May 18, 2017

Item E-2: South Whidbey State Park, Useless Bay Tidelands and Possession Point State Park Property - Land Classification and Management Planning (CAMP) Effort - Requested Action

EXECUTIVE SUMMARY: This item asks the Washington State Parks and Recreation Commission to adopt land classifications and a long-term park boundary for South Whidbey State Park, Useless Bay tidelands and Possession Point State Park property. This item aligns with agency core values and advances the Commission’s strategic goal: “Provide recreation, cultural, and interpretive opportunities people will want.”

SIGNIFICANT BACKGROUND INFORMATION: Beginning in late 2015, staff conducted a public planning process as part of the agency’s Classification and Management Planning (CAMP) project. This project, known as the South Whidbey CAMP, included three separate park properties: South Whidbey State Park, Useless Bay tidelands and Possession Point State Park property. Staff is now seeking Commission adoption of land classifications and long-term park boundaries for these properties.

South Whidbey State Park Description
South Whidbey State Park is located on the west side of Whidbey Island near Freeland, in Island County. The 350 acre park includes 4,500 feet of saltwater shoreline and 3.5 miles of hiking trail. Amenities include a 46 site campground (closed since May 2015 due to tree risk), an amphitheater, picnic shelters, and a beach access staircase (currently closed due to a slide event). The park is supported by the Friends of South Whidbey State Park, a formal friends group and additional partners include the Calyx School which is housed in the park’s former residence and the Service Education and Adventure (SEA) program which brings young people in to experience the park.

The park was officially named in 1974 and originally was comprised of 100 acres. In 1977, 250 acres of state-owned trust lands next to the park known as the Classic U were slated for harvest. A group called Save the Trees was formed in opposition to the harvest and a lawsuit ensued. Save the Trees was successful in their effort to preserve the Classic U from harvest and in 1981 the Washington State Public Lands Commissioner signed an agreement with this group and others to work together to preserve the forest. The Classic U property was transferred to State Parks in 1991.
The physical environment for the park is characterized by high-bank waterfront with past beach access provided by a staircase that was destroyed in a January 2016 slide event. The forested portions of the park contain old-growth trees and habitat with the oldest trees located in the Classic U portion of the park – the oldest is 275 years and is known as the Giant Cedar. A 1993 Natural Forest Inventory by the Washington Department of Natural Resources Heritage Program indicated that undeveloped portions of the park were appropriate for Natural Forest Area land classification to protect old growth habitat characteristics.

Based on a tree failure that occurred in the winter of 2015, stewardship program staff undertook a site evaluation to determine tree health. This evaluation identified the presence of native tree pathogens and declining old-growth tree health in the campground. Based on these circumstances, an emergency closure was instituted for both the 2015 and 2016 camping seasons. While the campground has been closed to overnight use, park users can walk and hike through the campground.

Useless Bay Tidelands Description
The Useless Bay tidelands are not commonly known to recreational users or upland property owners in the vicinity. These 560 acres of tidelands are located approximately eight miles south of South Whidbey State Park on the west shoreline of Whidbey Island. They were acquired in 1947 from the Washington Department of Natural Resources and portions include walkable beach area during low tides. The tidelands are disconnected with ownership gaps created by privately owned tidelands and Island County owned tidelands associated with Double Bluff County Park. Portions of the tidelands occur in areas of intensive residential development that has evolved over the years from seasonal cabin use to year round residential use. Based on historic research it appears the tidelands were acquired with the goal of closing the private tideland gaps and securing upland access. In the 1960’s there was an attempt to acquire 20 acres of upland property that was not successful. The most public use occurs on the western most ownership which is part of a four mile out and back beach walk originating at Double Bluff County Park.

There are no improvements or signage on the tidelands. The only legal public access is the western most tidelands from Double Bluff County Park where there are county owned uplands and a small parking lot. There are three county road public shoreline access points located on a road that serves residences. However only one county access point provides access to State Parks tidelands and this to a portion located in Deer Lagoon that is either covered by water or is a mudflat. The eastern and southern most tidelands are located at the base of high bluffs which further restricts the potential for upland access.

Possession Point State Park Property Description
Possession Point is a 25 acre property with 2500 feet of saltwater shoreline. It was acquired in 2001 for purposes of establishing a Cascadia Marine Trail campsite. Funding for purchase came from a Recreation and Conservation Office (RCO) grant and from a local non-profit called the Goosefoot Community Fund. As an RCO funded acquisition Possession Point is subject to covenants that restrict its use to public access and outdoor recreation. Current facilities on the site include a small parking lot, approximately 1.5 miles of hiking trail, a half mile of walkable beach and a staff residence. The staff residence is increasingly difficult to maintain as it ages.
State Parks will consider future removal of the existing staff residence and additional shoreline restoration.

**Planning Process**
State Parks prepares CAMP plans through multi-staged, public participation-based planning processes that culminate with Commission consideration and adoption of land classifications and long-term park boundaries. CAMP plans also include park management plans adopted by the Director to allow periodic updates as conditions change.

For each planning project, the agency forms a planning team. The team includes park planners, resource stewards, and park staff. As necessary, the planning team also calls upon the expertise of resource and facility specialists—both from within and outside the agency.

Over the course of the planning process five public meetings were held including a public tour of the South Whidbey campground. Public meetings follow the standard sequence for all CAMP efforts and included:

- **Stage One**: Identify issues and concerns (October 2015)
- **Stage Two**: Exploring alternative approaches (January 2016)
- **Stage Three**: Preparing preliminary recommendations (January 2017)
- **Stage Four**: Preparing final recommendations (March 2017)

Public meeting attendance varied from 35 to 100 people. Staff also met separately with park stakeholders and neighbors to hear their concerns and provide additional information about park planning, development, and management. Staff provided a report to the Commission at its January 2017 meeting outlining the planning process, key issues, and preliminary staff recommendations.

**Summary of Public Input**
Public input occurred throughout the process via website submission, direct emails to the project manager, and comments submitted during public meetings. All comments were compiled and posted on the project website at [http://parks.state.wa.us/964/South-Whidbey-Possession-Point-and-Usele](http://parks.state.wa.us/964/South-Whidbey-Possession-Point-and-Usele).

**South Whidbey**
Many written comments and views expressed by meeting attendees supported closing the campground to overnight use if the only alternative was cutting trees. This view reflects the influence the Classic U harvest continues to have on community members, even 40 years later. When stakeholders learned that appropriate risk reduction for overnight camping would require the removal of almost all the trees in the campground, many supported leaving the trees standing. Some stakeholders continued to question State Parks’ approach to risk management suggesting that individuals should be permitted to make decisions regarding tree risk on their own.

Many written comments and views expressed by meeting attendees supported re-establishing beach access through replacement of the staircase and indicated they thought this should be a priority for State Parks.
Possession Point
Many comments showed support for continued day-use of the park and keeping it in state park ownership. Neighboring property owners expressed concerns over trespass, a desire to move location of the water trails campsite from proximity to private property, and potential for unauthorized after hours use of the park if there were not a staff person residing on-site.

Useless Bay Tidelands
Some comments showed support for retention of all tidelands and pursuit of upland public access for these tidelands. Public beach access is a major issue on Whidbey Island and beach access on the island in general was brought up by commenters.

STAFF RECOMMENDATION:
Staff has prepared final recommendations for land classifications and long-term park boundaries for the three parks in this CAMP project including a recommendation to close the South Whidbey campground to overnight camping. Staff has also prepared a draft management plan for the three properties. Park management plans are adopted at the Director level to allow periodic revisions as circumstances change. Staff is therefore not seeking adoption of this plan by the Commission.

South Whidbey State Park Campground Closure to Overnight Use
As indicated earlier, in winter 2015 staff identified the presence of native tree pathogens and declining old-growth tree health in the South Whidbey campground. Staff subsequently closed the campground to overnight camping and in-part initiated the CAMP planning effort to determine the best course of action to protect public safety while providing meaningful opportunities for recreational and educational use of the park. The primary guidance provided for addressing tree risk in this type of situation is found in *Natural Resource Management Policy 73-04-1, Managing Tree Risk in Developed Park Landscapes*. This policy lays out six considerations to be taken into account when addressing tree risk in areas such as the South Whidbey campground. Appendix 1 includes a detailed discussion of each consideration.

Based on review of agency policy and public input received during this planning process, staff is recommending closure of the campground to overnight use due to tree risk associated with native tree pathogens and declining old-growth tree health. Staff recommends that the campground area continue to be open to day use activities as it has since the initial closure in May 2015. Staff also recommends including a project to redesign and develop appropriate day-use amenities in the park as part of the agency’s 2019-21 capital budget request.

Land Classifications
Based on information gathered in the field, work of the staff planning team, and engagement with the public, staff recommends that the three parks in the South Whidbey CAMP be classified as a combination of Recreation, Resource Recreation, and Natural/Natural Forest Area.

South Whidbey State Park
A combination of three land classifications are proposed for South Whidbey State Park. These classifications are shown on the map included in Appendix 3.
Recreation applies to the existing day-use areas to allow for continued high-intensity use, including the upper and lower parking areas, park roads, maintenance buildings near the park entrance, the trailer dump station, the amphitheater and the Calyx School building.

In the former campground, the comfort stations and CXT toilet that served individual campsites and the immediate area surrounding the comfort stations to allow for any necessary maintenance and repair. It includes the former group camp to support potential day-use of the group picnic shelter and accompanying comfort station.

Resource Recreation applies to the park roads within the current camping area.

Natural/Natural Forest Area applies to the forested hiking trails and undeveloped area on the east side of Smugglers Cove Road. To allow for continued conservation it includes the campground which will be closed to overnight use. Also included are all portions of the park on the west side of Smugglers Cove Road that are not classified as Recreation or Resource Recreation.

Possession Point State Park Property
One land classification is proposed for Possession Point. This classification is shown on the map included in Appendix 3.

Resource Recreation applies to the entire property including the existing developed area that encompasses the current residence, the water trail campsites, the upper parking lot and the road leading down to the residence. This classification also includes the upland forested portion of the park outside of the developed area to allow for hiking and to recognize the fragile nature of the shoreline bluff.

Useless Bay Tidelands
One classification is proposed for the Useless Bay property. This classification is shown on the map included in the Appendix 3.

Resource Recreation applies to the entire tideland ownership. This classification allows currently occurring water-based recreational activities such as beach walking, kayaking and kite-boarding to continue while providing for ongoing resource protection.

Conditional Uses
Activities conditionally permitted under the agency’s land classification system may be permitted at specific sites only with the concurrence of the Commission. Staff recommends the Commission permit the following conditional activities for the three State Park properties:

- Recreation Areas: No conditional uses permitted
- Resource Recreation Areas: Permit Jet Skiing, Power Boating, Water Skiing, and Wind Surfing along shorelines
- Natural/Natural Forest Areas: No conditional uses permitted
Long-Term Park Boundary
The purpose of delineating a long-term boundary is to take a big picture look at what lands, independent of ownership, might advance the conservation and recreation mission of a park. It also considers whether agency-owned property should be retained or be considered surplus to park needs. Including properties within a long-term park boundary establishes the Commission’s desire to secure an interest in these properties ranging from management agreements, to recreation or conservation easements, and to purchase of properties from willing sellers.

South Whidbey State Park
Staff recommends that eight parcels totaling 110 acres be included in the long-term boundary. State parks will work with these neighboring property owners to promote a trail connection with Trillium Community Forest which is located south and east of the park. Dependent on the level of development occurring over succeeding years, a 40 acre parcel has been included as a long-term potential campground location. This boundary is shown in Appendix 3.

Possession Point State Park Property
The staff recommendation is to maintain the park boundary with no recommendation for transferring ownership of any portion of the park property unless an appropriate public entity is willing to take over operation consistent with existing recreational deed restrictions and State Parks’ natural resource and recreation policies. No parcels outside the current park are proposed for inclusion in the long-term boundary.

Useless Bay
Staff recommends that the westernmost tidelands adjoining Double Bluff County Park remain in State Parks’ ownership. These tidelands have legal public access and an upland parking facility at Double Bluff County Park. Staff further recommends that, in acknowledgement of shared public access management objectives, Double Bluff County Park be included in the long-term boundary. Staff is recommending that the remaining tidelands, all of which are located east of Double Bluff County Park, be eligible for transfer to the Washington State Department of Natural Resources in recognition of their experience overseeing aquatic tidelands.

Park Management Plan
Park management plans describe the principal features of a park, set park-wide management objectives, and outline specific approaches and prescriptions in response to issues identified through the planning process. These plans also help document the planning process and serve as an informational resource. A draft management plan for the three parks in the South Whidbey CAMP is provided in Appendix 3. Park management plans are adopted at the Director level to allow periodic revisions as circumstances change. Staff is therefore not seeking adoption of this plan by the Commission.

Some of the management issues identified in collaboration with park stakeholders and staff include the following:

- Forest health
- Beach and water access
- Working with partners
- Overnight and day-use facilities
- Developing interpretive opportunities
- Trails
- Signs and park information
- Volunteers
SUPPORTING INFORMATION:
Appendix 1: Policy Considerations for Managing Tree Risk
Appendix 2: Planning Area Map
Appendix 3: Land Classification and Long-Term Boundary Maps
Appendix 4: Draft Management Approaches

AUTHORITY:
RCW 79A.05.030(1), WAC 352-16-020, and WAC 352-16-030.

REQUESTED ACTION OF COMMISSION:
That the Washington State Parks and Recreation Commission:
1. Adopt land classifications, conditional uses, and a long-term boundary as recommended by staff.
2. Approve the permanent closure of the South Whidbey campground and the redevelopment of the campground area for appropriate recreational and educational day-use activities.
3. Affirm that long-term boundary and land classification decisions are for Commission policy direction only and should not affect private property values; be used as an indication of a property owner’s willingness to sell, or be used as a basis for making state or local government regulatory, permitting, or zoning decisions on private land holdings.
4. Affirm that working with owners of properties within the park’s long-term boundary to voluntarily protect recreational and natural resources in proximity to park property may achieve the desired conservation effect and avoid the need for fee acquisition of these properties.

Author: Randy Kline, Parks Planner  
Randy.kline@parks.wa.gov  (360) 902-8632

Reviewer(s):
Jessica Logan, SEPA Review: Pursuant to WAC 197-11-310 and WAC 197-11-340, staff issued a “Determination of Non-Significance” on April 06, 2017 for the preliminary staff recommendation finding that the action proposed was minor and the environmental effects not significant.

Christeen Leeper, Fiscal Impact Statement: The agenda item to adopt a new land classification for part of South Whidbey State Park would be followed by the permanent closure of the campground. This change would be a loss of revenue from camping fees and related services; however, there would be a savings in maintenance and operating expenses. Future changes to existing services identified in the plan to be approved by the director could potentially have a fiscal impact that would be identified with each project.

Michael Young, Assistant Attorney General: April 6, 2017

Approved for Transmittal to Commission

Don Hoch, Director
APPENDIX 1

POLICY CONSIDERATIONS FOR MANAGING TREE RISK

The primary guidance provided for addressing tree risk in this type of situation is found in *Natural Resource Management Policy 73-04-1, Managing Tree Risk in Developed Park Landscapes*. This policy lays out six considerations to be taken into account when addressing tree risk in areas such as the South Whidbey campground.

(1) **Impact on natural, cultural and recreational resources**
The staff recommendation considered general forest characteristics in the campground and the park in general. While trees are a wide variety of sizes and ages, with many of the hardwoods only a few decades old, the largest Douglas-fir and western cedars exceed several centuries in age. Cultural and historic considerations include the park origin and subsequent enlargement that occurred based on the Classic U lawsuit.

(2) **Adopted park plans and land classifications**
In 1993, the Department of Natural Resources Heritage Program conducted a Natural Forest Inventory of numerous state parks including South Whidbey. Through this process the Heritage Program identified intact old-growth characteristics in the park and, based on this circumstance, recommended protection of these forested areas through application of State Parks Natural Forest Area land classification. In 1993, prior to the CAMP process, the majority of South Whidbey State Park was classified as Natural Forest Area. Circumstances related to forest conditions have not substantially changed since the 1993 Heritage Program recommendation.

(3) **Impacts to park revenues and expenses**
The campground at South Whidbey is seasonal operating from May through September. In the past, it’s served as overflow campground for Fort Ebey and Fort Casey, two parks on the north end of Whidbey Island with higher visitation and campground use. In the period between 2012 and 2014 percentage of sites occupied in the campground averaged 50%.

Campground Revenue: generally, annual fiscal year campground revenue between 2005 and 2014 varied from a low of $44,000 in 2007 to a high of $97,000 in 2014.

Campground Expenditures: generally, annual fiscal year campground expenditures between 2005 and 2014 varied from a low of $170,000 in 2005 to a high of $230,000 in 2014.

(4) **Park conservation, historic, and social context**
The park and the South Whidbey community have been heavily influenced by the Classic U decision and the subsequent addition of this land into the park. There is a degree of ownership and investment in the park that has resulted from this past history. There are CAMP process participants who had direct involvement in the Classic U decision. Based on this social and historic background, South Whidbey stakeholders are especially invested in retaining the trees in the campground.

Generally, there is a desire for a camping opportunity on south Whidbey Island. In part due to the potential for closure, the South Whidbey Parks and Recreation District is applying for grant
funding to construct a 50 site campground. State Parks has supported this effort by sharing campground design and operational experience and providing grant support letters for the recreation district.

(5) **Timing of treatments**
In this circumstance the timing of treatment is not a consideration. If tree removal were proposed it would be timed to provide the least disturbance to park users however the staff recommendation is retention of the trees and closure of the campground to overnight use.

(6) **Input from park stakeholders**
Generally, stakeholders supported closing the campground to overnight use if the only alternative was cutting trees. This view reflects the influence the Classic U harvest continues to have on community members, even 40 years later. When stakeholders learned that appropriate risk reduction for overnight camping would require the removal of almost all the trees in the campground, many supported leaving the tree standing. Some stakeholders continued to question State Parks’ approach to risk management suggesting that individuals should be permitted to make decisions regarding tree risk on their own.
APPENDIX 2

PLANNING AREA MAP
APPENDIX 3

LAND CLASSIFICATIONS AND LONG-TERM BOUNDARIES MAPS
Useless Bay Tidelands
Land Classification Recommendation

Double Bluff County Park
Deer Lagoon

- Resource Recreation
- Resource Recreation in long-term boundary
- Resource Recreation for surplus / exchange

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APPENDIX 4

DRAFT MANAGEMENT APPROACHES

Management approaches provide direction to staff and the public for addressing issues identified during the planning process. These management approaches were developed through feedback received at public meetings and through written public comment and will be incorporated into a plan for approval by the Washington State Parks Director.

South Whidbey State Park: Issues and Management Approaches

<table>
<thead>
<tr>
<th>Natural Resource Issues</th>
<th>Management Approaches</th>
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</table>
| Protecting natural plant and animal communities              | • Manage park resources consistent with Natural Resources Management Policy 73-04-1 Protecting Washington State Parks Natural Resources.  
• Protect environmentally sensitive areas including the old growth habitat that occurs in the park.  
• Before development, conduct plant inventories to verify the absence of sensitive and rare plant species in areas planned for development.  
• Remove invasive species as part of development projects. |
| Forest Health                                                | • Coordinate with agency forestry specialists to develop a forest health plan that includes regular tree assessment and considers removal of hazard trees in areas where the public congregates, including day use and parking areas.  
• In the Natural/Natural Forest Area land class, prioritize retention of old growth trees and support of natural forest processes. |
| Protecting rare plant species and rare plant associations     | • Continue to work with local plant experts to develop a rare plant protection plan to identify, monitor, and establish protective prescriptions. |
| Invasive plant species                                        | • Continue to work with weed boards, the local native plant society, and volunteers to develop and implement an invasive plant species management plan. |

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<thead>
<tr>
<th>Cultural Resource Issues</th>
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<tr>
<td>Protecting cultural and historic resources</td>
<td>• Prepare a cultural resources management plan to determine appropriate treatments for all cultural features.</td>
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| Protecting cultural and archaeological resources             | • Complete site-specific cultural resource surveys for areas that will be disturbed due to development.  
• In all development actions, comply with direction from the Commission’s Cultural Resources Policy 12-98-1 and Governor’s Executive Order 05-05 regarding consultation with tribal entities. |
Recreational Resource Issues

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| Camping           | • Due to the risk associated with tree pathogens and subsequent potential for tree failure, transition the existing campground to a day-use area with public access for trails and day use related facilities.  
                      • Work to ensure South Whidbey park users are aware of the camping opportunities provided at Fort Casey and Fort Ebey state parks.  
                      • Explore opportunities to provide additional camping at other Whidbey Island state parks, such as Fort Casey, to minimize the loss of camping opportunities at South Whidbey.  
                      • Explore opportunities to provide hiker/biker oriented camping.  
                      • Continue to support the work of the South Whidbey Parks and Recreation District to create a camping opportunity in South Whidbey.  
                      • Include property in the long-term boundary for a potential future campground location.  
                      • As necessary, maintain the campground dump station to provide a safe and sustainable sewage disposal option for those recreating in South Whidbey Island. |

Possession Point State Park Property: Issues and Management Approaches

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| Protecting natural plant and animal communities | • Manage park resources consistent with Natural Resources Management Policy 73-04-1 Protecting Washington State Parks Natural Resources.  
                                                   • Before development, conduct plant inventories to verify the absence of sensitive and rare plant species in areas planned for development and to inventory for invasive species.  
                                                   • Remove invasive species as part of development projects. |
| Forest health                                    | • Coordinate with agency forestry specialists to develop a forest health plan that includes regular tree assessment and considers removal of hazard trees in areas where the public congregates, including water trail camping areas, trailheads and parking areas.  
                                                   • Minimize development of the forested uplands to protect and preserve the bluff. |
| Protecting rare plant species and rare plant associations | • Continue to work with local plant experts to develop a rare plant protection plan to identify, monitor and establish protective prescriptions for rare plants in the park. |
| Invasive plant species                           | • Continue to work with weed boards, the local native plant society and volunteers to develop and implement an integrated pest management plan. Continue to draw on local experts to monitor progress. |
### Cultural Resource Issues

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<tr>
<td>Protecting historic resources</td>
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| Protecting cultural and archaeological resources | • Complete site-specific cultural resource surveys for areas that will be disturbed due to development.  
• In all future development actions, comply with direction from the Commission’s Cultural Resources Policy 12-98-1 and Governor’s Executive Order 05-05 regarding tribal consultation.                                                                 |

### Recreational Resource Issues

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| Camping                                    | • Limit camping to water-accessed camping only as part of the Cascadia Marine Trail system.  
• In consultation with the Washington Water Trails Association, review the current location of the water trails site and consider moving it to a location on the south side of the park away from adjacent residential cabins.                                                                 |
| Trails                                     | • Continue to permit pedestrian trail use in the park.  
• Work with volunteers to maintain existing trails.  
• Seek to link with regional trails and adjacent public land ownerships.  
• Work to complete a trail conditions assessment to prioritize trail repairs, trail needs and on-going maintenance.  
• Explore opportunities for interpretive programming and signs along park trails.  
• Continue to permit geocaching and letterboxing, consistent with agency directive 06-01 Geocaching, Letterboxing and Related Activities in State Park Areas.                                                                 |
| Existing staff residence                   | • Consider future removal of the existing residence and additional shoreline restoration.                                                                                                                                                                                                                                                             |
| Developing interpretive opportunities      | • Work with staff, partners and interested tribes to develop an interpretive plan for the Possession Point State Park Property, encouraging development of guided and self-guided interpretive opportunities.  
• Consider opportunities to use interpretation as a tool to communicate forest health and stewardship messages.                                                                                                                                                                                                                   |
| Americans with Disabilities Act (ADA) Issues | • To the degree possible, work to ensure that existing and new facilities accommodate ADA access.                                                                                                                                                                                                                                                     |
| Volunteer groups                           | • Continue to coordinate with local groups to assist with trail maintenance.  
• Continue to coordinate with local groups to provide trail and beach guided walk and talks.  
• Promote volunteer events that assist with invasive plant species removal and weed management.                                                                                           |
Useless Bay: Issues and Management Approaches

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<tr>
<td>Recreational use</td>
<td>• Continue to manage this property for water-accessed recreation and conservation with no</td>
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pursuit of upland access at this time. Consider allowing an appropriate public agency to take over management consistent with State Parks’ natural resource and recreation policies.

| Water-based recreational use | Continue to allow and support water-based uses such as kayaking and kite-boarding. |