

Excerpt from the  
BOARD OF NATUAL RESOURCES  
February 5, 1974

MINUTES

Resolution No. 181 relating to Proposed Policy Regarding Utilization of Public Aquatic Land for Residential (Houseboat) use.

Mr. Beswick said that, while houseboats are historical in many places such as Lake Union, there are houseboats of one kind or another located along the rivers of this state which constitute an encumbrance on the public property and are rarely legitimate. They present a problem because of frequent location where sewage facilities are not available. The Department has been working on this for about a year and has been in communication with the Floating Homes Association in Seattle and, generally speaking, they don't disagree with the Department. There was disagreement on the lease rate and Mr. Beswick suggested modifying the 10 percent to 7 percent.

Mr. Beswick showed slides depicting houseboats on Lake Union and along rivers of the State. He is suggesting that only existing uses, which have been legitimized, be recognized and if owners have permits required by local government or Federal authorities, they will be recognized by the State with a lease. Illicit users will be deposed.

The ongoing rate on aquatic lands is 6 percent. The policy proclaims the principle that the use of these lands for private housing is not a water-dependent public use and, therefore, is a low-ranking use. It is difficult to justify providing publicly owned lands for that kind of a use. When this is approved, that basis for approval is revenue. The 6 percent normally charged is not a full compensation. Seven percent is used on the uppers at the present time. Ten percent was suggested because it was a discouraging rate to encourage people to live on the uplands.

Dr. Robins made a motion,  
seconded by Dr. Brouillet, that  
Resolution 181, with the rate set  
at 7 percent, be approved. Motion  
carried.

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BOARD OF NATURAL RESOURCES

February 5, 1974

M I N U T E S

The Board of Natural Resources met at 10:25 on Tuesday, February 5, 1974 in the office of the Commissioner of Public Lands.

Members present: Commissioner Bert L. Cole  
Dr. Frank Brouillet  
Dr. John S. Robins

Others present: Mr. Don Fraser )  
Mr. Bruce Reeves )  
Mr. Ralph Beswick ) Department of  
Mr. Charles Schwab ) Natural Resources  
Mr. Randall Donohue )  
Mr. Scott Brayton )

Because of the lack of a quorum of those in attendance at the time, the minutes of the January meeting could not be approved.

The Chairman is voting on all issues.

Timber Sales

Mr. Schwab said two of the timber sales are hardwood re-offerings which were offered about a year ago. One has been appraised for \$33,000 more than originally, and the other, for about \$19,000 more.

Motion was made by Dr. Brouillet, seconded by Dr. Robins, that timber sales listed below be advertised for sale. Motion carried.

Application No.

36927  
36384  
36396  
36429  
36955  
35192  
36046  
36773  
36857  
34094  
35026  
35918  
36148

Application No.

36762  
36942  
36962  
37256  
36933  
35981  
35831  
36508  
36547  
37010  
37012  
36639

It has been the policy of the Board that advance approval be obtained for any sale greater than 15 million board feet. There was one such sale to be considered at this meeting. Mr. Fraser added that there is higher bidding on larger sales and there is a feeling on the part of some of the smaller

Land Exchange No. 129 (Resolution 173) between DNR and the City of Bremerton.

The area is located in Kitsap County. The City of Bremerton wished to expand boundaries and requested an exchange so that all the land inside the boundary would be theirs. Mr. Schwab said a 40-acre tract will remain in State ownership. Because of the location of the lands in this area, the land and reproduction values were determined purely from transaction evidence. Values indicate this is more of an urban-suburban residence type than it is forestland. For the timber value, the Department went through normal timber appraisal value and put an overbid factor on it, reserving cutting rights on 45 acres of timber. It was necessary to reserve the timber so the exchange would come up to approximately equal value. The exchange has the approval of the City of Bremerton.

Motion was made by Dr. Brouillet, seconded by Dr. Robins, to approve Land Exchange 129.  
Motion carried.

Land Exchange No. 142 (Resolution 179) between DNR and ITT Rayonier.

In late 1971, the Bureau of Indian Affairs notified the Department they would need some buildings along Lake Quinault (used as our sub-district headquarters) and the Department would have to remove its equipment and personnel. It was, therefore, necessary to obtain another piece of land within the vicinity to accommodate DNR's needs. Such a piece, owned by ITT Rayonier, is on the border of Highway 101 on the west, with the North Shore road on the south and east, and the U. S. National Park to the North, an area of 14-1/2 acres appraised at \$14,500. An 80-acre piece, up the Clearwater River and up the Clearwater Road, was appraised -- land and reproduction -- using the discount tables. That price was confirmed with the market price of sales in the immediate future, so it is basically a transaction evidence appraisal. The two values arrived at are reasonably equal and the staff recommends that the exchange be approved.

Motion was made by Dr. Brouillet, seconded by Dr. Robins, that Land Exchange 142 be approved. Motion carried.

Resolution No. 180 - amendment to Resolution 173.

Mr. Parsons explained that the original resolution authorized the exchange of quick claim deeds. This amendment substitutes this quick claim deed with a bargain and sale deed which allows the removal of a restriction that the Federal Government put into the quick claim deed.

Dr. Brouillet made the motion, seconded by Dr. Robins, that Resolution 180 be approved.  
Motion carried.

This concluded the subjects for consideration by the Board of Natural Resources. The members, acting as the Harbor Line Commission, next considered the following:

Resolution No. 181 relating to Proposed Policy Regarding Utilization of Public Aquatic Land for Residential (Houseboat) use.

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frequent location where sewage facilities are not available. The Department has been working on this for about a year and has been in communication with the Floating Homes Association in Seattle and, generally speaking, they don't disagree with the Department. There was disagreement on the lease rate and Mr. Beswick suggested modifying the 10 percent to 7 percent.

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Dr. Robins made a motion, seconded by Dr. Brouillet, that Resolution No. 181, with the rate set at 7 percent, be approved. Motion carried.

Commissioner Cole said the Board should be thinking about selecting a Chairman which is done annually.

The meeting adjourned at 11:35 a.m.

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Daniel J. Evans (absent)

*Bert L. Cole*

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Bert L. Cole

*Frank B. Brouillet*

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Frank B. Brouillet

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James Bethel (absent)

*John S. Robins*

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John S. Robins

Attest:

*Bruce W. Reeves*

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Bruce W. Reeves  
Assistant Secretary

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