Lord Hill Regional Park Master Plan

Snohomish County Parks and Recreation Division

Osborn & Ray, Planners, Inc.
Lord Hill Regional Park
Master Plan

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March, 1988

Osborn & Ray, Planners, inc.
March 15, 1988

Snohomish County Department of Parks
and Recreation
3001 Rockefeller Avenue
Everett, WA 98201

Gentlemen/Ladies:

It is with great pleasure that we transmit this Master Plan Report for the development of Lord Hill Regional Park. Our involvement with Snohomish County, the Advisory Committee, and the Lord Hill community over the past few months has been extremely enjoyable — personally and professionally — for each of the study team members.

The Master Plan Report documents the planning results, conclusions and the design process. Phased implementation is detailed and accompanied by a construction cost estimate. We feel that the recommendations of this study will result in a project of significant and enduring value.

We wish to thank those citizens who participated in the decision making process, Park Department Staff, Snohomish County and the many others who officially and unofficially participated in the planning process.

Respectfully submitted,

OSBORN & RAY, PLANNERS, INC.

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Lord Hill Regional Park
EXECUTIVE SUMMARY

Lord Hill Regional Park is a 1,200 acre site located in the heart of the Snohomish River Valley. The park property is on the highlands of a wooded hill which rises 500 feet from the surrounding valley floor. This Master Plan considers both property owned by Snohomish County (360 acres) and County Trust Land managed by the State Department of Natural Resources. The options for park property ownership and management are detailed within the text.

During the study process, the general public and the Lord Hill Advisory Committee expressed the desire that this park site be protected for future generations because of its unique environmental and recreational opportunities, e.g., access to the Snohomish River, sensitive wetlands areas, and views of the Snohomish Valley and the Cascade and Olympic mountains. Also expressed was the wish that the park should provide a wilderness/interpretive/educational experience.

Using the input from public meetings, Lord Hill Advisory Committee meetings and the environmental site analysis information, this plan develops a low-impact park with park headquarters and parking near the property line at the park entrance. Circulation throughout the park is limited to hiking, horseback riding and other non-motorized trail uses. To preserve the sensitive wetlands area, the number of access points have been limited and viewing platforms have been recommended for observation at wetlands and ponds.

The major elements of the park plan include 13-1/2 miles of trails, including both horse and foot trails, a handicapped trail and an interpretive nature trail; parking areas for cars and car/horse trailer combinations; an on-site ranger residence; and viewing shelters and platforms.

The Master Plan is designed for phased development of the park with maximum opportunity for volunteer groups to assist with construction. Each development phase creates a functional park which could operate without development of the next phase.

At the writing of this report, the issues of ownership and access were being reviewed by county and state agencies. The Master Plan presents a park design which can be implemented with any of the considered ownership options.
INTRODUCTION

Lord Hill Regional Park is an island of wilderness imbedded in the urban fabric of Snohomish County. Surrounded by the cities of Everett, Monroe and Snohomish, and close to the greater Seattle metropolitan area, Lord Hill Regional Park offers visitors a semi-wilderness experience -- 1,200 acres of second growth and successional growth timber, wetlands, ponds, and magnificent vistas.

The most important general goal expressed by citizens at the public and advisory committee meetings is to protect and perpetuate the exceptional resource values on Lord Hill. The park is to provide for the use of these resources and leave them unimpaired for the enjoyment of future generations. Based on this goal, the following recommendations for development evolved:

- Maintain and develop the natural areas of the park so that it will provide a wilderness/interpretive/educational experience to visitors;
- Prevent incompatible uses, overcrowding, and deterioration of natural and manmade resources; and
- Offer recreation experiences not presently available or experiences where demand exceeds supply.

The study approach utilized is one which takes its base from the natural systems analysis and builds upon this information to establish a direction for the Master Plan. The Master Plan is a synthesis of assembled information pertaining to the Lord Hill Regional Park site. This report briefly reviews the natural and social history, site characteristics and regional influences on the park site. Further, it recommends actions intended to insure the continued value of the site as a recreational resource.

This report is structured to reflect the general approach and work process. It is organized into the following sections:

Background -- demographic and physical characteristics of the study area are documented;

Goals -- objectives, both general and specific are set forth in prioritized order;
Plan — each component of the Lord Hill Regional Park Plan is functionally and locationally described;

Implementation — phasing, associated costs, permitting and required agency coordination are described.

Site investigations began during the Spring of 1987. Data gathering included detailed studies of topography, slopes, geology and soils, flora, fauna, hydrology, and a perceptual inventory. The intensive investigation was followed by meetings with members of the Advisory Committee to discuss findings and initial impressions. Subsequent site visits and investigations generated additional information relative to the history of the site, potentials and problems associated with access, interior private property parcels, and reconveyance of Department of Natural Resource Trust land to Snohomish County. Public meetings were conducted to encourage citizen participation in the planning process.

This total body of knowledge was compiled and synthesized to establish the development plan for Lord Hill Regional Park. The culmination of these efforts has produced the following report.

STUDY AREA

The project site consists of approximately 360 acres of county-owned undeveloped park land and 882 acres of forested state trust land that is managed by the Department of Natural Resources. The site is located in the center of the upland portion of Lord Hill between the cities of Snohomish and Monroe. Privately held land parcels consisting of approximately 60 acres are located in the interior of the project site.
ELEMENTS OF THE PHYSICAL ENVIRONMENT

EARTH

Lord Hill is a steep ridge rising from the Snohomish River valley floor. The ridge is isolated from other foothills surrounding the valley and contains several distinct high points. The 1,200 acre park site is located in the center of the 4,000 acre ridge. The plateau of this ridge is approximately 400 feet in elevation with several vertical cliffs, steep wooded ravines, predominant hilltops and upland ponds and marshes. The major high points are Devils Butte and Bald Hill.

The ridge was created by a large volcanic formation of vertical basalt outcroppings rising from the Snohomish River along the southwestern edge of the site at elevation 20 feet, to over 600 feet at the ridge tops. The bisected topography creates a series of self-sustaining drainage basins and a variety of micro-climates.

The southwest edge of the park site includes a large island formed by deposits of silt/loam, sand and cobbles. The river channel between the park site and the island has been gradually in-filled and the entrance to the channel silted in. Seasonal river fluctuations fill the channel and often the level of spring flow covers much of the island.

The volcanic core of Lord Hill is covered with a layer of glacial soils. Tokul gravelly-loam is the dominant soil on the ridge. It is a moderately well-drained soil formed in glacial till and volcanic ash. The soil depth correlates with the percent slope and ranges from moderately deep, 20-40 inches, to exposed rock outcroppings. At 31-40 inches, the Tokul soils are underlain by hardpan soil. The hardpan of compacted glacial till creates a water barrier and a perched water table throughout the site. Runoff on moderate to steep slopes is rapid and potential for water erosion is high.

The steep ravines and hillsides will require erosion control measures for trails and service roads. Trails must be located to minimize the disturbance to natural drainage patterns. Construction of restrooms and parking areas will require in-depth review of the drainage, slope and soil composition in the locations selected.
The air quality of the Lord Hill site is a reflection of the rural and resource uses of the site. The clear forest air is only impacted during timber harvesting and rock quarry operations. Timber harvesting generates dust with logging traffic and smoke during slash burning. The off-site rock quarry operations create dust and debris during both normal operations and blasting. The rock quarry operation affects only the southwestern-most edge of the site. The current resource uses of the site are limited and produce only short-term affects to the overall air quality.

Although the proposed parking lot has been sized to minimize vehicular traffic, there will be some increase in automobile exhaust along the access road and in the parking lot. Adding roads and restroom buildings will produce dust and odors associated with construction. Picnic and camping areas will produce a small amount of wood smoke if fires are permitted. The impact of park operations to the Lord Hill air quality will be minimal.

WATER

Nine small ponds and wetlands are found within the Lord Hill Park site. All of the water on the site is either the product of runoff or small springs. Runoff is channeled through the ridges and collects in the low points of the drainage basins.

Waters collected in the largest pond, Temple Pond No. 1, are from Wetlands No. 5 from the north and a number of small intermittent streams. This basin drains an area of about 150 acres; Temple Pond is approximately 10 acres in size. Wetland Pond No. 5 appears to be spring-fed and is blocked by a beaver dam. The pond outlet is a partially blocked channel on the eastern edge. Two small wetlands immediately east of the pond receive the outflow. Both of these wetlands were created by beaver dams. From the wetlands the stream flows into Wetland No. 9. Wetland No. 9 is a series of beaver dam-created impoundments and collects drainage from an area of about 30 acres. The outlet flows into Temple Pond No. 2, which is only 100 feet from Monroe Quarry. The pond was originally formed by a beaver dam. The wetland drains to the south through an open channel into a stream and then into the Skykomish River.

British Holding Pond is another beaver dam impoundment. The southern one-third of the pond is on public land.
This wetland has a drainage area of about 60 acres. The outflow is a series of impoundments created by beaver dams at the pond's northeastern tip. The outlet stream flows northeast through the "Lord Hill Park" community and then into French Slough.

Bald Hill Pond is a 4.1 acre beaver pond impoundment, half of which is on public property. This pond drains a relatively small tributary area of about 25 acres and is probably spring-fed. The outlet stream is blocked by a beaver dam and flows east into the Skykomish River.

Wetlands No. 6 is a small, 3-acre area which receives run-off from about 15 acres. Its outlet is in the northwest and follows a ravine to the Snohomish River. Wetlands No. 7 is 10 acres and is enclosed by moderately steep slopes. This wetland drains approximately 60 acres and is fed by Wetland No. 8. Wetland No. 8 is in a small depression just west of the El Paso pipeline right-of-way and is fed by small streams and is probably also spring-fed. The outlet stream for Wetland No. 8 is north, across private property to French Creek.

In order to protect the wetlands, a vegetative buffer must be retained around the perimeters. A minimum of 100 feet is considered necessary to maintain habitat and water quality.

The Lord Hill site is at the southern beginning of the Snohomish River, which is formed by the confluence of the Skykomish and Snoqualmie rivers.

The park river frontage is within the 100 year flood plain and the river annually floods the river islands and fills the channels between the islands and the mainland. The river frontage is identified by the Snohomish/Lake Stevens Area Comprehensive Plan as the Cathcart gap wetlands and is designated as a wetlands area.

Across the park river frontage, the river drops at a rate of 4 feet in 1 mile. At the upstream corner of the site, a rock outcrop forms a deep pool in the river, creating a gathering hole for migrating salmon and steelhead.

The Snohomish County Shoreline Management Master Program designates the Cathcart Gap from Fiddlers Bluff to SR-522 as Conservancy. The river frontage from normal high water to 200 feet landward is in the Conservancy zone; however, park uses are permitted. A shoreline permit will be required prior to any park development.
FLORA

The Lord Hill site is the location of some of the earliest logging in the Snohomish county area. The site had been completely logged of old growth timber by the mid-1930’s. Since that time, portions of second growth timber have been harvested on the Department of Natural Resources property. This phased harvesting has created three primary types of vegetative habitat in the Lord Hill park site.

The first type is the second growth forest. In these areas, Douglas Fir and Western Hemlock are the main conifer species. Also to be found are Western Red Cedar, Grand Fir, Red Alder and Big Leaf Maple. The common forest understory plants are Swordfern, Bracken Fern, Red Huckleberry, Salal and trailing blackberry.

Recent clearcut areas form the second major vegetation community. These areas have been aerially seeded with Douglas Fir. In some locations the seedlings are growing in dense groves. Where seeding did not germinate or was not conducted, a thick understory of invading herbaceous species has developed. Red Alders are the dominant tree species, with a mixture of Douglas Fir, Western Hemlock, Big Leaf Maple and Vine Maple. The understory is composed of Scotch Broom or Bracken Fern, Bull Thistle, Stinging Nettle, Devil’s Club, Red Flowering Currant, Red Huckleberry and trailing blackberry.

Vegetation associated with wetland ponds, intermittent streams and river frontage make up the third habitat type. This fragile habitat type is dominated by Red Alder, with a few Douglas Fir, Western Hemlock, Big Leaf Maple and Cascara. Many of the ponds are infilled with large numbers of floating or partially submerged logs. Grasses, sedges and mosses are growing both on the logs and along the banks. A mix of rushes, sedges and cattails ring the water's edge. Huckleberry, Salal, and Devil's Club also make up the wetlands understory.

FAUNA

The Lord Hill site supports a large population of birds, animals and fish. The most evident animal species in the park is the beaver. Many dams and a lodge can be seen in the ponds. The site also supports deer and raccoon populations. Coyotes have been sighted in the area. The forests and wetlands are rich with many types of squirrels, shrews, mice and skunks. The only observed
snakes in the area are members of the garter snake family. The wetlands support many frogs, toads and salamanders.

The wetlands and river frontage attract a wide variety of birds, including American Coot, Belted Kingfisher, Common Merganser and Cooper's Hawk. The forest and meadows provide habitats for a large number of songbirds, wood ducks and heron.

The Snohomish River has a year-round population of sea-run cutthroat and provides good fishing from August into November. The river also supports winter and summer steelhead, Dolly Varden, Coho, Chinook and Humpback salmon. The ponds on Lord Hill were stocked by the Sportsman's Association in 1978 with game species. It is possible that the ponds still support a population of bass, crappie and/or perch.

ENERGY AND NATURAL RESOURCES

The property on Lord Hill has a long history of resource use. It has been a site of timber operations since the early 1900's. During the 1940's, Snohomish County acquired many tracts of land on Lord Hill. These parcels were then deeded to the State of Washington. The land has been managed as county trust land by the State Forest Board in the Department of Natural Resources. Resource management of the property includes timber management and mineral extraction.

The timber management program on Lord Hill included the harvesting of second growth timber in department-managed portions. The most recent timber sales proposals were the Score Four Sale of 138 acres and the Stone's Throw Sale of 115 acres. The areas are distributed throughout the DNR land in 30 to 50 acre units. Two of the units have to date actually been harvested. At the completion of harvesting, the areas were hand-planted with Douglas Fir seedlings.

The other major resource use of the Lord Hill site is rock quarrying. Active rock quarrying operations abut the site on both the southern edge and on the southeast corner. The rock quarries produce sand, gravel and crushed rock. The quality of materials produced at the Monroe Quarry site has been classified by the State Department of Transportation as suitable for non-structural/decorative-landscape uses. The construction of trails and horse-holding areas will utilize crushed rock for base course material; some of the required materials could be obtained on-site.
LAND AND SHORELINE USE

Land use on Lord Hill is a mixture of several competing needs. The lowlands surrounding the hill are prime agricultural land, primarily used for dairy farming. The northern and northeastern sides of the ridge are designated Rural 5 zoning. This zoning is intended to preserve the rural character of outlying and sparsely populated areas of Snohomish County. The Rural 5 areas have large lot sizes, basic public services and facilities and a resident population that favors a rural and undeveloped landscape (Snohomish County Zoning Code, Title 18).

The park property is currently zoned forestry and the belt along the Snohomish River is zoned wetlands. The forestry zoning designation covers the DNR properties, county park properties and the areas of private property which are land-locked within the public parcels.

The forestry zoning allows for the operations of both forestry and rock quarrying. On the DNR and private lands, current zoning designates that the primary use of the land will be timber management, including clear-cutting, log hauling, slash burning and herbicide spraying. In conjunction with timber management and excavation, recreational use is desired on the DNR property. The Snohomish County Comprehensive Plan calls for the DNR to develop a schedule of 50 acre clear-cuts such that no parcels are logged until the adjacent parcels are reforested and "greened-up."

The shoreline is zoned conservation by the Shorelines Master Plan Program and zoned wetlands by the Snohomish County Comprehensive Plan. This area floods annually and does not contain any existing structures, boat launches or access roads or paths.

HOUSING AND POPULATION

Lord Hill is located between the towns of Monroe and Snohomish. Monroe's western-most residential area, the East Quarry Neighborhood, is primarily a single-family neighborhood that abuts the Monroe Quarry. This area includes zoning for 2.5 acre lots and has several older smaller lot homes and a large church/community center. The neighborhoods to the north of the quarry operations...
SNOHOMISH COUNTY PARKS PROPERTY

DEPARTMENT OF NATURAL RESOURCES TRUST LAND

PROPERTY OWNERSHIP

NOT TO SCALE
and the neighborhood off 127th Avenue S.E. are also single-family residential areas with 5 acre minimum size lots.

The population of Lord Hill is not forecasted to grow significantly within the next twenty years. The largest growth in the neighborhood occurred in the late 1970's, with the development of Lord's Hill Estates. This generated a 28.1 percent increase in population between 1970 and 1980. The average household is 2.96 people/house.

The park operation will not affect the housing or population size of the area. The influence of park users would have an effect on the traffic and visitors to the Lord Hill neighborhood, since only one major access is available for both the residences and the visitors.

AESTHETICS

Views both from the Lord Hill park property and of the Lord Hill ridge are a major attraction of the site. The ridge rises out of the wide flood plain and is far west of the Cascade foothills. The hill is the dominant highpoint in the valley and is a visual entry point into the Snohomish valley when traveling from the Seattle area along Route 522.

Clearcut areas and hilltops afford both long distance and valley views. From the central high points are views out to the Issaquah Alps and to the Cascades, including Mt. Pilchuck, Mt. Baker and surrounding farmlands. From Devils Butte and Lord Hill, the views look over the Snoqualmie and Snohomish rivers, the Olympic Mountains and the distant profile of Seattle.

The interior of the site is a collection of micro-climates from quite open second-growth forests to clearcut meadows; and from steep rocky cliffs to cattail marshes and swamps. The trail opportunities offer a wide range of views, sounds and textures.

The ridge peaks are primarily located to the outside of the hill. This creates an internal bowl of ridge, small peaks, vales and ponds that cannot be seen from off-site. Park facilities and access will be located in concert with the topography and will not impact the view of the ridge from the neighboring valleys.
NOISE

The noise generated on or near the Lord Hill site is noise associated with logging and quarrying operations. This includes chainsaws, trucks, harvesting equipment and rock-blasting and crushing. When produced, these noises can be heard over large portions of the site.

The park development would generate some temporary increase in noise level during the construction of facilities. Actual park operation will increase automobile traffic noise along the Lord Hill access road. Other noise associated with non-motorized trail use will be negligible.

LIGHT AND GLARE

Development of a trail network throughout the Lord Hill site will open small linear strips of forest, creating a small increase in available sunlight. If parking areas and restrooms were illuminated, they would generate an area of evening light at the site. This light would be designed and directed so that it would not be visible from off-site. Some night lighting will also be generated by the ranger residence.

RECREATION

The Lord Hill Regional Park will fill a need for close-in day use areas around the Snohomish/King County area. The Snohomish County Park and Recreation Plan recommends that the most effective way to provide maximum park space for the minimum amount of money is to develop regional parks and park programs. A regional park is designated to serve a multi-county population with a wide range of recreation activities associated with the natural environment.

The National Recreation and Park Association recommends that there be approximately 5 acres/1000 population of major regional parks. Snohomish County will come closer to matching the national standards with the new total of 1,300 acres of regional park land. The 1987 year-end census was 393,600.

The 1985 Washington Statewide Comprehensive Outdoor Recreation Plan identified bridle trails as one of the recreation facilities in shortest supply in the Snohomish-/King County area. Between 76-100 percent of the demand for bridle trails is unsatisfied.
The Lord Hill site can be linked by both trails and river frontage. Several parks can be used as river put-ins for canoe and kayak trips such as Buck Island Park on the Skykomish, Cherry Valley Segment, Stillwater Segment and MacDonald Memorial Park on the Snoqualmie. From all of these put-ins, stop-overs can be made at the Lord Hill river edge. A public fishing access point is located downstream from the site at Shorts School River Road.

The park's trail system can provide a node in the county/regional system by creating a link in the public trail along the Snohomish and Snoqualmie river edges.

The majority of public overnight parks in this area are in the National Forest and state parks to the east of Lord Hill. Flowing Lake County Park to the north of Lord Hill has 38 overnight sites and is the closest county facility. Lord Hill could (in the future) support a large hike-in/ride-in campground consistent with the theme of the park. This would provide an overnight location for hikers and horseriders using the county-wide system.

HISTORIC AND CULTURAL RESOURCES

Early settlements in the Snohomish River Valley took place at the foot of Lord Hill. The town of Snohomish was the first incorporated town in the county, having a population of 2,101 in 1900. The Lord Hill site has been a timber resource since early in the region's development. Most of the Lord Hill tract was logged of old growth timber between 1906 and 1935. The tract was clearcut by railroad operations by Wagner & Wilson of Monroe and later by George Wagner Company, among others. Many of the old railroad grades are still visible.

After the hill was logged, it was abandoned by its various owners. By the early 1940's, the county had acquired title to much of the land on the southern portion of the hill as a result of tax delinquencies. These lands were to be managed as County Trust Land by the State Forest Board in the Department of Natural Resources. The revenue realized from the management of the natural resources is in turn paid to the county's general fund.

Since 1944, the timber management and rock quarry operations have been conducted by the DNR. In the fall of 1977, the County began revising the Snohomish-Lake Stevens Comprehensive Land Use Plan (SLSCP). One of the primary purposes of this process was to identify land use issues and provide a guide for future land use decisions. Growth and land use incompatibility on Lord Hill were
among the first issues identified. During public hearings a considerable degree of concern about appropriate uses surfaced. The County then adopted a policy emphasizing low density rural residential uses, continued quarrying, forest management activities and passive recreational pursuits. The SLSCP also recommended the creation of a formal task force to develop a long term multiple-use plan.

In early 1981, the Lord Hill Advisory Committee was formed and work began on a Master Plan. The planning effort culminated in a report and a preliminary park and recreation master plan prepared by Park and Recreation Division staff pursuant the direction of the Committee. This report was then utilized to augment the reconveyance of 160 acres of State DNR land to the County Park system. The reconveyed parcel is in the vicinity of Temple Pond. The park acreage was later increased by an additional 200 acres via a private land donation.

The historical use of the park area for railroad logging not only provides potential trail locations, but also educational opportunities for teaching historic logging methods. Some sections of old track and equipment can be found within the park.

TRANSPORTATION

The Lord Hill park site is accessed from Seattle and southern areas by State Route 522, which runs along the southwest base of the hill. Access from Everett and western areas to Lord Hill is via Route 2 and Route 9 to Snohomish. From both SR 522 and Snohomish, the Old Snohomish-Monroe Highway is used to approach the eastern and northern base of the hill.

The only road access to the park area is 127th Avenue S.E. The street runs from the base of the hill to the end of the residential neighborhood. It is a two-lane road running north-south, without sidewalks. It was newly surfaced and widened by the Snohomish County Public Works Department in 1986. The road is lined with homes with long driveways turning off the street. In flood season, the hill is often cut off for several days at a time by flood waters over the old highway.

Lord Hill is not serviced by public transit. Park users will arrive by automobile, horse, bicycle or foot, via the trail system or along hilly 127th Avenue S.E.
PUBLIC SERVICES AND UTILITIES

Utilities on Lord Hill are limited to a water line from the Sky Meadows Water District which runs along the Old Snohomish-Monroe Highway and south on 127th Avenue S.E. Well water on the site is difficult to find and impractical to use. The construction of a supply system will require connection to the existing water tank which is located approximately 200 feet from the intersection of 127th Avenue S.E. and 148th Street. Current plans call for replacing the existing 25,000 gallon storage tank with a 100,000 gallon capacity tank.

Snohomish County PUD electrical lines run along 127th Avenue S.E. These lines would need to be extended either underground or above-ground into the park site. No sewer lines or underground storm sewers exist in the vicinity of the park. All homes in the area utilize septic tank systems. Therefore, park operations will need to be on a septic tank/drainfield system, and, where necessary, to utilize waterless restrooms. Drainage must be designed to meet Snohomish County drainage code, Title 24.

The Snohomish County Sheriff patrols the Lord Hill neighborhood several times a day. Sheriff patrols must be able to drive into the parking lot and day-use areas of the park. A gate is necessary at the park entrance to close the area off in the evening. It is also desirable that emergency vehicles have all-weather access to the major activity areas in the park. Access roads must either be a loop design or have a turn-around with a minimum 40-foot turning radius at the road's end. If the area is to be used after dark, the sheriff's department recommends the parking and restroom areas be illuminated.

A park ranger will be in residence on the park site. The ranger's residence will be near the day-use areas and will maintain and patrol the park area.

Snohomish County fire regulations require that buildings over 4,000 square feet must have a fire hydrant located within 300 feet. This hydrant must have a flow of 1,500 GPM sustained for two hours at 20 psi. The same requirement must be met if overnight camping is allowed, as per Snohomish County Fire Code Title 16.

If the building is under 4,000 square feet and there is a 60-foot sideyard around the building and no overnight camping is allowed, then the facility is exempt from this requirement. The Fire Marshall does recommend a fire hydrant at the park entry.
The farthest point of the ranger's residence must be within 150 feet of an accessible road. This requirement also applies to any potential fire areas, such as picnic grounds with barbeque pits.

Emergency access requirements include a 20-foot wide fire lane with a 20-foot inside and 40-foot outside turning radius. A 15'6" overhead clearance is necessary for the fire truck access.

The road surface for emergency access must be all-weather surface capable of supporting a 25-ton vehicle. The fire department does have a four-wheel drive fire engine. Access to the entire park site is not required.
ISSUES AFFECTING PARK DEVELOPMENT

Several issues affect the development and long-term maintenance and operation of the park by Snohomish County. Specifically, these issues include the relationship between the County and State Department of Natural Resources ownership, private property holdings, zoning and site access. On-going changes in the land use of adjacent properties also provide for a dynamic element in the overall park development.

OWNERSHIP AND PROPERTY MANAGEMENT: PUBLIC HOLDINGS

At the writing of this report, 882 acres of the Lord Hill Park Site are being managed by the Department of Natural Resources (DNR). This property has been managed as County Trust Land by the State Forest Board in the Department of Natural Resources since 1944. The DNR is mandated to manage the property for timber production. Almost all the timber on Lord Hill is between 50-60 years old and will be ready to harvest within the next 10-15 years, and then again in 60 years rotation. Seventy-five percent of the revenue derived from the timber sale is conveyed to the County. After harvest, the DNR re-seeds the site and provides routine maintenance to assure the perpetuation of harvestable timber in the next 50-60 years. There have been three 40-50 acre units harvested since 1980. In order to develop Lord Hill as a recreational park, the potential conflicts between timber management and park use must be resolved. Three primary alternatives are to be considered for property management, as follows:

1. State Park Acquisition. During the 1985 regular session of the state legislature, Substitute House Bill 958 passed. It directed State Parks and the Department of Natural Resources to study state trust lands to identify those suitable for addition to the state parks system. As a result of this study, the 882-acre Lord Hill site was identified as a suitable and desirable park addition and was included in the list of 22 sites recommended for acquisition. The acquisition of the Lord Hill property is being considered by the 1988 session of the legislature. If approved, the property would be transferred into the Trust Land Purchase Account. Approval for state park acquisition would then result in the development and management of the site through a cooperative agreement with Snohomish County. If the properties are not selected for transfer to the Trust Land Purchase Account, the DNR would lift the moratorium on management and resume forest harvesting practices.
2. **Reconveyance.** The second alternative, if the parcel is not acquired by State Parks, would be to reconvey the property from DNR to Snohomish County. Certain forest board lands may be reconveyed by the Board of Natural Resources to the county, as provided in RCW 76.12.072.

The Board of County Commissioners must determine that the forest lands "are needed by the county for public park use in accordance with county and state outdoor recreation plans." Upon such a finding, the county must then file an application with the Board of Natural Resources for the transfer. The department then gives public notice of the intent to transfer the property. The proposal is examined by the DNR to determine if proposal use is in accordance with the state outdoor recreation plan. Lands so conveyed to a requesting county must be developed, maintained and used for the proposed public purpose. The reconveyance may also contain conditions and reservations to allow coordinated and maximum multiple use of the property. If land is not used for or ceases to be used for public park purposes, the DNR may request that the land be reconveyed for forest management purposes. In addition, RCW 76.12.073 stipulates that the timber on reconveyed lands shall be managed by DNR "to the extent that is consistent with park purposes, and meets with the approval of the Board of County Council."

The first property acquired on Lord Hill for county parks was by reconveyance. However, the size of acreage in the full DNR property involves a substantial property revenue decision by both the county and state agencies.

The reconveyance of Lord Hill property would result in the requirement for park development and the trade-off of future revenues from timber harvesting.

3. **Joint Operation and Management.** The third alternative would be for the county and DNR to jointly manage the Lord Hill site. DNR has a general policy to allow the public onto public lands at any time. In a joint operating contract, a DNR representative would work with the Park Planner to help adjust logging roads to coincide with county trails. Park policies could be worked into the contract. Snohomish County would need to obtain a permanent easement for access over state land into county land. Permanent easements would include roads for park service. Trails would be floating easements and could be adjusted with harvesting operations. Joint operations would involve joint management decisions such as timber harvesting to coincide with low-use months and staging.
road construction and harvesting at appropriate times to minimize erosion, dust and habitat damage.

Since trust lands must generate revenue, the acreage must be leased at 10% of fair market value per year, plus a one-time land damage fee. Property for the ranger residence, trailhead and park operations would have to be leased from DNR by the county if it were located on state land. If the park were jointly managed, it would operate as a working forest and could be used to provide education classes and information on both timber operations and plant communities and successional patterns.

Each of the ownership alternatives has a complex series of legal and financial requirements. Although each would call for different agency coordination and funding, any of the alternatives can be worked with to create a successful park for public enjoyment. The Master Plan considers each of the operation possibilities and is developed to be flexible for implementation under any of the ownership options.

PRIVATE HOLDINGS AND OPERATIONS

Two private property holdings totaling 60 acres are located within the Lord Hill Park site. Access to these parcels is over County and State land. A third privately owned parcel is located at the northwest edge of the site. The only possible access to these holdings is an existing, temporary access over DNR property. These private property holdings must be considered in the use of locked gates for park access and routing of trails around the private parcels. At the writing of this report, neither of the internal parcels had structures or utilities.

Another private property operation which requires consideration in the development of Lord Hill park is the adjoining quarry operations. The park site has rock quarries on both the south and east sides of the property. The expansion of these operations could affect the lands included in the park study area. Expansion and blasting operations could affect the location of trails and create a potential safety hazard for curious park visitors. The extraction operations might also effect the perched water table and upland wetlands in the park. The Monroe quarry site is also being considered as a woodwaste landfill site. This might limit any future creation of a park access through that side of the property. Future development and use of the quarry sites should include impact considerations for park operations in conjunction with permit review.
ZONING

The current land use zoning, Snohomish County Zoning Code Title 18, for the Lord Hill site is "F" - Forest. The intent and function of the forestry zoning is to conserve and protect commercial forest lands for long-term forestry and related uses. Surrounding parcels are zoned "MC" - Mineral Conservation and "R-5" - Large Parcel Rural Lots.

In order for the park development to occur on Lord Hill, it will be necessary to rezone the park site to a "F&R" - Forestry and Recreation, or "R" - Recreation. The forestry and recreation zone provides for the development and use of forest land for the production of forest products, as well as certain other compatible uses such as recreation. Rezoning might also be considered for some of the adjacent parcels.

PARK ACCESS AND CIRCULATION

At the writing of this report, the only developed access to county park property is across private property on an easement right-of-way. When the county received the 200-acre donation for park use from the estate of A.G. Seaholt, it included a 60-foot easement right-of-way granted by Mr. Charles Baker across his property. Exercising this easement is one option of gaining access to the park. A second option would be for the county to negotiate with Mr. Baker for sale or use of a portion of his property for installing the park access road. The addition of a portion of the Baker property could also influence the location of the park headquarters and day use area. The remaining option for access would be to locate the park access road through DNR property. This option is dependent on the drainage and topographic conditions of the property. Using any of these three access options, the park road location will be from 127th Avenue S.E.

The internal circulation of the park must consider the private property holdings and the public desire to minimize vehicular traffic within the park. Ideally, the circulation system must be planned in such a way as to double as access to the private properties. Circulation routes must also avoid any fragile wetlands areas and only be as wide as required for service needs.

Lord Hill Regional Park
ELEMENTS OF THE MASTER PLAN AND DESIGN GUIDELINES

The synthesis of information gathered during research and field reconnaissance, environmental analysis, and discussions at Advisory Committee and public meetings resulted in the development of a park program and specific site development objectives.

1. Preserve the natural, undeveloped character of Lord Hill and protect wildlife and their associated habitats. Discourage development in the interior of the site; develop areas such as the park headquarters near the property line at the park entrance.

2. Create a series of circulation routes throughout the park to provide opportunities for hiking, horseback riding and other non-motorized trail uses. Provide for handicapped accessibility.

3. Provide observation opportunities at the wetlands and ponds but restrict the number of access points. Protect the wetlands edges by constructing viewing platforms. Discourage off-trail use and prohibit horses in the wetlands areas.

4. Create educational experiences for all ages.

5. Develop park to be a year-round recreational facility, open only during daylight hours.

6. Provide for an on-site ranger residence near the park entrance.

These objectives were then translated into elements of the overall master plan and design guidelines:

ACCESS AND CIRCULATION

Roads

Off-site access to the site will be via 127th Avenue S.E. (Lord Hill Road). This road may require upgrading, including sidewalks, curbs or other improvements, to more safely accommodate park and residential traffic.

Entrance Road. The entrance road will be a two-lane, asphalt road, with a 24-foot roadbed. The road will be designed to support emergency vehicles. The turn off
from 127th Ave. S.E. will be signed with traffic signs and pavement markings in accordance with Snohomish County Highway and Safety Code. The ranger residence and park parking lots will be accessed from the entrance road. The road will be widened to accommodate a turn-around area outside the park gate.

Service Road. The service road will branch off the entrance road and lead to the two waterless restroom locations. This road will be gravel-surfaced, all-weather and 10 feet wide. Vegetation along the roadsides will be limbed up 15 feet to provide access for emergency vehicles. A turn-around will be provided at the end of the road and will be sized to accommodate pumper trucks and four-wheel drive fire trucks. The road will be signed to indicate that only service and emergency vehicles have
use of the road. In addition to the signing, locking removable bollards will be placed at the intersection of the entrance road and service road to discourage unauthorized vehicles.

**Trails**

Wherever possible, trails will use existing logging roads, former roads, or railroad routes to minimize the required construction effort. All trails depicted on the on-site circulation map will have a maximum grade of eight percent.

**Multi-Use Trail.** The multi-use trail will be 42 inches wide to accommodate hikers, horseback riders, mountain bikers and park department maintenance vehicles (quad vehicle/trailer). The trail will loop around the park interior and connect the ends of the service roads and view points. This multi-use trail will have a compacted, unimproved surface with a gravel top dressing and erosion control bars where necessary.

**Nature Trail.** A handicapped-accessible nature trail will loop from the parking lot to the wetlands area and back to the parking lot. This trail will be a 5-foot wide asphalt path without edging and its grade will be maintained at less than 5 percent throughout its length. Interpretive signing will depict some of the natural attributes along the trail. The trail will connect with one of the wetlands boardwalks and viewing platforms. The nature trail will provide a 20-30 minute round-trip walk.

**Nature Trail Route.** Trail users starting out from the parking area on the handicapped-accessible nature trail will experience both the open views out to the Cascades and the internal solitude of the wetlands pond. Headng east, trail users will travel through logged clearings and then into a second-growth forest with dense understory. The trail turns south along the pond edge, providing views of tall grasses, cattails, moss-covered logs, and beaver-carved tree stumps. Trail users will then loop back through the forest to the parking area.
Hiking Trails. Hiking and equestrian trails will be 24 to 30 inches wide and be unimproved. Where the trails are for both foot and equestrian use, the trails will have at least a 10-foot vertical clearance and a 6-foot side clearance. Horses will not be allowed in wetlands areas. The trail system will be interlinked and will connect with the Snohomish County-wide trail system.

A looped hiking trail system will provide access to Temple Pond No. 1 and to the Snohomish River frontage. The loop trail system will provide access to Temple Pond at three locations and will have long, easy grades of approximately six percent. Side trips to rock outcroppings and hilltop areas are also planned as part of the trail system. One loop, approximately two miles in length, will access the pond. A larger loop, 3-1/2 miles, will access other points along the pond and provide additional viewpoints. Hiking times will range from 1-1/4 to 2-1/2 hours.
The trail to the riverfront will have a net difference in elevation of about 450 feet between the park entrance and the riverfront and will be approximately four miles in length, with a walking time of 2-3/4 hours. An eight percent maximum grade will be maintained along the trail. This trail will provide access to strategic viewpoints overlooking the river and the surrounding valley. It, too, will be a loop system so that backtracking over the same trail on the return trip will be unnecessary.

Temple Pond 1 Loop. Leaving the parking area, trail users going south will first travel through a young, second-growth forest and then intersect the gravel service road. From here, they will head east on the service road through an area of mature, second-growth timber with morning sunlight and an open fern understory. The trail passes an area where evidence of the old railroad grade can be seen. After a rest stop at the picnic area/restroom, the trail narrows to multi-use scale and leads to the pond area and a viewing platform. The scenery along the pond edge is a pattern of wetland vegetation and low, marshy areas. Trail users will then head uphill, past another small pond and intersect side trails which lead up rocky hillsides to view the surrounding valley and Cascades. The final leg of the loop trail is downhill, with open views of surrounding hills.

Snohomish River Loop. This longer loop route to the river starts at the parking lot and heads south, intersecting the service road and then traveling along the multi-use trail through a forest of mature second-growth. The trail passes an old borrow pit and turns north, entering a recently clear-cut hillside. At the high point
of the hill, there are views out to the river and the Olympics. The trail then narrows and turns south along the southwest slope of the hill. Here the forest is mature with openings for views and afternoon sunlight. Travelers will then head downhill and parallel a deep valley, winding through dense forest to the level flood-plain of the river. The trail along the river is level and abundant with a thick understory of wetlands plants. Leaving the river, the trail heads northeast through a valley of mixed forest, where it joins the service road at the open viewpoint. A rest stop consisting of a picnic table and restroom is provided. The trail continues along the service road, past a small wetlands, and back to the parking area.

Parking Areas. Two parking areas will be provided. One will be an asphalt paved lot for parking 15-20 cars. The parking layout will have 90° parking bays with log parking bumpers. The lot will be edged with 24-inch diameter logs along non-parking edges. The second lot will be a gravel-surfaced lot, laid out for pull-through parking for 15-20 car and trailer combinations. This lot will have a load/unload area for horses. Both parking areas will be surrounded by landscape screening and will have 5-foot asphalt trails leading to both the information sign area and the restrooms. The parking areas will be expanded in future phases when the capacity at these lots is routinely exceeded.

Viewing Platforms & Blinds.

Viewing Platforms. Viewing platforms will be provided to access the wetlands and to minimize damage to the wetland edge. The platforms will be wooden walkways. The shore edge of the walkway will be anchored to wooden
pilings cut flush with the top of the walkway. The platform over the water will be constructed with pole pilings and plank walkway. Interpretive signage discussing the wetlands and beaver habitat will be attached to the pilings at 3-1/2 feet above the platform.

Viewing Blinds. Viewing blinds will be constructed near the edge of the wetlands to provide opportunities for wildlife observation. The blinds will be single-sided woven stick wall construction with pole framing. The wall will have viewing slots running parallel to the length of the wall.

ON-SITE WATER AND SEWAGE SYSTEMS

Vault Toilets. During the first three phases of development, waterless restrooms will be provided. Two sets will be located in the interior of the site and one set will be located at the entrance. The restrooms will be wooden, and have screen ventilation. The chemical toilet enclosure will be architecturally attractive and in the rustic styling of the park facilities. The restrooms will be mounted on concrete slabs with two buildings on each slab. The vault will be lined with a fiberglass or concrete liner to prevent any seepage.

Restroom Building. Future development phases will include the construction of a four-fixture restroom building. This restroom will be located at the parking lot in the area of the waterless restroom. Architecturally, the building will reflect the natural setting of the park and be constructed with wood shingle siding or log construction.

Drainfield. The ranger residence will require the installation of a septic tank and drainfield. The tank and drainfield will be located in the picnic area lawn, with drainage directed away from any wetlands areas. The tank and drainfield will be sized to accommodate the future addition of the four-fixture restroom.

Water System. Water will be provided for the ranger residence and at the parking area. The water at the parking area will be supplied by a combination drinking fountain/faucet. This fountain will be handicapped-accessible. Water will also be provided for horses in a water trough, with a hand pump located at one end of the trough.
A fire hydrant will be required for the ranger residence. The fire hydrant will be located along the entrance road. A new water main will be installed from 127th Ave. S.E. A new booster pump and, possibly, a larger capacity holding tank may be required for the Sky Meadows Community Water Association.

PARK LANDSCAPING

Except along the road and trail edges and at defined viewpoints, the park landscape will consist only of the existing indigenous materials. No attempt will be made to introduce new vegetation or remove fallen timber or under-story vegetation, except as follows:

A small lawn area for picnicking and group gathering will be provided at the parking area near the park entrance. The lawn will be seeded and mowed to provide an open area for picnicking and day-use. The lawn area will be graded for positive drainage.

Areas disturbed by construction will be hydroseeded with native grasses to prevent erosion.

Brushing and limbing trees will be done routinely to maintain adequate clearances along roads and trails and at viewpoints to insure views are protected.

As necessary, additional willows may be planted along pond edges to provide sufficient beaver habitat.

SITE FURNISHING AND EQUESTRIAN FACILITIES

The picnic area, located near the parking lot, will be furnished with 4 picnic tables, 2 barbeque grills and 1 fire ring. Each viewpoint will include a bench. Trash receptacles will be located at the parking area, picnic area, restrooms and at information nodes. All site furnishings will have a rustic appearance and meet Snohomish County Parks established standards. All tables and benches will be wooden and treated for outdoor use. Barbecue grills and trash receptacles will be secured to concrete anchors to prevent their removal.

Viewing shelters will be provided at the Devils Butte viewpoint and the two picnic area viewpoints. Viewing shelters will be an 8 x 8-foot wooden roof supported by peeled log poles. The front two poles will support the roof.
8 feet above ground level, and the back two poles will support the roof 7 feet above ground level. Both shelters will be centered over the benches at all viewpoints.

Hitching posts will be 6 feet long, 5 feet high, and anchored in concrete footings. The posts will be constructed of peeled logs greater than 4 inches in diameter. Hitching posts will be located at the parking area and by each restroom. These posts will also be provided at points where the terrain or sensitive habitats are too fragile for horse intrusion, and where trails are designated for hiking only.

![Equestrian Hitching Rail Diagram](image)

**EQUESTRIAN HITICHING RAIL**

A watering trough will be constructed at the trailer parking lot. The trough will be a rustic style wooden trough, in keeping with the other park furnishings. A hand pump will be located at one end of the trough. A drain hole with a plug and over-flow pipe will be located on the opposite end.

![Horse Watering Trough Diagram](image)

**HORSE WATERING TROUGH**
SECURITY

The park will be open to the public only during daylight hours. The only road entrance to the park will be gated.

The park gate will be center-opening, wooden-clad steel, constructed across the full roadway width. The gate will allow for one or both lanes to be open. It will be lockable and vandal-resistant.

Park bollards will be installed at the entrance to the service road. The bollards will be removable log posts which will lock in place. The bollards will be sized to prevent unauthorized vehicle access, but, when locked, can be lifted and removed by one person. Should unauthorized vehicles or motorbikes defeat this bollard system, a second gate may need to be added.
Fencing is not required for the park. The only vehicle access will be controlled. The size of the park boundaries prohibit perimeter fencing. Fencing at the quarry location will be at the discretion and expense of the quarry owner.

SIGNAGE

All signing will be pursuant to county-established standards.

An entrance sign, listing the park's name and operating hours, will be located at the gate entrance.

An informational sign board will be located at the parking area. The information board will include a map of the park diagraming the trail system, viewpoint locations, restrooms and hitching posts. Also listed will be the park rules, trail use information and emergency information. Hand-out maps will be available, and will depict trails, travel distance, elevation change, etc.

Trail signs will be located at all trail junctions. Trail signs will indicate distances to the next junctions or points of interest, and the trail use classification.

Interpretive signs will be located at the wetlands boardwalk and along the nature trail. The signs will have short explanations of the natural processes exhibited at that sign location. The signs will be protected from weathering either by being routed on wood or metal or covered with a waterproof plexiglass case.
RANGER RESIDENCE

The ranger residence will be located near the entrance and parking areas. From this location the ranger can monitor park activities and park users can see that the ranger is present. The residence will be constructed with rustic-appearing materials (logs or shingle siding) and will be in keeping with the natural theme of the park. The building will be a single-story, slab-on-grade structure.

The home will require the installation of a septic tank and drainfield and connection to water and electrical service. Electrical service will come from the pole line along 127th Ave. S.E. and will have to be brought into the park along the entrance road.

LIGHTING

Exterior lighting will not be installed in the park. The only night lighting will be at the ranger residence for safety and security.
DEVELOPMENT PHASING AND COSTS

Three phases for park development are outlined in the following sections. The phases are developed to create a fully functional park with an on-site ranger residence in the first phase. The second phase expands the service roads and adds an additional set of restrooms, paved parking, and a multi-use/maintenance trail loop. The third phase consists of trail expansion, additional viewpoints and viewing blinds for wetlands bird and wildlife observation. The third phase can be constructed throughout the life of the park using the efforts of volunteer organizations. Future development of Lord Hill Regional Park could include the addition of a four-fixturerestroom at the picnic area and the development of a hike-in/ride-in primitive campground near the Devils Butte portion of the park. Future park plans could also include the expansion of park trails and beach access, if additional parcels of property became available for park use.

The phased development cost estimates reflect a range of construction costs. The low end of the cost range is developed based on volunteer labor, and when feasible, low cost type of materials. The high end cost estimate is based on contracted labor and materials with superior durability and/or aesthetic properties. The major construction assumptions are listed after the cost summary. A full breakdown for each cost item is shown in the Appendix.
LORD HILL REGIONAL PARK

PHASING SCHEDULE

LEGEND:

- 24' ASPHALT ROAD
- 10' GRAVEL SERVICE ROAD
- 5' ASPHALT NATURE WALK (HANDICAPPED ACCESSIBLE)
- 42" PARK VEHICLE SERVICE TRAIL
- 24"-30" PED., MT. BIKE, EQUESTRIAN TRAIL
- 24"-30" PED., MT. BIKE TRAIL

PHASE 1

PHASE 2

PHASE 3
### PHASE 1 LORD HILL PARK
**MASTER PLAN COST ESTIMATE**

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**Lord Hill Regional Park**
## PHASE 2 LORD HILL PARK
### MASTER PLAN COST ESTIMATE

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<tr>
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<td>PARK LANDSCAPING</td>
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**SUBTOTAL FOR SECOND PHASE**

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**PHASE 2 RANGE**

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# Lord Hill Park Master Plan Cost Estimate

## Phase 3

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<td><strong>Signage</strong></td>
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<td>No. 6 Trail Signs</td>
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### Contingency, 15%
- Design Fees, 9%
- Sales Tax, 8%

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<th>High End Estimate</th>
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**Phase 3 Range**

$48,797 to $24,855
COORDINATION AND PERMITS

COORDINATION WITH OTHER AGENCIES

Park development will require coordination with other Snohomish County departments and other state agencies. Major issues requiring coordination are outlined below:

Snohomish County Public Works. The Parks Division will need to coordinate with Public Works on these two issues:

1. The extension of 127th Avenue S.E. into the park will require coordination to determine the size and classification of the street connection. The development coordination would depend on the park boundaries and the ownership of the Baker property. The street could be developed with Parks Department funding and Public Works design and construction, or, if so directed by the County Council, funding could also be by Public Works.

2. The placement of signs in conjunction with the park will also require coordination. The signage would include traffic and directional signs for the park.

Sky Meadows Water Association. Coordination with the Sky Meadows Water Association will be necessary to obtain water service on the park site. It will be necessary to assess both the needs of the park and of the Lords Hill Community to determine the requirement for additional pumping and storage. The Sky Meadows Water Association contact is Larry Smith, phone 568-6304.

Snohomish County Planning Department. The Lord Hill Park site must be rezoned for park use. This property is currently zoned forestry, which is intended for commercial forest lands. The zoning should be reclassified to "Parks and Recreation" if it is reconveyed to parks property, or to "Forestry and Recreation" if it is operated as a multi-use site with the Department of Natural Resources.

Department of Natural Resources. Extensive coordination may be necessary with the Department of Natural Resources. If the property is under the management of DNR, a use agreement will be required. This will be necessary to coordinate park operations in conjunction with timber harvesting. DNR can manage the property as...
joint-use recreation and resource harvesting, which entails using small (less than 50 acres) timber cuttings and scheduling the operations for low-use recreation seasons.

PERMITS

Several permits will be required prior to park construction. The following list includes the potential permits. These may not all be required, but permit applications should be submitted to allow each agency to make the determination.

<table>
<thead>
<tr>
<th>PERMIT</th>
<th>AGENCY/CONTACT</th>
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</thead>
<tbody>
<tr>
<td>SEPA Checklist</td>
<td>Snohomish County Dept. of Community Development; Bob Pemberton, 259-9388</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>Snohomish County Dept. of Community Development; Ernie Jensen, 259-9388</td>
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<tr>
<td>Grading Permit</td>
<td>Snohomish County Dept. of Community Development; Bob Dokka, 259-9388</td>
</tr>
<tr>
<td>Building Permit</td>
<td>Snohomish County Dept. of Community Development; 259-9388</td>
</tr>
<tr>
<td>Petition</td>
<td>Sky Meadows Water Association; Larry Smith, 568-6304</td>
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<tr>
<td>On-Site Sewage Disposal Permit</td>
<td>Snohomish County Health District; Randy Darst, 339-5270</td>
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<tr>
<td>Encroachment Permit</td>
<td>Northwest Pipeline Corporation; J. D. Sears, 868-1010</td>
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</tbody>
</table>
APPENDICES

Public Meeting Minutes, September 30, 1987
Public Meeting Minutes, December 2, 1987
Advisory Committee Meeting Minutes, August 26, 1987
Advisory Committee Meeting Minutes, Sept. 23, 1987
Advisory Committee Meeting Minutes, October 28, 1987
Archaeology and Historic Preservation Review
Memorandum Regarding Lord Hill Regional Park Water Supply
Master Plan Cost Estimate, Phase 1
Master Plan Cost Estimate, Phase 2
Master Plan Cost Estimate, Phase 3
Resolution Regarding Timber Harvesting Moratorium on Trust Lands Suitable for State Park Acquisition
House Bill No. 1616

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Lord Hill Regional Park
LORD HILL REGIONAL PARK
Public Meeting

Date: September 30, 1987
Report Date: October 6, 1987
By: Linda S. Osborn

Purpose: Solicit desires, concerns and input from the general public for incorporation in the Lord Hill Park master plan.

After introductions, an overview of the existing conditions at the park, a slide presentation of the site, and a description of the preliminary program, goals and objectives for the park, the following discussion occurred:

1. Why is the current entrance gate locked?
   
   DNR's access is across private property. During negotiation, the private landowner would not grant public access.

2. What can be done about the private land in the center of the site? Can it be purchased?

3. Concern regarding increased traffic, four-wheel drives, high school kids, drinking, and trash.
   
   Park should be closed at dusk.

4. How will park use be controlled?
   
   Snohomish County Parks will maintain a resident ranger on site.

5. Provide sufficient parking for trucks with horse trailers.


7. Provide other kinds of park uses, such as overnight camping.
8. Provide trails to accommodate all uses, where appropriate. Horse trails should not be planned near the wetlands.


10. Plan a world-class botanical garden.

11. Consider wildlife during planning. Minimize impacts to deer, coyote, and beaver.

12. New name for ponds and for park.

13. More policing along 127th to deter speeding.

14. What is the access to the park?

Snohomish County received as a gift, land known as the Seaholt property. The access to this property is over 127th.


17. Provide an overnight campground for horseback users. Perhaps situate campsites on the west side of the site.

18. Provide two park entrances. Have one entrance on 127th, locate another entrance somewhere else.

19. One access will allow for better supervision.

20. If campground is planned, concern expressed for water availability and sewage disposal. Skymeadow water supply is already at capacity.

21. Provide primitive tent camping, particularly for hikers and horseback users.

22. Control use of overall site relative to the carrying capacity.

23. Should provide trails, but also a vehicular loop road to provide an opportunity for older people to see the site.

24. Provide a perimeter road, no vehicle campground—the site is too small—and develop picnic areas.

25. No overnight camping, close the park site at dusk.
26. No campfires.

27. Define the purpose of the park site. A good site to educate both young and old.

28. Park should be a wilderness sanctuary. Develop trails only.

29. Will park be developed in my life time?

   Snohomish County Parks is taking the initial steps in developing the site. That is, develop a comprehensive plan and then procure funding. It was noted that trails are the most needed recreational facility within the county.

30. Volunteer programs can be initiated to develop aspects of the park.

31. Maintain rural character of the roads and adjacent properties.

32. Presently, no place to go riding (horses, bikes) but on the roads.

33. Recommend a traffic study be completed to predict what the increased traffic may be.

34. Park should provide recreation opportunities on a regional scale, not only for Lord Hill Park residents.

35. Plan trails to connect with county-wide trail system.

36. Examples of existing equestrian trails and facilities at parks include Bridle Trails State Park, Capitol Lakes, and McWhirter Park.

37. Plan recreation opportunities along river frontage, e.g., picnic tables, benches. Consider the fluctuating river level when developing plans.

38. To minimize construction costs, consider developing trails on the old logging roads.


41. Would logging continue?

   DNR indicated that logging has been temporarily suspended so that acquisition by State Parks or reconveyance of property to the County can be explored. Logging will resume if DNR remains a trustee of the property.
Osborn & Ray, Planners, inc.
1414 Alaskan Way, Suite 310 • Seattle, Washington 98109 • 206/624-3674

LORD HILL REGIONAL PARK
Public Meeting Minutes

Date of Meeting: December 2, 1987
Report Date: December 4, 1987
By: Marcia West

Welcome & Introductions by Ron Martin, Snohomish County Parks. Mr. Martin explained this presentation was a final draft plan and without major objections, it would be sent before the County Council the first of the year.

Introduction of Advisory Council Members present:

Dave Doan
Bill Miller
Peggy Miller

Bob Richardson
Art Sprenkle
Jim Taylor

Slide Show Presentation by Frank Ray of Osborn & Ray, Planners, Inc. Slides were shown of park lands from site visit, including analysis of views, vegetation and wetlands, furnishings found in similar parks, and a description of the Master Plan.

Questions & Comments:

Will there be any improvements to 127th Ave. at the Old Snohomish Highway intersection?
A: Public Works currently does not have any further improvements planned. Improvements were made in 1986.

From property owner on north edge of park, Lord Hill Estates: Too much trespassing occurring across his property, especially since the recent clearcut. Will the park be fenced to keep people off his property? Where will the money come from for the park?
A: From Ron Martin: The park will have a controlled public access point and an on-site ranger in residence. These steps should dramatically reduce trespassing. Funding for the park will be through normal county park funding procedures, including possibly, some matching funds from the Washington Interagency Committee for Outdoor Recreation.
Will anything be done to the Old Snohomish-Monroe Highway? It's very dangerous now and additional park traffic could make it more hazardous.
A: This would have to be reviewed by Public Works.

People can use the land now; I don't ride horses or hike, but I use the land. Why not just leave it alone? It seems like it's being developed for special interests as a large park with only a small parking lot.

Why spend all that money for only 25 cars?

Who will clean up after the horses?

Would hiking and horse trails be the same?
A: In most cases, yes; except horses will not be allowed into the wetlands areas.

How will access to the property be solved and why will the gate be locked?
A: These questions are being worked on now.

Art Sprenkle: Expressed concern that if property was not made a park, then important history of the Lord Hill site might be lost to development.

I benefit by a park. I own 5 acres. Plan looks like a special interest use area just for the people who are adjacent to the park – this is OK for me.

Peg Miller: We need a place to ride, we need trails and natural areas.

Will motor bikes be allowed?
A: No
Response: Good

Will the park be day-use only?
A: Yes

Will the park be open all year?
A: Probably
Response: 127th is impossible in snow

What impact will the park have on the deer population?
A: Motor vehicles and hunting will be restricted, and habitat can be managed – it should have a positive impact on the deer population.

There are some bear, bear cubs and cougars in the area.

Resident on 127th: Expressed the importance of creating a park to preserve the area for future generations.
Response: Applause

Could we make this park a game refuge? If people come, the game might leave.
A: Art Sprenkle: In a park, poaching would stop and wildlife population would increase.
Could we fence the whole area to keep the animals in?
A: That would interfere with the animals' natural ranging patterns.

What's the history of Capital Forest wildlife? There seems to be an increase of animals on Lord Hill since clearcutting.

Is there a plan to clearcut small areas to create more open habitat?
A: That could be managed as part of the park's plans.

Keep the mix of Snohomish County Park and Department of Natural Resource use, with selective logging.

The meeting was closed by Ron Martin. It convened at 7:15 p.m. and was adjourned at 9:30 p.m.

MW/gf
Osborn & Ray, Planners, inc.
1414 Alaskan Way, Suite 310 • Seattle, Washington 98101 • 206/624 3674

LORD HILL REGIONAL PARK
Advisory Committee Meeting

Date: August 26, 1987
Report Date: August 28, 1987
By: Linda S. Osborn
Purpose: Establish purpose of committee, express concerns and desires for park planning process and park elements

Attendees: James Taylor    Ron Martin
          Arthur Sprenkle    Pat Kenyon
          Bob Heirman        Bill Karras
          Sally Van Niel     Jim Wiltsie
          Judy Richardson    Diane Marcus-Jones
          Bill Miller        Frank Ray
          Dave Doane         Linda Osborn
          Marilyn Freeman

Discussion:

1. The role of the committee. The committee was appointed to support the planning effort for Lord Hill Park. The committee is to function as an advisory board and a vehicle through which information is imparted to their individual constituents.

2. General Information. Attendees were apprised of the current status of the project by way of an historical overview of events and past planning efforts. Of major note:
   - The park site is designated as a "No Shooting Area."
   - Donation of Seaholt property to Snohomish County Parks.
   - Reconveyance of DNR property to Snohomish County Parks.
   - The establishment of an unencumbered easement for access to the property.

3. The following comments, concerns and desires were expressed:

   Dave Doane: DNR has no more plans for logging.
Jim Taylor: Need to gather input and keep locals informed.
Temple Pond No. 1 is a key element. Needs contemplative features such as bridges for viewing.
Need facilities for the handicapped.
Other desires: horse facilities, trails, ball diamond.

Judy Richardson: Maintain natural beauty—preservation.
Quiet trails for bird watching.
No motorized vehicles.
Daytime only facility.
Horse facilities.
Maintain buffer zone.

Bill Miller: Concerns include: impact on environment and adjacent homeowners, whether the infrastructure was adequate and what the County may need to do to mitigate impacts.
If vehicular access were provided to the river, additional concerns include erosion and environmental impacts to the river.

Sally Van Niels: Opposed to vehicular access to the river.
Special attention to the presence of red-tailed hawk nests.
Discourage motorized vehicles within the park.
Create blind for observing birds at the ponds.
Keep the site natural.

Jim Wiltsie: Concerns include: traffic to the site, controlling drinking and shooting.
Emergency vehicular access. Should have access to the river.
Possible helicopter landing site.

Art Sprenkel: Resource for the future.
Horse facility.
Possible future acquisition of Wells and Kent property for shoreline access.
Separate bridle and walking trails.
Look at Monroe quarry site as possible staging area for horses.
Create multiple access points to take pressure of single entry point.
He will personally pursue the reconveyance issue of DNR lands.
Bob Heirman: Interested in reconveyance of DNR land. Preservation. Selective cutting ok, but no clear cutting. No ORVs. Heavy emphasis on wilderness. Provide trail head parking and good trail system. Temple Pond No. 1 should be a focal point. It is stocked every other year. Fortify beaver dam. Opposed to vehicular access to the river. No shooting range. Name a trail, "George Harrison Trail." Level walking desired at entrance.

Jim Taylor: Maintain equestrian and hiking trail connector relationship with other regional parks.

Bill Karras: Encourages installation of locking entrance gate.


Dave Doane: Ralph Cutter has access rights through the park to reach his property. He stays on his property in a trailer.

Next meeting: Wednesday, September 23rd, at 7:30 p.m.
Date: September 23, 1987

Report Date: September 28, 1987

By: Linda S. Osborn

Purpose: Brief the committee on current status of the planning effort. Solicit new information for program and park elements.

Discussion:

1. Osborn & Ray presented an overview of the site analysis information generated to date including drawings showing drainage basins, vegetation characteristics, topography and shadows, opportunities and limitations, and slides depicting typical scenes from various locations on the site.

2. The following comments, concerns, and desires were expressed:

   **Park Entrance**

   **Peggy Miller:** No corral and/or barn is needed at the load/unload location for horses.

   **Sally Van Niel:** Concerned with centrally locating parking lot and associated facilities so that drainage may be directed towards the river. Suggests keeping parking lot on the edge of the property so private vehicles cannot penetrate the site. Look at the Baker property as a possibility.

   **Bob Heirman:** Desires the entrance facilities near the edge of the park, maybe near the towers. Does not want to have parking lot in the interior.

   **Pat Kenyon:** Surface water runoff for parking lots require bio-filtering.
Bob Richardson: Noise associated with entrance activities (parking, ranger residence, etc.) should be on the perimeter. Policing these facilities would be easier.

Ron Martin: Will have the actual easement surveyed to officially establish its location.

Off-Road Vehicles

Bob Richardson: Off-road vehicular use occurs presently. Need to address this. Results in environmental degradation and should not be allowed to occur. Particular concern is access on the pipeline. Suggests fencing may be a solution.

Ron Martin: With on-site staff being assigned to Lord Hill Park, the Parks Division will be able to manage the off-road vehicles with a little more facility. Design solutions need to address.

Handicapped Access

James Taylor: This park needs to be enjoyed by the handicapped. Facilities and trails should be accessible.

Bob Heirman: Does not wish to see concrete trails, feel the trails should be natural.

Peggy Miller: May explore a gate access similar to that as used at Meadowdale Park.

Park Name

Bob Heirman: Lord's Hill Wilderness Park.

Bob Richardson: Lord Hill Wildlife Preserve.

Rock Quarry

Bob Heirman: Would like to see it discontinued. Would like to restore Temple Pond No. 2.
LORD HILL REGIONAL PARK
Advisory Committee Meeting

Date: October 28, 1987
Report Date: November 2, 1987
By: Linda S. Osborn

Purpose: Brief the committee on current status of the planning effort. Show slides of field visits to Capitol Forest and McWhirter Park. Arrive at concurrence regarding design elements and master plan report outline.

Attendees: Arthur Sprenkle
Bob Heirman
Joe Potter
Ron Martin
Pat Kenyon
Marcie Allen
Frank Ray

Bill Karras
Tamara Patrick
Peggy Miller
Jim Wiltsie
Diane Marcus-Jones
Patsy Hutchens
Linda Osborn

Discussion:

Osborn & Ray opened the meeting with a slide presentation of design elements of DNR's park at Capitol Forest and City of Redmond's McWhirter Park. Equestrian facilities were prominent at both facilities. Similarities and potential re-use of design elements were identified.

The committee discussed and made the following recommendations on design elements for Lord Hill Park.

Baker Property. Snohomish County staff advocates the acquisition of the Baker property because it provides an unencumbered access to the site, utility runs may be less costly due to closer proximity to S.E. 127th, and it appears to be a desirable location for the entrance-type facilities and for the ranger residence.

The committee recommended acquisition of the Baker property. This parcel will become the preferred parcel for siting entrance-type facilities, e.g., parking, signing, trail heads, and ranger residence.

Snohomish County staff is to meet with Mr. Baker later in this month.
If Baker's property is not available for park use, entrance facilities and the ranger residence will be located on DNR property, close to the existing project boundary. County will then have to formally ascertain access rights to the project site.

Trail System. The hierarchical nature of the proposed trails was discussed and the following was recommended for inclusion in the master plan report:

Service road to ranger residence, sized to accommodate fire trucks. Road to be paved and approximately 20 feet in width.

Service road from entrance to vault toilets, sized to accommodate pumper trucks. Road to be gravel and approximately 10 feet in width. A smaller service road/trail, sized to accommodate the Park Department quad vehicle/trailer will provide access for routine maintenance. This road/trail will be approximately 42 inches in width.

One handicapped-accessible trail will be provided near the entrance. This loop trail will be paved and be approximately 4.5 to 6 feet in width.

Hiking and equestrian trails will be unsurfaced and be approximately 24 to 30 inches in width, with overhead and side clearance to accommodate horses with riders — approximately 10 feet high by 6 feet wide.

Trails will be signed indicating that emergency vehicles have only limited access. Procedures for emergencies will be posted.

Trail edge treatment will be outlined in the report. Construction of trail edge treatment may be implemented during a future phase of development.

Parking. The parking area will be sized to accommodate up to 40 vehicles and trailers. One lot will provide parking for 15 - 20 cars; a second lot will be designated for vehicle/trailer combinations and will be sized to accommodate 15 - 20 rigs. Additional parking will be provided in future phases when the capacity of the proposed area is routinely exceeded. The parking area will include a turnaround facility for vehicular use in the event the lot is full.

Signing. All signing will be pursuant county established standards.

Viewpoints. Viewpoints shall be rustic in nature and include benches. Vegetation will need to be managed to maintain views.
Trash Receptacles. Trash receptacles shall be located at the parking area, picnic area, at restrooms, and at information nodes.

Picnic Area. Picnic area shall be located near the park entrance. Two pedestal barbecues and one fire ring will be provided. The Parks Department may provide firewood for barbeques and ring.

Restrooms. Restroom facilities shall consist of vault toilets initially. Two sets will be located in the interior of the site, and one set will be located at the entrance.

Hitching Posts. Hitching posts will be located at the entrance and by each restroom. Hitching posts will also be provided at points where the terrain or environment's sensitivity is too fragile for horse intrusion and the trails are marked for hiking only.

Water. Water will be supplied at the main entrance via a combined drinking fountain/faucet. This fountain will be handicapped accessible. A water trough for the horses will be provided at the entrance.

Bumpers. Log, bumpers will be used to identify parking stalls in the parking area.

Gates and Bollards. A wood-clad steel gate will be in place at the entrance to the park. Lockable, removable bollards will be used at service road entrances to preclude use from unauthorized vehicles.

Corrals. Corrals will be provided during future phases of development.

Viewing Platforms. At the ponds, viewing platforms or floating boardwalks will be provided. These will not be located near beaver dams.

Other discussion centered on the reconveyance issue with DNR. Dr. Arthur Sprenkle will provide a letter regarding support for reconvenance to be included in the master plan report.

A willow planting program has been recommended to restore desired beaver food in wetland areas.

The Master Plan Report outline was reviewed. Additions to the outline included identifying the status of easements and road use permits for the landlocked-private property.
The next Advisory Committee meeting will be Wednesday, November 18, at 7:30 p.m., to review the master plan.

The next Public Meeting will be Wednesday, December 2, at 7:00 p.m. The proposed location of this meeting is at the Monroe Senior Center.

The master plan will be presented to the Snohomish County Park Board, December 8.
September 23, 1987

Mr. Brent Lambert  
Preservation Planner  
Planning & Community Development  
5th Floor, County Admin. Bldg.  
Everett, WA 98201-4060

Log Reference: 967-C-SN-08  
Re: Lord Hill Master Plan

Dear Mr. Lambert:

We have reviewed the materials forwarded to us for the above referenced project. A search of our records, including the National and State Registers of Historic Places and the Washington State Archaeological and Historic Sites Inventories, indicates the project area has not been surveyed for the presence of cultural resources.

Sincerely,

Robert G. Whitlam, Ph.D.  
State Archaeologist  
(206) 753-4405

dw

RECEIVED  
SEP 23 1987  
CO. PLANNING OFFICE
NOTE TO FILE

Subject: Lord Hill Regional Park
        Water Supply

Date: October 5, 1987

Mr. Larry Smith is the manager for the Sky Meadows Water Association. He is a retired city manager/city engineer. His address is P.O. Box 265, Snohomish, Washington, 98290. Phone number is 568-6304.

Mr. Smith reports that there is presently a 6-inch line with an elevated 25-thousand gallon metal storage tank on 127th Avenue on Lord Hill. He reports that one or two of the private property owners are only getting between 8 and 12 pounds pressure from that tank and were only allowed to connect up with the provision that they supply a booster pump.

The town of Monroe sells water to the Sky Meadows Water Association and it is supplied along the Monroe/Snohomish road. The Sky Meadows Water Association borders on the proposed park (DNR proposal) on the north, the east, and some of the southeast corner of the site. Mr. Smith feels the most feasible method of supplying water to the site would be from 127th however.

Mr. Smith indicates that there is a possibility the storage tank may be replaced with a 100-thousand gallon concrete tank.

If Snohomish County wishes to obtain a water supply from Sky Meadows then a petition needs to be supplied which would trigger the discussions and negotiations. Mr. Smith indicates that one or two property owners spent approximately $8,000 doing test drilling for private wells. They were unsuccessful in obtaining water even though they went to a depth of about 300 feet.
## PHASE 1 LORD HILL PARK  
MASTER PLAN COST ESTIMATE

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>HIGH RANGE</th>
<th>LOW RANGE</th>
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<td>$9,558</td>
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<td>ACCESS AND CIRCULATION</td>
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<tr>
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<tr>
<td>ON-SITE SEWAGE DISPOSAL AND WATER SYSTEM</td>
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<tr>
<td>NO. 8 WATERLESS RESTROOMS</td>
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<td>PARK LANDSCAPING</td>
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<td>NO. 11 PICNIC AREA LAWN</td>
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<td>$1,215</td>
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<td>SIGNAGE</td>
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<td><strong>HIGH END ESTIMATE</strong></td>
<td><strong>LOW END ESTIMATE</strong></td>
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<td>$328,152</td>
<td>$238,095</td>
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<td><strong>$444,245</strong></td>
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**PHASE 1 LORD HILL REGIONAL PARK**

## ACCESS AND CIRCULATION

### ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENTRANCE ROAD</td>
<td>1,200.00 LF</td>
<td>ENTRANCE ROAD WILL BE BITUMINOUS PAVED ROADWAY 2-LANES, WITH A ROADWAY WIDTH OF 24', PAVEMENT THICKNESS OF 3 1/2&quot; AND 6&quot; GRAVEL BASE, CONSTRUCTION WILL INCLUDE EXTRUDED BITUMINOUS CURBING AND STRIPING</td>
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</tbody>
</table>

### ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING LOT</td>
<td>4,200.00 SY</td>
<td>THE PARKING AREA WILL INCLUDE A LOT FOR 15-20 CARS AND A STAGING AREA FOR LOADING AND UNLOADING HORSE TRAILERS. THE STAGING AREA FOR TRAILERS WILL BE SIZED FOR BOTH LOADING AND PARKING 15-20 CARS WITH TRAILERS. DURING THE FIRST PHASE THE PARKING AREAS WILL BE GRAVEL.</td>
</tr>
</tbody>
</table>

### ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SERVICE ACCESS ROAD</td>
<td>6,500.00 LF</td>
<td>MULTI USE TRAIL LOOP WILL ALSO SERVE AS ACCESS FOR SERVICE VEHICLES. THE PATH WILL BE A GRAVEL SURFACE 10 FT. WIDE, WITH 6&quot; COMPACTED GRAVEL SURFACE 4500 FT OF ROADWAY CURRENTLY EXIST &amp; ONLY REQUIRE FINE GRADING AND GRAVEL SURFACING</td>
</tr>
</tbody>
</table>

### ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NATURE TRAIL</td>
<td>3,000.00 LF</td>
<td>NATURE TRAIL WILL BE A HANDICAPPED ACCESSIBLE PATH, ASPHALT SURFACED, 5 FT. WIDE, WITH A 2&quot; ASPHALT SURFACE AND 4&quot; GRAVEL BASE.</td>
</tr>
</tbody>
</table>

### ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MULTI USE TRAIL</td>
<td>750.00 LF</td>
<td>MULTI USE TRAIL LOOP WILL ALSO SERVE AS ACCESS FOR THE PARK MAINTENANCE VEHICLE. THE PATH WILL BE 42&quot; WIDE, COMPACTED EARTH SURFACE WITH EROSION CONTROL TRAIL BARS WHERE NECESSARY. 3750 FT CURRENTLY EXIST AND ARE IN SERVICABLE CONDITION.</td>
</tr>
</tbody>
</table>

### ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIKING/RIDING TRAIL</td>
<td>15,000.00 LF</td>
<td>HIKING TRAILS WILL BE 3 FT. WIDE, UNIMPROVED. WHERE TRAILS WILL BE SUBJECT TO SURFACE EROSION, TRAIL BARS WILL BE CONSTRUCTED DIAGONALLY ACROSS THE TRAIL. 2000 FT OF TRAIL CURRENTLY EXIST AND ARE IN SERVICABLE CONDITION</td>
</tr>
</tbody>
</table>
### ESTIMATE WORKSHEET

**OBJECT:** VIEWING PLATFORMS | **ITEM NO.:** 7
---|---
**QUANTITY:** 2.00 EA
**ASSUMPTION:** WOODEN VIEWING PLATFORMS WITH BOARDWALKS FROM THE TRAIL HEADS. A PILING SUPPORTED BOARDWALK OUT INTO THE POND WITH A \( \frac{3}{4} \) FOOT HIGH RAILING AROUND THE PLATFORM. THE WALKWAY IS 15'x3' AND THE PLATFORM IS 8'x5', PLANK CONSTRUCTION.

### ON-SITE SEWAGE DISPOSAL AND WATER SYSTEM

#### ESTIMATE WORKSHEET

**OBJECT:** WATERLESS RESTROOMS | **ITEM NO.:** 8
---|---
**QUANTITY:** 4.00 EA
**ASSUMPTION:** VAULT RESTROOMS WILL BE WOODEN BUILDINGS WITH SCREEN VENTILATION. RESTROOM VAULTS WILL HAVE LINERS WHICH PREVENT ANY SEEPAGE. BUILDING WILL BE CONSTRUCTED ON A CONCRETE BUILDING SLAB.

### ESTIMATE WORKSHEET

**OBJECT:** WATER DISTRIBUTION SYSTEM | **ITEM NO.:** 9
---|---
**QUANTITY:** 2,500.00 LF
**ASSUMPTION:** WATER DISTRIBUTION SYSTEM WILL BE REQUIRED. WATER MUST BE SUPPLIED TO THE RANGER RESIDENCE. SUPPLY QUANTITIES AND PRESSURE MUST MEET FIRE DEPARTMENT REQUIREMENTS. SUPPLY LINES SHOULD BE SIZED TO SUPPORT THE FUTURE ADDITION OF A FOUR FIXTURE RESTROOM AT THE PARKING LOT/PICNIC AREA.

### ESTIMATE WORKSHEET

**OBJECT:** SEPTIC SYSTEM | **ITEM NO.:** 10
---|---
**QUANTITY:** 1.00 JOB
**ASSUMPTION:** SANITARY SYSTEM WILL BE REQUIRED. DRAINFIELD MUST BE SUPPLIED FOR THE RANGER RESIDENCE. DRAINFIELD SHOULD BE SIZED TO SUPPORT THE FUTURE ADDITION OF A FOUR FIXTURE RESTROOM AT THE PARKING LOT/PICNIC AREA.

### PARK LANDSCAPING

#### ESTIMATE WORKSHEET

**OBJECT:** PICNIC AREA LAWN | **ITEM NO.:** 11
---|---
**QUANTITY:** 16.00 MSF
**ASSUMPTION:** PICNIC AREA LAWN WILL BE SEEDED AND WILL NOT REQUIRE EROSION CONTROL MATTING. LAWN WILL NOT BE IRRIGATED.

### ESTIMATE WORKSHEET

**OBJECT:** EROSION CONTROL SEEDING | **ITEM NO.:** 12
---|---
**QUANTITY:** 100.00 MSF
**ASSUMPTION:** EROSION CONTROL SEEDING WILL BE REQUIRED FOR ALL AREAS DISTURBED DURING CONSTRUCTION. HYDROMULCHER WILL BE USED.
### SITE FURNISHINGS

**ESTIMATE WORKSHEET**

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>SITE FURNISHINGS</th>
<th>QUANTITY:</th>
<th>ITEM NO. 13</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSUMPTION:</td>
<td>FURNISHING WILL INCLUDE TRASH RECEP TACLES AT THE PARKING AREA, RESTROOMS &amp; PICNIC AREA; BAR BECUES AND PICNIC TABLES IN THE PICNIC AREA; A BENCH AT EACH VIEWPOINT AND AT THE INFORMATION AREA.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### EQUESTRIAN FACILITIES

**ESTIMATE WORKSHEET**

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>EQUESTRIAN FACILITIES</th>
<th>QUANTITY:</th>
<th>ITEM NO. 14</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSUMPTION:</td>
<td>EQUESTRIAN FACILITIES WILL INCLUDE HITCHING POSTS AT THE PARKING AREA AND AT DESIGNATED TRAIL POINTS. A WATERING TROUGH WILL BE AT THE PARKING AREA.</td>
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<td></td>
</tr>
</tbody>
</table>

### SECURITY

**ESTIMATE WORKSHEET**

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>PARK GATE AND BOLLARDS</th>
<th>QUANTITY:</th>
<th>ITEM NO. 15</th>
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<tbody>
<tr>
<td>ASSUMPTION:</td>
<td>THE ENTRANCE ROAD WILL HAVE A CENTER OPENING, WOOD CLAD METAL GATE ACROSS THE ROADWAY WIDTH OF 24'. THE GATE WILL ALLOW FOR ONE OR BOTH LANES TO BE OPEN. THE GATE WILL BE LOCKABLE, AND VANDAL RESISTANT. WOODEN LOCKABLE BOLLARDS WILL BE INSTALLED AT THE ENTRANCE TO THE SERVICE ROAD.</td>
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### INFORMATION AND TRAIL SIGNS

**ESTIMATE WORKSHEET**

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>INFORMATION AND TRAIL SIGNS</th>
<th>QUANTITY:</th>
<th>ITEM NO. 16</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSUMPTION:</td>
<td>THE PARKING LOT/PICNIC AREA WILL HAVE A LARGE INFORMATION SIGN THAT WILL SHOW THE PARK TRAILS, VIEW POINTS, RANGER LOCATION AND RESTROOM LOCATION. TRAIL SIGNS WILL BE LOCATED AT ALL TRAIL JUNCTIONS. SIGNS WILL BE LETTERED 1 1/2&quot; HIGH AND MOUNTED ON TREATED POSTS. AN ENTRANCE SIGN WILL BE POSTED AT THE GATE.</td>
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### RANGER RESIDENCE

**ESTIMATE WORKSHEET**

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<tr>
<th>OBJECT:</th>
<th>RANGER RESIDENCE</th>
<th>QUANTITY:</th>
<th>ITEM NO. 17</th>
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<tr>
<td>ASSUMPTION:</td>
<td>RANGER RESIDENCE WILL BE A SINGLE STORY FRAME HOUSE OF STANDARD DESIGN AND SLAB ON GRADE CONSTRUCTION. RESIDENCE WILL BE 1200 SF WITH DRIVEWAY ACCESS FROM THE ENTRANCE ROAD</td>
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### STORAGE YARD AND SHED

**ESTIMATE WORKSHEET**

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<thead>
<tr>
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<th>STORAGE SHED AND YARD</th>
<th>QUANTITY:</th>
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<tbody>
<tr>
<td>ASSUMPTION:</td>
<td>THE STORAGE SHED WILL BE A STANDARD LOCKABLE STORAGE SHED. THE STORAGE YARD WILL BE FENCED AND BE 1500 SF.</td>
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## PHASE 2 LORD HILL PARK
**MASTER PLAN COST ESTIMATE**

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<th>LOW RANGE</th>
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<td>ACCESS AND CIRCULATION</td>
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<tr>
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<td>LF</td>
<td>$18,810</td>
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<td>ON-SITE SEWAGE DISPOSAL AND WATER SYSTEM</td>
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<tr>
<td>NO. 5 WATERLESS RESTROOMS</td>
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<td>EA</td>
<td>$3,410</td>
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<td>NO. 6 EROSION CONTROL SEEDING</td>
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**SUBTOTAL FOR SECOND PHASE**

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<tbody>
<tr>
<td>CONTINGENCY, 15%</td>
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</tr>
<tr>
<td>DESIGN FEES, 9%</td>
<td>0.09</td>
<td>$5,786</td>
</tr>
<tr>
<td>SALES TAX, 8%</td>
<td>0.08</td>
<td>$5,606</td>
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<tr>
<td><strong>PHASE 2 RANGE</strong></td>
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<td><strong>$42,128</strong></td>
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PHASE 2  LORD HILL REGIONAL PARK

ACCESS AND CIRCULATION

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<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING LOT</td>
<td>800.00 SY</td>
<td>THE PARKING LOT WILL BE SIZED FOR 15-20 CARS.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SERVICE ACCESS ROAD</td>
<td>4,500.00 LF</td>
<td>MULTI USE TRAIL LOOP WILL ALSO SERVE AS ACCESS FOR SERVICE VEHICLES. THE PATH WILL BE A GRAVEL SURFACE 10 FT. WIDE, WITH 6&quot; COMPACTED GRAVEL SURFACE.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MUTLI USE TRAIL</td>
<td>9,000.00 LF</td>
<td>MULTI USE TRAIL LOOP WILL ALSO SERVE AS ACCESS FOR THE PARK MAINTENANCE VEHICLE. THE PATH WILL BE A 42&quot; WIDE COMPACTED EARTH SURFACE WITH EROSION CONTROL TRAIL BARS WHERE NECESSARY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>VIEWING PLATFORMS</td>
<td>1.00 JOB</td>
<td>WOODEN VIEWING PLATFORMS WITH BOARDWALKS FROM THE TRAIL HEADS. A PILING SUPPORTED BOARDWALK OUT INTO THE POND WITH A 3 FOOT HIGH RAILING AROUND THE PLATFORM. THE WALKWAY IS 15' X 3' AND THE PLATFORM IS 8' X 5', PLANK CONSTRUCTION.</td>
</tr>
</tbody>
</table>

ON-SITE SEWAGE DISPOSAL AND WATER SYSTEM

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATERLESS RESTROOMS</td>
<td>2.00 EA</td>
<td>VAULT RESTROOMS WILL BE WOODEN BUILDINGS WITH SCREEN VENTILATION. RESTROOM VAULTS WILL HAVE LINERS WHICH PREVENT ANY SEEPAGE. BUILDING WILL BE CONSTRUCTED ON A CONCRETE BUILDING SLAB.</td>
</tr>
</tbody>
</table>

PARK LANDSCAPING

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>QUANTITY:</th>
<th>ASSUMPTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EROSION CONTROL SEEDING</td>
<td>50.00 MSF</td>
<td>EROSION CONTROL SEEDING WILL BE REQUIRED FOR ALL AREAS DISTURBED DURING CONSTRUCTION. HYDROMULCHER WILL BE USED.</td>
</tr>
</tbody>
</table>
SITE FURNISHINGS

ESTIMATE WORKSHEET

OBJECT: SITE FURNISHINGS
QUANTITY: 1.00 JOB

ASSUMPTION: FURNISHING WILL INCLUDE
TRASH RECEPTACLES AT THE PARKING AREA, RESTROOMS & PICNIC AREA;
BARBECUES AND PICNIC TABLES IN THE PICNIC AREA; A BENCH AT
EACH VIEWPOINT AND AT THE INFORMATION AREA.

EQUESTRIAN FACILITIES

ESTIMATE WORKSHEET

OBJECT: EQUESTRIAN FACILITIES
QUANTITY: 1.00 JOB

ASSUMPTION: EQUESTRIAN FACILITIES WILL INCLUDE HITCHING POSTS AT THE
DESIGNATED TRAIL POINTS.

SIGNAGE

ESTIMATE WORKSHEET

OBJECT: TRAIL SIGNS
QUANTITY: 6.00 EA

ASSUMPTION: TRAIL SIGNS WILL BE LOCATED AT ALL TRAIL JUNCTIONS.
SIGNS WILL BE LETTERED 1 1/2" HIGH AND MOUNTED ON TREATED POSTS.
## PHASE 3 LORD HILL PARK
### MASTER PLAN COST ESTIMATE

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>HIGH RANGE</th>
<th>LOW RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOBILIZATION</td>
<td>1.00</td>
<td>JOB</td>
<td>$1,050</td>
<td>$535</td>
</tr>
<tr>
<td>ACCESS AND CIRCULATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO. 1 HIKING/RIDING TRAIL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO. 2 VIEWING BLINDS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SITE FURNISHINGS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO. 3 SITE FURNISHINGS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO. 4 SHELTERS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EQUESTRIAN FACILITIES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO. 5 EQUESTRIAN FACILITIES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SIGNAGE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NO. 6 TRAIL SIGNS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| SUBTOTAL FOR THIRD PHASE                  |          |      |            |           |
| HIGH END ESTIMATE                         | $36,045  |      |            |           |
| LOW END ESTIMATE                          | $18,360  |      |            |           |
| CONTINGENCY, 15%                          | 0.15     |      | $5,407     | $2,754    |
| DESIGN FEES, 9%                           | 0.09     |      | $3,731     | $1,900    |
| SALES TAX, 8%                             | 0.08     |      | $3,615     | $1,841    |
| PHASE 3 RANGE                             | $48,797  |      | $24,655    |           |
PHASE 3 LORD HILL REGIONAL PARK

ACCESS AND CIRCULATION

ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>HIKING/RIDING TRAIL</th>
<th>ITEM NO. 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUANTITY:</td>
<td>25,000.00 LF</td>
<td></td>
</tr>
</tbody>
</table>

ASSUMPTION: HIKING TRAILS WILL BE 3 FT. WIDE, UNIMPROVED. WHERE TRAILS WILL BE SUBJECT TO SURFACE EROSION, TRAIL BARS WILL BE CONSTRUCTED DIAGONALLY ACROSS THE TRAIL.

ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>VIEWING BLINDS</th>
<th>ITEM NO. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUANTITY:</td>
<td>5.00 EA</td>
<td></td>
</tr>
</tbody>
</table>

ASSUMPTION: VIEWING BLINDS WILL BE CONSTRUCTED WITH WOODEN POSTS AND WOVEN THIN SLATS. THE WALLS WILL BE ANGLED IN AND 4 FT HIGH, THE 2 SIDES WILL BE IN A "V" CONFIGURATION WITH EACH SIDE 8.5 FT LONG. THE BLIND WILL HAVE A PLANK FLOOR OF 32 SF.

SITE FURNISHINGS

ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>SITE FURNISHINGS</th>
<th>ITEM NO. 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUANTITY:</td>
<td>1.00 JOB</td>
<td></td>
</tr>
</tbody>
</table>

ASSUMPTION: FURNISHING WILL INCLUDE TRASH RECEPTACLES AT THE PARKING AREA, RESTROOMS & PICNIC AREA; BARBECUES AND PICNIC TABLES IN THE PICNIC AREA; A BENCH AT EACH VIEWPOINT AND AT THE INFORMATION AREA.

EQUESTRIAN FACILITIES

ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>EQUESTRIAN FACILITIES</th>
<th>ITEM NO. 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUANTITY:</td>
<td>1.00 JOB</td>
<td></td>
</tr>
</tbody>
</table>

ASSUMPTION: EQUESTRIAN FACILITIES WILL INCLUDE HITCHING POSTS AT THE DESIGNATED TRAIL POINTS.

SIGNAGE

ESTIMATE WORKSHEET

<table>
<thead>
<tr>
<th>OBJECT:</th>
<th>TRAIL SIGNS</th>
<th>ITEM NO. 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUANTITY:</td>
<td>15.00 EA</td>
<td></td>
</tr>
</tbody>
</table>

ASSUMPTION: TRAIL SIGNS WILL BE LOCATED AT ALL TRAIL JUNCTIONS. SIGNS WILL BE LETTERED 1 1/2" HIGH AND MOUNTED ON TREATED POSTS.
November 23, 1987

Mr. Brian Boyle  
Commissioner of Public Lands  
John A. Cherberg Building  
Olympia WA 98504

SUBJECT: RESOLUTION REGARDING A TIMBER HARVESTING MORATORIUM ON TRUST LANDS SUITABLE FOR STATE PARK ACQUISITION

Dear Commissioner Boyle:

On October 24, 1984, at a special session of the County Council, you were present for the passing of a resolution regarding the reconveyance of 160 acres of state trust land on Lord Hill to Snohomish County. The property was subsequently deeded to the county for park purposes.

Since that time, public and special interest in the sensitive wetlands and surrounding watersheds and forest habitat on Lord Hill has grown significantly. This increasing interest and the Snohomish County Park Division's commitment to protecting the special environmental features of the site, has prompted the current Lord Hill Regional Park Master Plan effort, as well as the nomination of the surrounding DNR-managed trust lands for state park acquisition and public recreation use.

Throughout this masterplanning process, which is nearing its completion, the forested portions of Lord Hill have consistently been identified by the Advisory Committee, and community participants in public meetings, as needing specific protection from future timber harvesting activity by DNR. It is felt that the remaining wildlife habitat and the special character of the hill as an attractive hiking and horseback-riding area would be severely diminished by the clear-cutting activities anticipated in the coming months. Additionally, this opening of the forested areas tends to create uncontrolled vehicular intrusion and user conflicts and dangers, thereby increasing liability exposure to Snohomish County upon its existing and adjacent ownership.
Therefore, in accordance with the public and county efforts toward the protection of the forest resources on Lord Hill for future park land opportunities, the Department of Natural Resources is strongly urged to implement a timber harvesting moratorium on any trust lands now being considered for addition to the state park system.

Sincerely,

[Signature]

Ron Martin, Manager
Parks & Recreation Division

cc: Dr. Art Sprenkle, State Representative
    Don Britton, Snohomish County Council

87-378:pk
LEGISLATIVE BILL DIGEST

HB 1616

Authorizing purchase of certain state trust lands for parks use.

(AS OF HOUSE 2ND READING 2/9/88)

Adds to the list of properties to be acquired by the state parks and recreation commission from the board of natural resources certain Soleduck Corridor property in Clallam county, certain Kinney Point property in Jefferson county, certain Hartstene Island property in Mason county, certain Wallace Falls property in Snohomish county, certain Diamond Point property in Clallam county, certain Twin Falls property in King county, certain Skating Lake property in Pacific county, certain Kopachuck property in Pierce county, certain Steamboat Rock property in Grant county, certain Lord Hill property in Snohomish county, certain Beacon Rock property in Skamania county, certain Loomis Lake property in Pacific county, certain Lake Easton property in Kittitas county, certain Fields Spring property in Asotin county, and certain Cascade Island trust property in Skagit county.

Directs the commission and the board of natural resources to jointly study a range of additional funding mechanisms to accelerate reimbursement of the related trusts, and to report thereon, including a recommended course of action, no later than December 15, 1988.
AN ACT Relating to purchase of certain state trust lands for park and outdoor recreation purposes; amending RCW 43.51.270; and creating a new section.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

Sec. 1. Section 1, chapter 210, Laws of 1971 ex. sess. as last amended by section 1, chapter 468, Laws of 1987 and RCW 43.51.270 are each amended to read as follows:

(1) The board of natural resources and the state parks and recreation commission shall negotiate a sale to the state parks and recreation commission, for park and outdoor recreation purposes, of the trust lands withdrawn as of August 9, 1971, pursuant to law for park purposes and included within the state parks listed in subsection (2) of this section: PROVIDED, That the sale shall be by contract with a pay-off period of not less than ten years, a price of eleven million twenty-four thousand seven hundred forty dollars or the fair market value, whichever is higher, for the land value, and interest not to exceed six percent. All fees collected by the commission beginning in the 1973-1975 biennium shall be applied to the purchase price of the trust lands listed in subsection (2) of this section; the acquisition of the property described in subsections (3) and (4) of this section, and all reasonable costs of acquisition, described in subsection (5) of this section; the renovation and redevelopment of state park structures and facilities to extend the original life expectancy or correct damage to the environment of state parks; the maintenance and operation of state parks; and any cost of collection pursuant to appropriations from the trust land purchase account created in RCW 43.51.280. The department of natural resources shall not receive any management fee pursuant to the sale of the trust lands listed in subsections (2) and (4) of this section. Timber on the trust lands which are the subject of subsections (2), (3), and (4) of this section shall continue to be under the management of the department of natural resources until such time as the legislature appropriates funds to the parks and recreation commission for purchase of said timber. The state parks which include trust lands which shall be the subject of this sale pursuant to this section are:

(2) (a) Penrose Point
(b) Kopchuck
(c) Long Beach
(d) Leadbetter Point
(e) Nason Creek
(f) South Whidbey
(g) Blake Island
(h) Rockport
(i) Mt. Pilchuck
(j) Ginkgo
(k) Lewis & Clark
(l) Rainbow Falls
(m) Bogachiel
(n) Sequim Bay
(o) Federation Forest
(p) Moran
(q) Camano Island
(r) Beacon Rock
(s) Bridle Trails
(t) Chief Kamiakin (formerly Kamiak Butte)
(u) Lake Wenatchee
(v) Fields Springs
(w) Sun Lakes
(x) Scenic Beach.

(3) The board of natural resources and the state parks and recreation commission shall negotiate a mutually acceptable transfer for adequate consideration to the state parks and recreation commission to be used for park and recreation purposes:

(a) All the state-owned Heart Lake property, including the timber
Sec. 1

1 therein, located in section 38, township 35 north, range 1E, W.M. in
2 Skagit county;
3 (b) The Moran Park Additions, including the timber thereon,
4 located in sections 16, 17, 19, 26, and 30, township 37 north, range
5 1W, W.M.;
6 (c) The Fort Ebey Addition (Partridge Point), including the
7 timber thereon, located in section 38, township 33 north, range 1W,
8 W.M. and section 6, township 31 north, range 1E, W.M.;
9 (d) The South Whidbey Addition (Classic U), including the timber
10 thereon, located in section 29, township 30 north, range 2E, W.M.;
11 and
12 (e) The Larrabee Addition, including the timber thereon, located
13 in section 29, township 37 north, range 2E, W.M.
14 (f) The board of natural resources and the state parks and
15 recreation commission shall negotiate a sale to the state parks and
16 recreation commission of the lands and timber thereon identified in
17 the joint study under section 4, chapter 163, Laws of 1985, and
18 commonly referred to as:
19 (a) The Packwood trust property, Lewis county -- located on the
20 Cowlitz river at Packwood;
21 (b) The Iron Horse (Bullfrog) trust property -- adjoining the
22 John Wayne Pioneer Trail at Iron Horse State Park;
23 (c) The Soleduck Corridor trust property, Clallam county -- on
24 the Soleduck river at Sappho;
25 (d) The Lake Sammamish (Providence Heights) trust property, King
26 county -- adjacent to Hans Jensen Youth Camp area at Lake Sammamish
27 State Park;
28 (ee) The Kinney Point trust property, Jefferson county --
29 on the extreme southern tip of Marrowstone Island;
30 (f) The Hartstene Island trust property, Mason county -- near
31 Prude Point on the east side of Hartstene Island approximately two
32 miles south of Jarrell Cove State Park;
33 (g) The Wallace Falls trust property addition, Snohomish county
34 -- located adjacent to Wallace Falls State Park;
35 (h) The Diamond Point trust property, Clallam county -- on the
36 Strait of Juan De Fuca.
37

Sec. 1

1 (i) The Twin Falls trust property addition, King county -- three
2 parcels adjacent to the Twin Falls natural area, King county;
3 (j) The Skating Lake trust property, Pacific county -- one and
4 one-half miles north of Ocean Park and two miles south of Leadbetter
5 State Park on the Long Beach Peninsula;
6 (k) The Kopachuck trust property addition, Pierce county --
7 adjoining Kopachuck State Park;
8 (l) The Point Lawrence trust property, San Juan county -- on the
9 extreme east point of Orcas Island;
10 (ee) The Huckleberry Island trust property, Skagit county
11 -- between Guemes Island and Saddlebag Island State Park;
12 (ff) (n) The Steamboat Rock (Osborn Bay) trust property, Grant
13 county -- southwest of Electric City on Osborn Bay;
14 (o) The Lord Hill trust property, Snohomish county -- west of
15 Monroe;
16 (p) The Larrabee trust property addition, Whatcom county --
17 northeast of Larrabee State Park and Chuckanut Mountain;
18 (gg) The Smokey Rock trust property, Skamania county -- at
19 Smokey Rock State Park;
20 (r) The Lummi Lake trust property, Pacific county -- on the east
21 shore of Lummi Lake and Lost Lake;
22 (s) The Lake Easton trust property addition, Kittitas county --
23 one-quarter mile west of Lake Easton State Park near the town of
24 Easton;
25 (tt) The Fields Spring trust property addition, Asotin county --
26 adjacent to the west and north boundaries of Fields Spring State
27 Park;
28 (uu) The Hoyups Hill trust property, Island county -- south of the
29 Hoyups Point natural forest area at Deception Pass State Park;
30 (v) The Cascade Island trust property, Skagit county -- on the
31 Cascade river about one and one-half miles east of Marblemount off of
32 the South Cascade county road and ten and one-half miles east of
33 Rockport State Park.
34 Payment for the property described in this subsection shall be
35 derived from the trust land purchase account established pursuant to
36 RCW 43.51.280. Timber conservation and management practices provided
for in RCW 43.51.045 and 43.51.385 shall govern the management of land and timber transferred under this subsection as of the effective date of the transfer.

(5) The funds from the trust land purchase account designated for the acquisition of the property described in subsections (3) and (4) of this section, and the reasonable costs of acquisition, shall be deposited in the park land trust revolving fund, hereby created, to be utilized by the department of natural resources for the exclusive purpose of acquiring real property as a replacement for the property described in subsections (3) and (4) of this section to maintain the land base of the (common-school-trust-lands) several trusts and for the reimbursement of the department of natural resources for all reasonable costs, to include, but not exclusively, the appraisal and cruising of the timber on the property for the acquisition of the property described in subsections (3) and (4) of this section.

Disbursements from the park land trust revolving fund to acquire replacement property, and pay for all reasonable costs of acquisition, for the property described in subsections (3) and (4) of this section shall be on the authorization of the board of natural resources. In order to maintain an effective expenditure and revenue control, the park land trust revolving fund shall be subject in all respects to chapter 43.88 RCW, but no appropriation shall be required to permit expenditures and payment of obligations from the fund. The state treasurer shall be custodian of the revolving fund.

The department of natural resources shall pay all reasonable costs, to include, but not exclusively, the appraisal and cruising of the timber on the property for the acquisition of the property described in subsection (3) of this section from funds provided in the trust land purchase account. Any agreement for the transfer of the property described in subsection (3) of this section shall not have an interest rate exceeding ten percent.

The parks and recreation commission is authorized to accept, receive, disburse, and administer grants or funds or gifts from any source including private individuals, public entities, and the federal government to supplement the funds from the trust land purchase account for the purchase of the property described in subsection (3) of this section.

NEW SECTION. Sec. 2. The legislature recognizes that the transfer of additional properties to the parks and recreation commission with reimbursement provided through the trust land purchase account will significantly impact the trusts for which these lands have been managed. In order to assure that the several trusts will be compensated within a reasonable period of time, and to assure timely transfer of these properties to the parks and recreation commission, the legislature directs the commission and the board of natural resources to jointly study a range of additional funding mechanisms to accelerate the reimbursement of the trusts. The results of this study, including a recommended course of action, shall be reported to the legislature no later than December 15, 1988.