



**Spokane County**  
PARKS, RECREATION AND GOLF

## 2021 Conservation Futures Nomination Round

### Final Review

#### Staff Review Findings

#### 1. Antoine Peak 01-21

- a. **Tax Status:** 88 Current Use - Designated Forestland
- b. **Title Report Review:** Didn't yield anything of concern. There is one easement presumably to Inland Empire Paper Co (as successor to Long Lake Lumber) to access 80 acres they own north of the property. Easement is strictly for timber harvest and management.
- c. **Timing Considerations:** Property owner contacted staff originally in 2016 shortly after the 2016 nomination round concluded. They have since waited to nominate their property. They have several folks interested in buying portions of the property. If the acquisition of this property is delayed past 2023, this acquisition opportunity could potentially cease. Property has excellent potential to be highly competitive in RCO's WWRP-Urban Wildlife grant category in the 2024 grant cycle.
- d. **Potential Contingencies to Closing:**
  - i. Boundary Line Adjustment would need to occur. Would meet minimum lot size requirements.
  - ii. Related to (i) – Because of the segregation, County would likely need to install fencing, or negotiate installation of fencing as part of a PSA, along the common boundary line (i.e. similar to Etter Ranch / Flying L acquisitions).
  - iii. Easement would need to be granted by Seller to Spokane County for ingress, egress and utilities to access the property.

#### 2. Dishman Hills 02-21

- a. **Tax Status:** 88 Current Use - Designated Forestland
- b. **Title Report Review:** Current communications lease for the tower site expires December of 2021. Seller has shared that the current lessee has expressed a desire to extend the lease beyond 2021. Standard utility easements (Washington Water Power). Easement for access to the property in place. It appears that there is no road maintenance agreement in place for the easement road serving the property (something that potentially needs more research).
- c. **Timing Considerations:** After decades of ownership, current property has conveyed intent to put the property on the market following the outcome of this process.
- d. **Potential Contingencies to Closing:**

- i. None outside of standard contingencies.

### 3. Dishman Hills 03-21

- a. **Tax Status:** 88 Current Use - Designated Forestland
- b. **Title Report Review:** Clear. No easements encumbering the property. See 3(d)(ii).
- c. **Timing Considerations:** Current property owners have conveyed intent to put the property on the market following the outcome of this process.
- d. **Potential Contingencies to Closing:**
  - i. Donation of \$25,000 from Dishman Hills Conservancy to be used towards trailhead improvements.
  - ii. Granting / clarification of “easement” from Bruna Road. Said easement could enhance stewardship / maintenance access.

### 4. Dragoon Creek 04-21

- a. **Tax Status:** 91 - Vacant Land
- b. **Title Report Review:** Didn't yield anything of concern. There are several easements related to utilities and an easement to Spokane County for the extension of Spring Creek Road (granted in 1932 – not likely to happen anytime soon, if ever).
- c. **Timing Considerations:** Seller has expressed a desire to sell soon or sell to interested private party.
- d. **Potential Contingencies to Closing:**
  - i. Removal of derelict vehicles, RVs, and equipment at the Seller's expense.
- e. **Other:**
  - i. No confirmation on who owns the dam. Arcadia Orchards Company installed the dam and there is an easement on the property related to permitting the dam and flooding of the property. However, Arcadia Orchards Company is presumably dissolved. Potential contingency to closing could be an “inspection” of the dam by a qualified engineering firm to determine the structure's condition, risk of failure, and / or maintenance recommendations.

### 5. Fancher 05-21

- a. **Tax Status:** 67 – Service Governmental
- b. **Title Report Review:** Ingress, egress, and utility easement (20' wide) serving the interior FAA parcel and water tower. In both cases, the Grantee is responsible for road maintenance. No concerns regarding other encumbrances (standard utility) on the property as these should not conflict with Conservation Futures allowable uses.
- c. **Timing Considerations:** Staff consulted with DNR staff on this property. They are currently understaffed and more time allowed for this transaction to occur could be helpful from their perspective. They have expressed no desire or immediate plans to auction / dispose of this property and did expressed favorable comments towards the potential for a late-2024 closing.
- d. **Potential Contingencies to Closing:**
  - i. HOA granting of a public trail easement across HOA-owned property that was submitted as part of the nomination package.

### 6. Palisades 06-21

- a. **Tax Status:** 91 – Vacant Land

- b. **Title Report Review:** Standard utility easements (Washington Water Power). Other easements appear not to impact future use of property for Conservation Futures.
- c. **Timing Considerations:** Property has excellent potential to be highly competitive in RCO's WWRP-Urban Wildlife grant category in the 2022 grant cycle. Parcels combined under singular ownership for the singular purpose of nominating to Conservation Futures.
- d. **Potential Contingencies to Closing:**
  - i. Donation of "stewardship fund" by seller to support the property as described in nomination – to be negotiated.

## 7. Saltese 07-21

- a. **Tax Status:** 83 Current Use Agriculture
- b. **Title Report Review:** Nothing that appears to impact Conservation Futures-allowed uses or the County's operation of this property. "Open Space Management Agreements" recorded as a condition to a residential cluster short plat approval appear to have no bearing / impact on the future management or use of the property for Conservation Futures. A 20' wide ingress/egress easement connects the subject property to Henry Road, providing a potential secondary access point.
- c. **Timing Considerations:** None.
- d. **Potential Contingencies to Closing:**
  - i. None beyond standard.

## 8. Trolley Trail 08-21

- a. **Tax Status:** 91 – Vacant Land
- b. **Title Report Review:** Standard encumbrances (e.g. Washington Water Power easement for overhead utilities). Ingress, egress and utilities easement granted by Seller to neighboring parcel in 2021 only impacts the NE 3,200 SF and doesn't impact the existing trail or future use / connection to 18<sup>th</sup> Ave. Confirmed with Seller. Easement should be amended / clarified prior to Conservation Futures acquisition to better define "accessory structure." See "potential contingencies to closing" below.
- c. **Timing Considerations:** Seller recently sold adjacent parcel (8/9/21) and is motivated to sell this property as well.
- d. **Potential Contingencies to Closing:**
  - i. Granting of public trail easement to City of Spokane for Trolley Trail through Canyon Bluffs Investors, LLC property on existing Trolley Trail grade / route.
  - ii. Granting of public trail easement or plat dedication accommodating public Trolley Trail through Westwood Hills Village replat.
  - iii. Easement granted by Seller date 9/1/21 to neighbor should be amended / clarified prior to Conservation Futures funding to better define "accessory structure." Said amendment would eliminate potential "gray area" between future probable owner (City of Spokane) and grantee of said easement.
- e. **Other**
  - i. Acquisition of this property together with contingencies would resolve a long-standing trespassing issue occurring because of a previous Conservation Futures acquisition (i.e. Trolley Trail Conservancy Area). The current Trolley Trail

Conservation Area terminates at the north end as a dead end. Because of this, trail users continue north onto private property to their desired destination.