

Beckett Point History with Governments

Compliance Training Session on September 28, 2019.

On about 1939, Individuals from Cape George reviewed and decided to create a new Club on Beckett Point, a Spit in Discovery Bay. Beckett Point had a history since about 1790's with the western world and by 1850's was part of the North West Territory of the USA. It had a long history with the Native Tribes but without permanent settlements.

The Spit was open on the South East shore that allowed water to flow in and out of the center of the spit creating a salt water wetlands and lagoon. There was a low area on the North West shore by the current boat ramp that allowed excess water to escape out when high tides and high winter winds from the south caused a buildup of water in the center. This low area was below the high tide line creating a limited access to the outer rim of the spit from the bluff to the east during normal high tides.

The Club sold leases for limited portions of land to allow families to build simple cabins to enjoy the fishing, family, and friends and promote a difference from the Cape George Community where some were members. This part is told well by Neil Gallagher in his History Beckett Point book. Cape George Fishermen Inc., Salmon Club was a social purpose non-profit Washington State Corporation with a 501C-7 IRS code approval in 1942. It owned substantial land purchased with money from the sale of the leases. This was a limited membership Private Club. Membership required a lease.

The Main Road, the Wetlands or Lagoon and the County

The plating of the leased land was not recorded in the County Records. The leased land was staked along the water front line and in the hills along the rough roads.

The main road down to the spit was made from gravel taken from an area up on the bluff to fill in the area across the opening on the North Beach to allow for year round access. All of this was done with minimum money. A bridge was not built on the North lagoon exit but a small bridge was built across the main Lagoon inlet from South Beach.

This action created a dam, preventing the water in the wetlands from escaping to the North during winter storms coming from the South. When the winter storm of 1952-53 came, disaster struck.

The water came in and it flooded almost all of the spit. With little money to recover, the Club through its connection with the County gave the main road to the County in exchange for rebuilding the access. The County closed the low south beach water flow access with fill and eliminated the small bridge. With these actions, the fate of the wetlands and lagoon was sealed.

The County now had some control over use of the land that was a designated road. For leased lots that were small, this limited the depth of many leased areas. The County Road goes through the Club up to the turnaround but it does not have access to the water. Some discussions have occurred on the potential of recovering the Road from the County. Cost of maintenance is a serious impediment. Public access to the water from the County Road remains an ongoing potential issue.

At the same time the Club created a map, drafted in 1951 and adopted by the Club in June 10, 1958. It showed the leased lots and the rest of the land it owned. Many of the old markings were lost in the flood and the map helped recover the design. Although ratified by the Club it was never recorded. As of this time, there were no density requirements in the County. This map was later used to help create our legal entity we have today through the Assessor's Plat of 2010.

The County had no problem taxing the individual leased land and the improvements made with or without the recording.

When the County in about 1985+/_ created a county wide allowed density map for the private lands, Beckett Point was not listed or shown in the maps with its very high density. The State Growth Management Act came in 1994. This further limited how development would work in the County and throughout most of the State. The County had to determine what was the allowed maximum density of housing or lots allowed throughout the County. For whatever reason, Beckett Point was not included in its acceptance of our density and left our land to be limited similar to our Government Lot 3 density. This lack of relationship with the County over the 1980 to the mid 1990's created a major problem.

The allowed density was finally overcome with the Assessor's Plat. The Assessor's Plat occurred after the Club had completed the Filing of a Wetlands area as required by Environmental Community through the Jefferson County Department of Community Development (DCD). And, after we had committed to invest in a LOSS system that meets the sanitation standards of the County and State. It is important to note that the DCD along with the County Assessor suggested that the Assessors Plat was their best way of repairing the density problem of the land use by the Club after the fact of the lack of showing the density in the 1985 County wide first filing. It had nothing to do with a HOA intent by the Club or the County

Defining the Name and New Corporation with the State in 1984

When the State re-wrote the RCW's in 1982, which is the code for rules governing the laws of the State, our non-profit corporation with the name Cape George Fishermen Inc., A Salmon Club was no longer allowed. The use of Inc. or Incorporation was not allowed for non-profit social clubs. Our Attorney at that time, Thomas J. Majan who later became the County Judge, created a new Corporation that appears to have been Cape George Fishermen Association.

As of August 12, 2019 the full details of the Corporation are missing. They are in the process of being recovered. New leases were issued under the name Cape George Fishermen in 1984. Note no Inc. or no Association.

In a correction to the new filings, in 1994, Thomas J. Majan rewrote the Quick Claim Deed with both a change in the included assets transferred and a name change to Beckett Point Fishermen's Club, a Washington non-profit corporation. This is our current name. The new Quick Claim stated the Grantor to be Cape George Fishermen Association.

We need to review the missing filings for the Corporation starting in 1984+/- to 1994. A review of the Leases from 1984 to now is also appropriate.