



# Spokane County

PARKS, RECREATION AND GOLF  
Doug Chase, Director

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## MEETING MINUTES

### SPOKANE COUNTY PARKS ADVISORY COMMITTEE (PAC)

#### *Special Topic Meeting*

Thursday, January 9<sup>th</sup>, 2020 at 3:00 PM

404 N. Havana Street

Present: Eric Sawyer – Chair, Dave Schaub (conference call), Tom MacKenzie, Mel Fowler (conference call), Doug Kelley  
Absent: Eric Johnson  
Staff: Doug Chase – Director, Paul Knowles, Melissa Parker

I) **Call Meeting to Order (Chair, Eric Sawyer) (3:00pm)**

II) **Special Topic (Paul Knowles, Doug Chase):**

A. Beacon Hill Conservation Futures Concept Briefing

- i. **Action Item 1:** Shall the Spokane County Parks Advisory Committee (PAC) forward to the Board of County Commissioners (BoCC) and recommend approval of the Conservation Futures Land Evaluation Committee's recommendation to amend the 2016 Conservation Futures Prioritized Acquisition List as follows: (1) re-rank nomination "Beacon Hill 02-16" to #2 (from #3), "Beacon Hill 03-16" to #3 (from #7) and "Beacon Hill 05-16" to #4 (from #11); (2) Adjust ranking of remaining nominations downward on the list accordingly to reflect the elevated ranking of the three Beacon Hill nominations and; (3) add tax Parcel #35012.9023 (Beacon Hill Collin Property) to the list and rank / designate for "Administrative Acquisition?"

Mr. Knowles shared that this PAC Meeting was specifically called to receive and act on a recommendation that came out of the Conservation Futures Land Evaluation Committee on January 8<sup>th</sup> (yesterday).

Mr. Knowles stated that currently, the #1 ranked property on the Conservation Futures Acquisition list is the 19.7 acres Paras Property – Beacon Hill. The Conservation Futures Program encourages looking for opportunities to leverage Conservation Futures funding to obtain outside grant funding. As with all properties, staff examined the Paras Property for grant potential in consultation with Washington State Recreation & Conservation Office (RCO) staff. As a stand-alone property, it does not appear competitive enough for grant funding for this current grant cycle. However, if the Paras Property and the other Beacon Hill nominations [identified in the recommendation] on the Conservation Futures Prioritized

Acquisition List (“List”) were “packaged” as one project, the larger project would likely be very competitive in the grant categories being considered.

To move this project forward, the Board of County Commissioners would need to re-rank the List as proposed and recommended by the LEC. That would allow staff to pursue appraisals on these other Beacon Hill nominations in preparation for the grants applications. The Conservation Futures Program allows for the Board to re-rank the List to allow staff to pursue outside funding opportunities. In addition, one property is proposed to be added to the List as a non-ranked Administrative Acquisition – the Collin Property. Acquiring this property would resolve an existing access issue to a parcel of Camp Sekani Conservation Area, a City-owned Conservation Futures property that currently has no access. The program allows for Administrative Acquisitions to resolve issues that affect Conservation Futures properties.

The List also identifies future ownership of property if successfully acquired. As noted, the “package” concept necessitates a collaborative effort with the City of Spokane Parks Department as the City is slated to own some parcels while the County would own others. The City and County would jointly apply for the two RCO grants. The grant applications are due May 1, 2020 and the preliminary grant application ranking wouldn’t come out until September or October. Then, the State Legislature will need to approve the Capital Budget in 2021. Therefore, grant funding would not be received before August 2021.

The concept, if approved by the Board of County Commissioners and grant funds are awarded, would essentially preserve approximately 250 acres, including the top of the downhill mountain bike course and cross-country course, for the same or less Conservation Futures funding as would be expended to acquire the Paras Property alone.

Mr. Kelley wanted it recorded, in case of conflict of interest, that there are several parcels on the proposed list that are owned by his employer, Avista Utilities. He also stated that not only is this consolidation unique for the community and mountain biking it could very well be a great possibility for future sports events.

Ms. Fowler stated she agrees with the recommendation. It looks like a great opportunity for the community.

Mr. Sawyer shared that this concept is a “no brainer.” He asked if the PAC could put exclamation points behind their recommendation on this opportunity to the BoCC. Mr. Chase answered yes that he would enjoy relaying that on to the Board. He added that he agreed with the previous comments and believes this proposal speaks for itself. This proposal fits the goals of the Conservation Futures Program.

Mr. Schaub wanted it recorded, in case of conflict of interest, that he is the Executive Director of Inland Northwest Land Conservancy and as so, would be a partner on this project along with Avista.

Mr. MacKenzie asked if Mr. Knowles could add pictures for the presentation to the BoCC. Mr. Knowles stated yes.

- ii. **Action Item 2:** Shall the Spokane County Parks Advisory Committee forward to the Board of County Commissioners and recommend approval of the Conservation Futures Land Evaluation Committee's recommendation that the Director pursue a collaborative approach with the City of Spokane Parks & Recreation Department ("City Parks") to develop joint grant applications for submittal to the Washington State Recreation & Conservation Office (RCO) to pursue grant funding opportunities for the Beacon Hill Conservation Futures Concept?

**Motion made by Mr. Kelley:** Due to the unique siting opportunity presented through the consolidated proposal for re-ranking these properties for potential grant consideration and potential purchase of said consolidated proposal, I move that the Parks Advisory Committee accept the Land Evaluation Committees recommendation as referenced in Action Item 1 & 2  
Second by Mr. MacKenzie  
Motion passed unanimously.

Adjourned 3:15 pm.

**Next Regular Meeting:** Wednesday, February 12, 2020. 3:00 p.m.; **Location:** 404 N Havana Street

**Purpose:** *The purpose of the Parks Advisory Committee, (PAC) referred to, as the "Park Board" is to make recommendations to and advise the Parks and Recreation Director on matters concerning the operation and maintenance of the Spokane County park system.*

***Spokane County Parks and Recreation Mission Statement***

*"The mission of the Parks, Recreation and Golf Department is to enhance the general quality of life for the residents of Spokane County by providing the highest quality and quantity of parks, recreation, open space, and related cultural opportunities given the available resources."*

**AGENDA SHEET FOR MEETING OF: January 9th, 2020**

**SUBMITTING DEPARTMENT:** Parks, Recreation & Golf

**CONTACT PERSON:** Doug Chase / Paul Knowles

**PHONE NUMBER:** 477-2720 / 477-2188

**CHECK TYPE OF MEETING ITEM BELOW:**

- BID OPENING:**
- 2:00 PM CONSENT AGENDA:**
- 5:00 PM LEGISLATIVE SESSION:**

**BY LEAVE:** (Item Title)  
**SPECIAL SESSION:** (Item Title)

**9:00 AM BOARD BRIEFING:**

**BELOW FOR CLERKS USE ONLY:**

Clerk's Resolution No. _____
Approved: (Majority – Unanimous) _____
Denied: (Majority – Unanimous) _____
Renews/Amends No. _____
Public Works No. _____
Purchasing Dept. No. _____

**AGENDA TITLE:**

Shall the Spokane County Parks Advisory Committee forward to the Board of County Commissioners and recommend approval of the Conservation Futures Land Evaluation Committee's (LEC) recommendation to amend the 2016 Conservation Futures Prioritized Acquisition List to pursue outside funding opportunities as provided for in the 2016 Conservation Futures Program and recommended by Doug Chase, Director Spokane County Parks, Recreation and Golf (Director)?

**RECOMMENDATION:** Please forward and recommend approval of the LEC's recommendation to amend the 2016 Conservation Futures Prioritized Acquisition List ("List") as follows: (1) re-rank nomination "Beacon Hill 02-16" to #2 (from #3), "Beacon Hill 03-16" to #3 (from #7) and "Beacon Hill 05-16" to #4 (from #11); (2) Adjust ranking of remaining nominations downward on the list accordingly to reflect the elevated ranking of the three Beacon Hill nominations and; (3) add tax Parcel #35012.9023 (Beacon Hill Collin Property) to the list and rank / designate for "Administrative Acquisition." In addition, the Director also recommends that he be authorized to pursue a collaborative approach with the City of Spokane Parks & Recreation Department ("City Parks") to develop joint grant applications for submittal to the Washington State Recreation & Conservation Office (RCO). *See attached proposed amended List.*

**PROJECT SUMMARY:** *See attached "Beacon Hill C.F. Project Illustration."* If approved, County and City of Spokane Parks staff will work together to pursue additional outside funding needed to purchase or preserve by donated easement 250 acres of property that (1) Conserves land that contains a portion (the top) of Beacon Hill's Downhill Mountain Bike Course, (2) Conserves land that contains the core Beacon Hill's cross-country trail system between Camp Sekani and Esmerelda Golf Course and (3) Creates through acquisition a block of properties which collectively may serve as a single large park (from the public's perspective) as envisioned by the Olmsted Brothers within the original Olmsted Park Plan (1909) prepared for the City of Spokane.

**BACKGROUND:**

By design, Spokane County's Conservation Futures Program encourages staff to continuously monitor and examine opportunities for potential outside funding (i.e. grants) to maximize usage of Conservation Futures tax funds to further the goals and accomplishments of the program.

Currently, the #1 ranked property on the List is Beacon Hill 04-16 ("Paras Property"), a 19.7-acre property that's a portion of the Valley Springs South Preliminary Plat. While not projected to be competitive as a "stand-alone" application, County Parks staff in consultation with State Grant Managers have determined if the Paras Property along with the other identified Beacon Hill properties were "packaged" as one application, the larger project is likely to be very competitive within the following grant programs: Washington Wildlife and Recreation Program (WWRP) - Local Parks and the Land and Water Conservation Fund (LWCF). These two competitive grant programs are facilitated by the Washington State Recreation & Conservation Office (RCO).

If these grant applications were to be successful, Spokane County's Conservation Futures Program will be able to pursue acquisition / preservation of the core trail system (250 acres) with an overall investment of C.F. tax monies that may otherwise be devoted to secure only the current #1 ranked "Paras Property" (19.7 acres).

This area (Beacon Hill) has been providing outdoor recreation for several decades through the independent, informal development of trails on a mix of private and public lands. However, a majority of the trail system is on private property and the trails are allowed through temporary "handshake" agreements with the private property owners. County Parks staff has determined that 2020 may be the last chance to preserve the core of the trail system as several property owners are actively or planning to develop their properties and several property ownerships are transitioning due to age or trust obligations that makes future purchase less likely.

The proposed List amendments are supported within the 2016 Conservation Futures Program Overview as follows:

"Conservation Futures Program funds have effectively leveraged additional outside dollars through competitive grant programs enabling the acquisition and preservation of top ranked properties on the List. Recognizing this success and the desire to maximize public tax dollars, the Board of County Commissioners may choose to amend the List at any time to take full advantage of outside funding opportunities that may arise. To this effect, the Conservation Futures Program has been and will continue to be an effective and efficient use of public funds."

County Parks staff have communicated with each of the fore mentioned Beacon Hill Property Owners. The Owners of properties effected by the changes proposed to the Acquisition List understand this is necessary to prepare and submit a competitive grant applications. They have acknowledged that continued pursuit of acquisition is conditioned upon successful receipt of additional outside funding.

**FISCAL IMPACT:** Estimated fiscal impacts range from \$1,000,000 to \$2,400,000 to the Conservation Futures Fund (117). **Total Estimated Project Cost: \$2,500,000 - \$3,000,000** (incl. potential grant awards and donations). Utilizing Conservation Futures funding, the partnership (City/County) will apply for two grants: \$1,000,000 from the Washington Wildlife and Recreation Program (WWRP) - Local Parks and \$500,000 from Land and Water Conservation Fund (LWCF) to help fund the completion of this project. Avista Corp. has agreed conceptually through discussion to donate conservation and public recreation easements on four parcels within the project area (value TBD by appraisal). Evergreen Mountain Bike Alliance have verbally committed to contribute \$15,000 towards this project. Inland Northwest Land Conservancy has verbally agreed to provide professional expertise at no cost to the City and County to prepare the recreation and conservation easements for the Avista properties along with required baseline reports at a projected cost savings to the Conservation Futures program of \$15,000 - \$25,000. These donations as well as Spokane County's Conservation Futures Program monies would be utilized as match to apply for the two grants described herein.

**Please see attached documents:**

- **Amended 2016 Prioritized Acquisition List as proposed for consideration.**
- **Beacon Hill C.F. Project Illustration (Map)**

**SIGNATURES:**

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**1) Doug Chase, Director**  
**Spokane County Parks, Recreation & Golf**

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**2) Parks Special Projects Manager**

**This item will need to be codified in the Spokane County Code.**

**Exhibit C - 2016 Conservation Futures Prioritized Acquisition List - Final Recommendation**

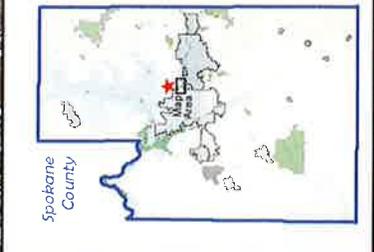
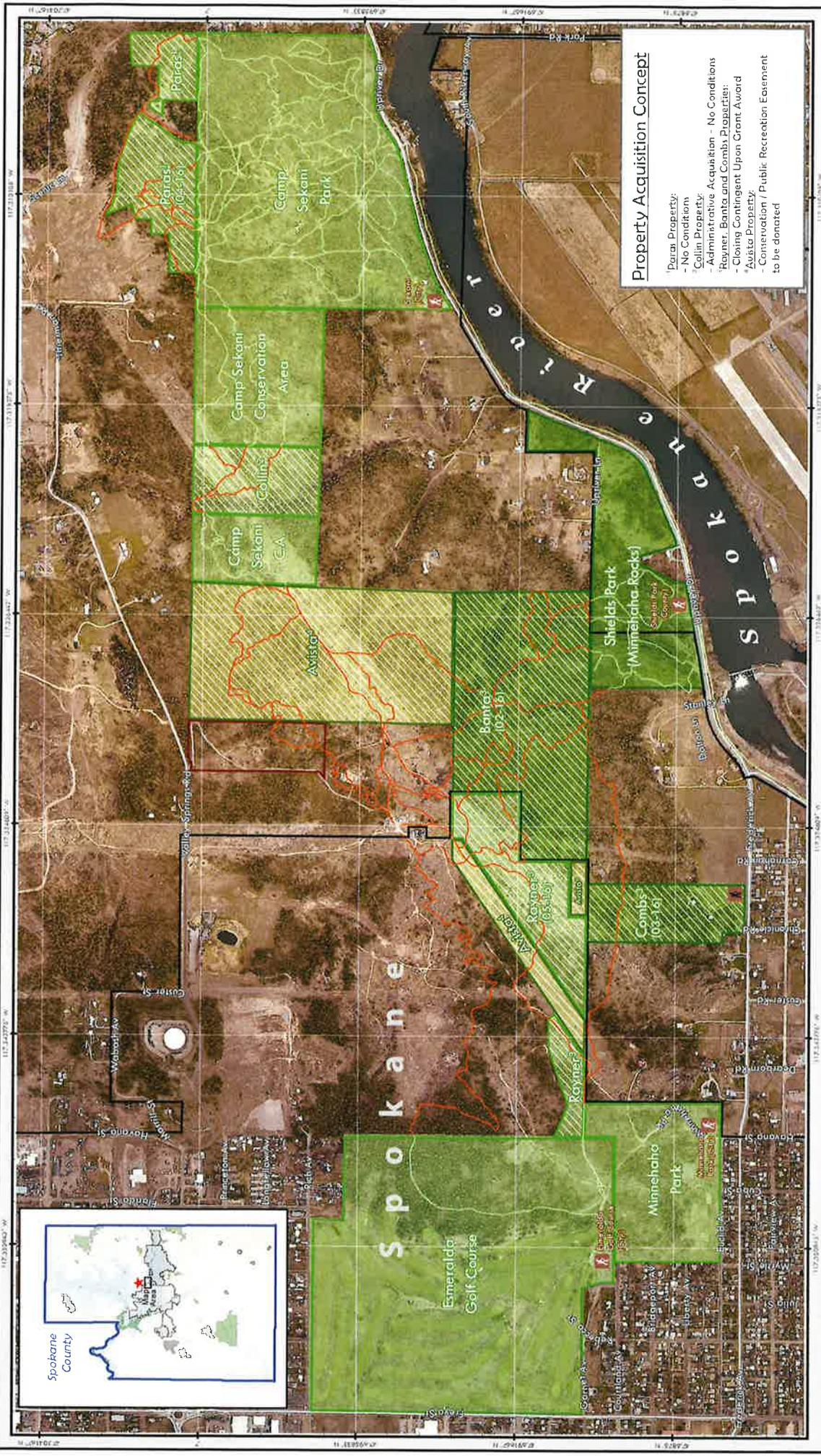
**Please Note: Final Recommendation:** The Land Evaluation Committee took into account the results of the evaluation criteria along with public input, their experience on each nominated site and the Staff Recommendation, which took into account title reports, review of existing legal agreements affecting properties, potential funding sources, and other factors. **\*Administrative Acquisition:** Nominations identified for Administrative Acquisition will be pursued by staff utilizing the process described in the 2016 Program Overview pending availability or satisfaction of contingencies as described below to solve critical existing issues related to the access and management of existing public parklands.

Status Update	Nomination Name	Ranking	Future Ownership	Property Description	Ranking Notes / Contingencies
	Liberty Lake 19-16	*Administrative Acquisition	City of Liberty Lake	23.1 acre property inside the City of Liberty Lake	Considering the real potential to provide and preserve a critical public access connection to Saltese Uplands Conservation Area from the City of Liberty Lake and to address current trespassing issues, this property is to be pursued through the Administrative Acquisition Process contingent upon the City of Liberty Lake obtaining all public trail easements or property necessary to physically connect this nomination to Saltese Uplands C.A. The City of Liberty Lake is asking for 50% of the purchase price to be reimbursed by Conservation Futures.
	Beacon Hill "Collin Property"	*Administrative Acquisition	City of Spokane	18.56 acre property between two Conservation Futures-purchased, City-owned parcels.	"Collin Property" Acquisition of this property would resolve a long-standing legal access issue to a Conservation Futures-acquired property (Camp Sokani Conservation Area). Currently, a parcel acquired by CF has no legal access. The purchase of this property would connect two CF-acquired properties, resolving a legal access issue (where there currently is none) for the City of Spokane Parks and Recreation Department.
	Beacon Hill 04-16	1	City of Spokane	19.7 acre property adjacent to Camp Sokani Park. Contains upper portion of Sokani Downhill Bike Course.	"Paras Property"
	Beacon Hill 02-16	3-2	Spokane County	70 acre property adjacent to John C. Shields Park in Beacon Hill area.	"Banta Property"
	Beacon Hill 03-16	7-3	Spokane County	20 acre property that's part of the Beacon Hills Trail System.	"Combs Property"
	Beacon Hill 05-16	11-4	City of Spokane	25.315 acre property that's part of the Beacon Hills Trail System.	"Rayner Property"
	Latah Creek 17-16	2-5	City of Spokane	47 acre property adjacent to High Drive Park on Latah Creek.	
	Little Spokane 23-16	4-6	Spokane County	95 acre property on the Little Spokane River.	
	High Drive 15-16	5-7	City of Spokane	22.7 acre property adjacent to Hangman Park.	
	Little Spokane 22-16	6-8	Spokane County	230 acre property adjacent to Van Horn, Lidsburg & Bass Conservation Area.	This ranking is contingent upon no fee access for maintenance vehicles to the property via Riverbluff Ranch HOA.
	Dishman Hills 07-16	8-9	Spokane County	34 acre property within the Dishman Hills.	
	Liberty Lake 20-16	9-10	Spokane County	268 acre property adjacent to Liberty Lake Regional Park.	

**Exhibit C - 2016 Conservation Futures Prioritized Acquisition List - Final Recommendation**

**Please Note: Final Recommendation:** The Land Evaluation Committee took into account the results of the evaluation criteria along with public input, their experience on each nominated site and the Staff Recommendation, which took into account title reports, review of existing legal agreements affecting properties, potential funding sources, and other factors. **\*Administrative Acquisition:** Nominations identified for Administrative Acquisition will be pursued by staff utilizing the process described in the 2016 Program Overview pending availability or satisfaction of contingencies as described below to solve critical existing issues related to the access and management of existing public parklands.

Status Update	Nomination Name	Ranking	Future Ownership	Property Description	Ranking Notes / Contingencies
	Fancher 14-16	11	TBD	85.5 acre property north east of Beacon Hill	
	Dishman Hills 12-16 A	12	TBD	90 acre property adjacent to Dishman Hills Conservation Area - Iller Creek Unit	
	Palisades - 27-16	13	TBD	Palisades Park Inholding	
	Dishman Hills 10-16	14	TBD	100 acre property adjacent to Stevens Creek Trailhead (Dishman Hills Conservation Area - Iller Creek Unit)	
	Little Spokane 21-16	15	TBD	7 acre property adjacent to Haynes Conservation Area	
	Liberty Lake 18-16	16	TBD	138 acre property adjacent to Liberty Lake Regional Park	
	Dishman Hills 13-16	17	TBD	138 acre property southwest of Dishman Hills Conservation Area - Iller Creek Unit	
	Beacon Hill 06-16	18	TBD	15 acre property that's part of the Beacon Hill Trail System	
	Palisades - 26-16	19	TBD	Palisades Park Inholding	
	Palisades - 29-16	20	TBD	Palisades Park Inholding	
	Palisades - 30-16	21	TBD	Palisades Park Inholding	
	Palisades - 31-16	22	TBD	Palisades Park Inholding	
	Palisades - 32-16	23	TBD	Palisades Park Inholding	
	Palisades - 33-16	24	TBD	Palisades Park Inholding	
	Palisades - 34-16	25	TBD	Palisades Park Inholding	
	Dishman Hills 11-16	26	TBD	4 acre addition to Dishman Hills Conservation Area - Glenrose Unit	
	Palisades - 35-16	27	TBD	10 acre addition to Palisades Park	
	Palisades - 36-16	28	TBD	22 acre property north of Palisades Park	
	Dishman Hills 09-16	29	TBD	146 acre property southwest of Dishman Hills Conservation Area - Iller Creek Unit	
	Peone 38-16	30	TBD	Peone Park Inholding	
	Palisades - 28-16	31	TBD	Palisades Park Inholding	
	Indian Trail 16-16	32	TBD	Indian Trail Park Inholding	
	Peone 37-16	33	TBD	Peone Park Inholding	



**Property Acquisition Concept**

- Parcel Property:
  - No Conditions
  - Collin Property
  - Administrative Acquisition - No Conditions
  - Rayner, Banta and Combs Properties:
  - Closing Contingent Upon Grant Award
- Avista Property:
  - Conservation / Public Recreation Easement to be donated



Spokane County  
 Geographic Information Systems  
 Map Produced December 2019

**Beacon Hill Conservation Futures**  
*- Project Illustration -*

- Existing County Parks
- Existing City Parks
- Municipal Boundaries
- State, Combs Properties
  - To be owned by County
  - To be acquired by City
- Parks, Collins, Koyro Properties
  - To be acquired by City
- Avista - Conservation Public Domain
- Avista - Conservation Public Domain
- Beacon Hill Neighborhood
- 24-4 - not part of Concept
- Existing Trailheads
- Future Trailheads
- Public Trails
- Private Property