

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF AMENDING THE 2016)
CONSERVATION FUTURES PROGRAM)
PRIORITIZED ACQUISITION LIST, RESOLUTION)
NO. 16-0751, TO RERANK BEACON HILL 02-16,)
03-16, 05-16 AND ADD A NON-RANKED)
ADMINISTRATIVE ACQUISITION, BEACON)
HILL "COLLIN PROPERTY")

RESOLUTION

WHEREAS, pursuant to the provisions of RCW Section 36.32.120(6), the Board of County Commissioners of Spokane County has the care of County property and the management of County funds and business; and

WHEREAS, pursuant to the provisions of RCW 84.34.200, the legislature found that: (1) the haphazard growth and spread of urban development is encroaching upon, or eliminating open areas and spaces of varied size and character, including many devoted to agriculture, the cultivation of timber, and other productive activities, and many others having significant recreational, social, scenic, or esthetic values; (2) such areas and spaces, if preserved and maintained in their present open state, would constitute important assets to existing and impending urban and metropolitan development, at the same time that they would continue to contribute to the welfare and well-being of the citizens of the state as a whole; and (3) as such, the acquisition of interests or rights in real property for the preservation of open spaces and areas constitutes a public purpose for which public funds may properly be expended or advanced; and

WHEREAS, pursuant to the provisions of RCW 84.34.230, the Board of County Commissioners of Spokane County levied an amount of money to be used solely for the purpose of acquiring rights and interests in real property pursuant to the terms of RCW 84.34.200 through 84.34.220; and

WHEREAS, pursuant to the provisions of the RCW 84.34.240, the Board of County Commissioners of Spokane County ("Board") passed Resolution No. 93-1560, establishing a Conservation Futures Fund, designated as County Fund No. 117; and

WHEREAS, on November 3, 2015, the Board approved the 2016 Conservation Futures Program Overview and Nomination Form ("Program Overview") and instructed staff to open the 2016 Open Nomination Round; and

WHEREAS, the Board of County Commissioners of Spokane County passed Resolution No. 16-0751 on October 11th, 2016, consistent with the provisions of RCW 84.34.200 et seq., to accept the recommendation of the Spokane County Parks Advisory Committee and the Land Evaluation Committee with respect to adopting the 2016 Conservation Futures Prioritized Acquisition List ("List") of potential properties to be acquired through the Conservation Futures Fund; and

WHEREAS, the following properties are currently ranked on the List as follows: Beacon Hill 04-16, #1, Beacon Hill 02-16, #3, Beacon Hill 03-16, #7 and Beacon Hill 05-16, #11, collectively referred to hereinafter as the "Beacon Hill Nominations;" and

WHEREAS, pursuant to the Program Overview, 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; and

WHEREAS, pursuant to the Program Overview, the Board of County Commissioners may also authorize "Administrative Acquisitions" to resolve issues or conditions such as public access constraints

or public safety concerns affecting property acquired through Conservation Futures that may only be effectively addressed through additional land acquisition; and

WHEREAS, Parks, Recreation & Golf staff together with City of Spokane Parks staff are desirous of resolving a legal access issue at Camp Sekani Conservation Area, a Conservation Futures property, through Administrative Acquisition, Assessor's Tax Parcel No. 35012.9023 ("Beacon Hill Collin Property"); and

WHEREAS, Parks, Recreation & Golf staff working in consultation with the Washington State Recreation & Conservation Office ("RCO"), City of Spokane Parks & Recreation Department, landowners and partners have identified an opportunity to pursue \$1.5 million in outside grant funding administered by RCO to help acquire the Beacon Hill Nominations, including the Beacon Hill Collin Property; and

WHEREAS, in recognition of this opportunity to pursue outside funding and resolve a legal access issue, the Land Evaluation Committee and the Spokane County Park Advisory Committee have recommended amending the 2016 Conservation Futures Prioritized Acquisition 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 Assessor's Tax Parcel 35012.9023, Beacon Hill Collin Property, to the List as a non-ranked Administrative Acquisition; and

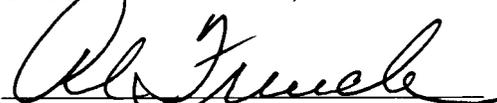
WHEREAS, Doug Chase, Director of Spokane County Parks, Recreation & Golf recommends that he be authorized to pursue a collaborative approach with the City of Spokane Parks & Recreation Department ("City Parks") to develop joint grant applications for submittal to the Washington State Recreation & Conservation Office.

NOW, THEREFORE, BE IT RESOLVED that consistent with the provisions of RCW 84.34.200 et seq., the Board of County Commissioners of Spokane County does hereby 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 Assessor's Tax Parcel 35012.9023, Beacon Hill Collin Property, to the List as a non-ranked Administrative Acquisition. (4) Doug Chase, Director of Spokane County Parks, Recreation & Golf is hereby authorized to pursue a collaborative approach with the City of Spokane Parks & Recreation Department to develop joint grant application for submittal to the Washington State Recreation & Conservation Office.

APPROVED BY THE BOARD this 21st day of January, 2020.



BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON


AL FRENCH, CHAIR

ATTEST:


JOSH KERNS, VICE-CHAIR


Ginna Vasquez, Clerk of the Board


MARY L. KUNEY, COMMISSIONER

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

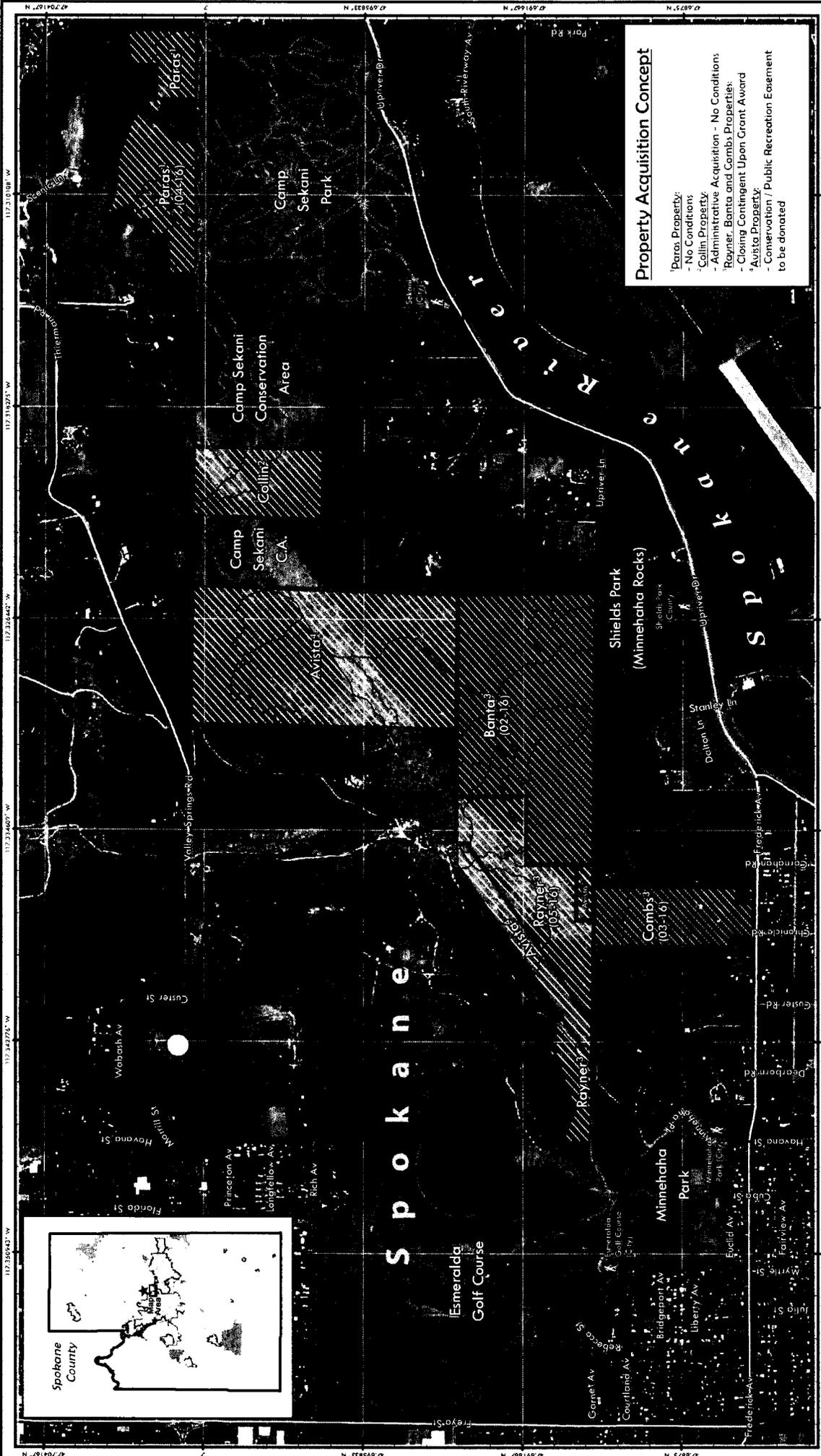
Please Note: Final Recommendation: The Land Evaluation Committee took into account the results of the evaluation criteria along with public input, their experience on each nominated site and the Staff Recommendation, which took into account title reports, review of existing legal agreements affecting 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	Ranking Notes / Contingencies
	Liberty Lake 19-16	*Administrative Acquisition	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	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 Sekani 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	19.7 acre property adjacent to Camp Sekani Park. Contains upper portion of Sekani Downhill Bike Course. "Paras Property"
	Beacon Hill 02-16	3-2	70 acre property adjacent to John C. Shields Park in Beacon Hill area. "Banta Property"
	Beacon Hill 03-16	7-3	20 acre property that's part of the Beacon Hills Trail System. "Combs Property"
	Beacon Hill 05-16	4-4	25.215 acre property that's part of the Beacon Hills Trail System. "Rayner Property"
	Latah Creek 17-16	2-5	47 acre property adjacent to High Drive Park on Latah Creek.
	Little Spokane 23-16	4-6	95 acre property on the Little Spokane River.
	High Drive 15-16	5-7	22.7 acre property adjacent to Hangman Park.
	Little Spokane 22-16	6-8	230 acre property adjacent to Van Horn, Fairburg & 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	34 acre property within the Dishman Hills.
	Liberty Lake 20-16	9-10	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	Ranking Notes / Contingencies
	Fancher 14-16	11	TBD 85.3 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 36-16	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

Paros Property:

- No Conditions
- Collin Property
- Administrative Acquisition - No Conditions
- Royner, Banta and Combs Properties
- Closing Contingent Upon Grant Award

Avista Property:

- Conservation / Public Recreation Easement to be donated



Spokane County
 Parks & Recreation
 Information Systems
 Map Produced: December 2019

Beacon Hill Conservation Futures
 - Project Illustration -

- Existing County Parks
- Existing City Parks
- Municipal Boundaries
- Existing Trailheads
- Future Trailhead
- Public Trails
- Trails currently on Private Property
- Banta, Combs Properties
 - To be acquired by County
- Paros, Collin, Royner Properties
 - To be acquired by City
- Avista - Conservation/Public Donated
- Beacon Hill Nominations
 06-116 - not part of Concept

AGENDA SHEET FOR MEETING OF: January 21, 2020

SUBMITTING DEPARTMENT: Parks, Recreation & Golf

CONTACT PERSON: Doug Chase / Paul Knowles

PHONE NUMBER: 477-2720 / 477-2188

BELOW FOR CLERKS USE ONLY:

CHECK TYPE OF MEETING ITEM BELOW:

BID OPENING:

2:00 PM CONSENT AGENDA:

9:00 PM LEGISLATIVE SESSION:

BY LEAVE: (Item Title)

SPECIAL SESSION: (Item Title)

9:00 AM BOARD BRIEFING: 1/21/20

Clerk's Resolution No. 20-0065
Approved: (Majority – Unanimous) _____
Denied: (Majority – Unanimous) _____
Renews/Amends No. _____
Public Works No. _____
Purchasing Dept. No. _____

AGENDA TITLE:

Shall the Board of County Commissioners 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 the Spokane County Conservation Futures Land Evaluation Committee, the Spokane County Parks Advisory Committee, and Doug Chase, Director Spokane County Parks, Recreation and Golf (Director)?

RECOMMENDATION: Please 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.

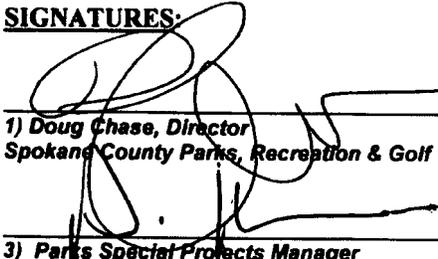
On January 8th, 2020, the Conservation Land Evaluation Committee (“LEC”) unanimously recommended approval of the amended List as proposed as well as pursuit of a collaborative approach with the City of Spokane Parks and Recreation Department as described herein. On January 9th, 2020, the Spokane County Parks Advisory Committee (“PAC”) voted unanimously to forward and recommend approval of the LEC’s recommendation to the Board of County Commissioners

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:


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

3) **Parks Special Projects Manager**

Ronald P. Arkills

Digitally signed by Ronald P. Arkills
DN: CN = Ronald P. Arkills, email =
rarkills@spokanecounty.org, C = US, O = Spokane
County, OU = Civil Prosecutors
Date: 2020.01.14 13:27:53 -0800

2) **Legal**

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