



# DNR/City of Castle Rock Land Exchange

- Transaction 86-087302
- Board Resolution #1523



# Objective

- DNR desires to manage the current bed and shore of the Cowlitz River that is owned by the City of Castle Rock.
- City of Castle Rock desires to own and manage State-owned aquatic land to provide public access to the Cowlitz River and increase public use and recreation.



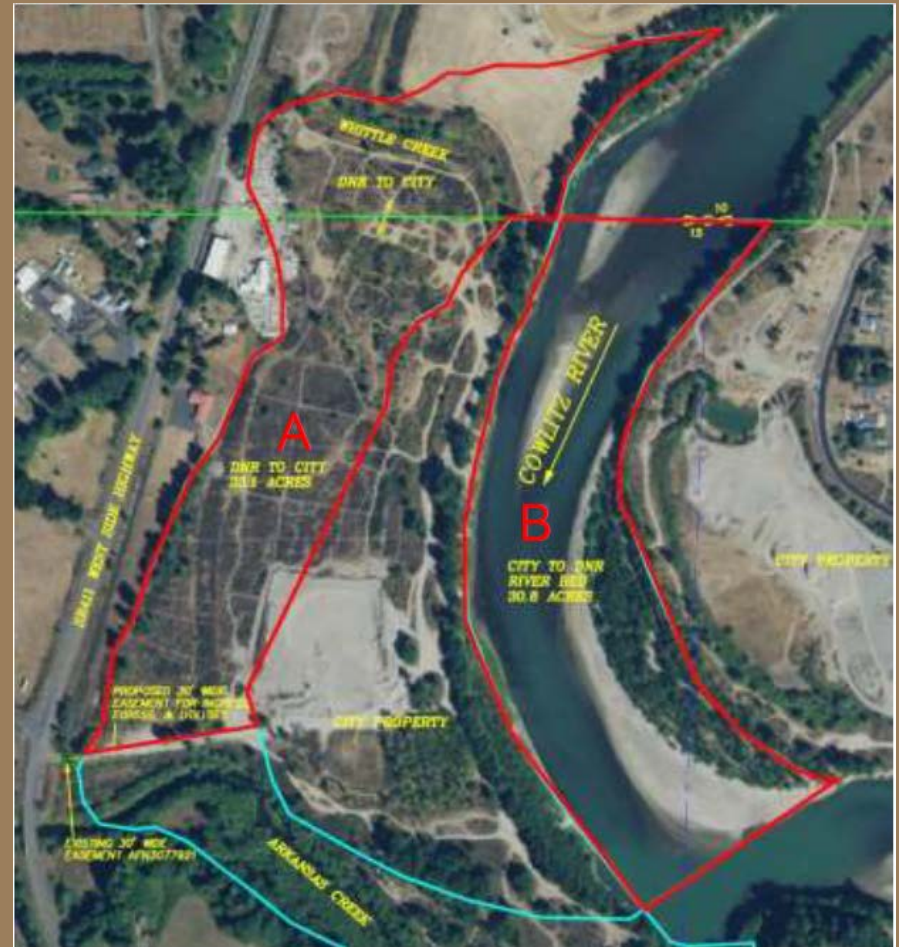
# Proposal

- DNR and the City of Castle Rock to exchange properties.
- State to receive \$90,000 in funds from 2 sources:
  - \$77,600 - 2015-2017 Commerce Grant
  - \$12,600 – 2018 - Supplemental Capitol Budget
- All monies to be placed in the Real Property Replacement Account for future aquatic land acquisitions.



# Properties

- Parcel A – 33 acres of State-owned aquatic land
- Parcel B - 30 acres of the Cowlitz River owned by the City of Castle Rock
- Both parcels located within the City of Castle Rock city limits



# History

- 1933 - A flood event changed the course the Cowlitz River to its current location
- 1979 - DNR asserts ownership to the abandoned channel of the Cowlitz River, not the current river channel
- 1980 - Mount St. Helens erupts flooding the Toutle and Cowlitz Rivers with sediment
- 1981 - Emergency Legislation allows WSDOT to acquire land to place materials dredged from the Cowlitz River
- 1995 – WSDOT transfers parcel to City of Castle Rock



# Authority

- **RCW 79.17.200 - Real Property - Transfer or disposal without public auction**
- **RCW 79.125.200 - State-owned tidelands, shorelands, and waterways - Sold only to public entities - Leasing - Limitation**



# Valuation

## 2017 Appraisal done by Kidder Mathews

- City owned parcel - \$40,000
- State owned parcel - \$130,000





# Questions?

The Department requests approval of  
Board Resolution #1523



