



River Road

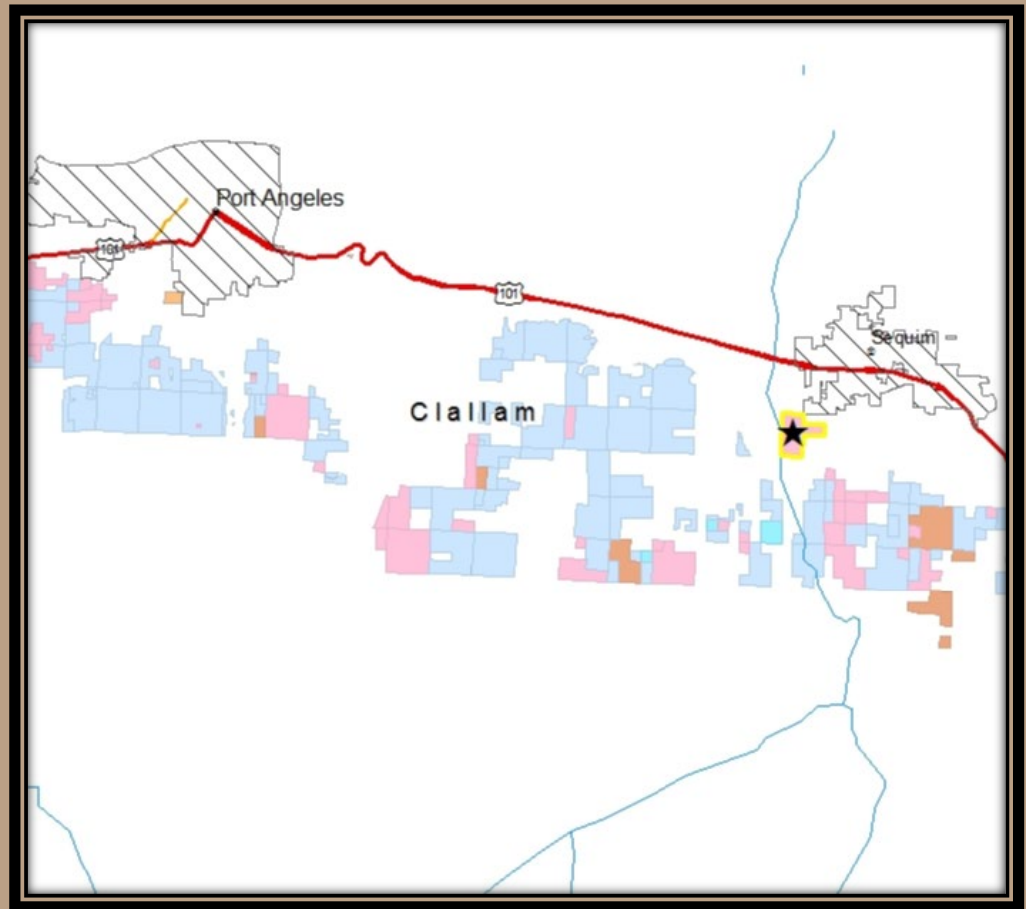
Direct Transfer Clallam County



River Road

Location – General

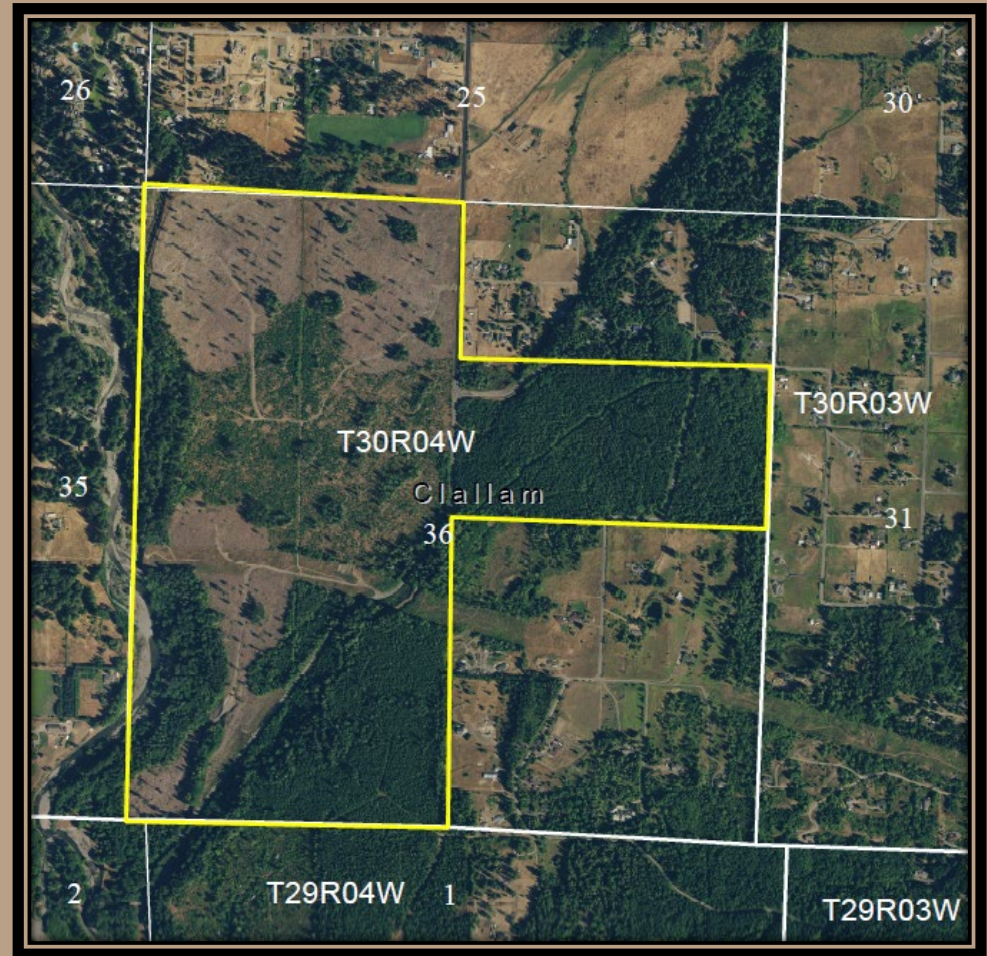
- Clallam County
- Located south of Sequim
- South of Hwy 101
- Adjacent to the Dungeness River



River Road

Location – Trust Map

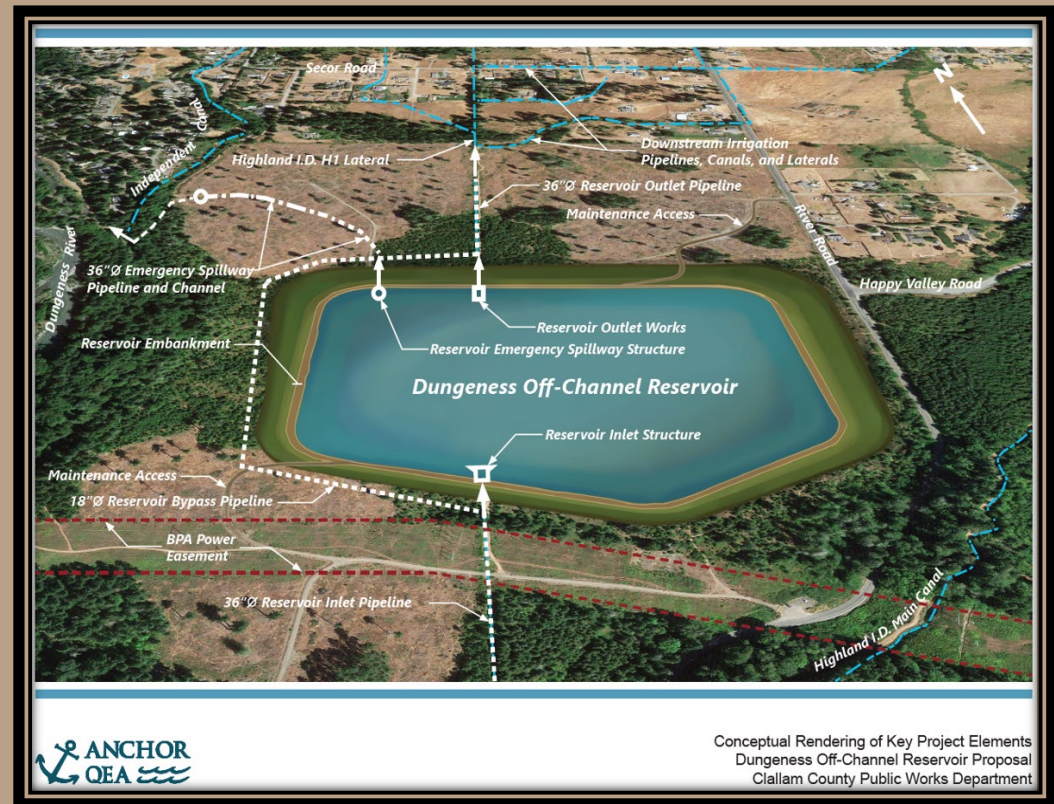
- Common School Trust
- Zoned – Commercial Forest
- +/- 404.01 acres
- Outside of Urban Growth Area (UGA) for Sequim
- Encumbered by county roads, BPA powerline, and irrigation ditches
- Site of the “Old Sequim Dump”



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Future Dungeness Off-Channel Reservoir and County Park

- Initial funding in 2018 Capital Budget for the property acquisition and staff time
- Funding to date, exceeds 15 million between 6 State grants and Congressional funding
- Future park to include hiking, biking and water access



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Trust Benefits

- Facilitates repositioning of an isolated trust asset to lands better suited for long-term revenue production.
- Proceeds will be used to purchase replacement land for the Common School Trust.



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Valuation

Approx. Acreage	Appraisal Value	\$ / acre
+/- 404.01 acres	\$1,240,100	\$3,069

❖ Administrative Costs - paid for by Clallam County



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Questions ?

Resolution #1633



