



MEETING AGENDA

CLALLAM COUNTY REVENUE ADVISORY COMMITTEE

**223 East 4th Street, Room 160
Port Angeles, Washington
September 22, 2025 – 2:30 p.m.**

Revenue Advisory Committee meetings will be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 836 9266 4344 and passcode: 12345 and use *9 to raise your hand.

If you would like to participate in the meeting via Zoom video conference, visit <https://us06web.zoom.us/j/83692664344> and use meeting ID: 836 9266 4344 and passcode: 12345

This meeting can be viewed on a live stream at this link: <https://clallamcountywa.gov/meetings>

Public comment and questions can be directed to the Clerk of the Board at 360-417-2256 or loni.gores@clallamcountywa.gov

- I. CALL TO ORDER, ROLL CALL**
- II. APPROVAL/MODIFICATIONS TO THE AGENDA**
- III. APPROVAL OF MINUTES FOR THE MEETINGS ON: August 18, 2025**
- IV. PUBLIC COMMENT (total of 20 minutes)**
- V. BUSINESS ITEMS**
 - a. Appraisal process - DNR
 - b. Legal discussion
 - c. Board of Natural Resources Report – Commissioner Johnson
- VI. FUTURES AGENDA ITEMS**
- VII. PUBLIC COMMENT (total of 20 minutes)**
- VIII. NEXT MEETING DATE**
- IX. ADJOURNMENT**



CLALLAM COUNTY REVENUE ADVISORY COMMITTEE MINUTES OF AUGUST 18, 2025

MEETING OF THE REVENUE ADVISORY COMMITTEE (RAC)

Chair Connie Beauvais called the meeting to order at 2:30 p.m., August 18, 2025. Also present were Commissioner Johnson, Lynne Kastner (alternate), Gregory Bellamy, Drew Rosanbalm, Noah Glaude, Michael Mingee, John Nutter, Michelle Olsen, Dan Huff, Regan Nickels, and Scott Horton. Sandra Lyons, Diana Reaume, David Bingham, Janine Ledford, Steve Burke, Ben Pacheco, Dave Gedlund, and Nerissa Davis were absent.

APPROVAL OF AGENDA

ACTION TAKEN: Approved as presented

APPROVAL OF MINUTES

- May 19, 2025

ACTION TAKEN: Johnson moved to approve, Mingee seconded, mc

PUBLIC COMMENT

- Ed Bowen, Clallam Bay, commented on business item a, paused sales,

BUSINESS ITEMS

a. Forest inventory and status of sales on pause - DNR

Bill Wells, Department of Natural Resources provided a report on forest inventory and status of paused sales. RAC Members held discussion. Beauvais commented that she drafted a letter to the Board of County Commissioners to ask them to draft a letter to the Board of Natural Resources requesting them to move forward with the paused sales.

ACTION TAKEN: Mingee moved to approve the letter to the Board of Commissioners, Bellamy seconded, mc (Commissioner Johnson and Drew Rosanbalm abstained)

b. Forest Practices proposed new buffer – DNR/Commissioner Johnson

Bill Wells, Department of Natural Resources provided an update on Forest Practices proposed new buffer. Johnson provided an explanation of Non-Fish Perennial.

c. Encumbered lands funding – Commissioner Johnson

Commissioner Johnson provided an update on encumbered lands funding. He noted that 1,600 acres was purchased in Clallam County. RAC Members held discussion.

d. Title III funds – Connie Beauvais/Commissioner Johnson

Beauvais report that there were 5 applications received in the requested amount of \$263,729.50 with available funds in the amount of \$156,807. She noted that there is a public hearing on Tuesday, September 23, 2025. RAC Members held discussion.

FUTURE AGENDA ITEMS

- Appraisal process

PUBLIC COMMENT

- Beauvais commented that Commissioner Johnson is the new Board of Natural Resources member
- Ed Bowen, Clallam Bay, commented on public comment, 1,600 acres parcel, fires

NEXT MEETING - September 22, 2025 @ 2:30 p.m. – Date change due to budget meetings

ADJOURNMENT - The meeting concluded at 3:47 p.m.



Department of Natural Resources

Olympic Region

Timber Sale Appraisals



Timber Sale Appraisals

- **Timber sale appraisals are completed on all DNR timber sales to establish a minimum bid value.**
- **Minimum bid value is not an “appraised value”**
- **A complete appraisal includes:**
 - Timber Cruise**
 - Delivered Log Values**
 - Logging Costs**
 - Transportation Costs**
 - Road Construction Costs**
 - Fees**



Timber Sale Cruise Reports

- Timber Sale cruises are completed by Olympic Region's Check Cruiser after the timber sale boundaries have been marked in the field
- A timber cruise serves the specific purpose of providing an estimate of the quantity and quality of timber planned for a harvest activity
- The cruise provides the basis to evaluate or appraise the value of the timber products being sold
- The cruise reports include the following stand data:

Volume

Species

Grade

Diameter

Ring Count

Defects

Timber Sale Notice Volume (MBF)

Sp	DBH	Rings/In	Age	MBF Volume by Grade				
				All	2 Saw	3 Saw	4 Saw	Utility
DF	17.7	6.9		2,099	845	1,050	180	23
RC	26.6			273		253	20	
SS	26.3			233	177	50	5	
RA	14.2			216	45	66	105	
WH	19.0			192	80	94	18	
GF	26.1			44	38	6		
ALL	18.1	6.8		3,057	1,185	1,519	329	23



Market Surveys

- Every month, DNR surveys log prices from selected forest product producers and purchasers in the Pacific NW
- “Street Price” quotes for logs delivered to mills
- DNR uses this information, along with recent bid prices to set log values in appraisals

Coast Marketing Area				
	\$/MBF			
Species - Grade	Average	High	Low	Number of Quotes
Doug-Fir	\$662	\$725	\$590	●
2 Saw	\$708	\$725	\$690	●
3 Saw	\$683	\$690	\$675	●
4 Saw/CNS	\$595	\$600	\$590	●
Whitewood	\$472	\$525	\$400	●
2 Saw	\$508	\$525	\$490	●
3 Saw	\$495	\$500	\$490	●
4 Saw/CNS	\$413	\$425	\$400	●
Cedar	\$1,275	\$1,300	\$1,250	●
Camprun	\$1,275	\$1,300	\$1,250	●
Alder	\$543	\$625	\$270	●
2 Saw	\$625	\$625	\$625	●
3 Saw	\$613	\$625	\$600	●
4 Saw	\$533	\$625	\$425	●
Util*	\$270	\$270	\$270	●
Maple	\$250	\$250	\$250	●
Camprun	\$250	\$250	\$250	●
Cottonwood	\$175	\$175	\$175	●
Camprun	\$175	\$175	\$175	●
Grand Total	\$588	\$1,300	\$175	●



TBS GRADE DISTRIBUTION				GRADES BY VOLUME (MBF)							
SPECIES	AVG DBH	RINGS PER INCH	VOLUME MBF	3P	SM	1S	2S	3S	4S	UT	% Vol
Douglas fir	19.6	7.5	2,315	19.0	515.0	164.0	805.0	687.0	125.0		69%
Hemlock	17.3		674				362.0	260.0	52.0		20%
Silver fir											
Noble fir											
Spruce											
Redcedar	20.3		215			32.0		155.0	28.0		6%
Lodgepole pine											
White pine											
Maple											
Red alder	16.3		142				72.0	24.0	44.0	2.0	4%
Cottonwood											
TOTAL VOLUME			3,346	1%	15%	6%	37%	34%	7%	0%	100%
PRICE DISTRIBUTION	Price survey August 2025			3P	SM	1S	2S	3S	4S	UT	
Douglas fir				\$875	\$875		\$725	\$675	\$550	\$235	
Hemlock					\$525		\$525	\$500	\$410	\$225	
Silver fir					\$525		\$525	\$500	\$410	\$225	
Noble fir					\$525		\$525	\$500	\$410	\$225	
Spruce					\$490		\$490	\$470	\$380	\$225	
Redcedar								\$1,250	\$1,250		
Lodgepole pine					\$525		\$525	\$500	\$410	\$225	
White pine					\$525		\$525	\$500	\$410	\$225	
Maple						\$350	\$350	\$325	\$325	\$230	
Red alder						\$650	\$650	\$600	\$500	\$230	
Cottonwood				\$170		\$170	\$170		\$170	\$150	
TOTAL DELIVERED VALUES	WT. \$/MBF	STUMPAGE		3P	SM	1S	2S	3S	4S	UT	TOTAL
Douglas fir	\$684	\$239		\$16,625	\$450,625		\$583,625	\$463,725	\$68,750		\$1,583,350
Hemlock	\$506	\$61					\$190,050	\$130,000	\$21,320		\$341,370
Silver fir											
Noble fir											
Spruce											
Redcedar	\$1,064	\$619						\$193,750	\$35,000		\$228,750
Lodgepole pine											
White pine											
Maple											
Red alder	\$589	\$144					\$46,800	\$14,400	\$22,000	\$460	\$83,660
Cottonwood											
TOTAL VALUE	\$669										\$2,237,130



Harvest Activity Costs

With DNR Timber Sales, there are three main costs associated with harvest activities

- Logging Costs**
 - Cable vs Ground based
- Road Construction Costs**
 - New Construction
 - Pre-Haul Maintenance
 - Post-Haul Maintenance
- Transportation Costs**
 - Delivery Locations



Other Fees and Costs

- **Access Road Revolving Account (ARRF)**
Established in 1961 to pay for maintaining, repairing, and reconstructing roads that provide access to DNR managed lands
- **Road Use Permits (RUPs)**
- **Excise Tax (4.20% paid by the purchaser)**
- **Profit and Risk**



LOGGING SYSTEM	COST/MBF	% OF SALE	WEIGHTED \$	TOTAL \$
Cable-uphill 20-40 mbf/ac	\$182	27%	\$49	\$164,422
Shovel logging 20-40 mbf/ac	\$141	71%	\$100	\$334,968
Thinning-ground based 10+ mbf/a	\$264	2%	\$5	\$17,667
TOTAL		100%	(\$155)	\$517,057

REMARKS: U 17,18 VDT: 4 AC, 55mbf, 2% vol
Vol./acre (BF): 38,460

	DESTINATION(S)			
TRANSPORTATION	1	2	3	4
DELIVERY DESTINATION	Port Angeles	Aberdeen	Shelton	Rochester
SPECIES GROUP	DF/WW/HWD	DF/2S	DF/WW	RC
				Poles
CONVERSION FACTOR (T/M)	7.0	5.8	5.5	6.0
% VOL TO DESTINATION	38%	51%	5%	6%
VOL TO DESTINATION (MBF)	1,271	1,706	167	201
VOL TO DESTINATION (TONS)	8,900	9,897	920	1,205
MILES TO DESTINATION	21	158	132	164
ADDITIONAL CHARGES (\$/MBF)				
HAUL COST (\$/mbf)	\$51.34	\$220.53	\$177.09	\$236.20
WEIGHTED HAUL COST	(\$155.00)			

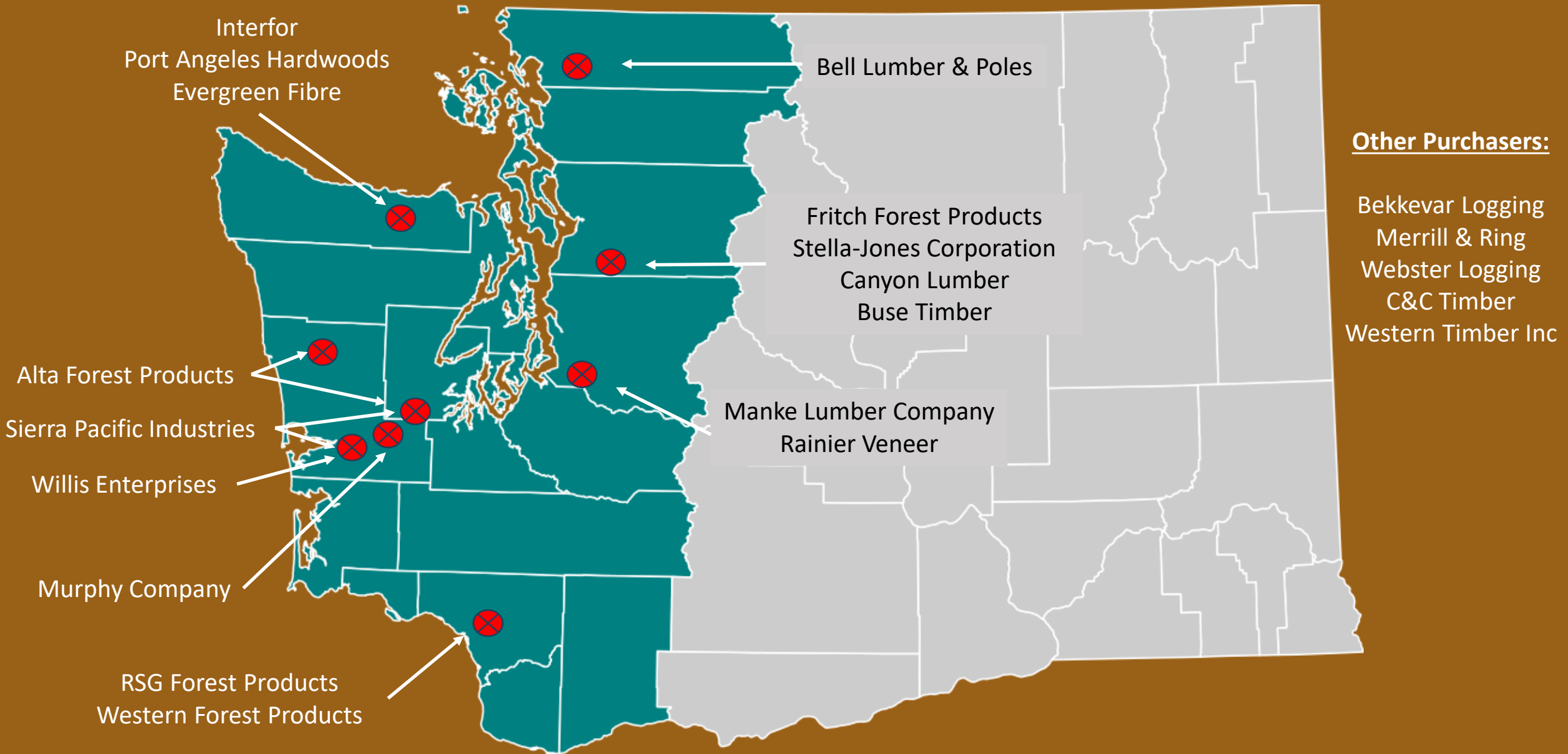
CONSTRUCTION TYPE	COST/STA	# STA	TOTAL COST
NEW ROAD	\$3,755	6	\$22,531
RECONSTRUCTION	\$2,765	23	\$63,584
ABANDONMENT	\$250		
DEACTIVATION	\$250		
PREHAUL	\$152	446	\$67,608
Post Haul	\$32	475	\$15,305
difference	\$11,000	1	\$11,000
TOTAL	(\$189)	951	(\$180,028)
REMARKS:	REGION SUPPLIED COSTS YES		(\$243,038)
	Road Factor		1.35

FEES	TOTAL FEE	\$/MBF	TOTAL \$
ARRF		\$26.00	\$86,996
OTHER			
TOTAL FEES			(\$86,996)



APPRAISAL SUMMARY	RATIO	TOTAL	\$/MBF
DELIVERED VALUE		\$2,237,130	\$669
LOGGING COST	-23%	(\$517,057)	(\$155)
RD. CONSTRUCTION COST	-11%	(\$243,038)	(\$73)
TRANSPORTATION COST	-23%	(\$518,642)	(\$155)
FEES	-4%	(\$86,996)	(\$26)
TOTAL COSTS	-61%	(\$1,365,734)	(\$408)
MARKET VALUE		\$871,396	\$260
EXCISE TAX	4.20%	(\$36,599)	\$ (10.94)
PROFIT & RISK	10%	(\$87,140)	(\$26)
APPRAISED VALUE		\$747,658	\$223
MINIMUM BID VALUE		\$748,000	\$224





FY25 Olympic Region Summary

- In FY25, Olympic Region auctioned 88 mmbf of timber
- FY25 total sold value of \$26,260,533
- Estimated totals in Harvest Activity Costs:
 - Logging Costs = \$12,793,590
 - Road Costs = \$7,199,228
 - Haul Costs = \$10,853,388
- Total estimated delivered log value of \$52,674,905



Questions?



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

dnr.wa.gov

Want to know more?

Reach out and I would be happy to set time up to discuss more –

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Management Forester – Olympic Region

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WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

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