accept donations of lands for
28 state park purposes, and shall be responsible for the management and
29 control of all lands so acquired. It may from time to time recommend
30 to the legislature the acquisition of lands for park purposes by
31 purchase or condemnation.

--- END ---