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## Trust Land Transfer Revitalization Pilot Project

# Morning Star Packet

July 2022



WASHINGTON STATE DEPT OF  
**NATURAL  
RESOURCES**

# Trust Land Transfer Revitalization Pilot Project: Morning Star Packet

July 2022

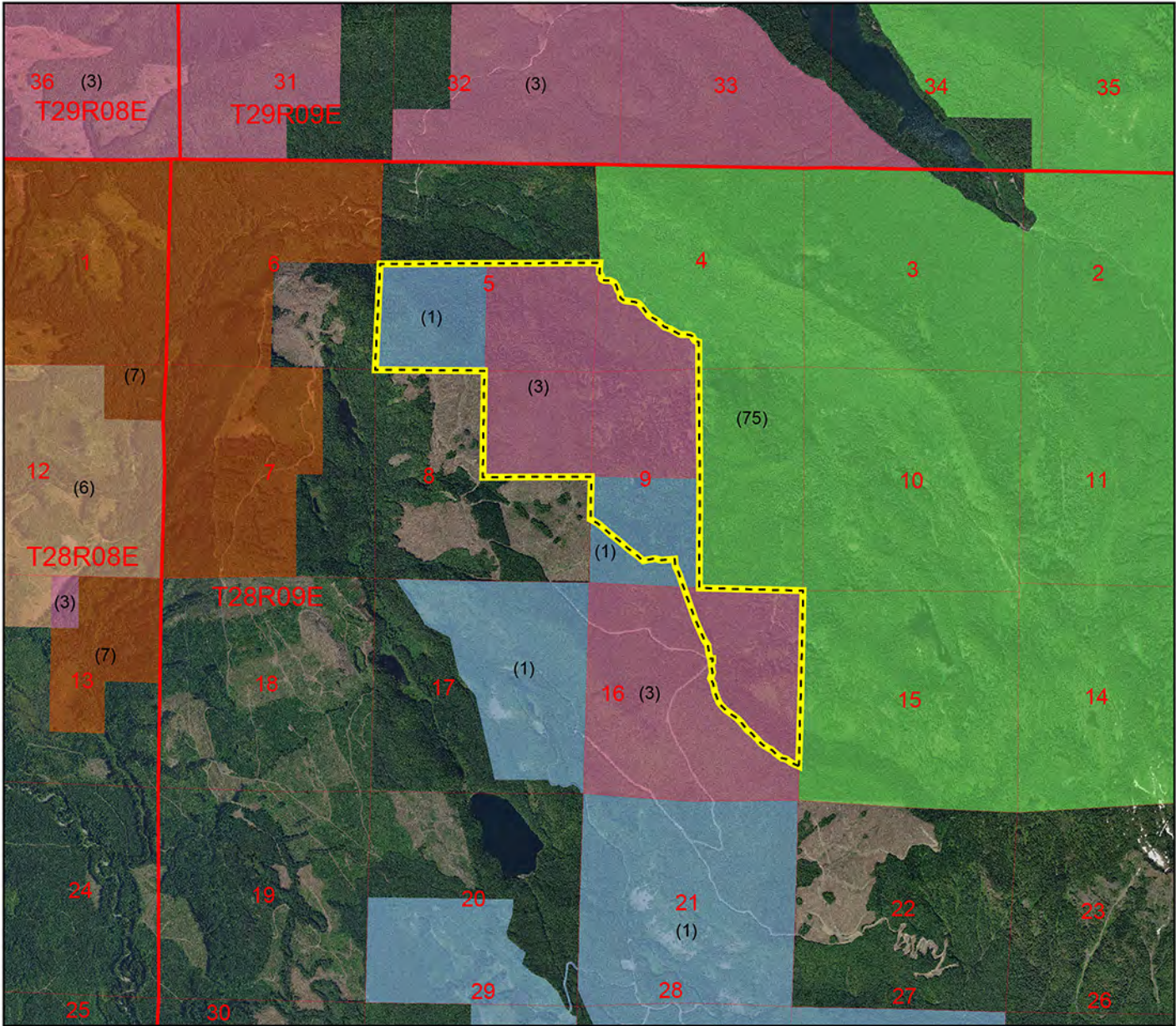
Washington Department of Natural Resources (DNR)  
Product Sales and Leasing Division  
1111 Washington Street SE  
PO Box 47014  
Olympia, WA 98504-7014

Cover: Blakey Island Shoreline photo, Washington Department of Ecology

**Map**



# TLT 2022 - Morning Star



## DNR-Managed Trust Lands

- State Forest Transfer (1)
- State Forest Purchase (2)
- Common School (3)
- Agricultural School (4)
- University - Transferred (5)
- CEP and RI (6)
- Capitol Grant (7)
- Normal School (8)
- Scientific School (10)
- University - Original (11)
- Community Forest Trust (48)
- NAP / NRCA (74/75)
- Other DNR-Managed Lands

## Located In

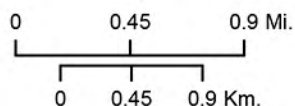
Snohomish County, Washington



## Transfer Parcel(s)

Boundaries may vary at time of transfer.

## Area of Detail



WASHINGTON STATE DEPARTMENT OF  
**NATURAL RESOURCES**

Disclaimer: Extreme care was used during the compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

# **Application and Best Interests of the Trusts Analysis**

# TRUST LAND TRANSFER APPLICATION

(This application is available electronically.)

Submit by 4:00 PM on June 16, 2022 for consideration for the next funding cycle

The Trust Land Transfer program is an innovative tool for the Washington State Legislature, through the Department of Natural Resources, to address several land management needs. Specifically, this tool enables DNR to achieve the following:

- Transfer out of economically under-performing state trust lands and acquire funds to purchase replacement lands with higher long-term income producing potential
- Conserve lands that have high ecological values or public benefits

## Applicant Information

## DNR Staff contact (if different)

Applicant's name:	Department of Natural Resources	Staff name:	Paul McFarland
Address:	919 N Township Street	Address:	Same as applicant
City, State, Zip:	Sedro Woolley, WA 98284	City, State, Zip:	Same as applicant
Phone:		Phone:	360-708-1692
E-mail:		E-mail:	paul.mcfarland@dnr.wa.gov
Parcel name/moniker:	<b><u>Morning Star</u></b>		

## Property Information

**For proposals with more than one trust ownership, or in more than one county, describe parcels separately:**

1.	County:	Snohomish	Sec:	05	Twn:	28N	Rng:	09E	B&M		Parcel#:	28090500300100
2	County:	Snohomish	Sec:	04	Twn:	28N	Rng:	09E	B&M		Parcel#:	28090400100100 (portion)
3	County:	Snohomish	Sec:	08	Twn:	28N	Rng:	09E	B&M		Parcel#:	28090800100100
4	County:	Snohomish	Sec:	09	Twn:	28N	Rng:	09E	B&M		Parcel#:	28090900100100 (portion)
5	County:	Snohomish	Sec:	16	Twn:	28N	Rng:	09E	B&M		Parcel#:	28091600100100 (portion)
6	County:	Snohomish	Sec:	16	Twn:	28N	Rng:	09E	B&M		Parcel#:	28091600200100 (portion)
2.	What is the land currently zoned as?									Forestry		
3.	What is the current land type/land cover?									Forest		
4.	What are the current uses of the property?									DNR trust lands, managed for revenue		
5.	Total project acres:1,071									Total acres forest:	1071	
6.	Proposed receiving agency. DNR Natural Areas											
7.	What trust(s) does this property currently belong to?											
Trust #1	State Forest Transfer (Trust 01)					Acres					284 (approx.)	
Trust #2	Common School (Trust 03)					Acres					787 (approx.)	



## Property Evaluation

Please help us picture the uniqueness or importance of this property for Trust Land Transfer.

**Projects are ranked on four criteria: (1) ECOLOGICAL VALUES, (2) PUBLIC BENEFITS, (3) COMMUNITY INVOLVEMENT AND SUPPORT, AND (4) ECONOMIC IMPACTS. This information will help establish your preliminary ranking with the other projects submitted for consideration. You may attach extra pages, if needed.**

The questions and statements under each criteria may be used as general guidance to describe the project in more detail. There may be other relevant or unique characteristics of the parcel, not be listed here, for each criteria that may be used to describe the property being proposed for transfer.

### **CRITERIA: ECOLOGICAL VALUES**

This criterion focuses on the attributes of the property and the ecological values protected or gained from the transfer of the property and its resources.

Ecological values may include:

- Federal or state endangered or threatened plant, fish, or wildlife species
- Rare or unique plant or wildlife communities
- Site with ecological significance on a global, regional, state, ecosystem, or watershed level
- Habitat for wide-ranging migratory species, especially winter range
- Landscape features or ecosystem services (such as wetlands to reduce flooding, vegetative cover to provide shade and reduce surface temperature, or cover crops to limit erosion) that might alleviate or mitigate natural hazards such as flood, fire, drought, etc.
- Characteristics such as high potential for old-growth habitat, or providing continuity of wildlife corridors
- Watershed protection such as protecting water supply or buffering public drinking water supply
- Describe the parcel's ecological values. Consider factors such as the ecological and biological quality of the habitat and the habitat's role in supporting key species.
- Describe the stewardship or management practices of the receiving agency to perpetuate the ecological values of the parcel. For example, does the agency have the ability to manage, monitor and protect these values once the parcel is transferred? Would the parcel fit within the agency's long-term conservation planning efforts?
- Is the parcel near or adjacent to other protected lands, either public or private?

(Use as much space as needed)

**The Morning Star TLT proposal herein is intended to complete a larger TLT previously approved by the Board of Natural Resources, consistent with expansion of the Morning Star Natural Resources Conservation Area (NRCA) Boundary approved by the Commissioner of Public Lands in 2015. A portion of the TLT was completed at the time, and a portion remains to be transferred, as there were insufficient funds to complete transfer of the entire property at that time.**

**This proposal includes significant portions of P-stage marbled murrelet habitat with older forest conditions. Inventory data indicate that approximately 60% of the area includes stands in age classes of 120 years or more, and approximately 50 acres in the proposal area is over 320 years old. GIS data indicate WOGHI within the proposal and in adjacent areas in the NRCA. There is a spotted owl nest patch in proximity of the south portion of the proposal, and associated buffer within the proposal area. This area will benefit other mature and old-growth dependent species including northern goshawk and pacific fishers. The area also includes numerous streams and associated riparian habitats and species.**

### **CRITERIA: PUBLIC BENEFITS**

Public benefits means a positive effect on the general public or one or more groups of people or community interests.

Examples may include:

- Resource-based outdoor recreation<sup>1</sup>, parks, and/or public use, including accessible opportunities
- Public green space or open space

- Distinctive scenic or aesthetic features
  - Archeological, non-tribal cultural, or historical significance that have been previously documented
  - Scientific research
  - Outdoor education
  - Describe the public benefits that are provided by this parcel now, and would continue upon the transfer, or the public benefits that would be provided by the transfer.
  - Cite any publicly reviewed or adopted plans that support the need for the public benefits identified.
  - Identify the communities that would be served by the parcel.
    - Include any overburdened community<sup>1</sup>, underserved population<sup>2</sup>, or vulnerable population<sup>3</sup> that might receive direct public benefits from this transfer.
    - Describe how proximity to this parcel might increase the stated public benefit.
- (Use as much space as needed)

**The primary purpose of DNR-managed conservation lands is protection of outstanding examples of native ecosystems, habitat for endangered, threatened and sensitive plants and animals, and scenic landscapes. Protection of these values is of benefit to the general public, as codified in the Natural Resources Conservation Areas Act (RCW 79.71), and written into policy via the [Natural Resources Conservation Areas Statewide Management Plan](#) (attached for reference). Like the adjacent Morning Star NRCA, this property would be available for scientific research and environmental education, both of which are of public benefit.**

**This proposal includes numerous tributaries to Olney Creek, a major stream in the area that is tributary to the Wallace and Skykomish Rivers. Nearly all of these tributary streams are associated with mapped areas of potential slope instability (inner gorges and bedrock hollows) in the highly-likely range. Most upland areas between these streams are mapped in the moderately-likely range of instability. In total, approximately 75% of the proposal area is mapped as moderate or high risk of slope instability. Moving these areas into conservation status will help protect slope stability, and thus long-term water quality in the Olney Creek watershed.**

**Assessment of this area has shown that it is most appropriately designated as NRCA. NRCAs are managed primarily for conservation, including protection of threatened and/or endangered species and their habitats. NRCAs also provide opportunities for research, environmental education, and for lowimpact public use (recreation), so long as such use does not conflict with conservation goals.**

## **CRITERIA: COMMUNITY INVOLVEMENT AND SUPPORT**

What is the level of community involvement and support for the proposed transfer?

- To what extent has the community been provided with an opportunity to become informed about the project and provide input?
  - Describe efforts to identify and contact all interested parties.
- Describe the level of involvement and support by the community, including local citizens, local organizations, local elected officials, interest groups, volunteers, public agencies, and others.

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<sup>1</sup> "Overburdened community" means a geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities as defined in RCW 19.405.020 (ESSSB 5141 Sec. 2 (11)). "Highly impacted community" means a community designated by the department of health based on cumulative impact analyses in RCW [19.405.140](#) or a community located in census tracts that are fully or partially on "Indian country" as defined in 18 U.S.C. Sec. 1151.

<sup>2</sup> Underserved populations ([34 USC § 12291\(a\)\(39\)](#)) means populations who face barriers in accessing victim services, and includes populations underserved because of geographic location or religion, underserved racial or ethnic populations, populations underserved because of special needs (such as language barriers, disabilities, alienage status, or age) and any other population determined to be underserved by the Attorney General or the Secretary of Health and Human Services, as appropriate.

<sup>3</sup> "Vulnerable populations" means population groups that are more likely to be at higher risk for poor health outcomes in response to environmental harms (ESSSB 5141 Sec. 2 (14)). "Vulnerable populations" includes, but is not limited to: (i) Racial or ethnic minorities;<sup>11</sup> (ii) Low-income populations;<sup>12</sup> (iii) Populations disproportionately impacted by environmental harms; and<sup>14</sup> (iv) Populations of workers experiencing environmental harms.



- Explain any known opposition to the transfer and any efforts to mitigate or address this opposition. Provide an explanation of why the transfer should be moved forward despite any community opposition.
- Describe any outreach efforts to overburdened communities, underserved populations, or vulnerable populations regarding this proposed transfer and the feedback received.

(Use as much space as needed)

**The Morning Star NRCA is an area of interest to numerous users and stakeholder groups, including the Pilchuck Audubon Society, the Skagit Audubon Society, the Nature Conservancy, the North Cascades Conservation Council, Friends of the Wild Sky, the Alpine Lakes Protection Society, Washington Wild, the Washington Trails Association, the Sky Valley Chamber of Commerce, the American Forest Resource Council, and others. As noted above, the larger TLT, of which this proposal is a portion, was the subject of public review as part of the Boundary expansion process in 2015, which included outreach to a broad range of potentially-interested stakeholders, and a public hearing. There were comments both in support of the proposal, and in opposition to it, as summarized below.**

**Comments in support ranged from support of the proposal more or less in the form presented, to suggestions to expand the proposal in various configurations. Several comments noted the importance of the expansion to facilitating connectivity to wilderness areas to the east for purpose of wildlife travel corridors and habitat. Suggestions for further expansion were also connected to the fact that Spada Lake is a domestic water source for many Snohomish County residents. Comments also included suggestions to employ boundary lines along natural features such as ridges and drainages, rather than artificial, manmade lines; restrict access to the NRCA by pets and horses; prohibit motorized use and internal combustion power tools; and ensure sanitary facilities to service camping.**

**Comments in opposition generally ran along two lines of thought. One criticism related to the limitation of access for multiple use activities in conservation areas, in which low impact uses such as hiking and primitive camping are the standard. The other was based in concerns about a perceived reduction in working forest lands via Trust Land Transfer of trust lands into conservation status, and concerns about whether such lands are being replaced at an appropriate rate.**

## **CRITERIA: ECONOMIC VALUES**

Examples of economic industries could include the following:

- Commercial leasing
- Local Recreation
- Local Tourism
- Forest products
- Non-forest products
- Local public services
- Shellfish
- Agriculture
- Other

Describe the potential positive or negative economic values associated with this transfer.

(Use as much space as needed)

**There are no commercial leases associated with this proposal. Nor is there any existing designated recreation use on the property that will be affected by the transfer. The property is currently in DNR's trust land portfolio, and is managed for timber revenue. That said, there is little potential negative economic impact expected from this transfer. It does reduce the number of "working forestland" acres available to DNR to manage for revenue generation, but in reality the majority of acreage in the proposal is "off-base"**

to timber management due to the presence of spotted owls, marbled murrelets and/or habitat for both species, as well as to other HCP and regulatory constraints that limit management options.

The proposal is supported by DNR trust land managers because it's comprised of unproductive acreage that cannot be effectively managed for revenue. Transfer of the property will allow for reinvestment in land that can be managed for revenue, and thus provide a positive economic benefit to trust beneficiaries and the associated sectors of the larger economy.

**Applicant's Comments Section**

Other comments you may wish to add about your Trust Land Transfer proposal or property uniqueness.

**Receiving Agency Information Section**

- 1. Proposed receiving agency: DNR's Natural Areas
- 2. Has the proposed receiving agency been contacted and confirmed interest in this proposed transfer?  
Yes  No

If yes,

Please provide contact information at the proposed receiving agency	Contact name: Paul McFarland	Phone Number 360- 708-1692	Email paul.mcfarland@dnr.wa.gov
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- 3. Is there a comprehensive or landscape management plan that would apply to this property once transferred?  
Yes  No   
If yes, please send a copy with your application  
See the also the [NRCA Statewide Management Plan](#)

- 4. Describe how this parcel fits within the context of the receiving agency's long-term management plans. Please include any information that supports the agency's capacity for managing the parcel and preserving the ecological value and/or public benefits associated with the parcel. If forested, does the receiving agency have the resources and/or any plans for ensuring forest health and reducing fire risk?

**As noted above, the property included in this proposal was approved for transfer into the Morning Star NRCA by the Board of Natural Resources, consistent with expansion of the Morning Star boundary by the Commissioner of Public Lands in 2015. This property fits into Department long term management plans in two ways: 1) the property is not viable for effective management in the trust land (for revenue) portfolio, and is thus an under-performing asset in that class; and 2) the property is within the existing Morning Star NRCA boundary, and will fold into that management regime seamlessly. DNR's Natural Areas Program is well established, and fully prepared to assume management of this property as part of the larger NRCA.**

## Liens and Encumbrances Section

### **Liens and Encumbrances**

Please list any and all liens and encumbrances on the property proposed the Trust Land Transfer Program. Examples of liens and/or encumbrances include: utility easements, public rights of way, water flow or water use restrictions, septic systems or water easements, dump sites, long-term harvest deferrals, other environmental hazards, transportation corridors, etc.

**There are no known liens or encumbrances on the subject property relevant to this proposal. There are a number of agreements related to Tribal access on DNR managed lands that cover larger landscapes within which these subject parcels are located, but such agreements relate to Tribal access on gated road systems, but there are no roads in the proposal area.**

## Testimony and Affiliation

The information in this application is true to the best of my knowledge and beliefs.

Paul McFarland (Digitally signed by Paul McFarland, Date: 2022.06.16)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Natural Areas Manager**

\_\_\_\_\_  
Title/position

**NW Region DNR**

\_\_\_\_\_  
Organization

**E-Mail the completed application to:**

**TLT – Best Interests of the Trust Analysis:  
Morningstar (1,071 acres)  
Date: June 28, 2022; Many Contributors**

**Quantitative assessment (Productivity and Operability)**

<b>1. Forest Lands Productivity</b>	Site index score: Site Class 5 to marginal for forest production.	<p>Potential harvestable Acres: 226.9</p> <p>Net Present Value and Bare Land Value<sup>1</sup>:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Discount Rate</th> <th style="text-align: center;">NPV</th> <th style="text-align: center;">NPV per Harvestable Acre</th> <th style="text-align: center;">BLV</th> <th style="text-align: center;">BLV per Harvestable Acre</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">3%</td> <td style="text-align: right;">\$ 1,200,754</td> <td style="text-align: right;">\$ 5,291</td> <td style="text-align: right;">\$ 33,589</td> <td style="text-align: right;">\$ 148</td> </tr> <tr> <td style="text-align: center;">4%</td> <td style="text-align: right;">\$ 1,062,104</td> <td style="text-align: right;">\$ 4,680</td> <td style="text-align: right;">\$ (64,669)</td> <td style="text-align: right;">\$ (285)</td> </tr> <tr> <td style="text-align: center;">5%</td> <td style="text-align: right;">\$ 934,424</td> <td style="text-align: right;">\$ 4,117</td> <td style="text-align: right;">\$ (112,319)</td> <td style="text-align: right;">\$ (495)</td> </tr> <tr> <td style="text-align: center;">6%</td> <td style="text-align: right;">\$ 822,986</td> <td style="text-align: right;">\$ 3,626</td> <td style="text-align: right;">\$ (136,063)</td> <td style="text-align: right;">\$ (600)</td> </tr> </tbody> </table> <p>Yarding Systems Required: Ground-based and Cable</p> <p>Road Access: All parcels with harvestable acres do not currently have active road access. New construction or reconstruction would be required. Road Use Permits would likely be required over Weyerhaeuser property to access the northern parcels.</p>	Discount Rate	NPV	NPV per Harvestable Acre	BLV	BLV per Harvestable Acre	3%	\$ 1,200,754	\$ 5,291	\$ 33,589	\$ 148	4%	\$ 1,062,104	\$ 4,680	\$ (64,669)	\$ (285)	5%	\$ 934,424	\$ 4,117	\$ (112,319)	\$ (495)	6%	\$ 822,986	\$ 3,626	\$ (136,063)	\$ (600)
	Discount Rate		NPV	NPV per Harvestable Acre	BLV	BLV per Harvestable Acre																					
	3%		\$ 1,200,754	\$ 5,291	\$ 33,589	\$ 148																					
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	5%		\$ 934,424	\$ 4,117	\$ (112,319)	\$ (495)																					
	6%		\$ 822,986	\$ 3,626	\$ (136,063)	\$ (600)																					
	Tree type: Western hemlock, Douglas fir, true firs, mountain hemlock																										
	Stand condition/Base age: 28 to 330 years old																										
Net present value: see table to right																											
Topography: Cascades foothills, some steep slopes																											
Climate: ~142 inches of annual rainfall																											
Timber Volume <sup>2</sup> : 4,889.4 mbf																											
Planned Harvests: One planned harvest in 2024.																											
<b>2. Non-forest lands productivity</b>	Current Use:	<p>N/A, forested parcel</p>																									
	Lease type/revenue:																										
	Harvest levels/crop, if any:																										
	Soils (identified farmlands of commercial significance):																										
	Water rights:																										
	Infrastructure improvements:																										

<sup>1</sup> Bare land value calculations included a 45-year rotation receiving the full suite of silvicultural treatments regularly employed by the DNR.

<sup>2</sup> Harvestable areas only. Either current volume if merchantable or future volume at age 70 if pre-merchantable.



3. Physical	Access/lack of access: All parcels with harvestable acres do not currently have active road access.	A large percentage of this parcel is unharvestable, making it difficult to manage for timber harvest. Reasons that limit the harvestable acres include unstable slopes, inoperable areas, riparian areas, gene pool reserves, potential or known marbled murrelet long-term forest cover, non-productive sites, and known or potential old-growth stands.
	Unstable or steep slopes/ <i>acres affected</i> : 490	
	Unharvestable areas/ <i>acres affected</i> : see previous line	
	Other: Riparian, 286.4 acres. Indefinite Policy Deferral 40.7 acres. Non-forested, 26.3 acres.	
	Percent of parcel unharvestable: 79%	
4. Ecological	Water resources/ <i>acres affected</i> : Riparian, 286.4 acres	This property includes known and potential old growth forests.
	Unique site features (bogs, cliffs, landscape features, etc. / <i>acres affected</i> ): Older forest (120+ years old)	
	Endangered or protected species/ <i>acres affected</i> : Steelhead, Searun cutthroat, and residential trout	
	Protected plant species/ <i>acres affected</i> : none	
	Known cultural resources/ <i>number of sites</i> : 4	
	Proximity to other conserved or scenic lands: Adjacent to Morning Star NRCA	
	Other: none	

## Qualitative Assessment

<p>5. Social Pressure</p>	<p>Public use/trails: No trails at this time</p> <p>Proximity to urban areas: Property is not near any urban areas, but is heavily used by the public for recreating.</p> <p>Proximity to residential land: Property is not near any residentially zoned land</p> <p>Other: none</p>	<p>This is a heavily used area for dispersed recreation use and DNR has received widespread support for adding to the existing and adjacent NRCA</p>
<p>6. Environmental Pressure</p>	<p>Public concerns with natural resource management pertaining to perceived/real environmental conditions on the property:</p> <p>Other: none</p>	<p>Public has expressed general concern over timber management activities and this property has pockets of older forest.</p>
<p>7. Policy Risk and Governance</p>	<p>Resource Management challenges:</p> <p>Impacts to Harvest levels:</p> <p>Impacts to Current Use:</p> <p>Proximity to other DNR managed land (or)</p> <p>Isolation from other trust lands:</p> <p>Other: none</p>	<p>Limited access abilities make it difficult to manage along with a significant portion of the parcel that is unharvestable due to unique site conditions. This property is adjacent to a large, existing NRCA.</p>
<p>8. Land Use Analysis</p>	<p>Current zoning:</p> <p>Comprehensive Plan designation:</p> <p>Existing development trends:</p> <p>Other: none</p>	<p>This property is zoned Commercial Forest with a Mineral Lands (MRL) overlay. Comprehensive Plan designation is also Commercial Forest. This property is not receiving any pressure from development due to its location.</p>
<p>9. Other DNR program opportunity</p>	<p>Other disposal strategies</p> <ul style="list-style-type: none"> <li>• Public auction</li> <li>• Direct Transfer to public agency</li> <li>• Exchange</li> </ul>	<ul style="list-style-type: none"> <li>• Public auction: Rejected to preserve unique character of site and widespread public support for open space, visual impact, recreation or conservation.</li> <li>• Direct Transfer: Rejected due to insufficient funding from receiving agency.</li> </ul>

	<ul style="list-style-type: none"> <li>• Lease for alternative land use</li> <li>• Hold as transition land for future development or transition</li> </ul>	<ul style="list-style-type: none"> <li>• Exchange: Rejected due to unlikely suitable exchange parcel based on steep slopes and access limitations.</li> <li>• Lease for alternative land use: Rejected due to lack of demand or non-competitive viable return on potential lease opportunity. This parcel is not suitable for alternative energy generation for the following reasons: <ul style="list-style-type: none"> <li>○ This parcel is far too forested and steep for solar power.</li> <li>○ This parcel is unsuitable for wind power because it includes uncommon habitat (old-growth forest) and habitat for marbled murrelets, northern spotted owls, and northern goshawks.</li> </ul> </li> <li>• Designate as transition land: This property is not a good candidate for transition lands due to its location and limited development opportunities based on unique site conditions.</li> </ul>
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**Summary of Property Assessment:**

This property has features that make long-term trust management challenging which include the following:

- High elevation and cooler temperatures limit forest productivity and limit road construction and harvest seasons
- High precipitation amounts near public water source for large population requires careful and deliberate management
- Old Growth on portions of the property are not harvestable under DNR policy and mature timber recently facing harvest restrictions/harvest scrutiny.
- Road costs somewhat high.
- Trust lands in TLT proposal are within the existing approved boundary of the Morningstar NRCA.
- Strong past public interest in conservation and timber harvest restrictions for this area.

This property has some positive features that include:

- Recent road construction and betterment by Weyerhaeuser enhanced road access to portions of the property. Unknown what RUP costs might be charged for using portions of road across this landowner.

**Best Interests of the Trust DNR Recommendation:**

Recommend keeping this parcel on the TLT parcel list for the pilot project.

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**Internal staff administrative valuation of entire parcel:**  
 Based on fair market value | For internal use only; does not constitute an appraisal

Date: 7/6/22	Provisional Estimate:  \$980,000	Summary: 1) Inclusion of location, asset class, trust, acres, land and improvement value, and projected cash flow 2) Identify industry standards for fair market value (FMV) 3) Obstacles/encumbrances/assumptions that might affect FMV
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**Formal appraisal summary:** Formal appraisal will be completed if transfer is funded for TLT funding by the Legislature.

Date:	Appraisal:	Summary: 1) Inclusion of location, asset class, trust, acres, land and improvement value, and projected cash flow 2) Identify industry standards for fair market value (FMV) 3) Obstacles/encumbrances/assumptions that might affect FMV
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# Additional Information

# COMMISSIONER'S ORDER

NUMBER **201507**

STATE OF WASHINGTON

DEPARTMENT OF NATURAL RESOURCES

Peter Goldmark, Commissioner of Public Lands

## COMMISSIONER'S ORDER

Whereas, the Washington State Legislature, through Chapter 79.71 RCW, Washington Natural Resources Conservation Areas (NRCA) Act, found that there is an increasing and continuing need by the people of Washington for certain areas of the state to be conserved, in rural as well as urban settings, for the benefit of present and future generations; such areas are worthy of conservation for their outstanding scenic and ecological values and provide opportunities for low impact public use; acquisition of property or rights in property is necessary to protect these areas for public purposes; and there is a need for a state agency to act in an effective and timely manner to acquire interests in such areas and to develop appropriate management strategies for conservation purposes; and

Whereas, pursuant to Chapter 79.71 RCW, the state Department of Natural Resources is authorized to transfer state-owned trust lands and acquire private lands for the creation of natural resources conservation areas as necessary to achieve the purposes of this Chapter; and

Whereas, as required by RCW 79.71.060, the Department held a public hearing on January 21, 2015, in Snohomish County, Washington, to receive public comment on the expansion and boundary designation of the Morning Star Natural Resources Conservation Area, and

Whereas, the Department has determined that the boundary of the Morning Star Natural Resources Conservation Area should be expanded as shown on the attached map; the area is ecologically important and contains resources and characteristics worthy of consideration for conservation purposes, as defined in RCW 79.71.010.

It is THEREFORE ORDERED AND DIRECTED that the Morning Star Natural Resources Conservation Area be expanded to include approximately 5,327 additional acres in portions of Sections 2, 3, 4, 5, 8, 9, 10, 11, 14 15 and 16 in Township 28 North, Range 9 East, for a total boundary acreage of approximately 39,136 in portions of Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Township 28 North, Range 9 East, and Sections 2, 3, 4, 5, 6 and 7 in Township 28 North, Range 10 East, and Sections 1, 2, 3, 4, 11 and 12 in Township 29 North, Range 8 East, and Sections 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 34, 35 and 36 in Township 29 North, Range 9 East, and Sections 4, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34 and 36 in Township 29 North, Range 10 East, and Sections 33, 34, 35 and 36 in Township 30 North, Range 8 East in Snohomish County, Washington, as indicated on the attached boundary map dated March 27, 2015.

Dated this 21<sup>st</sup> day of April, 2015.

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES

  
PETER GOLDMARK  
Commissioner of Public Lands



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

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**Peter Goldmark** - Commissioner of Public Lands

# Department of Natural Resources

## Natural Areas Program

### Morning Star Natural Resources Conservation Area Proposed Boundary Expansion

Wednesday, January 21, 2015  
Everett

#### Natural Areas Staff

- Olympia: Curt Pavola
- NW Region: Paul McFarland





# AGENDA

- 6:30** Presentation of proposed Morning Star NRCA boundary expansion  
Audience Q&A
- 7:00** Presentation of the proposed Morning Star Trust Land Transfer and associated Inter-Trust Exchange  
Audience Q&A, followed by five minute break
- 7:30** Public Hearing on proposed boundary expansion
- 8:00** Public Hearing on proposed TLT and associated Inter-Trust exchange
- 8:30** Adjourn (upon conclusion of testimony)



# Washington State Department of Natural Resources

- **Fire Prevention and Suppression**
  - On over 12 million acres of forest lands
- **Protecting Resources**
  - Regulating forest harvest
  - Surface mining reclamation – permitting and enforcement

# Washington State Department of Natural Resources

- **Public Land Manager**
  - **2.9 Million Acres of Uplands**
    - **Forest, Agricultural, Grazing, Urban Lands**
  - **2.4 Million Acres of Aquatic Lands**
    - **Navigable Bedlands, Tidelands, Shorelands**
  - **Over 152,000 Acres of Conservation Lands**



# Natural Areas Program Overview

- **Natural Area Preserves Act 79.70 RCW (1972)**
  - **Legislature established protection for... Areas of land and water that have retained their natural character, important to preserving rare or vanishing flora, fauna, geological, natural historical or similar features of scientific or educational value**  
RCW 79.70.020
- **Natural Heritage Program (1977)**
- **Natural Resources Conservation Areas Act 79.71 RCW (1987)**

# Mission

Conserving Washington's native species and ecosystems, today and for future generations



Photo by Janice Friebaum

High-Quality Ecosystems



Photo by Jim Barrett

Rare Plant Species



Rare Animal Species



# Conservation Lands

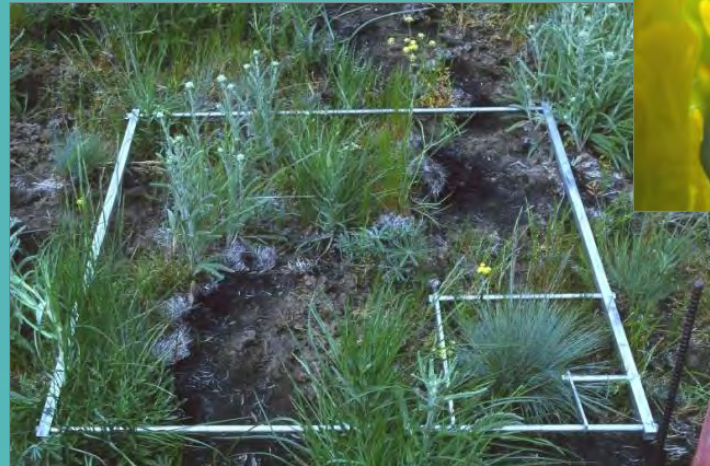
- 91 sites currently total more than 152,000 acres, which is about 2.5 percent of DNR-managed lands
- Two Conservation Categories
  - Natural Area Preserves
  - Natural Resources Conservation Areas





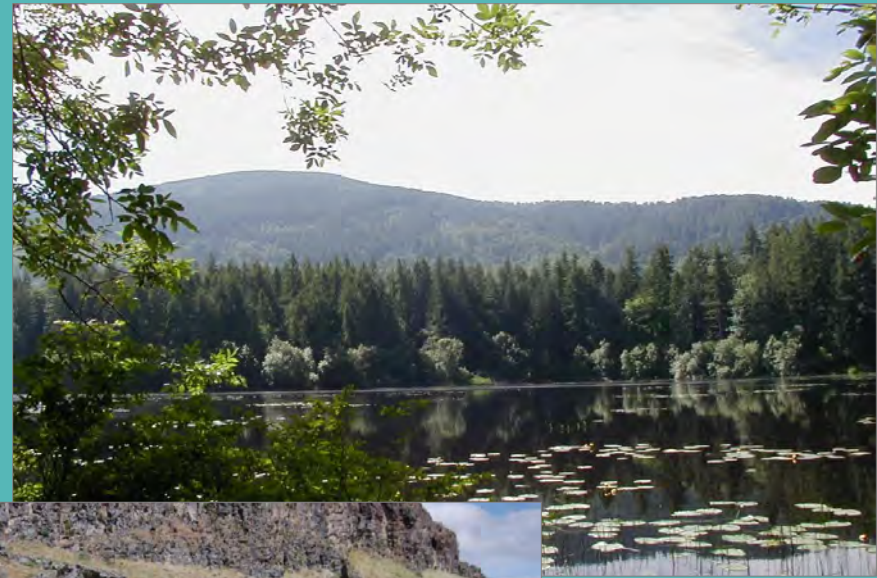
# Natural Area Preserves

- Scientific research
- Genetic resource of native plants and animals
- Education
- Baseline/reference areas
- Habitats for vanishing species
- Limited public access



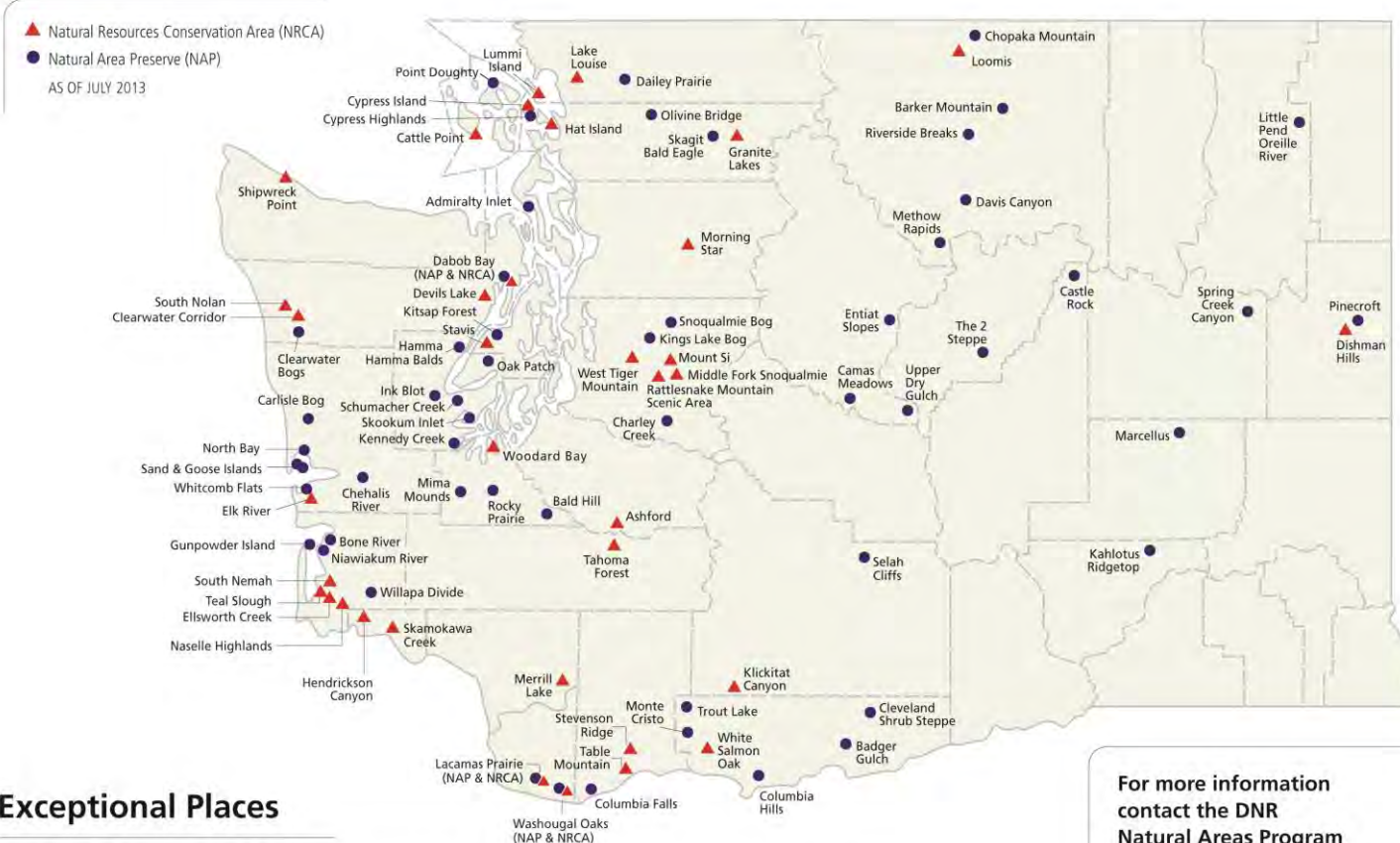
# Natural Resources Conservation Areas

- Protect habitat for plant and animal species
- Offer opportunities for environmental education
- Include low-impact uses, such as hiking, primitive camping, wildlife viewing, etc.





# Washington's Natural Areas



## Exceptional Places

Quality examples of Washington's native grasslands, woodlands, marshes and more are protected in natural areas managed by the Department of Natural Resources (DNR). These special sites offer opportunities for research and education. Some have interpretive or recreation trails. Others require DNR permission to visit because features are sensitive to human disturbance.

For more information  
contact the DNR  
Natural Areas Program  
PO Box 47014  
Olympia, WA 98504-7014  
(360) 902-1600  
TTY (360) 902-1125  
[www.dnr.wa.gov](http://www.dnr.wa.gov)

# Cypress Island NRCA

View from Cypress  
Highlands NAP



Skagit  
County



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

[www.dnr.wa.gov](http://www.dnr.wa.gov)



# Shipwreck Point NRCA



Clallam  
County



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

[www.dnr.wa.gov](http://www.dnr.wa.gov)

# Loomis NRCA

Snowshoe Mt.



Okanogan  
County



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**

[www.dnr.wa.gov](http://www.dnr.wa.gov)



# NRCA Designation Process

- Candidate sites are identified for special characteristics
- DNR trust land managers and natural areas staff review proposals and make a recommendations
- Proposal is subject to public review and a boundary hearing prior to being designated as a NRCA





# Designation Process

- DNR staff submit the proposal to the Commissioner of Public Lands for final decision
- Funding is sought
- Lands are transferred via TLT, and/or acquired from willing sellers for inclusion in the natural area

## COMMISSIONER'S ORDER

NUMBER 200935

STATE OF WASHINGTON

DEPARTMENT OF NATURAL RESOURCES

Peter Goldmark, Commissioner of Public Lands

COMMISSIONER'S ORDER

WHEREAS, the Washington State Legislature, through Chapter 79.70 RCW, Natural Area Preserves Act, and through Chapter 79.71 RCW, Natural Resources Conservation Areas Act, found that there is a need to conserve certain natural features of the state for the benefit of present and future generations, such areas are worthy of conservation for their outstanding ecological and scenic values; they provide opportunities for scientific research, education, and appropriate low impact public uses; acquisition of property or rights in property is necessary to protect these areas; and there is a need to develop appropriate management strategies to provide for the protection of these natural areas; and

WHEREAS, pursuant to RCW 79.70.040, the Department of Natural Resources is authorized to acquire private lands for the creation of natural area preserves, and

WHEREAS, pursuant to RCW 79.71.040, the Department of Natural Resources is authorized to acquire private lands for the creation of natural resources conservation areas, and

WHEREAS, The Department has determined that the area described below should be designated a combination Natural Area Preserve and Natural Resources Conservation Area; the area is ecologically important and contains resources and characteristics worthy of consideration for conservation purposes, as defined in RCW Chapters 79.70 and 79.71, and

WHEREAS, the Natural Heritage Advisory Council, pursuant to RCW 79.70.080(1)(f), reviewed and approved the proposed Dabob Bay Natural Area Preserve and Natural Resources Conservation Area, and


WHEREAS, as required by RCW 79.70.100 and RCW 79.71.060, the Department held a public hearing on October 23, 2008 in Jefferson County, Washington to receive public comment on designation of the proposed Dabob Bay Natural Area Preserve/Natural Resources Conservation Area.

It is THEREFORE ORDERED AND DIRECTED that the proposed Dabob Bay Natural Area Preserve/Natural Resources Conservation Area be designated to include approximately 6000 acres, including uplands and tidelands, as indicated on the attached map, dated March 27, 2009.

Dated this 21<sup>st</sup> day of April, 2008.

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES



  
PETER GOLDMARK  
COMMISSIONER OF PUBLIC LANDS

# Investment in Natural Areas

- **Since the program's inception**
  - The Legislature has invested more than \$450 million in land acquisition for DNR's natural areas
- **Sites are acquired predominantly in two ways:**
  - Through the Trust Land Transfer Program
  - Through grants from the Washington Wildlife and Recreation Program, and federal funding programs, to purchase lands from willing sellers at market value

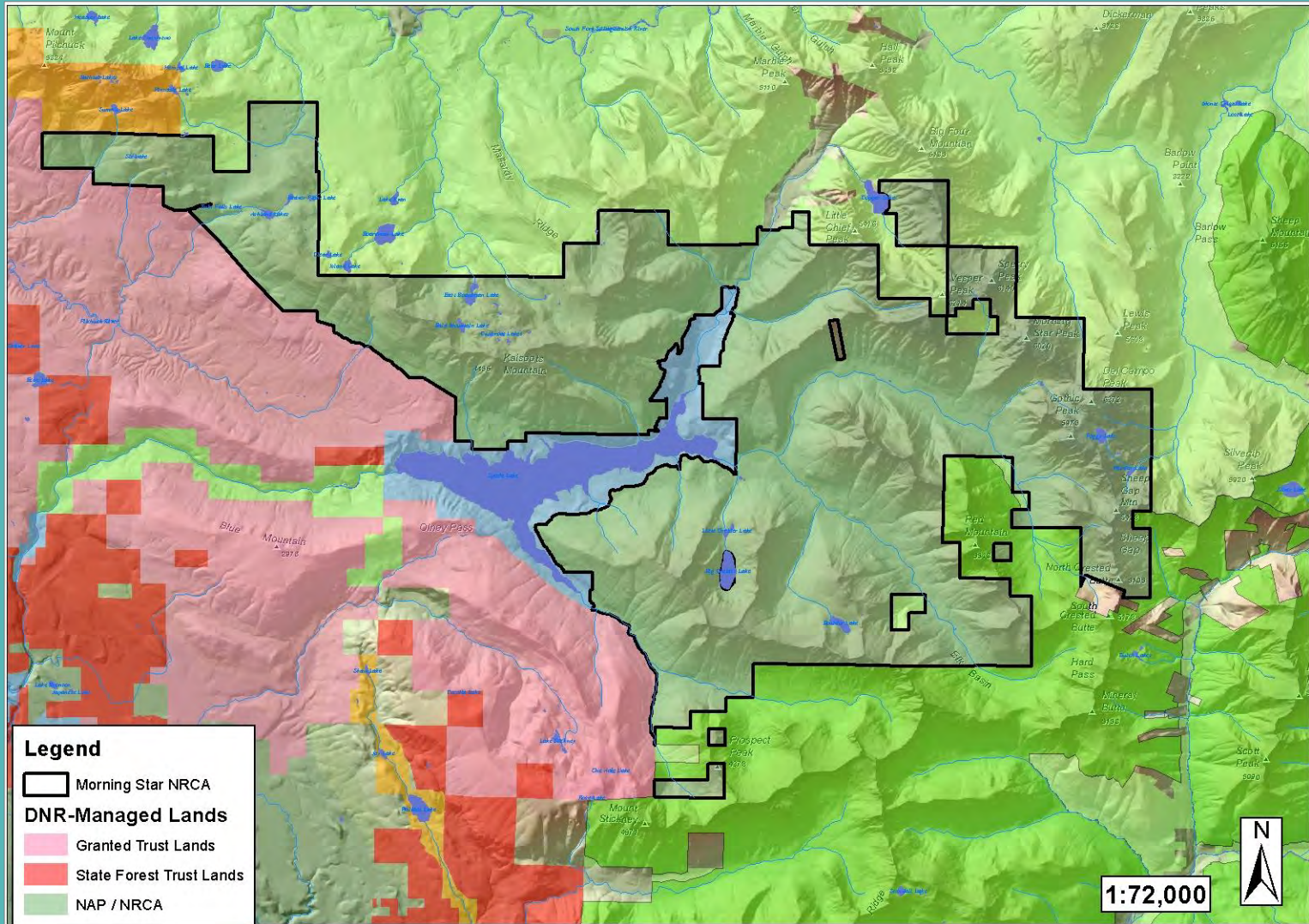
# Natural Areas Management

- Site-based decision making, guided by science
- Focus on conservation priorities and site-specific natural features
- Identifying public use and facilities needs
- Working with the public and conservation partners through boundary hearings, the management planning process, and management action review opportunities





# Current Boundary



# Site Overview

- **1991 — Initial “Trust Land Transfer Program” acquisitions for three Upper Sultan Basin NRCAs:**
  - Greider Ridge – Morning Star – Mount Pilchuck**
- **1990s, 2007, 2011 — Additional TLT acquisitions**
- **2007 — The three NRCAs unified under the name “Morning Star NRCA”**

# Site Features

- **Currently 33,592 acres**
  - **The original 10,003 acre Morning Star NRCA**
    - **Steep and rugged terrain**
    - **Small alpine lakes and glaciers**
    - **Elevations from 1,600 feet to the 6,610 foot Del Campo Peak**
    - **Alaska harebell and Cooley's buttercup exist in rock crevices and cliff ledges—both state sensitive plant species**

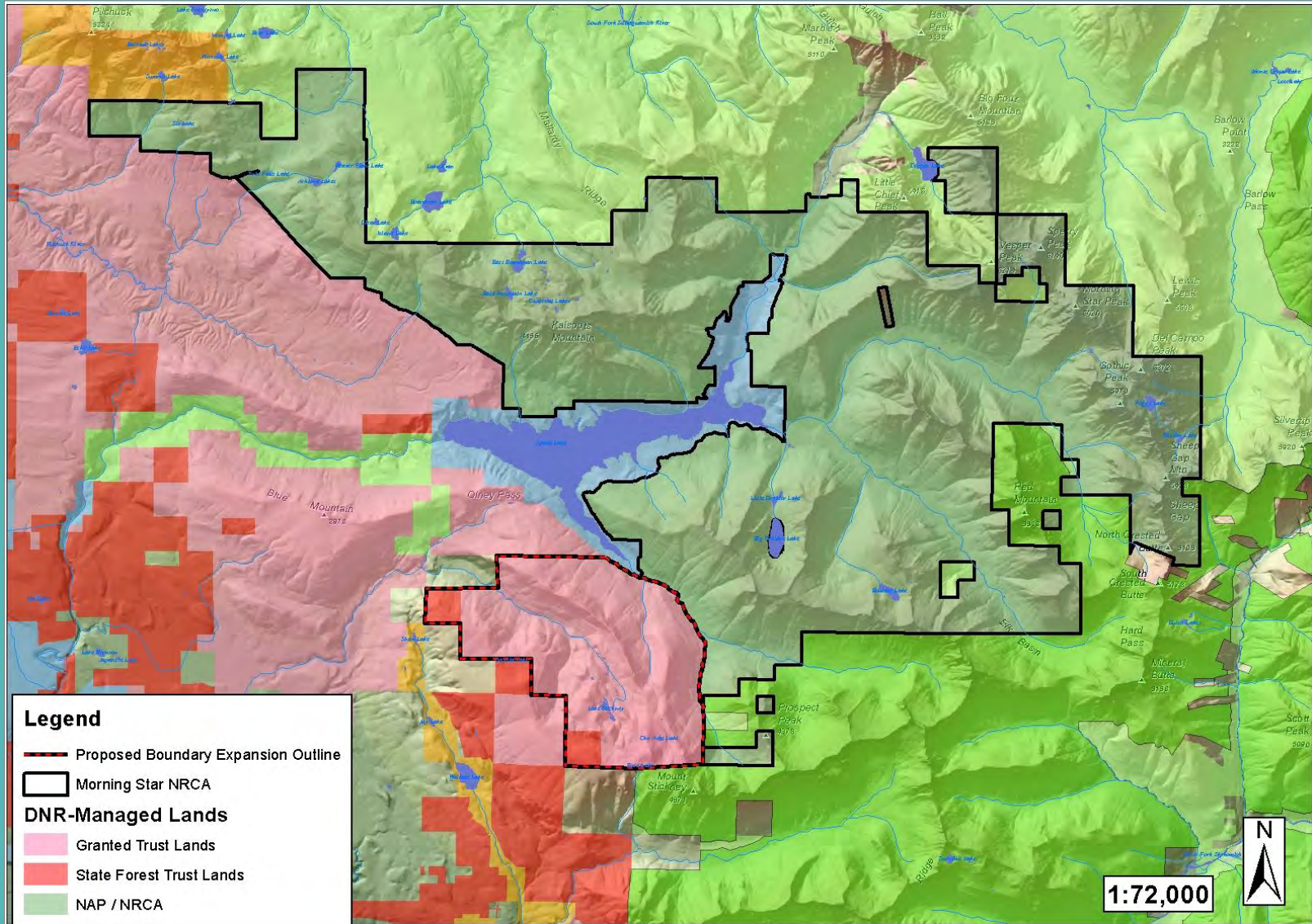


# Site Features

- **The former 9,606 acre Mount Pilchuck NRCA**
  - **Low-elevation forest communities to alpine forests and meadows**
  - **Some forest stands are about 300 years old.**
- **The former 6,700 acre Greider Ridge NRCA**
  - **Mid-to high-elevation subalpine areas with exposed rocks and cliffs**
  - **Silver fir and mountain hemlock forests give way to low growing huckleberry parklands**



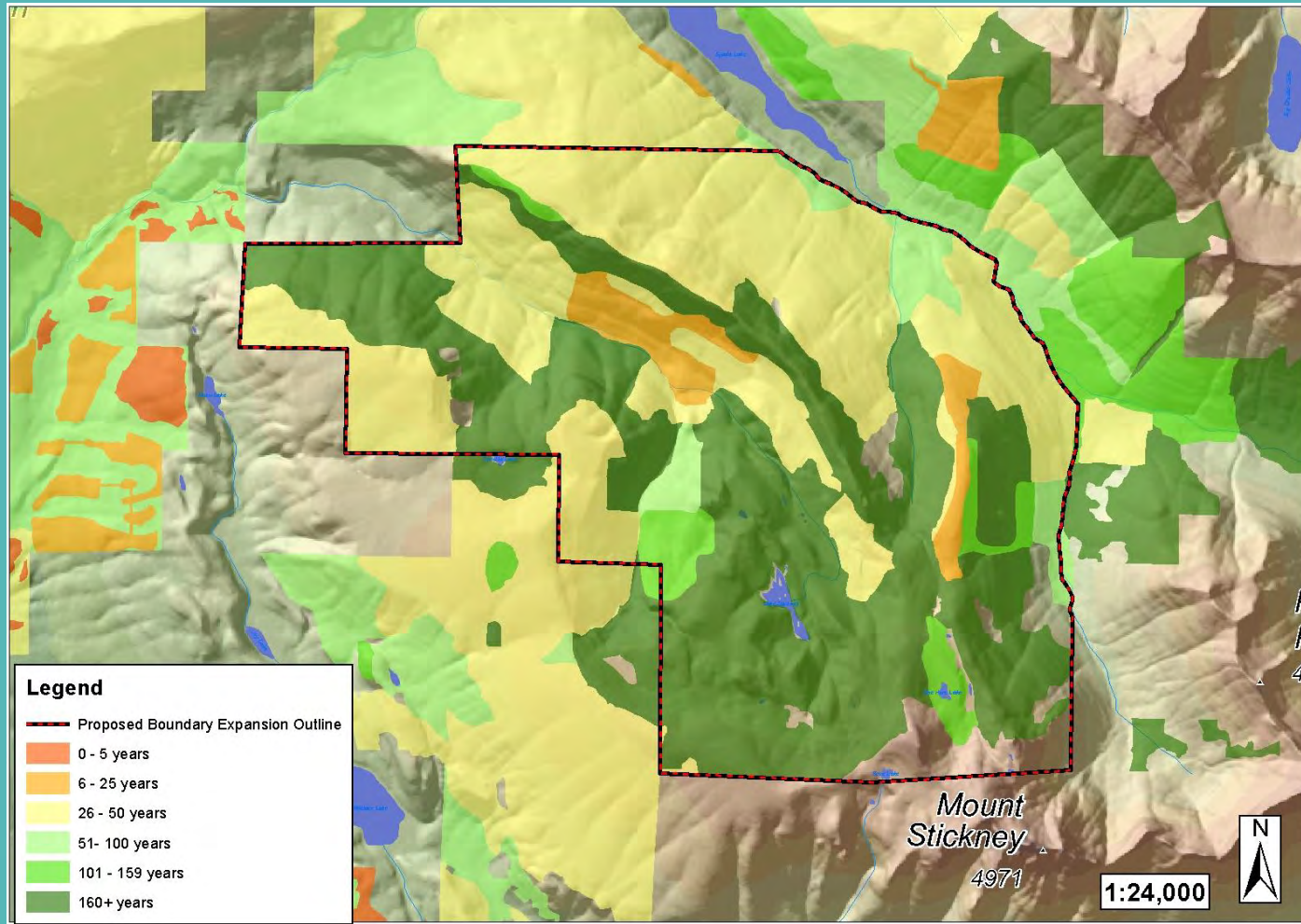
# Proposed Boundary Expansion





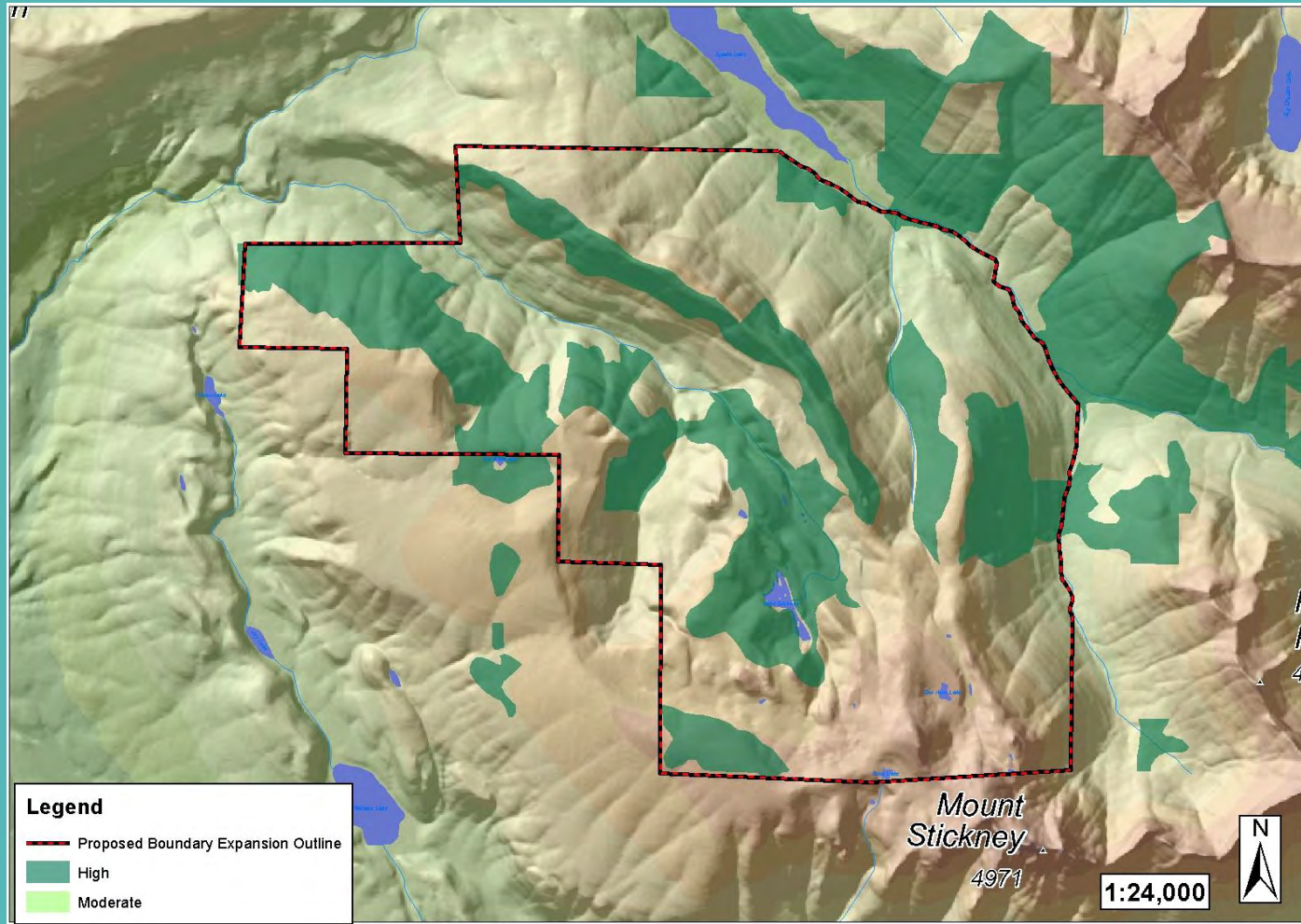
# Features of Addition

## Age Class Distribution



# Features of Addition

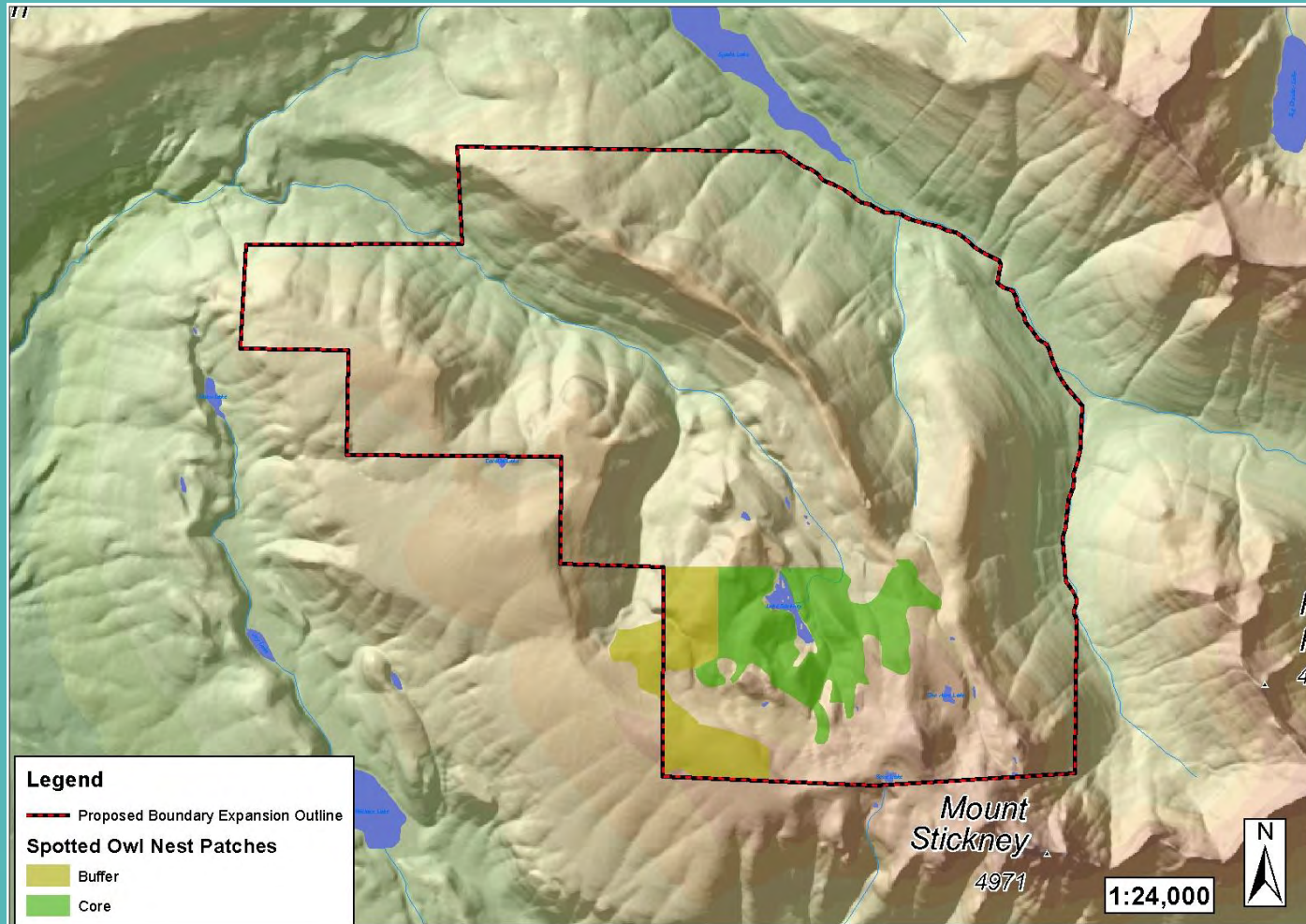
## Old Growth Potential





# Features of Addition

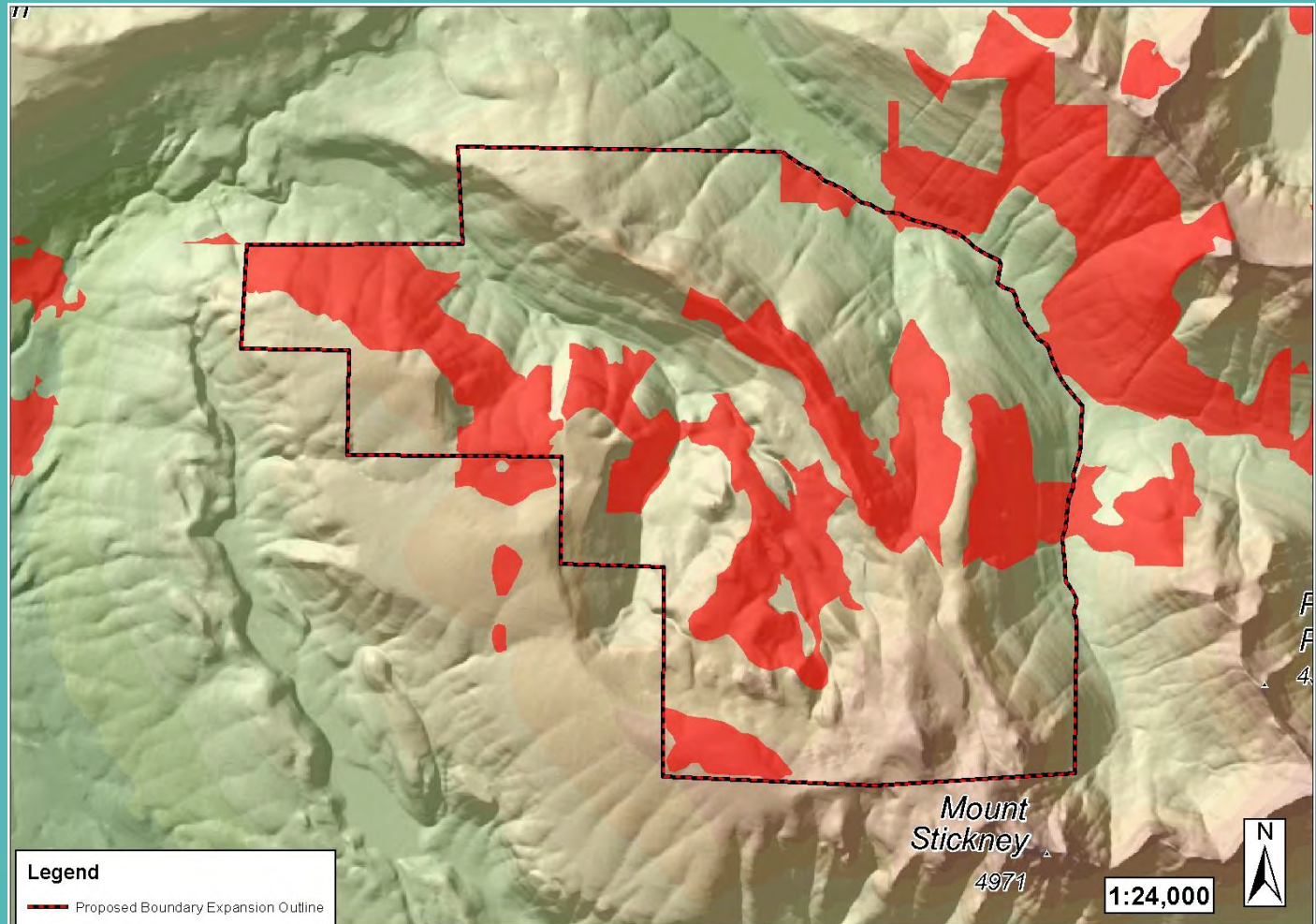
## Spotted Owl Habitat



# Features of Addition

## Marbled Murrelet Habitat

Portions of expansion area meet various criteria for protection as actual or potential marbled murrelet habitat under DNR's Habitat Conservation Plan

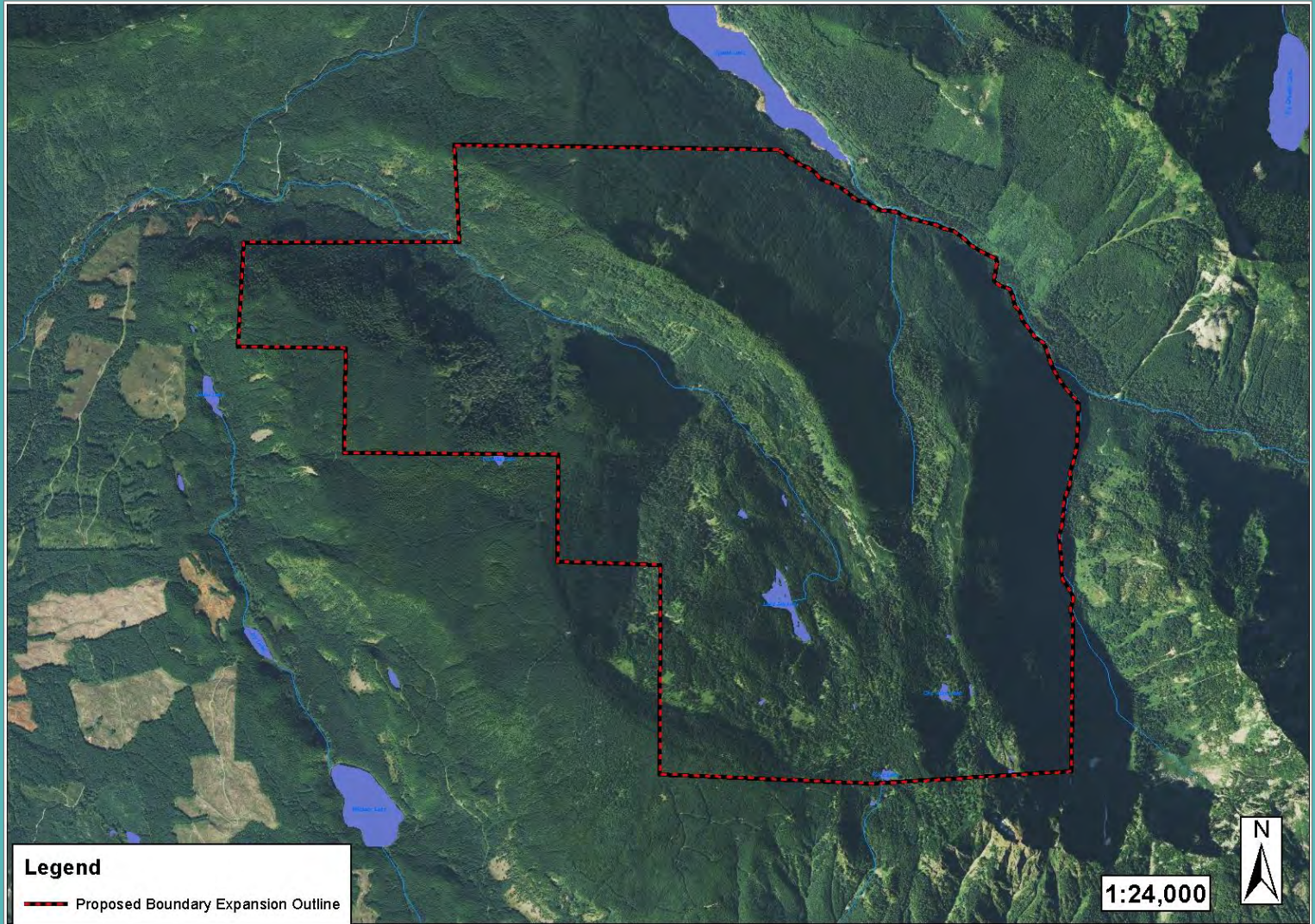




# Features of Addition

- **Proposed boundary expansion:**
  - Adds 4,999 acres, including remnant older and higher elevation forests immediately adjacent to the Morning Star NRCA
  - Adds to the conservation values, including old growth forest, which provides habitat for the northern spotted owl, marbled murrelet, northern goshawks, and Pacific fishers.
  - Provides additional protection to South Fork Sultan River, a main tributary to Spada Lake, and to the upper reaches of Olney Creek, and Lake Stickney
  - Provides connectivity via the South Fork Sultan River to unroaded, high elevation “parklands” that connect with similar (grizzly bear) habitat on Wilderness lands.

# Questions?





# AGENDA

**6:30** Welcome; Presentation of proposed Morning Star NRCA boundary expansion

**Audience Q&A**

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