

# **HOUSE BILL ANALYSIS**

## **HB 2312**

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**Title:** An act relating to the disposal of state parks and recreation commission land near Washougal, Washington.

**Brief Description:** Selling land to the port of Camas Washougal.

**Sponsors:** Representative Dunn.

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### **HOUSE COMMITTEE ON NATURAL RESOURCES**

**Meeting Date:** January 12, 2000

**Bill Analysis Prepared by:** Josh Weiss, Counsel (786-7129)

**Background:** The Port of Camas Washougal (port) originally sold a 45 acre parcel of land to the Parks and Recreation Commission (commission) in 1991 for \$911,800. As agreed between the commission and the port, the port then purchased an additional 20 acres from the U.S. Army Corps of Engineers which the port was to swap for 25 acres of the 45 acre commission parcel. This would have given the commission 40 contiguous waterfront acres to develop into a state park.

a The commission no longer intends to develop any of the property as state park and is interested in disposing of the 45 acres. The port is interested in reacquiring the property as an addition to the nearby industrial park.

The commission has had the parcel appraised, based upon a highest and best use (industrial) valuation. The appraisal resulted in a valuation of \$2,025,000. The port disputes the need for parks to appraise the land at its highest and best use value, and would like to purchase the land for the original sale price plus inflation over the last eight years.

Generally, the commission is governed by RCW 79A.05.170 and RCW 79A.05.175 when disposing of surplus property. However, in this circumstance the disposal is not governed by those provisions because the land was originally purchased through a grant from the Interagency Committee for Outdoor Recreation (IAC). The purchase was funded through the Washington Wildlife Recreation

Program (WWRP), which provides funds for the acquisition and development of recreation and conservation lands. Lands purchased through the WWRP are subject to IAC regulations, as promulgated in the Washington Administrative Code.

WWRP program funds are governed by WAC 286-27-060, which states that conversion of lands to other uses may only be approved by IAC on conditions which assure the substitution or replacement with natural resources or facilities that are of at least equal or fair market value at the time of conversion. Therefore, following the sale of this particular parcel, parks must find suitable replacement land.

***Summary of Bill:*** The bill requires the commission to sell the 45 acre parcel back to the Port of Camas Washougal. The sale price cannot exceed 27 percent of the original price paid by the commission to acquire the property. The proceeds of the sale must be placed into the parkland acquisition account, moneys from which may only be used to acquire state park property.

Both parties must take all actions necessary to facilitate the transfer of the property.

***Appropriation:*** None.

***Fiscal Note:*** Not requested.

***Rulemaking Authority:*** None.

***Effective Date:*** The bill contains an emergency clause and takes effect immediately..