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ENGROSSED SUBSTITUTE HOUSE BILL 2990

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State of Washington

52nd Legislature

1992 Regular Session

By House Committee on Natural Resources & Parks (originally sponsored by Representatives H. Sommers, Brumsickle, Belcher, Beck, Sheldon and Rasmussen)

Read first time 02/15/92.

1 AN ACT Relating to purchase of certain state trust lands for park  
2 and outdoor recreation purposes; amending RCW 43.51.270; and declaring  
3 an emergency.

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

5 **Sec. 1.** RCW 43.51.270 and 1988 c 79 s 1 are each amended to read  
6 as follows:

7 (1) The board of natural resources and the state parks and  
8 recreation commission shall negotiate a sale to the state parks and  
9 recreation commission, for park and outdoor recreation purposes, of the  
10 trust lands withdrawn as of August 9, 1971, pursuant to law for park  
11 purposes and included within the state parks listed in subsection (2)  
12 of this section: PROVIDED, That the sale shall be by contract with a  
13 pay-off period of not less than ten years, a price of eleven million  
14 twenty-four thousand seven hundred forty dollars or the fair market

1 value, whichever is higher, for the land value, and interest not to  
2 exceed six percent. All fees collected by the commission beginning in  
3 the 1973-1975 biennium shall be applied to the purchase price of the  
4 trust lands listed in subsection (2) of this section; the acquisition  
5 of the property described in subsections (3) and (4) of this section,  
6 and all reasonable costs of acquisition, described in subsection (5) of  
7 this section; the renovation and redevelopment of state park structures  
8 and facilities to extend the original life expectancy or correct damage  
9 to the environment of state parks; the maintenance and operation of  
10 state parks; and any cost of collection pursuant to appropriations from  
11 the trust land purchase account created in RCW 43.51.280. The  
12 department of natural resources shall not receive any management fee  
13 pursuant to the sale of the trust lands listed in subsections (2) and  
14 (4) of this section. Timber on the trust lands which are the subject  
15 of subsections (2), (3), and (4) of this section shall continue to be  
16 under the management of the department of natural resources until such  
17 time as the legislature appropriates funds to the parks and recreation  
18 commission for purchase of said timber. The state parks which include  
19 trust lands which shall be the subject of this sale pursuant to this  
20 section are:

- 21 (2) (a) Penrose Point
- 22 (b) Kopachuck
- 23 (c) Long Beach
- 24 (d) Leadbetter Point
- 25 (e) Nason Creek
- 26 (f) South Whidbey
- 27 (g) Blake Island
- 28 (h) Rockport
- 29 (i) Mt. Pilchuck
- 30 (j) Ginkgo

- 1 (k) Lewis & Clark
- 2 (l) Rainbow Falls
- 3 (m) Bogachiel
- 4 (n) Sequim Bay
- 5 (o) Federation Forest
- 6 (p) Moran
- 7 (q) Camano Island
- 8 (r) Beacon Rock
- 9 (s) Bridle Trails
- 10 (t) Chief Kamiakin (formerly Kamiak Butte)
- 11 (u) Lake Wenatchee
- 12 (v) Fields Springs
- 13 (w) Sun Lakes
- 14 (x) Scenic Beach.

15 (3) The board of natural resources and the state parks and  
16 recreation commission shall negotiate a mutually acceptable transfer  
17 for adequate consideration to the state parks and recreation commission  
18 to be used for park and recreation purposes:

19 (a) All the state-owned Heart Lake property, including the timber  
20 therein, located in section 36, township 35 north, range 1E, W.M. in  
21 Skagit county;

22 (b) The Moran Park Additions, including the timber thereon, located  
23 in sections 16, 17, 19, 26, and 30, township 37 north, range 1W, W.M.;

24 (c) The Fort Ebey Addition (Partridge Point), including the timber  
25 thereon, located in section 36, township 32 north, range 1W, W.M. and  
26 section 6, township 31 north, range 1E, W.M.;

27 (d) The South Whidbey Addition (Classic U), including the timber  
28 thereon, located in section 29, township 30 north, range 2E, W.M.; and

29 (e) The Larrabee Addition, including the timber thereon, located in  
30 section 29, township 37 north, range 3E, W.M.

1 (4) The board of natural resources and the state parks and  
2 recreation commission shall negotiate a sale to the state parks and  
3 recreation commission of the lands and timber thereon identified in the  
4 joint study under section 4, chapter 163, Laws of 1985, and commonly  
5 referred to as:

6 (a) The Packwood trust property, Lewis county -- located on the  
7 Cowlitz river at Packwood;

8 (b) The Iron Horse (Bullfrog) trust property -- adjoining the John  
9 Wayne Pioneer Trail at Iron Horse State Park;

10 (c) The Soleduck Corridor trust property, Clallam county -- on the  
11 Soleduck river at Sappho;

12 (d) The Lake Sammamish (Providence Heights) trust property, King  
13 county -- adjacent to Hans Jensen Youth Camp area at Lake Sammamish  
14 State Park;

15 (e) The Kinney Point trust property, Jefferson county -- on the  
16 extreme southern tip of Marrowstone Island;

17 (f) The Hartstene Island trust property, Mason county -- near Fudge  
18 Point on the east side of Hartstene Island approximately two miles  
19 south of Jarrell Cove State Park;

20 (g) The Wallace Falls trust property addition, Snohomish county --  
21 located adjacent to Wallace Falls State Park;

22 (h) The Diamond Point trust property, Clallam county -- on the  
23 Strait of Juan De Fuca; provided, however, to the extent authorized by  
24 the commission by its action of December 7, 1990, as now or hereafter  
25 amended, the acreage and boundaries of the Diamond Point trust property  
26 acquired by the commission may vary from the acreage and boundaries  
27 described in the joint study. The commission may not authorize  
28 acquisition of any portion of the Diamond Point trust property by a  
29 private party prior to approval by the Clallam county board of

1 commissioners of a preliminary master site plan for a resort  
2 development on the property;

3 (i) The Twin Falls trust property addition, King county -- three  
4 parcels adjacent to the Twin Falls natural area, King county;

5 (j) The Skating Lake trust property, Pacific county -- one and one-  
6 half miles north of Ocean Park and two miles south of Leadbetter State  
7 Park on the Long Beach Peninsula;

8 (k) The Kopachuck trust property addition, Pierce county --  
9 adjoining Kopachuck State Park;

10 (l) The Point Lawrence trust property, San Juan county -- on the  
11 extreme east point of Orcas Island;

12 (m) The Huckleberry Island trust property, Skagit county --between  
13 Guemes Island and Saddlebag Island State Park;

14 (n) The Steamboat Rock (Osborn Bay) trust property, Grant county --  
15 southwest of Electric City on Osborn Bay;

16 (o) The Lord Hill trust property, Snohomish county -- west of  
17 Monroe;

18 (p) The Larrabee trust property addition, Whatcom county --  
19 northeast of Larrabee State Park and Chuckanut Mountain;

20 (q) The Beacon Rock trust property, Skamania county -- at Beacon  
21 Rock State Park;

22 (r) The Loomis Lake trust property, Pacific county -- on the east  
23 shore of Loomis Lake and Lost Lake;

24 (s) The Lake Easton trust property addition, Kittitas county --  
25 one-quarter mile west of Lake Easton State Park near the town of  
26 Easton;

27 (t) The Fields Spring trust property addition, Asotin county --  
28 adjacent to the west and north boundaries of Fields Spring State Park;

29 (u) The Hoypus Hill trust property, Island county -- south of the  
30 Hoypus Point natural forest area at Deception Pass State Park;

1 (v) The Cascade Island trust property, Skagit county -- on the  
2 Cascade river about one and one-half miles east of Marblemount off of  
3 the South Cascade county road and ten and one-half miles east of  
4 Rockport State Park.

5 Payment for the property described in this subsection shall be  
6 derived from the trust land purchase account established pursuant to  
7 RCW 43.51.280. Timber conservation and management practices provided  
8 for in RCW 43.51.045 and 43.51.395 shall govern the management of land  
9 and timber transferred under this subsection as of the effective date  
10 of the transfer, upon payment for the property, and nothing in this  
11 chapter shall be construed as restricting or otherwise modifying the  
12 department of natural resources' management, control, or use of such  
13 land and timber until such date.

14 (5) The funds from the trust land purchase account designated for  
15 the acquisition of the property described in subsections (3) and (4) of  
16 this section, and the reasonable costs of acquisition, shall be  
17 deposited in the park land trust revolving fund, hereby created, to be  
18 utilized by the department of natural resources for the exclusive  
19 purpose of acquiring real property as a replacement for the property  
20 described in subsections (3) and (4) of this section to maintain the  
21 land base of the several trusts and for the reimbursement of the  
22 department of natural resources for all reasonable costs, to include,  
23 but not exclusively, the appraisal and cruising of the timber on the  
24 property for the acquisition of the property described in subsections  
25 (3) and (4) of this section. Disbursements from the park land trust  
26 revolving fund to acquire replacement property, and pay for all  
27 reasonable costs of acquisition, for the property described in  
28 subsections (3) and (4) of this section shall be on the authorization  
29 of the board of natural resources. In order to maintain an effective  
30 expenditure and revenue control, the park land trust revolving fund

1 shall be subject in all respects to chapter 43.88 RCW, but no  
2 appropriation shall be required to permit expenditures and payment of  
3 obligations from the fund. The state treasurer shall be custodian of  
4 the revolving fund.

5 The department of natural resources shall pay all reasonable costs,  
6 to include, but not exclusively, the appraisal and cruising of the  
7 timber on the property for the acquisition of the property described in  
8 subsection (3) of this section from funds provided in the trust land  
9 purchase account. Any agreement for the transfer of the property  
10 described in subsection (3) of this section shall not have an interest  
11 rate exceeding ten percent.

12 The parks and recreation commission is authorized to accept,  
13 receive, disburse, and administer grants or funds or gifts from any  
14 source including private individuals, public entities, and the federal  
15 government to supplement the funds from the trust land purchase account  
16 for the purchase of the property described in subsection (3) of this  
17 section.

18 NEW SECTION. **Sec. 2.** This act is necessary for the immediate  
19 preservation of the public peace, health, or safety, or support of the  
20 state government and its existing public institutions, and shall take  
21 effect immediately.