



STATE OF WASHINGTON

OFFICE OF THE INTERAGENCY COMMITTEE  
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October 24, 2006

**TO:** Interagency Committee Members  
**FROM:** Laura E. Johnson, Director   
**PREPARED BY:** Dan Haws, Grants Manager  
**SUBJECT:** Snohomish County Parks, Conversion Request  
Centennial Trail – IAC #91-215A  
Notebook Item # 2c

**Summary**

Snohomish County Parks and Recreation is requesting approval for conversion of a portion of the Centennial Trail, IAC #91-215A. Washington State Department of Transportation (WSDOT) plans to realign State Route 9 for public safety purposes and the realignment will impact the trail. The County wants to convert .57 acres of trail that will be replaced with 9.27 acres that can be used for a new trailhead. Staff is recommending approval of this conversion request.

**Background**

Snohomish County was awarded a grant of \$1.0 million for acquisition of 44 miles of abandoned railway for the Centennial Trail. The trail is located just north of Arlington and was purchased with a grant from the Washington Wildlife and Recreation Program – Trails category. Several months ago, WSDOT contacted the County about their plans to realign a portion of State Route 9 for public safety purposes. The road realignment, which begins at milepost 8.19, will impact the trail at four locations; however, the impact is minimal and will not hinder trail design and trail construction.

In August, the County requested a Waiver of Retroactivity on property identified as the Getchell Road Limited Partnership, which contains 9.27 acres. The appraised value of the property is \$140,000.00. This property is proposed to serve as a trailhead to



provide needed public parking for trail users and complement the adjacent Centennial Trail.

### **Conversion Policy**

IAC's program policies, administrative rule, and statutory language restricts the use of IAC funded land and facilities to the purposes for which funding was granted. The policy outlined in IAC Manual #7, Funded Projects: Policies and the Project Agreement states:

The sponsor shall not at any time convert any real property acquired or any facility developed pursuant to this Agreement to uses other than those purposes for which assistance was originally approved, without the approval of IAC's Board or Director, in compliance with applicable statutes, rules, and IAC policies as identified in this Agreement. It is the intent of IAC's conversion policy that all lands acquired and all lands developed with funding assistance from IAC remain in the public domain in perpetuity unless otherwise identified in the Agreement.

By IAC policy and state and federal law, a conversion may occur under any of the following circumstances:

**Conveyance.** Property interests are conveyed or non-public outdoor recreation or habitat conservation uses;

**Use.** Non-outdoor recreation or habitat conservation uses (public or private) are made of the project area or a portion thereof;

**Development.** Non-eligible indoor facilities are developed within the project area without prior approval of IAC-SRFB or the Director; or

#### **Termination of Use/Conformance**

- ▶ *Outdoor Recreation Projects* – Public use of the property acquired or developed with IAC assistance is terminated.
- ▶ *Habitat Conservation and Salmon Recovery Projects* – The property acquired no longer meets or conforms to the intent of the category in which it was funded.

Administrative rule and federal law further clarifies that the Board may only approve a conversion under conditions, which assures the substitution of land of at least equal fair market value at the time of conversion and of nearly as feasible equivalent usefulness and location.

### **Analysis**

Staff reviewed the proposal based on the criteria set forth in IAC Manual #7.

- **All practical alternatives to the conversion have been evaluated and rejected on a sound basis.** Due to the SR-9 road-widening project, WSDOT

evaluated alternates and concluded the best transportation option for the highway was to widen the road. The State of Washington has condemnation authority for public road projects. Subsequently, Snohomish County determined that there was no alternative to the conversion request. They also indicated that the impact to the Centennial Trail would be minimal.

- **The fair market value of the property to be converted has been established and the land proposed for substitution is of at least equal current fair market value.** The market value of property proposed for conversion has been established as \$29,245 and is detailed as follows:

Parcels	Value	Fund Source
WSDOT Parcel #1-21630 B	\$1,392	IAC #91-215A
WSDOT Parcel #1-21630 C	\$2,918	IAC #91-215A
WSDOT Parcel #1-21630 D	\$21,600	IAC #91-215A
<b>Sub-Total</b>	<b>\$25,910</b>	
WSDOT Parcel #1-21608 A	\$3,328	No IAC funds
<b>Total</b>	<b>\$29,245</b>	

The IAC financial participation in the proposed conversion area “B”, “C”, and “D” is .57 acres totaling \$25,910.

The proposed replacement site is 9.27 acres of property. It is located east of the City of Marysville and is adjacent to the Centennial Trail. The market value of the replacement property is \$140,000. The values of the proposed conversion and replacement sites were established in compliance with guidelines in IAC Manuel #3 Acquiring Land: Policies.

- **The land for replacement is of reasonably equivalent recreation or habitat utility and location to that being converted.** The proposed substitution site is 9.27 acres with 2.3 acres of uplands that will act as an amenity to the existing Centennial Trail by providing an area suitable for a new trailhead. The remaining portion of the site (6.97 acres) includes wetlands and buffer areas. The property is immediately adjacent to a developed portion of the trail. Proposed improvements will include parking and other appropriate amenities.
- **The land proposed for substitution meets the eligibility requirements for acquisition projects.** The proposed replacement property meets the eligibility requirements for the WWRP-Trails category. A licensed appraiser established the fair market value as outlined in IAC guidelines and the County is working with a willing seller. If the conversion request is approved, following transfer of title of the property to the County, the County will record a Deed of Right and provide IAC with all required supporting documents.

**Recommendation**

After reviewing the proposal submitted by Snohomish County Parks and Recreation, IAC staff recommends the Board approve the Centennial Trail conversion. This will result in the acquisition of the Getchell Road Limited Partnership Property as identified in the submitted enclosed site/parcel maps for a new trailhead. Consent Calendar Resolution #2006-38 is provided for Board consideration.

**Attachments**

- Regional location map of Centennial Trail and proposed conversion.

**Skagit County**

**Snohomish County**

**Snohomish County  
Centennial Trail**

Conversion D

Conversion C

Conversion B

**Arlington**

Location of  
Replacement  
Site

**City of  
Lake Stevens**

**Lake Stevens**

**Snohomish**

**Monroe**

**Snohomish County  
King County**

