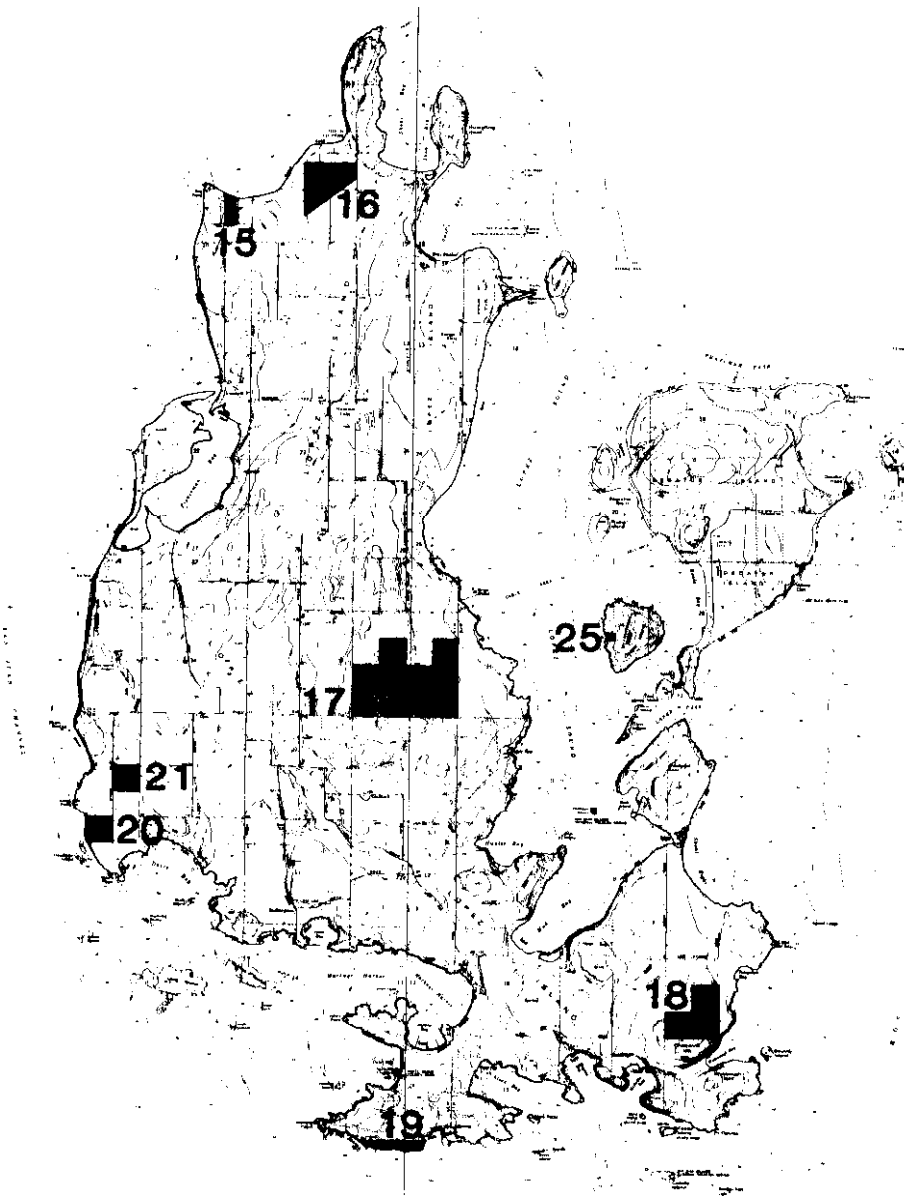


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**LOPEZ, SHAW,  
– BLAKELY, CENTER ISLANDS –**

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LOPEZ and CENTER ISLANDS



## LOPEZ ISLAND

### 15. Bella Tierra

The 20-acre parcel known as Bella Tierra" was acquired by the DNR for recreation purposes in 1975. IAC funds derived from Referendum 28 monies (Boating Access) were used to purchase the 700 feet of waterfront and the uplands, previously platted for a 33-lot subdivision. Unlike other DNR lands in the County, this parcel, as well as Center Island and Griffin Bay, have no income-generating requirements. They are managed as a public trust for recreational purposes only. This property is one of the few DNR parcels in the County with both road and water access.

This property fronts Military Road and provides access to public tidelands consisting of sandy beach extending for over two miles from the end of Military Road to beyond Odlin Park. The beach offers opportunities for picnicking, walking, beachcombing, etc., as well as boating access. The beach and the open area extending from the beach berm to the rise of the uplands provide wonderful views of Shaw and Orcas Islands. Once a homestead, the clearings still support unkempt fruit trees and domestic garden flowers gone wild. The area was known as "Secret Garden" and used for picnics by locals long before Nelson's Plat of Flat Point. When DNR acquired the property, the deteriorated old farmhouse still stood, but was burned down in conjunction with the local fire department as a practice exercise. The productive cased well for the house remains in the clearing.

To the west of this parcel is Nelson's Plat of Flat Point. The archaeological site, a large shell midden, listed on DNR inventory sheets for this site is in the middle of Flat Point surrounded by houses. Across Military Road are open pastures in Agricultural Open Space. To the east are parcels of large waterfront acreage. The DNR parcel is designated Conservancy in the Comp Plan while adjacent properties are designated R-5.

Residents of the Flat Point subdivision are naturally concerned about the potential impacts of visitors on the adjacent landowners. Fire, trespass, traffic, noise and garbage have all been mentioned as concerns. Another area of potential conflict is public use of public tidelands in front of private residences. Some landowners at Flat Point indicated they would be agreeable to a marine park since that was what DNR purchased the property for. They indicated that access from the water

only, with no pedestrian access would be preferable. They also expressed concern about the smallness of site, the lack of controls and the potential fire hazards.

The recreational potential of this site depends on the level of local concerns as well as the compatibility of any proposal with existing and prospective land uses in the area. Uses could range from a passive, day-use only park with limited access and improvements, to an intensively developed overnight primitive camp for the boating, bicycling and the motoring public. One proposal suggested management of Odlin Park and Bella Tierra as one recreational unit. Development of the site for an "appropriate level of recreational use" will depend on what criteria are used.

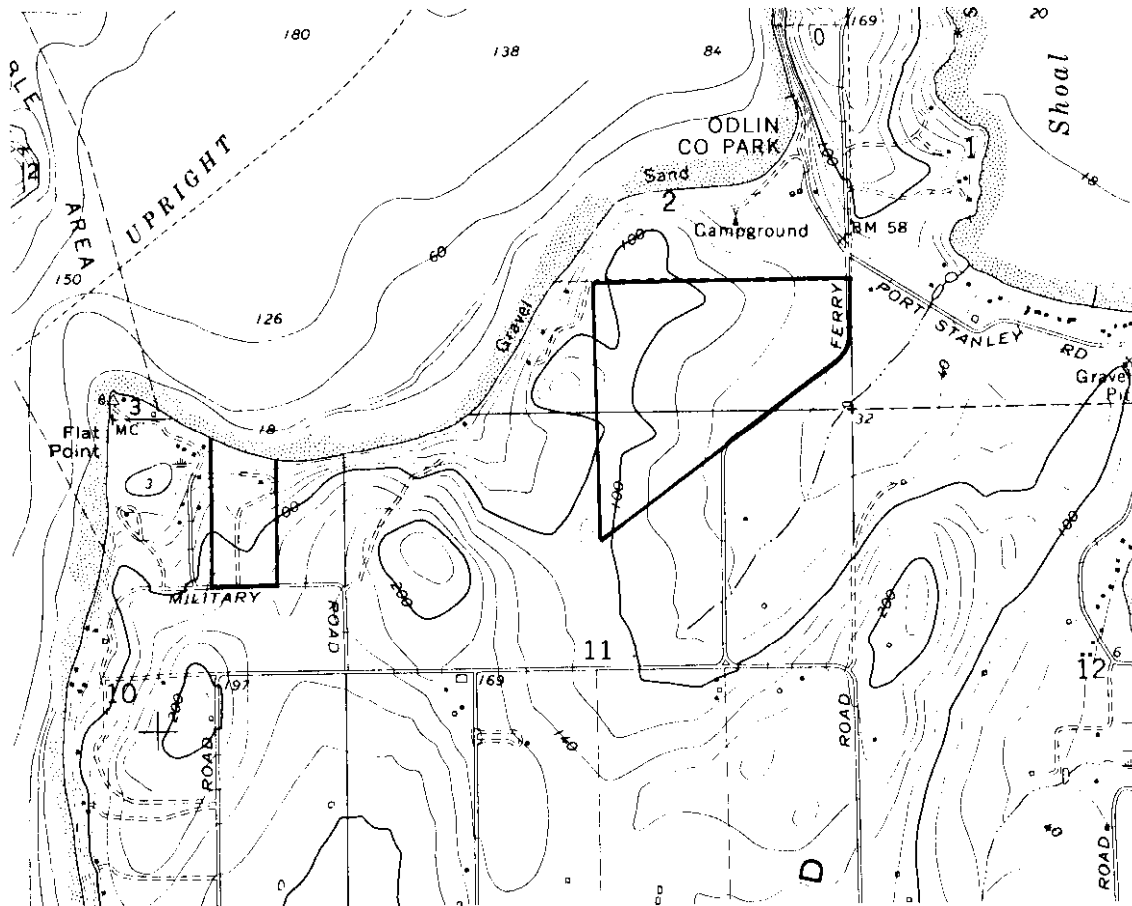
To assist DNR in exploring the various options offered by the site, a class of University of Washington Landscape Architecture senior students developed a number of alternative site development schemes during Spring, 1984.

#### Alternatives Considered

1) Sell - Some Committee members saw this as a problem parcel, offering many of the same opportunities as the Odlin Park/Odlin S. complex. They believe the recreational purposes should be moved to Odlin S. From this perspective, Bella Tierra is surplus property and should never have been bought by DNR. It should be disposed of and not be considered an Odlin Park 112. Problems identified included: limited size of the site leads to problems of keeping the public on public land; impacts on adjacent owners; duplication of County opportunities when facilities for visitors should be concentrated; and property held for day-use gets used for overnight camping.

2) Maintain in Public Ownership - Other Committee members noted that Bella Tierra and Odlin Park could be tied together by use patterns that would allow a loop walk along the beach and County roads. They noted the unusual occurrence of a usable beach "anchored" at both ends by public access. DNR land with both road and water access is rare in the County. These members believe feel that Bella Tierra is a priceless asset and should be saved for public use. Sale or other disposition of the parcel would be at public expense. These Committee members recommended keeping this parcel in public ownership with upland and marine access. Limited facilities development, possibly for overnight camping should be considered. They also suggested there should be minimal site-development with toilets, water and no automobile access within sight of the beach. If retained in

15. BELLA TIERRA and 16. ODLIN SOUTH



public ownership, the existing Plat of Bella Tierra should be vacated.

3) Trade - The third alternative identified was to trade this property for other, better recreational property on Lopez. Island farther from Odlin Park. In the interim, while no trade opportunities are present, recreational use Of the Site should be encouraged.

#### Recommended Alternative

Keep in public (DNR) ownership and develop as a passive day use recreation site with developed fire pits. A parking area should be provided on Military Road. Except for site maintenance and fire control, no motor vehicles should be allowed beyond the parking lot. Site planning should provide for the separation of recreational users from adjacent private property.

#### Proposed Action Schedule

Develop site plan for recreational development and vacate Plat of Bella Tierra - 1985.  
Recreational site development- 1986.

Suggested Comprehensive Plan Designation  
conservancy (C).

## 16. Odlin South

The triangular-shaped 106 acres of Trust Land on the southern border of Odlin County Park is the most accessible of DNR-managed lands in San Juan County. Located approximately one-half mile from the ferry landing, the eastern boundary of this parcel is formed by Ferry Road. The productive Bow silt loam soils are relatively flat, trending upward in an east to west slope, rising from 40 to 100 feet. A swale, reported to be an old drainage way for fields to the south, runs in a north to south direction, bisecting the property. In this low area, alder is the dominant species. On the remaining land, there is a relatively even aged stand (65 to 85 years) of Douglas fir, grand fir and Western redcedar, with residual fire-scarred old growth. Willow is dominant along the southern border.

Odlin County Park lies directly to the north, on the other side of a dirt road which provides access to the four home sites to the west. Open pasture land to the south is in Agricultural Open space. This and Other surrounding property is divided into 5 to 20 acres ownerships. Across the County road is a small private airfield. The County Comprehensive Plan designates this property as conservancy (C-15). Land to the south and east is R/TA-15 and to the west is R-5.

In 1980, DNR proposed a marked tree timber sale on 78 acres of this parcel called "Airport Partial Cut." At the prices then current, this sale was valued at a minimum bid of \$70,000 for approximately 475 thousand board feet of timber. Approximately 40 percent of the volume of timber in the stand was marked with blue paint for removal. Residual old growth trees with no commercial value were purposefully left as wildlife habitat trees. The sale proposal included construction of 1,100 feet of permanent forest management road. Any slash disposal on this property could probably be best accomplished by opening the unit to firewood gatherers after logging operations are completed. DNR foresters estimate that this is a productive site for long-term sustained yield forestry investments. This sale has been approved by the Board of Natural Resources for public auction but has not been offered for bid until the relationship of County Comprehensive Plan designation and the requirements of the Forest Practices Act have been resolved. There appears to have been no negative public comment to the proposal.

This property is included in an Archeological Reserve because it is within one-fourth mile of a site on the shoreline of Odlin Park. There are no indications of a site on DNR land. There are also no indications of eagle or osprey nest sites or any rare or

endangered plants. A drilled well on the north boundary of the property is of unknown capacity. In the past, the Washington State Ferry System as well as private developers have shown interest in leasing the water rights for this well. The Lopez Chamber of Commerce has indicated an interest in leasing part of the property along the County road as a visitors' information area.

#### Alternatives Considered

1) Demonstration Forest Management - Committee members, DNR and County staff recognized the benefits of maintaining this land in forest production. The flat topography, productive soils, second growth forest and ease of access make this one of the best DNR parcels for forest management in the County. In addition, because of the closeness to the ferry landing and the visibility of the site along the County road, this parcel offers an extraordinary opportunity for a Demonstration Forest with a high component of Environmental Education. A Multiple Use Forest Management Plan should be developed by DNR foresters in consultation with the community.

2) Seed Orchard Site - Closely related to Alternative 1 was a DNR forester's idea to use this site as a seed orchard for the production of conifer seed for use on other DNR lands in Western Washington, including San Juan County. The well on the property would provide the necessary water, especially during the dry summer months. More importantly, the "neutral" climatic conditions provide a relatively stress-free growing environment for young seedlings.

3) Coordinate Activities with the County Park - Under this option, DNR and the County would look at both sites collectively, along with the public mean high water tidelands that extend from Upright Head to Flat Point. Trails from Odlin Park would extend into the Trust Land in a coordinated interpretive and recreational trail system that would include information about both the managed and unmanaged forest. In essence, Odlin Park would be expanded by over 100 acres. Day-use recreation would be encouraged except during those relatively rare periods when active logging was going on. All recreational development should be minimal expense such as using skidtrails for hiking and horse trails and emphasizing local volunteer help for trail building and maintenance. In addition, if Bella Tierra is kept in public ownership, a trail loop system connecting these three sites via County roads and tidelands, should be developed. A subset of this option would be for the County to lease or buy the Trust Land for park expansion purposes.

4) Lease or Sell Water Rights - If the Seed Orchard concept were not pursued, the water available from the well could be used for residential or commercial uses nearby. Any such proposal would have to conform to County land-use policies. However, if water or water rights could be sold or leased, the DNR should get top dollar especially since this water would dramatically increase the value of the property to which it was supplied. DNR should definitely receive more for the benefits of the water rights from this land than it currently receives from the well at Cattle Point. Draw down of water should be monitored to assure that the well does not exceed its recharge capacity. No more water should be sold than can be managed on a sustained yield basis. If desired for an exclusive use of whatever sort, then a lease should be required.

5. Possible Homesites - Under the current Comprehensive Plan designation, seven homesites could be allowed on this parcel. Twenty-one homesites would be allowed if the property were designated like similar property (R-5) to the west. On the surface, this might appear to be an attractive option in terms of cash flow. However, there are many rural lots available on Lopez Island that have more attractive features than this land, including marine views or waterfront access. This property has neither.

#### Recommended Alternative

Demonstration Forest Management by DNR with special attention to forestry education. DNR and the County should work toward developing a cooperative management plan for recreation and resource interpretation. DNR land adjacent to Odlin Park provides an opportunity for the public to have easy access to both managed and unmanaged forests.

#### Proposed Action Schedule

Development and approval of Multiple Use Management Plan - 1985  
Timber Sale - 1986.

#### Suggested Comprehensive Plan Designation

R/TA-15.

## 17. Loper Hill

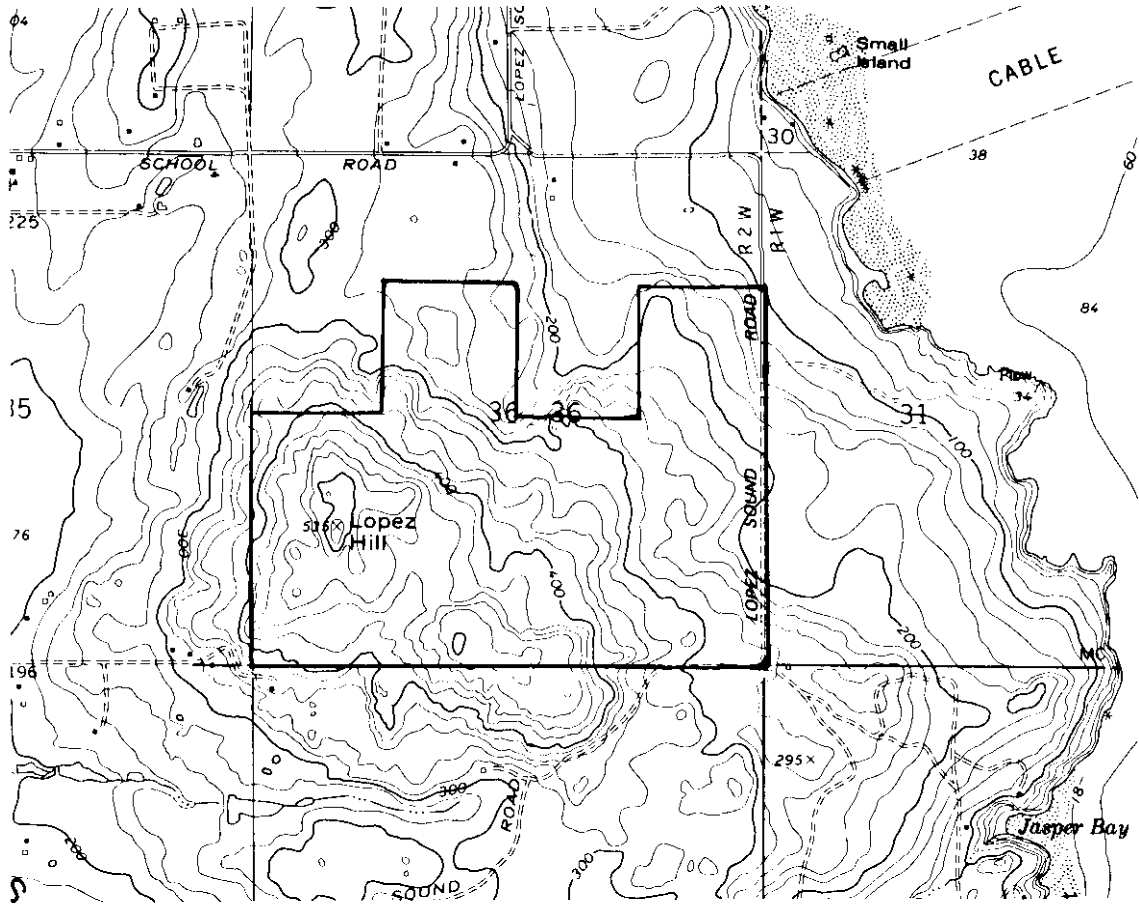
The 400 acres of Trust Land on Lopez Hill, the highest point on Lopez Island (535 feet) is also the largest single DNR parcel in San Juan County. The state ownership ranges from 200 feet to 535 feet in elevation with slopes of up to 20 percent. The soils are highly productive Roche and Bow loams (Site Index 102) and Roche-rock outcrop complex. Timber on the entire site is a remarkably homogeneous 70-year old fire-succession Douglas fir forest with lodgepole pine on the rockier sites and occasional individual residual old growth trees. The rock outcrops form small moss covered islands with stunted trees in the midst of the forest. Small "potholes" and bogs occur scattered over the site. No known rare, endangered or threatened plants or animals occur on this property.

The entire eastern boundary of this property, as well as one-fourth of a mile on the southern boundary, fronts Lopez Sound Road. To the north and south, adjacent land has been placed in Open Space or Designated Forest Land. To the east, the Cinco Mineros subdivision and 5-acre residential lots are sparsely developed. In the Comprehensive Plan, the land to the north is designated R/TA 15 and to the south, R-10. The DNR land is Conservancy (C-10).

DNR proposed a 91-acre marked tree thinning in 1981 known as "Lopez Hill Thinning". Approximately 40 percent of the volume in the stand would be removed. Like the "Airport Thinning" south of Odlin Park, this sale was approved by the Board of Natural Resources but never put up for public bid. The minimum bid was set at \$53,000 for 385 MBF (thousand board feet). The 91-acre unit is laid out parallel to Lopez Sound Road on the east side of the property. Approximately 1,500 feet of new road would be constructed, running east to west, one-fourth mile from the south east corner of the property. Future timber sales would extend this road system as part of the long range management plan. In terms of access, size and quality of timber, this is probably the most manageable piece of DNR forest land in the County. As stated in the Recommendations for Criteria for Future Acquisition, some of the land adjacent to the Lopez Hill parcel would be very desirable to obtain for forest management purposes.

Two major concerns heard by the Committee in public workshops and in written testimony regarded hunting and forest practices on Lopez Hill. As noted in the Recreational Policy Section, concerns about hunting on DNR land involved people nearly being shot at Shark Reef. Similar concerns were expressed about the danger of people being hit if Lopez Hill

17. LOPEZ HILL



were available for hunting since it is within one-half mile of Lopez School and a lot of livestock is pastured nearby. Other Committee members indicated that Lopez Hill was one of the best deer hunting areas on the island. In addition, with the initiation of forest management and resulting openings and availability of browse, the deer population will probably increase.

Concerns about forest practices focused on watershed and forest conservation values. It was noted that the best producing well on the island is nearby, 130 feet deep, and pumps 30 gal/minute (see Water Supply). Residents indicated they were in favor of good forest practices but were concerned about erosion, particularly from logging with tractors on steep slopes. Other issues raised involved supervision of slash disposal and the need to pile slash in forest clearings rather than beside the road. People indicated that firewood gathering opportunities from slash disposal would be a welcome situation and should be advertised widely on the island. Good clean-up by this method would also minimize the need to burn slash and residual material.

A final concern was that a visual buffer be provided along roads and that timber sales be designed to minimize visual impacts. The flat slopes on the north side of this site and the fact that the treeline visible from the road is on private land minimizes this concern if clearcutting were ever considered. Along Lopez Sound Road, the marked tree harvest sale will make the stand appear more open and "parklike." Buffers should not be necessary to conserve the visual integrity of the road. On the steeper slopes, the difficulty of regeneration due to rocky soils and summer drought should preclude clearcutting as a cost effective harvest system for sustained yield forest management. Selection cutting and shelterwood harvest systems should be considered on these slopes.

Two other possibilities were presented for the use of the Lopez Hill Trust Land: grazing and primitive housing. Both of these issues are addressed in the Policies Section. On this site, and on other forest management sites for which a Multiple Use Plan should be developed by DNR, the Committee believes the department should consider and try to consummate as many different types of leases as possible. Second and third level income streams from these lands are a feasible prospect.

Local walkers indicated the need for a hiking trail to Lopez Summit where, with some careful cutting, spectacular views of the San Juans would be possible. Hiking trails in the context of forest management with a minimum of signing and

interpretive materials were seen as an appropriate level of public use. The Superintendent of Schools for Lopez Island communicated to the Committee his desire to incorporate the Lopez Hill School Trust Lands into the curriculum for the school district.

#### Alternatives Considered

1) Forest Management - As per the discussion for Odlin South, this option would keep the land in forestry uses, generating prudent incomes via timber sales and other multiple uses, some of which could produce income. The Lopez School District has also expressed an interest in using this site for environmental and natural resources education (see letter in Appendix).

2) Trade or Sell - This property is the largest and most manageable of the DNR land in San Juan County. Conceivably, however, there might be greater value in selling the property for land elsewhere, but this would defeat a fundamental premise of this planning project. It is desirable to have DNR continue land management in the county.

3) Lease - At least two lease options were suggested: sheep grazing and wilderness house sites. Both of these uses are compatible with, and complementary to, forest management.

#### Recommended Alternative

Forest Management with a Multiple Use Plan. Lopez Hill is a possible site for expanding acreage as part of island land exchanges. Public uses should be limited by minimal site development. This will also minimize maintenance and operations costs. A curriculum about resource management and the relationship of the School Trust Lands to school construction and education should be developed by the local district, DNR and other interested parties.

#### Proposed Action Schedule

Approve Multiple Use Management Plan - 1985.  
Timber Sale (90 acre marked tree harvest) - 1985.

#### Suggested Comprehensive Plan Designation

R/TA-15.

## 18. Chadwick Hill

The 120-acre parcel of forested Trust Land on the north facing slope of Chadwick Hill has been in state ownership since 1889. The L-shaped property at the southeastern corner of Lopez Island rises from about 100 to over 400 feet, with the southern boundary lying just north of the summit. Slopes range from 0 up to 40 percent. Approximately one-half of the acreage is productive Everett and Roche gravelly loam (Index 102). The forest cover is predominantly second growth Douglas fir, although some portions of the stand are as old as 145 years while other sections are only 45 years old. Below the 300-foot contour, on flatter ground, there is harvest age timber. Above this contour, the ground becomes much rockier and less productive with Douglas fir yielding to lodgepole pine. With the forest protected by topography from the winter southeast wind, there is little blowdown. The soils, stand age and wind firmness allow the forester to consider various selection harvest and shelterwood silvicultural systems.

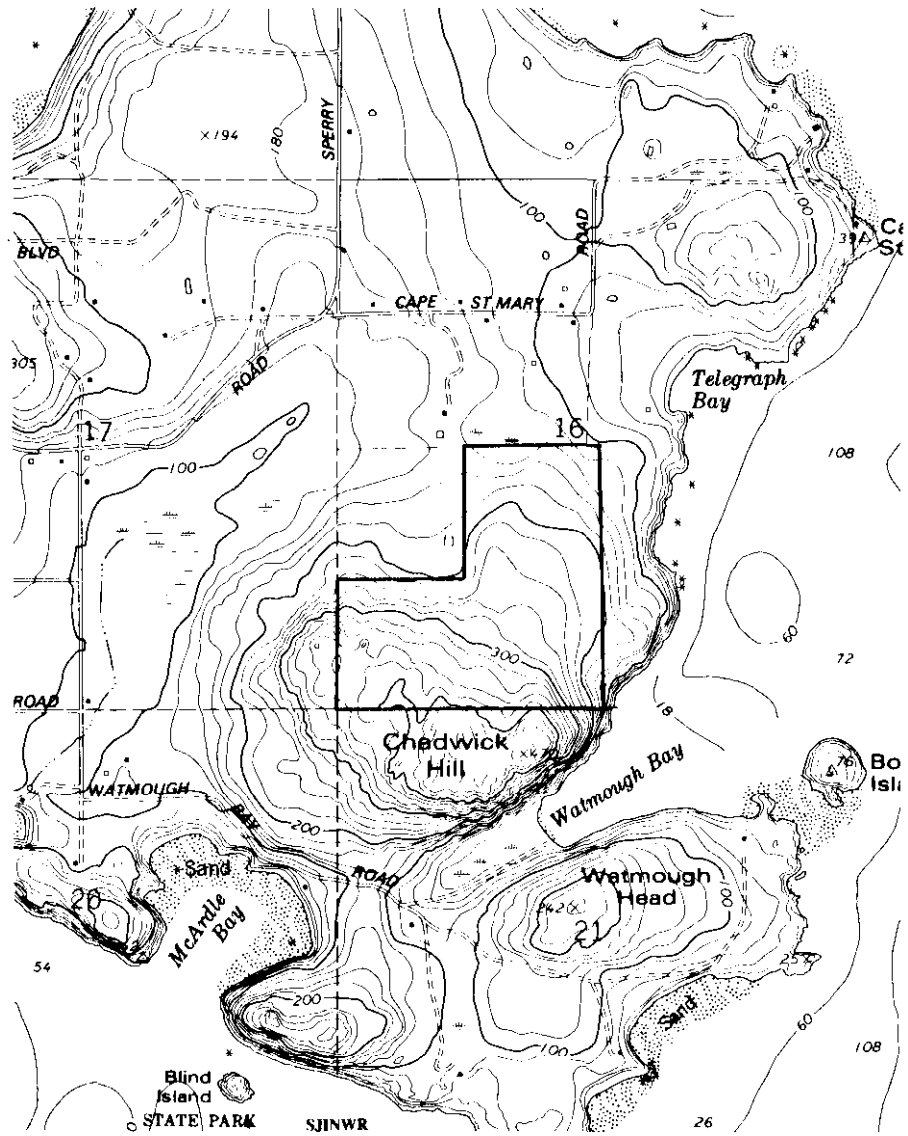
Local residents indicate that an early settler, Mr. Anderson, burned much of the hill between 1870 and 1880, leaving many snags and stumps. Piling poles were harvested from the east side of the land in 1910. The rocky area above the 300-foot contour was considered as one component of the Point Colville ecological system in the 1982 Bureau of Land Management (BLM) study.

Just north of the northeast corner of site, an eagle nest has been located on Telegraph Bay. In 1980, the nest was reported to be in "deteriorated condition". The numerous fire snags, the mixed age-classes and species, proximity to saltwater, the cliff face at Watmough Bay and the associated wetlands all provide an excellent wildlife habitat.

At the present time, there is no legal access to this property. Cape St. Mary Road is the closest County right of way. A neighboring property owner has offered to grant an easement for administrative purposes so that DNR may harvest some timber from the property. There are some trails on the property built by neighborhood motorcyclists and some local residents report that the hill is a choice area for deer hunting. All trails were built by local motorcyclists.

Property to the west has been placed in Designated Forest Land (DFL) and are in 10- to 40-acre parcels to the west and south. The shoreline, on the steep eastern flank of the hill, is in 2- to 5-acre divisions. In the Comprehensive Plan, the property is designated C-10 and the surrounding property is R-

# 18. CHADWICK HILL



10. If any property were available on the northern side of this parcel, it would be desirable to obtain, both for access from Cape St. Mary Road and also because the soils are productive for sustained yield forest management.

#### Alternatives Considered

The alternatives are the same as for Lopez Hill with the exception of the need to acquire access. The priority is to obtain access for administrative purposes to harvest timber under the provisions of a Multiple Use plan. A permanent public easement should be acquired.

#### Recommended Alternative

Limited access forest management with no facilities and a minimum of signing. Acquire adjacent productive forest land if it becomes available to expand the size of the site and provide public access benefits. In the context of the Multiple-Use Management Plan for this parcel, management activities should be deferred on the southern 1/3 of this property (above the 300-foot contour). This would provide an opportunity for the DNR, the San Juan Preservation Trust and other interested parties to further define the ecological boundaries of the Watmough Bay/Point Colville area as defined in the ALM report. This evaluation should be developed in consultation with all interested parties and included in the block management plan for this property.

#### Proposed Action Schedule

Acquire access - 1986.  
Timber Sale - 1989.

#### Suggested Comprehensive Plan Designation

R/TA-15.

## 19. Iceberg Point

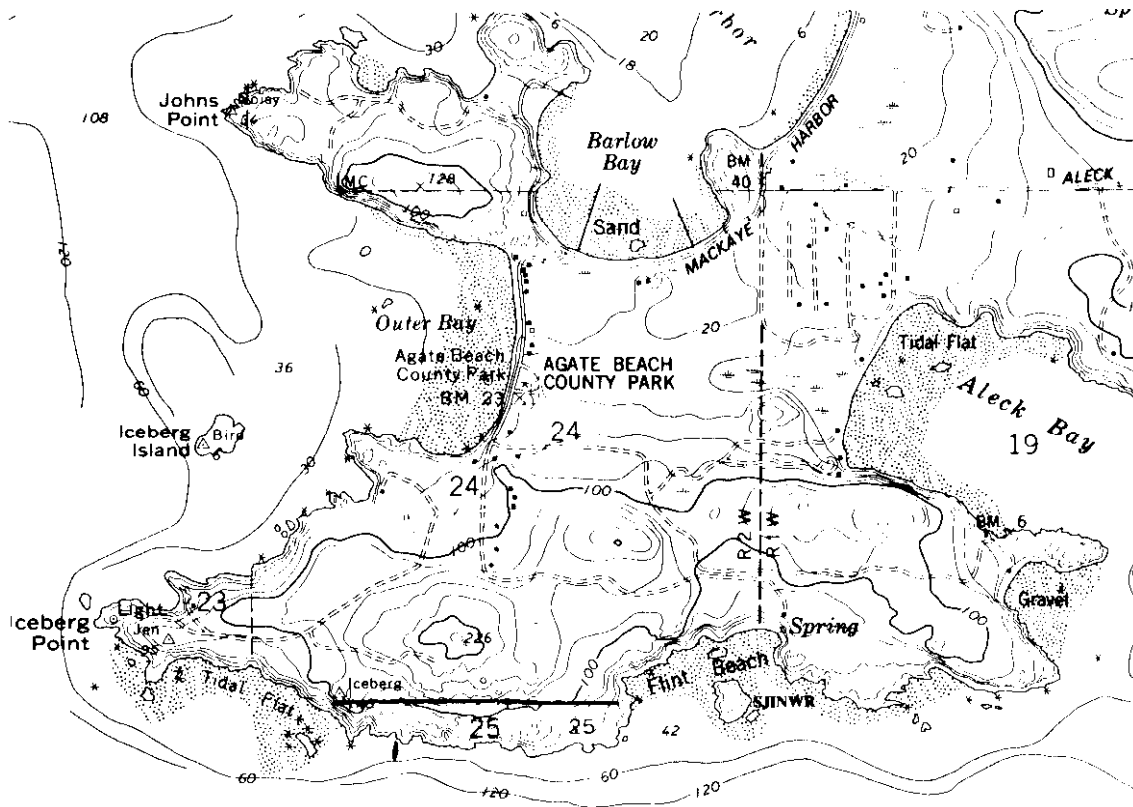
The 20.4-acre DNR parcel is a narrow strip of grass land and rock outcrop headlands adjacent to a 70-acre Lighthouse Reserve managed by the Bureau of Land Management (BLM), U.S. Department of the Interior. The County has designated Iceberg Point as "Natural" in both the Shorelines Master Program and in the Comprehensive Plan. Adjacent property is divided into large block ownerships of 20 to 40 acres, some in Designated Forest Land.

The properties offer extraordinary vistas of the coast of Lopez Island, the Strait of Juan de Fuca, Whidbey Island the Olympic Mountains and parts of San Juan Island. In addition to the panoramic scenery, the grass lands and the adjacent forest have been identified by scientists working with the Department of the Interior and with the Nature Conservancy as having important ecological values associated with the relationship of dry, south facing grass lands and the coniferous forest. While the grass lands have been impacted by sheep grazing in the past, with the associated invasion of nonnative grasses, and the forest have been subjected to some harvesting activities, the relationship of these two distinct natural systems to each other (the ecotone) has remained essentially unchanged. The lack of wholesale alteration to the site led some to say that it looks as it did when the first people came to Lopez. Despite subtle changes over the years, in the springtime Iceberg Point still provides an extraordinary display of native San Juan Islands wildflowers. During those years when reef-netting for salmon was a far more intensive fishery than at present, island Families would drive out to Iceberg Point to watch their fathers and brothers catch the abundant salmon.

The Coast Guard currently has a lease on the lighthouse site. The Friday Harbor Marine Labs have signed a Memorandum of Understanding with BLM to use the site as a research and educational area. The rocky tidelands, flooded by the nutrient rich waters of the Strait, have not been subjected to random specimen collection and provide an important area for research purposes.

The Bureau of Land Management has placed its land at Iceberg Point in the Area of Critical Environmental Concern (ACEC) designation, indicating a long-term commitment on the part of BLM to manage the area as a Natural Area, primarily for research, education and passive, low-key recreational use with no facilities or structures. The site is also identified as a Critical Flora Area by the Coastal Zone Management Atlas. A management plan will be developed by BLM/Department of the

# 19. ICEBERG POINT



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Interior biologists during the next year. In order to be declared an ACEC, the site must go through a designation process with full public notification in the Federal Register. Any proposed change in status from the ACEC designation requires full disclosure through the National Environmental Policy Act (NEPA) with its requirements for public notification, participation and environmental assessment.

Before 1976, the only mechanism available to protect RLM land for environmental purposes was a" official withdrawal. However, this mechanism would preclude the public or even adjacent landowners from entering the property. With new regulations passed by Congress in 1976, BLM can designate lands as Areas of Critical Environmental Concern, and develop management plans more compatible with current use patterns but that also will not increase those use patterns. Formal designation of Iceberg Point should occur within the next year according to BLM officials. One fear voiced by island residents was of BLM selling this property as part of the Federal Asset Management Program. However, lands designated as ACEC are exempt from this program and are never proposed for disposal.

At the present time, neither the DNR nor the BLM site have public access. However, while Mackay Harbor Road seems to end just beyond the Agate Beach County Park, preliminary indications from the County Public Works Department confirm statements presented by Lopez Island residents that the County maintained this road for the reef-netters and their families. The Coast Guard and the Friday Harbor Marine Labs have access to this site through the gate now placed on private property. It is the Committee's understanding that the present gate was installed shortly after a Seattle magazine published a story advertising the virtues of Iceberg Point as a bicyclists' picnic spot. Soon, tour buses began to visit the area from Seattle. More recently, neighbors have complained about groups of 20 to 30 overnight campers who have left garbage and untended fires.

The perception of neighboring property owners is that Iceberg Point is being seriously deteriorated by uncontrolled and thoughtless use. The type of access should consider the fragility of site. The neighbors' great fear is wildfire caused by carelessness. Adjacent property owners report yearly episodes of putting out campfires left by careless boaters or campers on the grass lands. The arid southeast winds combined with the dry grass provide ample fuel for a fire that could quickly reach the crowns of the pitchy, wind-pruned fir trees and devastate the forest and adjacent houses. Neighbors speaking at the community meeting indicated that limited access for fire control purpose was needed and desired. However, they

also were of the opinion that the area for motorized access, except for emergency vehicles, should not be extended any farther than necessary. Residents also indicated that motorcycles should be prohibited from the area.

The Committee recommends that the following steps be taken before any decision is made about the disposition of Iceberg Point. A thorough site review of the DNR and BLM land should be conducted by professional scientists (see Fonda, 1981). Further investigation may be necessary. A Comprehensive Management Plan should be developed which considers vehicular access to a vantage point, fire access and pedestrian access as part of the site planning as well as compatible uses and management policies. In addition, the potential problems associated with the development of adjacent private lands needs to be considered. An aggressive cooperative effort should be made by BLM, DNR and San Juan County to stabilize long-term adjacent land uses by working cooperatively and closely with landowners to apprise them of the unique resources of the adjacent property and to develop long-term strategies to protect those values. The possibility (and feasibility of public purchase of these lands should also be included in this study.

Whichever agency or agencies ultimately controls Iceberg Point, the following Recommended Management Guidelines are suggested to protect the resources of this unique area and make them accessible to the public under strictly controlled and monitored circumstances:

- 1) Supervision is Critical - Some form of patrol, caretaker or monitoring is necessary. Monitoring and control by neighbors in conjunction with DNR and the County Sheriff would be one possibility. Monitoring could be accomplished by working with labs, local people, etc. to work as stewards. There may be a need for full-time summer patrol.
- 2) Close Site after Sunset - Dawn to dusk use only.
- 3) Locked Gate - No unauthorized motorized use.
- 4) Eliminate or Regulate Beach Fires - (A two- to five- year learning process).
- 5) Close During High Fire Hazard and Wildflower Season.
- 6) Preserve Status - Either through a Federal or state program.
- 7) Public Access - Public access should be a pedestrian trail, in conjunction with the interpretive and educational uses of the area. If possible, within the constraints of prohibiting public vehicular access, handicapped access would also be desirable. If degradation occurs, walk-in access should be curtailed.

8) Access for Fire Vehicles is required.

#### Alternative Considered

1) Conservancy/Preservation in Public Ownership - This alternative would keep the property in public ownership as a low key interpretive, educational and scientific site. Supervised or controlled access would be necessary. Negotiations would have to be pursued to acquire a trail easement for foot access only for controlled public access.

2) Purchase by Adjacent Owners - Under this option, adjacent landowners would purchase the land to use as a private reserve in much the same manner as it is currently available to them. Provisions for conservation of critical resources should be part of any transfer of property (see Trade Section). Depending upon the purchaser, this option would possibly place public access and use in jeopardy. While the "Natural" designation would limit and constrain building a home on the grass lands or just inside the treeline, this would be a distinct possibility under private ownership.

3) Joint Management with BLM - From the perspective of two different agencies managing adjacent property for the same purposes. it would make sense to reach some kind of accord or understanding that left management for both parcels in the hands of one agency or the other. In this case, the ACEC designation from BLM closely approximates the DNR Natural Areas Preserve function. Either DNR or BLM could be the lead agency in management of this site.

4) Trade with BLM - Another closely linked possibility is that DNR and BLM would trade Land in San Juan County to create better administrative units. Currently, BLM is trying to trade some of its westside forest land to DNR for east side grazing lands. In the case of San Juan County, it might be possible to trade Iceberg Point for the BLM land near Point Lawrence. This possibility should be explored to the fullest extent possible.

#### Recommended Alternative

Preservation for public educational and scientific use of this site should be a priority when DNR implements its management plan for the San Juan Islands Trust Lands. Iceberg Point is both a local (Lopez Island) and regional (Washington) landmark. In conjunction with preservation efforts, the potential problems associated with development of adjacent private lands needs to

be considered. If this site qualifies, it should be considered as a Natural Area Preserve and/or Heritage withdrawal until funds can be found to permanently set this land aside. Alternatively, a Conservancy lease or purchase should be pursued to hold this property in public ownership with limited, controlled access.

Proposed Action Schedule

Begin negotiations for access and preservation - 1985.

Suggested Comprehensive Plan Designation

Conservancy (C).

## 20. Shark Reef

The 39 acres of Trust Land known as Shark Reef is considered by Lopez Islanders to be "sacred ground" where weddings, wakes and other deeply personal events have taken place. There is easy access from the County road along a trail that begins at the southeast end of the property and heads west to a series of grassy bluffs overlooking the dramatically swift currents of San Juan Channel. Cattle Point and the timbered slopes of Mt. Finlayson and American Camp are visible across the channel, as well as the houses at Cape San Juan and the east shore of San Juan Island.

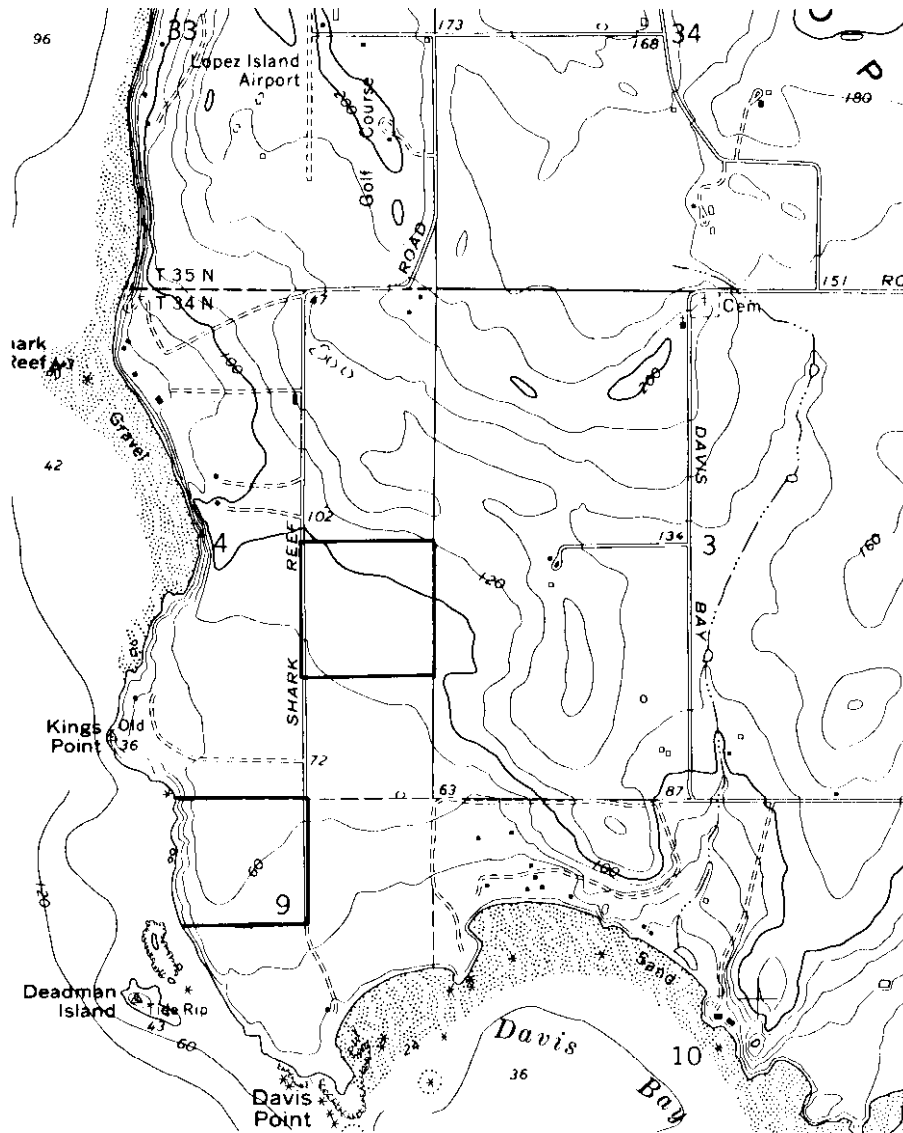
The predominant use of the site is by walkers, who have created an informal system of trails over the years. Most of the use of the property is concentrated along the grassy bluffs and shelves. The site has the potential to be seriously and adversely affected from overuse, especially the grass/rock and moss transition zone between the forest and the tidelands. The remaining parts of the site are covered with a dense understory of shrubs that discourages casual exploration. The local sheriff has reported putting out numerous untended fires during the past three years. The incidence of such fires has increased with the publicity about the reservation of this land as a preserve.

Large old growth Douglas fir are scattered throughout the area, many with broken crowns; all show fire scars. Some areas have younger Douglas fir approximately 100 years old and there are some large grand fir on the wetter areas which average 65 to 75 years old. There are two or three eagle nests on DNR land close to the northern boundary within the King's Point subdivision. The many snags have numerous holes indicating the presence of cavity dwelling birds. Neighbors also report an otter's den on the property.

Shark Reef has 1,330 feet of steep rocky ledge waterfront. Public tidelands extend to the north and south for a total of 13,965 feet. The Shoreline Master Program designates the 1,330 feet as "Natural" and other shorelines to the north and south as "Conservancy." The Comprehensive Plan designates this parcel as Conservancy-5. Directly north is the King's Point Subdivision and to the south are large undeveloped tracts. Across the road to the east are 2 1/2 and 5-acre lots.

In 1981, because of local concerns about proposed DNR recreational development (selective logging of a portion of the 39 acres in order to build toilets, access road, parking lots, etc.), the DNR and Lopez citizens reached an accord. DNR

20. SHARK REEF and 21. SHARK REEF ROAD



combined the value of other under-utilized recreational leases around the state into a lump sum lease payment for Shark Reef. As a result of this 50-year IAC Recreation Lease, the property has no income-producing requirements for the next 50 years.

The San Juan County Park Board and the Interagency Committee for Outdoor Recreation (IAC), with approval of the County Commissioners, agreed in 1982 to install parking, sanicans and to improve the trail to the waterfront. Evidently, there is money in this year's Park Budget to meet the County's obligations. During the summer of 1984, the County and DNR have made arrangements for pit toilets and the other low-intensity developments to be installed during the following year (1985) in conjunction with the formalization of the trail system. DNR recreational planners are working closely with the County to assist in creating a minimum impact, passive day-use recreation and Natural Area.

#### Alternatives Considered

This site was recently leased for 50 years from the Common School Trust by use of IAC funds for recreation and preservation purposes. Therefore, the Committee did not consider alternatives for use of the property. However, there was consensus that ways need to be considered to provide perpetual protection to Shark Reef (beyond the current lease period).

#### Recommended Alternative

San Juan County and the Department of Natural Resources should continue their cooperative efforts to provide suitable passive day-use public recreational facilities for the Shark Reef Recreation/ Preserve site. The area should be carefully monitored to ensure that any damage to the site is within acceptable Limits.

#### Proposed Action Schedule

Complete controlled access, passive recreational site development - 1985.

#### Suggested Comprehensive Plan Designation

Conservancy (C).

## 21. Shark Reef Road

This 40-acre parcel on Shark Reef Road, north of the Shark Reef recreation area, has approximately one-fourth mile of road frontage and is nearly flat. The southeast corner of the property has a year-round boggy area that drains into adjacent farm fields. The most prominent feature on this parcel is the dominance of mature Lodgepole pine, some as large as 24-inch DBH (diameter at breast height). Mixed among these large pines are residual old growth Douglas fir, all of which show evidence of fire scarring. DNR inventory sheets indicate that this is a poor site for forestry. More recent soils maps, on the other hand, reveal that the dominant soil is Roche stony loam and Roche gravelly loam, both very productive forest soils (Site Index 102). The eastern portion of the site has luxuriant salal cover, in some places as high as 7 feet.

Land to the east and northeast is cleared pasture in Agricultural Open Space and to the south is divided into 2 1/2-acre parcels. Property across the road is divided into four parcels, each extending to the San Juan Channel shoreline. In addition to the paved County road, there is a dirt road on the northern boundary of the property. The property is designated C-5 in the Comprehensive Plan. Agricultural Land to the east is R/TA 15. Other surrounding lands are R-5. This and surrounding properties are in the flight path of the Port of Lopez airfield.

Local residents testified at the Committee's public workshops that the property was uncontroversial in terms of prospective use. Forest management, low-density residential uses or agricultural activities would all be acceptable. However, condominium or commercial development was not perceived to be appropriate use of this property.

### Alternatives Considered

1) Forest Management - A number of different options were discussed under a forest management regime. These options ranged from treating the 40 acres as a firewood/cordwood lot to growing Christmas trees to using it as a research site. Whatever type of forest management might be proposed, firewood would be available as a by-product. Generally, however, firewood is a lower value product per acre than sawlogs. Many questions were raised about the viability of growing Christmas trees on an island (particularly regarding transportation costs). And research, while an interesting possibility,

requires a site large enough to be sufficiently buffered from external variables.

Adjacent residents indicated that it would be better to clearcut the site and replant than for housing to go in there. DNR foresters were concerned that the low value of much of the standing timber and the necessary site preparation costs to return the ground to a healthy Douglas fir forest could not be repaid by the predominantly lodgepole pine stand. However, a selective harvest that did not involve replanting and site preparation costs might prove financially viable. This might be an especially appropriate site for the "small portable mill" option, whereby the pine could be cut on the property and used on Lopez and the other islands.

2) Trade or Sell - The marginal value of this parcel for forestry, availability of road access and power and telephone lines, and its potential value as homesites, combined with a lack of perceivable general public benefits or amenities, argued for an eventual trade or sale of the property. Any such disposition should be accompanied by a commitment to reinvest elsewhere in the islands if land is sold or traded.

3) Commercial Development or Condominiums - This would be the worst use proposal from the local point of view. Even if the property were designated as similar land (R-5), commercial uses would not be permitted. While cluster housing might be allowed, if water and septic capacity could be proven, design standards would require dedicated buffers, green space and other amenities to make the proposal compatible with existing uses.

4) Limited Residential - Local testimony indicated the site would not be conducive to small lot subdivision, but would be appropriate for low density housing (one unit per 5-10 acres). Eventually, this might be an appropriate use for this land.

5) Lease for Primitive Cabin Sites - Ease of access, proximity to the Shark Reef recreation and natural area, marginal value of the standing timber and other factors might make this an attractive site for the "wilderness housing" concept described in the Policies Section.

Recommended Alternative

Forest Management.

Proposed Action Schedule

Timber Sale - 1989.

Suggested Comprehensive Plan Designation

R/TA-15.

## SHAW ISLAND

### 22. Shaw Island

The landlocked, triangular-shaped 30.1-acre tract of Trust Land on Shaw Island is a relatively undisturbed forest with a heavy component of Western redcedar as well as Douglas fir and white fir. Part of the former Military Reserve, the property has not been logged or entered for commercial purposes in at least 75 years. The site is covered with Bow gravelly loam and Bow stony silt loam, the same productive forest soil (SI 94), found at Odlin S. Because of the high water table and shallow soils, the parcel has had much blowdown. A majority of the cedar appeared to be affected by boring worms that markedly diminish the commercial value of the timber.

The site is regularly used by eagles. Directly north is a marsh where local residents report seeing as many as 20 eagles at one time during the fall. There is also a reported nest site 700 to 800 feet north of DNR land, as well as an eagle nest directly east, on the coast. DNR and the Department of Game inventories also show an osprey nest on or near the north border of site. This nest produced one osprey in 1983.

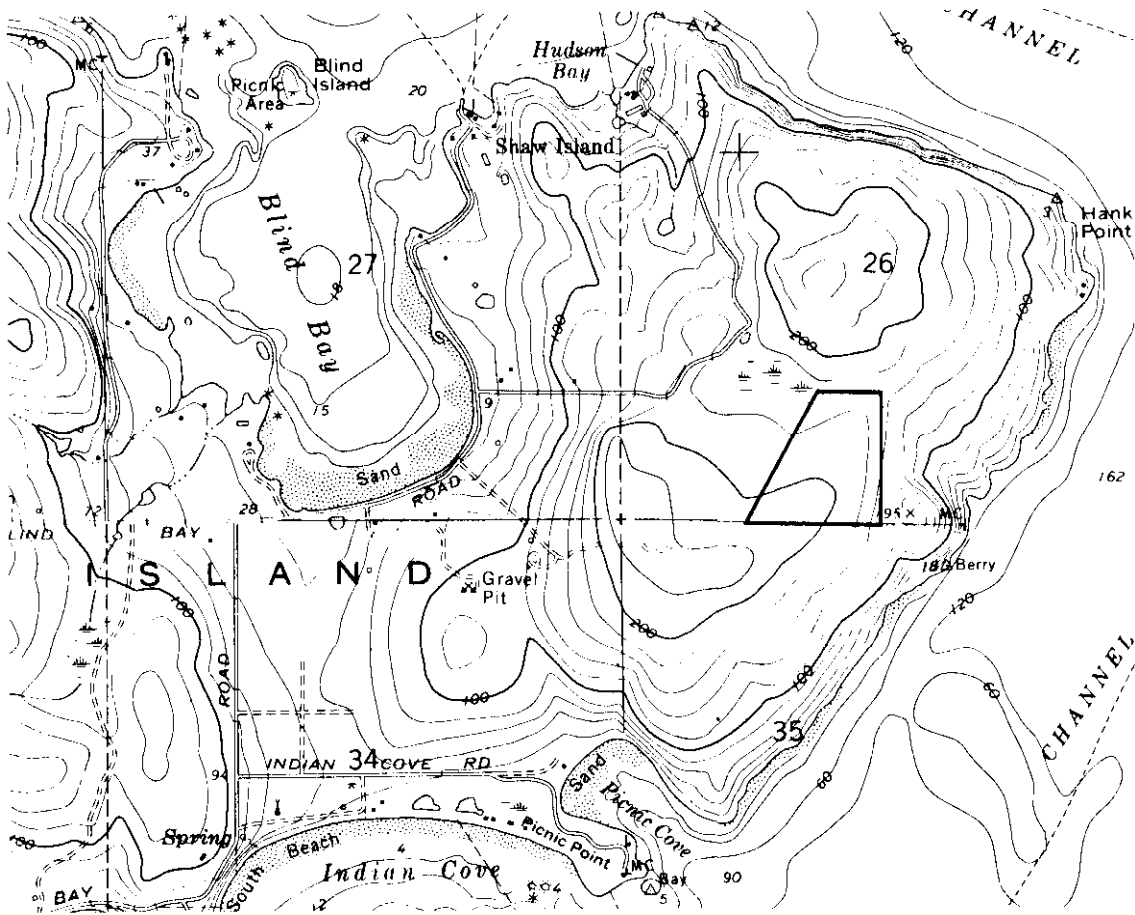
Property to the west and north of this parcel is in one large ownership, all of which has been selectively harvested and is in Designated Forest Land (DFL) status. Property to the south is an undivided 40 acres and to the east are three waterfront lots. The Comprehensive Plan designates the DNR land and surrounding land as R-5.

As with many other DNR parcels in the County, the lack of access to this property seriously constrains short and perhaps long-term management options. Public testimony received at a workshop on Shaw Island revealed an intense interest in the property by adjacent and nearby property owners, but little interest by the other residents of Shaw Island.

#### Alternatives Considered

1) Forest Management - Testimony received at the Workshop on Shaw revealed that a majority of landowners on Shaw would have no problems with logging, if it was carefully done, with provision for cleaning up logging slash and debris. Careful logging would be acceptable. Some believed that if timber management was possible, then it should be pursued. Timing of any harvest should

## 22. SHAW ISLAND



be planned to protect ospreys and eagles. An additional concern was the effect of logging on the water table and impacts on nearby properties.

One serious constraint to forest management is the lack of access. Currently, if a timber sale were offered on this property, only one local logger would have access because of his relations with the adjacent owner. Under these conditions, a state timber sale could not be put up for bid without public access for prospective bidders. This situation could be temporarily resolved if an administrative access could be acquired for forest management. An additional constraint for DNR would be the relatively high survey costs for this odd-shaped parcel. Finally, many Committee members believed that this parcel was not large enough for DNR to manage for forestry in the long-term.

2) Subdivision (or sale for development) - The property might be of interest or value to adjacent owners to increase the size of their holdings. However, the high water table, lack of access and lack of view or other amenities argued against this approach.

3) Purchase by the Community - It was suggested that the residents of Shaw Island could create a municipal corporation such as a Shaw Island Trust Land District to acquire the land for public use and as a preserve. Committee members pointed out to Shaw residents that this was an opportunity for local initiative - a "pre-emptive strike," if there is presently a favorable atmosphere of community interest. However, there appeared to be little or no interest in the Shaw community generally for acquisition as a preserve.

4) Trade or Sell - Some adjacent owners suggested acquisition of the property as a private Conservancy preserve, since it had seen little disturbance during the past 75 years. This could be accomplished by a trade or sale to these interested parties. However, a sale would involve open bidding in which the presently interested parties might not be the ultimate owners.

5) Moratorium - There has been some interest expressed in preserving this property in perpetuity as a "museum piece" similar to Cady Mountain and Cormorant Bay. A moratorium would allow Shaw Island or county interests, such as a land trust, the opportunity to develop a funding package for this property. An alternative for these groups to consider would be to lease the property on a yearly basis or for a lump sum payment for a longer period.

Recommended Alternative

Trade or Sale - Acquisition of the property for Conservancy/Preservation purposes was seen as the best use, if it could be arranged. If trade or sale is not likely or possible, then forest management would be an acceptable activity.

Proposed Action Schedule

Begin negotiations for access and exchange or sale in 1985.  
Timber sale in 1990 if exchanges are not possible.

Suggested Comprehensive Plan Designation

Rural (R-5).

## BLAKELY ISLAND

### 23/24. East Blakely and Thatcher

The two parcels of Trust Land on Blakely Island are East Blakely (225 acres) and Thatcher (6 acres). The larger parcel was formerly a federal Lighthouse Reserve while the smaller parcel was traded in 1975 for tidelands that are now part of the Marina. As a result, the 6-acre parcel is listed as "second class tideland". The majority of Blakely Island is owned or controlled by one landowner who has donated approximately 1,000 acres to Seattle Pacific University as an ecological reserve and has also given the university the power to review and deny any application for access or right of way across the ownerships involved, thus severely limiting future uses of other upland ownerships which have water access.

Both sites are covered with dense conifer on Pickett Rock outcrop soils. The eastern site is predominantly Douglas fir ranging in age from 150 to 160 years old with some lodgepole pine and residual old growth fir. The Thatcher site is mostly Douglas fir. Both sites are very steep, rising abruptly from the beach at slopes of up to 90 percent.

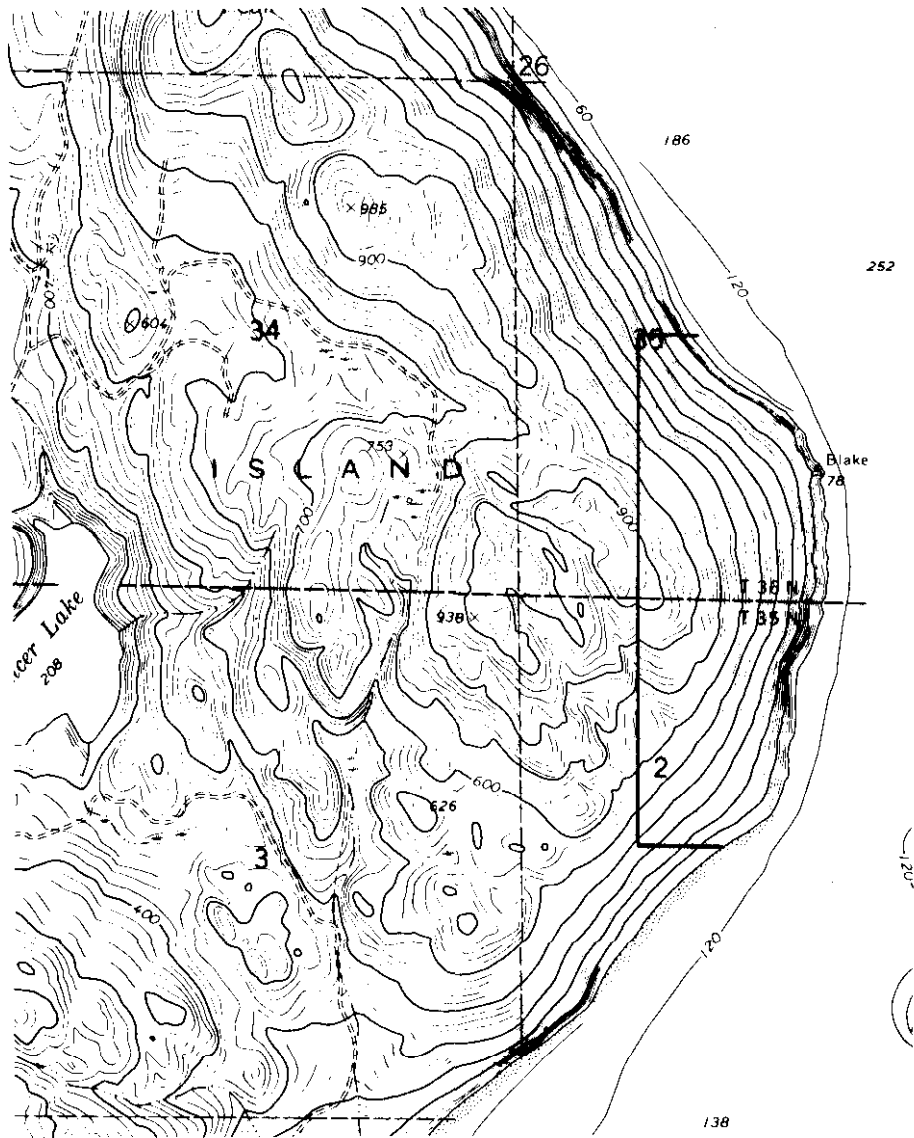
There are approximately 20 eagle nest sites on the island. Two are located on the East parcel and one is located just south of the same parcel. Department of Game biologists indicate that the entire east coast of is prime captor habitat for eagles, hawks and falcons. It is a very critical area for species maintenance.

The eastern parcel has 10,400 feet of waterfront designated Natural in the SMP. Thatcher has 1,535 feet of waterfront designated Conservancy. Both parcels are designated Rural in the Comprehensive Plan.

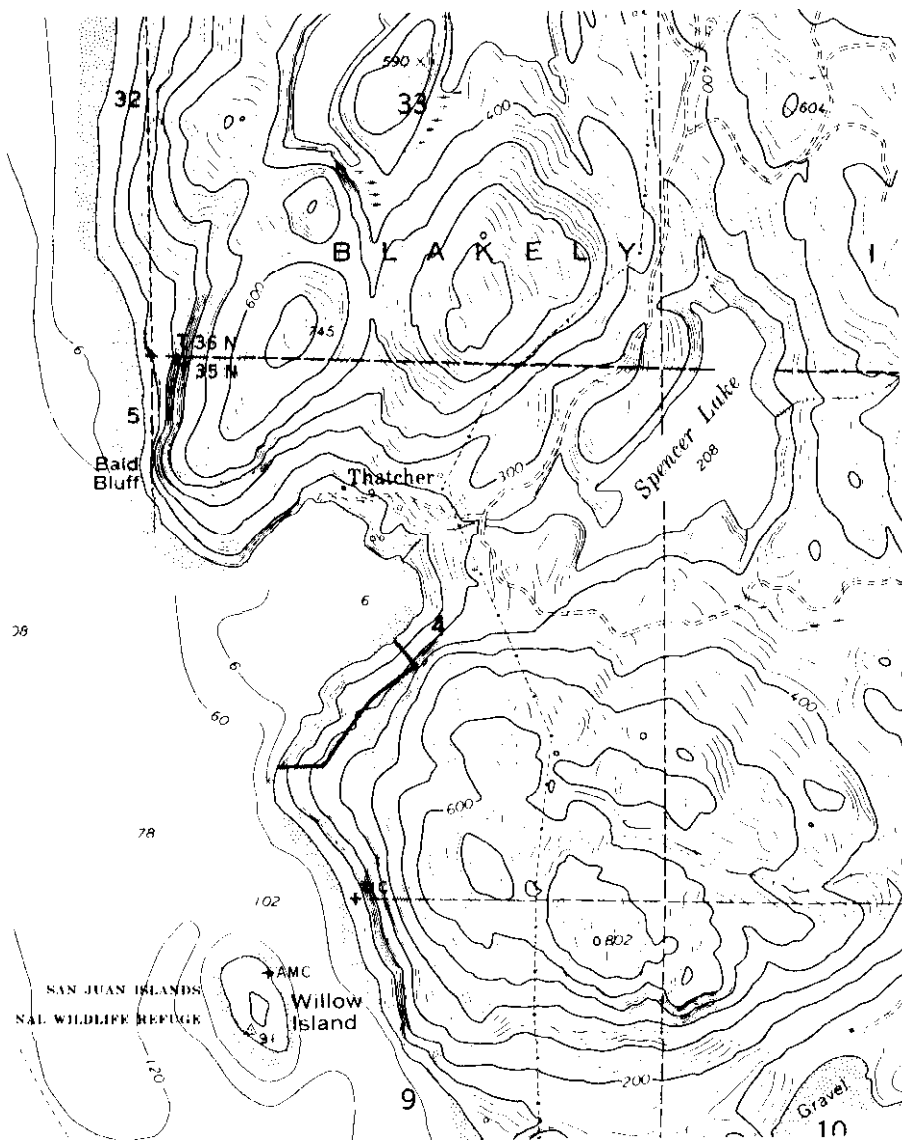
### Alternatives Considered

1) Forest Management - These sites are both too steep to log with the type of equipment available in the islands. In addition, there are problems associated with access, as well as the negative implication of harvesting very marginal timber on slopes and soils that do not meet the DNR criteria for regenerating a forest crop in 60 years. In addition to restriction on harvesting near the shoreline in the SMP, there are significant concerns about the aesthetic impact of logging these areas because of their high visibility from the ferry.

23. EAST BLAKELY



24. THATCHER



2) Preserve Status - Keeping both properties in their present status doesn't meet the DNR Trust obligations. However, the Committee concluded it would be desirable, if possible, to conserve the property by private means as a wildlife and ecological reserve, in conjunction with the other reserves on the island. Initial contacts with the major landowner involved indicate that this might be a very feasible prospect.

Recommended Alternative

Trade or sell both parcels with the understanding the land would be used for Conservancy/ Preservation purposes.

Proposed Action Schedule

Exchange in 1985.

Suggested Comprehensive Plan Designation

Conservancy (C-5).

## CENTER ISLAND

### 25. Center Island

This 4.2-acre parcel on the westside of Center Island was purchased by the forerunner of the present DNR recreation program through the IAC in 1974. The property has no potable water. Five hundred-twenty six feet of waterfront provides access to the public tidelands surrounding the island. The original concept underlying purchase of the property was that it could act as a "base camp" for boaters wishing to explore the waters of Lopez Sound.

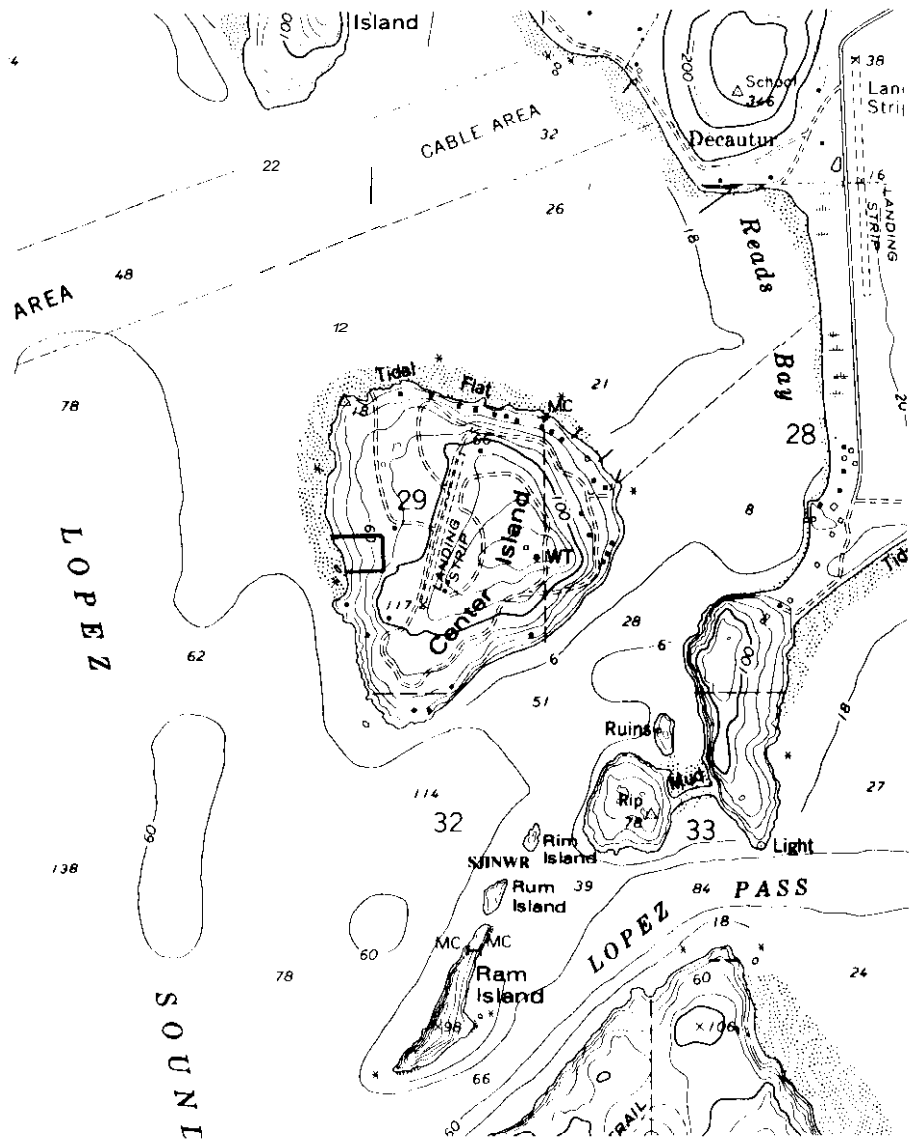
A community meeting was held on October 5, 1973 to gather ideas from the community on proposed development of the site. Generally, members of the Center Island Beach Club did not favor development of the property. Concerns raised included vandalism, visitors exploring Center Island from the DNR site, fire, trespass, water, toilet facilities, length of stay and limitation of the visitor season.

Under the law (43.99.100 RCW) governing purchase of marine recreation lands, the property must be used for "public outdoor recreation." If the property is proposed to be used for another purpose, the IAC can consent if "other outdoor recreation land of at least equal fair market value at the time of change of use and of nearly as feasible equivalent usefulness and location" will be substituted.

#### Alternatives Considered

- 1) Sale or Trade to the Community - The Center Island Community Club was suggested as a possibly interested party for the purchase of this waterfront parcel. However, contact with a representative of the community association indicated that this was not a feasible option.
- 2) Development as a Recreational Site - While the property was purchased explicitly for this reason, events since 1973 have not changed the attitudes of the community. In the meantime, Center Island has become more "suburbanized", and DNR recreation planners are eager to develop a boating access site here.
- 3) Sell or Trade - Secure the highest bid and use the monies for acquisition elsewhere in the County.

## 26. CENTER ISLAND



Recommended Alternative

Sell or trade and use the funds or value obtained to acquire other boating access land in the San Juan Islands, preferably at the southern end of Lopez Island.

Proposed Action Schedule

Sale in 1985/86. Identification of other suitable replacement boating access sites.

Suggested Comprehensive Plan Designation

Rural (R-2).

