

Waiver of Retroactivity Property Information

PROPERTY NAME:	Henry Hollow
DATE TO BE ACQUIRED:	12-15-2008
ACRES TO BE ACQUIRED:	7.25 total
LAND CHARACTERISTICS:	
Uplands	4.07 acres
Tidelands	3.18 acres
PURCHASE TYPE	Fee Ownership
ESTIMATED COSTS	
Property (Appraisal Review	\$1,182,000.00
	Request waiver of Appraisal Review until
	grant approval.
Incidental Costs	Project administration

Description of Proposed Use

This project will protect high value aquatic lands and restore critical marine and freshwater habitats while providing new opportunities for the public to reach the waters of Saratoga Passage. In addition, this property will be incorporated into Island County Parks Marine Trail System. Preservation of this land provides opportunity to increase public awareness as it relates to natural resource protection measures.

Acquisition of this 7.25 acre property will protect valued near-shore habitat and processes. A gravel beach, estuarine system, feeder bluff(s) and freshwater creek will be preserved.

Restoration and enhancement activities will improve various habitats and shore forming processes. Invasive species in the riparian corridor surrounding the creek will be eradicated and replanted. A number of creosote logs will be removed from the near shore. The existing derelict rail track will be removed from the gravel beach restoring vital habitat and shore forming processes.

This property is rare in that it is one of the last remaining, relatively large parcels of land with easy beach access on the west side of Camano Island. Access to the marine waters will allow the public to launch and utilize non-motorized watercraft.

The property zoning allows for the potential creation of 14 new lots if it were to be developed. The area surrounding this property is heavily developed and there is an ever increasing demand from the public for access to the shoreline.

Waiver of Retroactivity Questionnaire

- 1. Who will be responsible for administration, negotiation, and/or implementation of this acquisition?**

In house staff will be responsible for negotiation and review of this acquisition.

- 2. What type of landowner currently holds title to the property?**

The property is held in trust by a private individual.

- 3. Does the applicant hold a lease, easement or legal use agreement on the site that permits the proposed use?**

No.

- 4. Is there, or will there be, any significant public access or use restrictions?**

For public safety reasons Island County would restrict the use of the site until improvements can be made to the trails and parking area.

- 5. Do plans exist for interim non-public use of the project site?**

No.

- 6. Will there be encumbrances that limit the proposed use of the site?**

No.

- 7. Have you purchased an option on the property?**

No.

- 8. Does this application contain elements required as part of a mitigation plan?**

No.

- 9. Will cleanup of hazardous materials be required?**

No.

