

KRRC

Public Records Requests

Commissioner Brown's

File

In accordance with RCW 42.56.210 Personal Records Exemption (Personal addresses, phone numbers, email addresses, etc.) have been redacted from the attached record.



KITSAP COUNTY BOARD OF COMMISSIONERS

Efficient, accessible and effective county services

March 18, 2009

Steve Bauer
DISTRICT 1

Subject: March 18th DNR Public Hearing
Proposed Land Exchange between DNR & Kitsap County

Charlotte Garrido
DISTRICT 2

Josh Brown
DISTRICT 3

Comments to be included in the public record:

In a letter to the Department of Natural Resources dated September 19th, 2003, the Kitsap County Board of Commissioners discussed their strong interest in pursuing a long-range strategy to establish a heritage park in Central Kitsap. These parcels are the subject of the public hearing this evening. I have attached this letter to be included in this public record.

Nancy Buonanno
Grennan
County Administrator

At the time of this letter, the Kitsap County Commissioners were briefed on a grant proposal submitted to the Interagency Committee for Outdoor Recreation (IAC) by the Kitsap Rifle & Revolver Club (KRRC). IAC had requested and was granted assurance by the Kitsap County Board of Commissioners that the Club and its improvements were not at odds with the County's long-term interest in the property, and would not jeopardize future planning efforts. This conclusion has not changed.

For over 80 years, the Kitsap Rifle & Revolver Club has provided a much needed amenity in Central Kitsap. The land swap currently being discussed provides both DNR and Kitsap County the opportunity to consolidate parcels for mutual benefits. This afternoon, I met with several members of the Kitsap Rifle & Revolver Club, including Executive Officer Marcus Carter. The KRRC presented me with a proposal that detailed Club concerns and sought to alleviate uncertainties surrounding this land exchange.

In the spirit of partnership, I committed to the Club members that I would recommend to the Kitsap County Board of Commissioners an extension of KRRC lease to a 15-year term between the Club and Kitsap County. This new lease would not possess a "Non-Default Termination" clause found in Section 4.03 of the current agreement. After the anticipated land exchange has been completed, Kitsap County would enter into a long-range public planning process for the Newberry Hill Heritage Park. I expect this planning process will recognize the lease and presence of the KRRC.

I will brief the County Commissioners at our next public meeting on my recommendations and look forward working with KRRC on this partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Brown".

Josh Brown
Kitsap County Commissioner



KITSAP COUNTY BOARD OF COMMISSIONERS

Chris Endresen
DISTRICT 1

September 19, 2003

Jan Angel
DISTRICT 2

Patty Lent
DISTRICT 3

Mr. Doug McClelland
Department of Natural Resources
950 Furman Avenue North
Enumclaw, WA 98022

RECEIVED
MAY 12 2005

KITSAP COUNTY DEPT OF
COMMUNITY DEVELOPMENT

Malcolm Fleming
County Administrator

Dear Doug,

As you know, Kitsap County has a strong interest in working with your agency on a long-range strategy for establishing a regional heritage park in Central Kitsap on DNR property that includes a 72-acre site currently being leased to the Kitsap Rifle and Revolver Club.

The Board of Commissioners was recently briefed on a grant proposal the Club has submitted to the Interagency Committee for Outdoor Recreation (IAC) to re-align their existing shooting facilities. We understand that IAC has requested assurance that the Club will be able to continue using the property for at least ten years after the grant-funded improvements have been completed.

After discussing the Club's proposal with staff, the Board is confident that the proposed improvements are not at odds with the County's long-term interest in the property, and will not jeopardize our future planning efforts. In addition, the Board and staff appreciate the Kitsap Rifle and Revolver Club's ongoing efforts to provide outdoor recreational opportunities for the residents of Kitsap County, and we look forward to working with Club representatives and other members of the community in developing future plans for a heritage park in Central Kitsap.

Sincerely,

Handwritten signature of Jan Angel in cursive.

Jan Angel, Chair

Handwritten signature of Chris Endresen in cursive.

Chris Endresen, Commissioner

Handwritten signature of Patty Lent in cursive.

Patty Lent, Commissioner

CC: Kitsap Rifle and Revolver Club

614 Division Street, MS-4 • Port Orchard, Washington 98366-4676 • (360) 337-7146 • FAX (360) 337-4632
From: Olalla (253) 851-4147 • Bainbridge Island (206) 842-2061
www.kitsapgov.com



TO: KITSAP COUNTY COMMISSIONER JOSH BROWN
KITSAP COUNTY PARKS AND RECREATION

FROM: The Executive Committee of the KITSAP RIFLE & REVOLVER CLUB

RE: URGENT TIME SENSITIVE PROPOSAL TO CONTRACT FOR LEASE/
PURCHASE SITE/ACREAGE

DATE: March 18, 2009

INTRODUCTION

Kitsap Rifle and Revolver Club (KRRC) operates a gun club and a series of firing ranges located at 4900 Seabeck Highway, Bremerton, Kitsap County, Washington, on land that is currently leased from the Department of Natural Resources of the State of Washington (DNR). Although the gun club has a long history of operating in its current location, it has never been able to purchase the property where it is located because of certain covenants relating to the fact that the property has been part of the School Trust Lands. Very recently, KRRC was informed that the DNR was in the process of conducting a land exchange with Kitsap County which involved the KRRC's leased property. When the land exchange is completed, it is understood that KRRC's leased lands will become the property of Kitsap County Parks and Recreation. When the leased land becomes Kitsap County land, no longer School Trust Land, sale of the land to KRRC becomes possible. For the reasons set forth below, it is in the best interests of the Kitsap County community that the sale of the land to KRRC be considered and approved.

CURRENT FACILITY

The Kitsap Rifle and Revolver Club was formally organized on November 11, 1926 to provide a safe environment for the shooting. KRRC offers a wide variety of activities for the community. The Club is a 501 (c) 7 non-profit organization dedicated to advancing the shooting sports as well as the necessary knowledge to safely and proficiently handle firearms in times of personal, community, state and national defense.

Our ranges currently sit on 72 acres of land leased from the Washington State Department of Natural Resources (DNR). It features lighted, covered pistol lines and rifle lines, and a number of 180, 270, and 360 degree shooting bays which can be configured for a variety of purposes.

As currently configured, the facility currently serves many segments of the Kitsap County community, including: (a) annually 1200 active members; (b) over 10,000

individual guests and visitors. KRRC also supports training for the U.S. Military, Homeland Security, Kitsap County Sheriff's Office, and local police departments. Group trainings for governmental groups are a significant part of KRRC activities. Many of our members, officers and instructors are veterans of the Army, Marines, Navy, Air Force and Coast Guard. KRRC maintains certification as a military small-arms training range. Homeland Security starts at home and Kitsap County, being a naval town, has a long, rich heritage of supporting all aspects of Navy life from firearms training for family members to supplemental qualification training. Equally important are our group classes, a portion of which include: Personal Protection I & II, Hunter Education, and Range Officer Training, and individual training. Safety and responsibility are the primary themes of all of our classes.

The Kitsap Rifle and Revolver Club features a variety of competitive events on a weekly, monthly and annual basis. Some of the regular events we host include: (a) USPSA (United States Practical Shooting Association) pistol shooting tournaments; (b) Fun Steel (entry level handgun matches); (c) Bullseye (one-handed test of pistol marksmanship); Annual Courage Classic Charity Match (two-day, 3 gun match with law enforcement, civilian and military teams); (d) GSSF (Glock Shooting Sports Foundation), Northwestern Regional competition; (e) High Power Service Rifle; (f) Junior Small Bore (Olympic style and NCAA college-level style shooting), to just name a few.

KRRC is supported in the local community. The vast majority of KRRC's neighbors (adjacent property owners) even if they are not actual members of the club do support the club. For example, one of our neighbors recently called to tell us that he was very upset when someone representing themselves as being with the KC Parks told him that "the gun club is going to be shutdown." He called to warn us about the threat to our lease. Neighbors support the club because it is responsibly operated: (a) KRRC has reasonable hours that minimize the impact of noise in the community; (b) KRRC has an effective noise control system and is constantly striving to improve sound abatement; (c) KRRC has an active recycling and environmental stewardship program; (d) Safety is always of the highest priority at the Kitsap Rifle and Revolver Club. Each member must attend a five-hour club orientation and range safety briefing before being given access to the gate and the ability to shoot at the range self-supervised. Members of the public are given a fundamental safety briefing and are supervised by trained Range Officers when shooting at the Range.

KRRC has prepared a business plan with an eye to the future. The future business plan focuses on meeting the increased needs of the Kitsap County community to provide training opportunities for organizations that have requested additional services. For example, KRRC has been experiencing a marked increase in the number of public and private entities inquiring about range time. In addition, KRRC plans to develop a facility that will attract people from outside of the county, bringing dollars to be spent in Kitsap County. For example, one of the activities KRRC currently engages in has been looking for a facility to permanently host a national championship match. This one event will draw at least 500 competitors, many with families in tow; and with a contract from the Outdoor Life Network to televise these matches, Kitsap County would be televised

throughout North America. These folks would fill hotel and motel rooms, restaurant seats, for nearly a week--and this is just one event! This is a realistic plan for KRRC and a number of our members have achieved national and international recognition for event support and participation.

THREATS TO THE CURRENT LEASE

Information that has recently come to the attention of KRRC which implies that its current lease is threatened. KRRC has been informed of illegal acts committed by other groups which appear to have been utilized to cast a bad light on KRRC. One group posted "no horseback riding" signs illegally on DNR land near KRRC leased land; this act may have had the effect of creating the impression that KRRC was not friendly to horseback riding. Most recently, a member of another group participated in an illegal trail construction on DNR land and KRRC leased land; that person represented themselves to representing Kitsap County Parks stated to KRRC members that KRRC "needs to move." KRRC believes that these other groups, because of their own self-interests, have painted a one-sided picture of KRRC. KRRC has not been given a fair opportunity to respond in order to correct and complete the record.

The threats made to the current KRRC lease only exacerbate existing concerns:

- (a) although shooting sports have a place on the national and international scene based on various types of shooting competitions(as shooting sports are in the Olympics), more recently the Parks and Recreation department of Kitsap County has failed to recognize the shooting sports as legitimate forms of recreation;
- (b) changes in personnel at the County and State level will change how KRRC is viewed (one administration may support KRRC while another might not even be aware of our existence);
- (c) Kitsap County Parks has refused to recognize KRRC's issues in any meaningful manner, despite the fact that there are more than a dozen specific shooting sports currently pursued in Kitsap County, with the most popular activity being general target practice;
- (d) No public park facility has made any current or future provisions for adequate facilities for sport shooting, even though a significant number of people in the county own guns of various types and need a place to practice;
- (e) The building of new or additional shooting ranges in nearby counties are losing battles, creating a greater need for this type of facility in the region;
- (f) If there is no safe place available for the general public to practice shooting, KRRC believes that people will resort to less safe alternatives such as any open field, which is obviously undesirable.

GOALS AND BENEFITS OF THIS PROPOSAL

A sale of the leased acreage to KRRC is a "win-win" for all parties:

- (a) For KRRC, the purchase eliminates the threat to permanence, which will motivate KRRC to complete its plans for a world-class recreational and training facility (without permanence assured, KRRC cannot justify the cost of permanent buildings or other large monetary investments to improve the property);
- (b) KRRC will contribute private funds to Kitsap County by purchasing the property, and keep the property on the tax roles, which funds can be utilized to develop other areas in the community;
- (c) KRRC will privately fund a world-class training facility that will attract visitors as a source of income to Kitsap and provide the Kitsap County Sheriff's Office with the opportunity for the first time to have a home without the expenses associated with construction and maintenance;
- (d) KRRC will privately support all our military and law enforcement agencies by providing convenient training facilities;
- (e) Kitsap County will receive the benefit that necessary buffer acreage will contribute to the County's rural plan;
- (f) A significant sporting activity for Kitsap County residents will have a reasonable share of the resources in Kitsap;
- (g) Safety considerations regarding firearms will be professionally handled;
- (h) KRRC will take on the responsibility for maintaining the land in rural condition;
- (i) KRRC will relieve Kitsap County of liability for these lands.

PROPOSAL

In order to achieve the goals and ensure the support of our members and supporters for the land transfer, Kitsap County (Parks) and KRRC must enter into a written agreement where Kitsap County will extend to KRRC a 15-year lease based principally upon the terms of the current KRRC lease with DNR, and specifically excluding the higher and better use termination clause, with KRRC having at anytime during the lease period the sole and exclusive option to purchase 130 acres of land at our current location at the cost of \$2,000 per acre. All monies paid under the lease agreement is to be applied to the purchase price of the property. This agreement must be executed by the parties by April 1, 2009.

This proposal is the best option because it provides the means to achieve all goals stated above with the added benefit to the County of providing additional private funds to supplement the exchange and/or to develop the lands to be received.

CONCLUSION

KRRC expects to get community support for this proposal because of the important functions this facility serves. Our members, guests, family and friends are prepared to vocally support this win-win proposal for all involved. KRRC respectfully encourages Kitsap County to strongly consider and finalize this proposal by the end of March 2009 in order to garner enthusiastic support from our base and supporters. Short of a signed agreement, the KRRC Executive Committee cannot recommend support for the land transfer.

Sincerely and on behalf of the members of Kitsap Rifle & Revolver Club
The Executive Committee,

Brad Smith – President

Travis Foreman – Vice President

Sharon Carter – Treasurer

April Borbon – Secretary

Marcus Carter – Executive Officer

Ken Roberts – Trustee

Andrew Casella – Trustee

John Davidson - Trustee

MEMO

From: Chip Faver, Kitsap County Parks & Recreation Director
To: Kaleen Cottingham, Recreation and Conservation Office (RCO) Director
Re: Conversion Request advice for Central Kitsap Greenway, RCO #04-1457A
June 22, 2008

This memo is being written to try to describe a long and complicated set of issues on properties which involve RCO. The critical question for which the County needs a response from RCO is in the final paragraph of this treatise. We need an answer to that question in order to determine how to proceed with what I am sure you will agree is an exciting project - one which will result in the protection of a key large property which will provide critical wildlife habitat and contribute to creating a clear boundary to urban growth in Central Kitsap County.

Background

In 2004 Port Blakely Tree Farms placed two large properties they owned in West Central Kitsap County up for sale through a closed bid auction. One of the Port Blakely Tree Farm properties, known as Port Blakely Tree Farm Kitsap County, Tract 1 (CK Greenway), is a 623 acre property lying east of Wildcat Lake. It extends from the northeastern slopes of Green Mountain on the South to Department of Natural Resources managed Newberry Hill property on the north. Chico Creek, Kitsap County's most productive salmon stream, traverses the property. The property is also a key link in a north-south terrestrial wildlife corridor identified in WDFW studies of the County.

A number of public and non-profit entities, including Kitsap County, the Washington State Department of Natural Resources (DNR), the Washington State Department of Fish and Wildlife (WDFW), the Great Peninsula Conservancy and the Mountaineers Foundation had been cooperating over a number of years to identify and preserve key open space lands in West Central Kitsap County. The CK Greenway property was viewed by those agencies and organizations as a regionally critical parcel for habitat and open space preservation purposes. As none of the parties had sufficient funds to acquire the entire property, they deemed the property important enough to work cooperatively to acquire.

Kitsap County submitted a bid for the property after coming to agreement on a strategy which involved financial participation by several of the parties listed above. The Mountaineers and the Great Peninsula Conservancy agreed to contribute cash toward the acquisition. It was agreed that the County would apply to the Washington State Recreation and Conservation Office (RCO) for a Washington Recreation and Wildlife Program (WWRP) for a grant to help reimburse a portion of the acquisition costs for part of the property, so the County requested and received a waiver of retroactivity, enabling future grant applications. It was also agreed that the DNR and the County would exchange the southern portion of the CK Greenway property, which lay on Green

Mountain and is surrounded by DNR lands for 500 acres at Newberry Hill, which are contiguous to and north of the CK Greenway property.

Newberry Hill Land Exchange

Kitsap County has long identified these Newberry Hill DNR lands as the site for a regional "Heritage" park to serve Central Kitsap County. Originally, Newberry Hill was approximately 1,000 acres of lands managed by DNR. Approximately 500 acres of that land is School Trust land (Trust lands), managed by DNR for the Common Schools of the State. The remaining approximately 500 acres of State managed lands at Newberry Hill was State Forest Board-Transfer Land (Forest Board lands). These are lands which were deeded by the County to the State many years ago, and which the State manages in the interest of various taxing authorities within the County. State law provides a mechanism wherein the County can request that those lands be reconveyed by DNR to Kitsap County for use for recreational purposes. Kitsap County had identified the DNR Newberry Hill property as a regional park site in officially adopted Kitsap County Park, Recreation and Open Space Plans since at least 1994. In the early 1990's 255 acres of the Forest Board-Reserve lands were reconveyed to Kitsap County. When the Port Blakely land became available, the agreement between the DNR and County was that the County would trade that portion of the CK Greenway property on Green Mountain to DNR for the Trust land portion of the Newberry Hill lands, and that DNR would simultaneously reconvey the remaining approximately 250 acres of Forest Board lands to Kitsap County. This is consistent with DNR management plans, in that they are attempting to consolidate their ownership into larger, more easily managed blocks of land. Green Mountain is one of those blocks in Kitsap County and, at 1,000 acres, the Newberry Hill property is relatively small.

When considering the trade, it was recognized that the Trust lands at Newberry Hill would likely have a lower per acre value than the CK Greenway lands, as a significant percentage of those Trust lands were wetlands with lower market and timber production values, so only a portion of the CK Greenway property would be traded. Another property owned by Kitsap County and located on Green Mountain was identified as potential property to be included in the trade for the Newberry Hill DNR School Trust lands. The grant application was submitted based upon the assumption that that additional land would be included in the trade for the DNR Newberry Hill land, and the area of the property to be included in the grant was estimated accordingly. It was subsequently determined that the additional property was not available for trade to the DNR, as it is an active rock quarry, used by the County for road projects.

The trade with DNR is currently on hold until Kitsap County can identify lands to be included in that trade which are likely equal in value to the DNR Newberry Hill Trust lands. This project is a priority for DNR. Staff has been assigned, and they are ready to proceed with the property exchange and reconveyance processes as soon as Kitsap County has lands identified for the exchange which meet DNR's needs and which have estimated value equal to the 500 acre Newberry Hill Trust land property's estimated value.

RCO Grant Status

In 2004 Kitsap County applied for and secured a WWRP Urban Wildlife Habitat Grant as reimbursement for the acquisition of the northern 340 acres of the CK Greenway lands (RCO #04-1457A). Appraisals were done of that 340 acre portion of the larger 623 acre property. Those appraisals showed a greater value than was estimated when the grant was submitted. Based on the newly determined appraised value, the County requested that the grant contract be amended to reduce the land acquired through the grant from 340 acres down to 304 acres, as that land area value matches the dollar amount of the grant. The reason for this was to maximize the land the County would have to trade for the DNR Newberry Hill Trust lands, which are north of and contiguous to the CK Greenway lands. The County land outside the grant-encumbered property (and available for trade with DNR) will total approximately 319 acres with the grant amendment. That grant amendment was approved by RCO.

Prior to the grant amendment request, Kitsap County had completed, filed and sent to RCO a deed of right in favor of RCO for the original 340 grant area, meeting the final requirement to complete the RCO grant requirements. While RCO staff believed that legal description in the deed of right incorrectly described the entire 623 acre CK Greenway property, the legal has been double checked by Kitsap County staff, and has been determined to be the accurate description for the 340 acres included in the original grant application. The grant application is currently outstanding, as a new deed of right, reflecting the reduced 304 acre area needs to be submitted to RCO. Kitsap County has had a boundary line adjustment prepared to define the boundary of the 304 acre grant area. In order to complete the grant requirements, the County must: (1) adopt and file the boundary line adjustment; (2) prepare, adopt, record and submit to RCO a deed of right reflecting the amended 304 acre grant area. This process will likely take a month to complete.

Conversion Request

The solution which seems most appropriate to the County at this time requires the approval of RCO and probably the Recreation and Conservation Funding Board (RCFB). It involves the conversion of a portion of the CK Greenway lands for which the WWRP grant has helped fund – enough of that land to meet the acreage required to match the value of the 500 acre Newberry Hill Trust land parcel. The exact acreage would be determined by appraisals of both the DNR's Newberry Hill Trust lands and the CK Greenway lands. Preliminary discussions have been held with Kammie Bunes about this possibility, and Kammie suggested sending this description of the issues and request for direction from RCO.

Alternatives Considered

Kitsap County looked at a number of alternatives to requesting a conversion of a portion of the lands partially funded with WWRP grant

monies for lands of equivalent value and equal or greater function as wildlife habitat at Newberry Hill. Among those alternatives were:

- Other County-owned lands were evaluated as potential exchange properties. None were found which met DNR's needs, and which were not needed for essential County functions.
- A number of third party trade possibilities were considered. The possibilities for this were limited by the lands which would be acceptable to DNR and County lands which would be available and attractive to the third party. The City of Bremerton and two timberland owners of managed forest lands on Green Mountain were approached. No deals were able to be made.

Justification of Habitat Value of Newberry Hill lands

The DNR lands on Newberry Hill which would be exchanged for the CK Greenway lands being converted include the headwaters of Chico Creek. There are extensive wetlands, including a number of open water ponds. The CK Greenway property being converted would not include Chico Creek's major tributaries. The conversion would maintain the wildlife corridor, as it would enable the exchange land on Green Mountain for a large block of contiguous land to the north of CK Greenway.

Appraised Values

Appraisals will be done of both the DNR and Kitsap County lands, and the exchange will be of lands of equal value, as determined by both an appraiser and a review appraiser. The appraisal process will follow DNR's standard procedures for land exchanges, with some notable exceptions. The County and the State will agree on a list of appraisers who will be asked to bid on the job. Kitsap County will pay for the appraisals, and both the County and DNR will rely on the values established by the shared appraisers.

Request for RCO Clarification

Kitsap County is clear in its intent to acquire the Newberry Hill land now managed by DNR. The County will use that portion of the lands it acquired from Port Blakely Tree Farms unencumbered by RCO deeds of right as a portion of the lands it exchanges. If RCO staff is willing to support a conversion request for additional contiguous lands secured through grant RCO #04-1457A to be used for the exchange for DNR Newberry Hill lands, Kitsap County and RCO can close that grant and proceed with the appraisals, conversion and exchange. If RCO believes the conversion is unlikely to be approved, then the County will prepare a new deed of right, excluding the additional 36 acres, per the contract amendment, and close the grant. The County needs that land to use for the exchange. We will continue our search for a way to complete the exchange. Direction from RCO on this point will enable Kitsap County to proceed with this exciting project.

LAND TRANSACTION PROSPECTUS

Project name:
Kitsap County Parks and Recreation Exchange

Initiator: Brad Pruitt, South Puget Sound Region
Date: 09-24-07

Phone: (360) 584-5037

This prospectus describes a proposed land transaction. By signing below you acknowledge that 1) you understand the intent of the proposal, 2) you consent to committing staff time and financial resources as needed to investigate the proposal's feasibility, and 3) if the proposal is determined to be feasible, you support bringing the transaction to completion. (note: e-mails stating agreement are acceptable in lieu of signing this form)

1. Acknowledged by South Puget Sound Region:

State Lands Asst: Doug McClelland

Signature: _____ Date: _____

Region Manager: Randy Acker

Signature: _____ Date: _____

Comments:

2. Acknowledged by Product Sales and Leasing Division:

Asst Div Mgr.: Paul Penhallegon

Signature: _____ Date: _____

PSL Div. Mgr.: Jed Herman (2-1370)

Signature: _____ Date: _____

Comments:

3. Acknowledged by Asset Management and Protection Division:

Asst Div Mgr.: Steven Saunders (2-1488)

Signature: _____ Date: _____

AMP Div. Mgr.: Kit Metlen (2-1611)

Signature: _____ Date: _____

Comments:

Distribution: Executive Director
Steward

Region
PSL Division

Project Purpose/objective: SPS Region is proposing an equal value exchange, involving 440+ acres of productive forest resource land owned by Kitsap County, in exchange for 525 acres of Common School trust lands managed by DNR. More Kitsap acreage will need to be brought into the exchange before the transaction will balance. These DNR lands at Newberry Hill, Kitsap County, are considered transition lands being isolated from DNR's long term management

LAND TRANSACTION PROSPECTUS

blocks, surrounded by rural development, and dominated by wetlands (~250 acres), making them more difficult to manage than lands within DNR's long term management blocks.

In addition to the land exchange, Kitsap County has requested re-conveyance (per RCW 79.22.110) of a separate 315 acres that abut the land exchange, and are managed by DNR as Forest Board Transfer trust.

In summary, Kitsap County is interested in acquiring a total of 830 acres from DNR, made up of both Forest Board Transfer and Common School trust lands. The county wants the property to manage as a regional park with ball fields, open space, hiking, habitat, and open space use. The DNR lands will add to the 300 acres of land the county already manages at Newberry Hill, creating a continuous 1,130 acre county park landscape.

- **Parties Involved:** DNR and Kitsap County Facilities, Parks and Recreation Department.
Supporting Stakeholders: Central Kitsap Community Council, Cascade Land Conservancy, Hood Canal Alliance, and Kitsap County. Stakeholder planning is currently underway.
- **County/ description:** All parcels are located in Kitsap County. See attached Map.
- **Size/acres:** - Land Exchange: DNR 525 acres vs. Kitsap Co. 440 acres
(Parcel list is not complete. Kitsap Co. to provide more parcels for flexibility in balancing the Exchange)
- Re-conveyance: to Kitsap Co. 315 acres
- **Trusts:** - State Forest Board Transfer, Common School

How does this transaction further state and region asset strategies? DNR lands proposed in this transaction are isolated and provide marginal revenue to the trusts. These lands are increasingly difficult to manage for forest resource production and leasing. SPS recommends re-positioning assets into the Green Mt. Block, and remaining consistent with commitments to proceeding with the re-conveyance. Re-conveyance of additional Forest Board lands should be discouraged. When this transaction was first begun in 2006, the department agreed in concept to proceed with the requested county re-conveyance as part of the transaction. The re-conveyance lands are transition lands, costly and difficult to manage, have been targeted by Kitsap County for park use, and because the county is not concerned with lost reduced revenue resulting from a re-conveyance of Forest Board lands, it is probably in DNR's best interest to transfer these lands to the county for public use. Useable acreage for revenue production on lands to be exchanged is greatly reduced by the presence of riparian habitat (250 acres), rural residential development, and a historically troubled gun club lease. Extensive unauthorized public use of all the property is prevalent and is costly for the department. Once acquired by Kitsap County the properties will be managed to meet conservation and public use needs of the area.

Is this a proposed low-value acquisition? ___ Yes **X NO**. **If yes, please explain how it meets the low-value acquisition criteria.** The proposal does not meet the criteria for low-value acquisition and must go to the Board of Natural Resources for approval.

Benefits: *(key reasons for moving ahead with this transaction)*

- **Economic (including trust revenue, SHC & RMAP implementation):** Nearby rural development and Kitsap County's Heritage Park site provides increasing pressure to manage the trust lands for other than commercial forest purpose. Buffers for HCP compliance and visual aesthetics account for buffers on not only riparian areas but on boundary lines as well. These pressures will increase and put more lands out of production for commercial harvest in the future. RMAP compliance is being evaluated on both sides, and some work has been identified. But at this point costs should come close to balancing, and no extreme problems exist on initial review. The lands Kitsap

LAND TRANSACTION PROSPECTUS

County is offering in the exchange will generate more revenue for the trust than the lands DNR gives up. Kitsap and DNR properties are mostly Site Class II and operable for timber harvest, but key to the exchange is a potential net increase in operable acres. The Common School Section 36 parcel is dominated by wetlands, and although Kitsap's exchange parcels contain type 3 streams the overall acreage should calculate more operable. High mass wasting, in the Kitsap County parcels, is mostly confined to Type 3 stream buffer areas. The exchange will eliminate approximately 3 miles of boundary against rural residential use. Since DNR's is blocking up it's ownership in the transaction, the need for aesthetic leave tree areas is eliminated. Kitsap's operable acreage is made up of mostly younger aged stands (between 6 and 15 years of age), with about 30% of the acreage being of commercial age (30 -60 years old). DNR operable School trust lands contain approximately 17% commercial aged stands (30 - 80 years), the remainder are non-commercial (6-15 years of age). Proposed Forest Board re-conveyance lands contain approximately 10% aged between 100 and 150 years and 70% aged between 20 and 50 years of age, with the remaining stands non-commercial age. A contentious rifle shooting range lease is located in the southeastern corner of the Common School property. Current Kitsap County officials support the gun club use, and should facilitate transfer of the lease to the county. Annual revenue from the 72 acre lease is \$7,200. Local neighbors have complained about the gun club use, and the lessee has been less than cooperative with county code enforcement and has had trouble communicating improvements on and off the lease area with DNR. DNR will potentially spend considerable resources resolving ongoing issues, or even be pressured to re-locate the club on other DNR lands if the property is not exchanged to Kitsap County.

- **Social (including public use/recreation opportunities):** This project helps Kitsap County meet objectives to further develop the Heritage Park in support of sporting facilities, ball fields, open space, conservation lands, and parklands. This proposal will help the county support the need for parks, recreation, conservation, and education in this part of the county.
- **Ecological (including forest health, conservation opportunities):** The current DNR managed lands contain extensive habitat and riparian areas that make approximately 30 percent of the area. Kitsap County intends to conserve these lands to support habitat objectives in the region. Blocking up lands at Green Mt. Helps DNR provide a more contiguous landscape for fish and wildlife.

Issues: (potential negative effects on trust, department, other interested parties)

- **Economic.** Delay in revenue production as a result of the transaction needs to be further evaluated, especially if the Forest Board lands are re-conveyed. Most accessible timber has been removed from DNR Common School lands by the department, but small pocket of accessible volume exist. RMAPS cost balance is in review.
- **Social (including potential cultural heritage, public use, neighbors, local entities, and tribal concerns):** Stakeholder and public support for the project is positive. Kitsap County, DNR, and stakeholders will conduct a joint public information process and public hearings as the proposal proceeds. SPS Region is also working with stakeholders to identify strategies for disposition of DNR's other isolated transition lands north of Green Mountain

LAND TRANSACTION PROSPECTUS

- Ecological (*including potential ESA, conservation, and land trusts concern*): The land exchange and potential re-conveyance, meets county and stakeholder conservation objectives to support a balance of recreation, conservation, open space, and educational land uses.




Are there potential HCP impacts? ___ Yes NO. If yes, please explain.

Will trust value considerations likely be required to balance this transaction?

Yes ___ NO. If yes, please explain and identify the assumptions likely to be used. The land exchange component will need to balance economically and as close as possible on an acre for acre basis.

Other comments/Information, if applicable:

Proposed Central Kitsap Heritage Park DNR Land Exchange

-  Existing Newberry Hill Parklands
-  2009 DNR Exchange
-  Postponed DNR Reconveyance



0 1,000 2,000 3,000 Feet

