

4. LAND TRANSACTIONS

MARCH 17th, 2023

TABLE OF CONTENTS

Summary Sheet.....	i
Item 1: Proposed Acquisition of 1 (+/-) acres in Asotin County Boggan’s Water Access, Chief Joesph Wildlife Area, Region 1	
Location Map	1A
Parcel Map	1B
Item 2: Proposed Acquisition of 401 (+/-) acres in Okanogan County “Hunter Mountain”, Methow Wildlife Area Region 2	
Regional Map	2A
Location Map	2B
Parcel Map	2C
Item 3: Proposed Acquisition of 32 (+/-) acres in Thurston County Deschutes River Hatchery, Region 6	
Location Map	3A
Parcel Map	3B



Fish and Wildlife Commission Presentation Summary Sheet

Meeting date:

3/17/2023

Agenda item:

4. Land Transactions

Presenter(s):

Karen Edwards, Real Estate Services Manager

Background summary:

Item 1:

**Proposed Acquisition of 1(+/-)-Acre in Asotin County
Boggan's Water Access Area, Region 1**

This proposed acquisition is for the purchase of a 1(+/-)-acre property between Highway 129, Dreamz Road and the Grand Ronde River at the Boggan's Water Access Area in Asotin County, Region 1. WDFW purchased a public access easement on this property in 1970. The underlying fee-title ownership is still privately owned. WDFW will purchase the underlying fee-title land from the current landowner which will eliminate the risk of conflicting use and continue to provide public access to this popular water access area

Approved through Lands 20/20 in 2022, the 1(+/-)-acre property will be acquired through a Legislative budget proviso.

Item 2:

**Proposed Acquisition of 401(+/-) Acres in Okanogan County
"Hunter Mountain", Methow Wildlife Area, Region 2**

This proposed acquisition of 401(+/-) acres in Okanogan County will protect crucial sagebrush steppe and conservation habitat for winter mule deer populations, sagebrush obligate species and the state endangered gray wolf, improving the mobility of species by improving the north-south wildlife corridor connecting state and federal lands. The property will also allow for recreational opportunities, including hunting, fishing and wildlife viewing.

Approved through Lands 20/20 in 2019 the property will be acquired with a Washington Wildlife Recreation Program (WWRP) Critical Habitat grant through the Recreation and Conservation Office (RCO). The appraised value for the property is \$401,000.

Item 3:

**Proposed Acquisition of 32(+/-) Acres in Thurston County
Deschutes River Hatchery, Region 6**

This proposed acquisition is for 32 (+/-) acres on Rixie Rd SE in Thurston County on the Deschutes River for the construction of the new Deschutes River Hatchery. The purpose of the project is to hatch eggs collected at the Tumwater falls hatchery that are currently being trucked to hatcheries outside of Thurston County and rear Chinook sub yearlings and yearlings to free up space at the other hatchery facilities. The site is favorable for the hatchery as it contains an available supply of pathogen free groundwater that is 51F year-round and access for a surface water intake on the Deschutes River contained within the property boundaries. In addition, the site has enough space for hatchery staff residences on the property to elevate the need for other property purchases to run the facility.

The appraised value for this property is \$1,090,000 and will be funded through a Legislative budget proviso.

Staff Recommendation:

Staff recommends approval of these land transactions.

Policy issue(s) and expected outcome:

Protecting critical fish and wildlife habitat, providing public recreational opportunities, and hatchery operations.

Fiscal impacts of agency implementation:

Operation and maintenance costs.

Action requested and/or proposed next steps:

Approval of land transactions as presented.

Draft motion language:

Motion: I move to approve the land transactions as presented by staff.

Is there a "second"?

If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed.

Post decision communications plan:

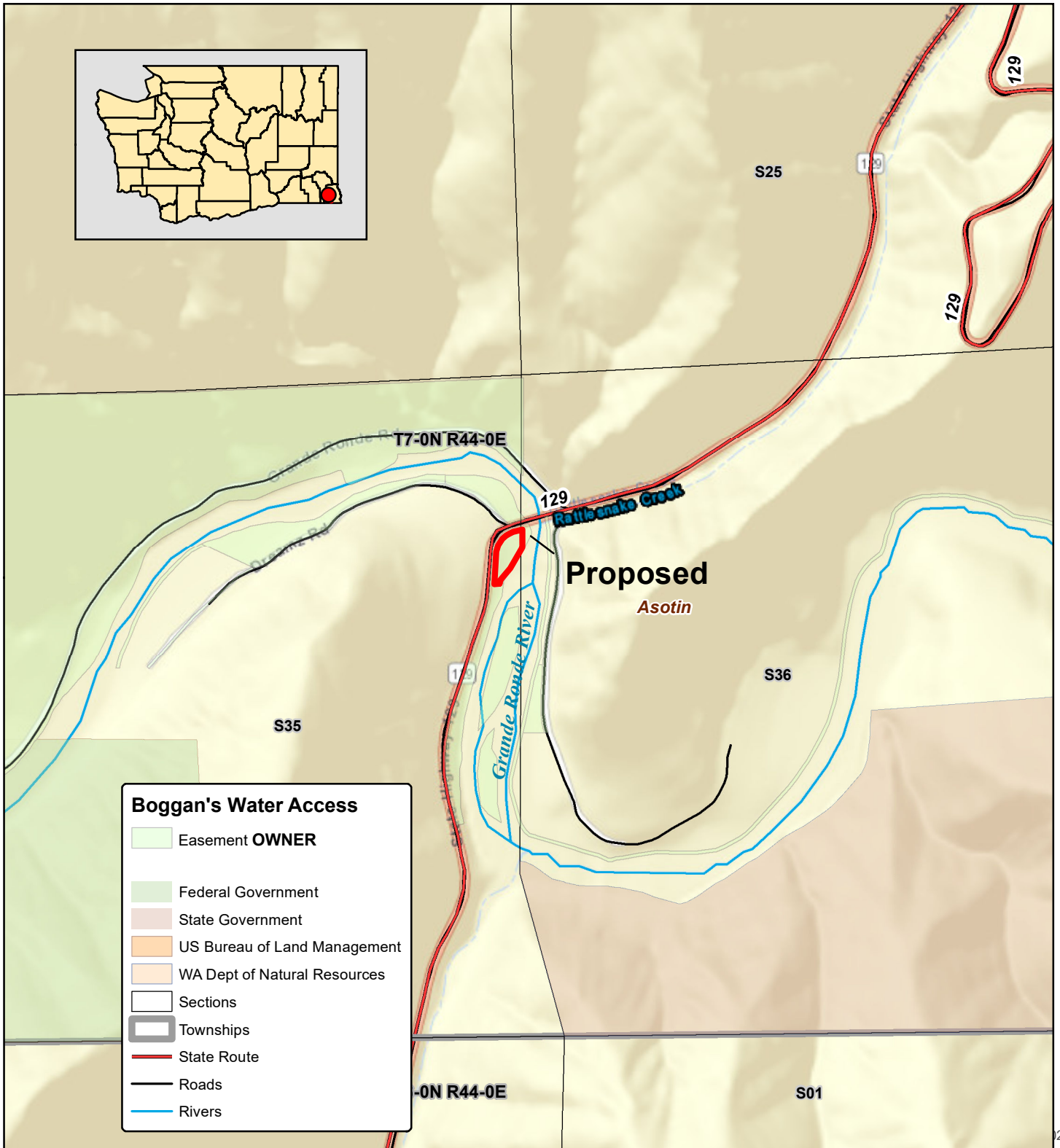
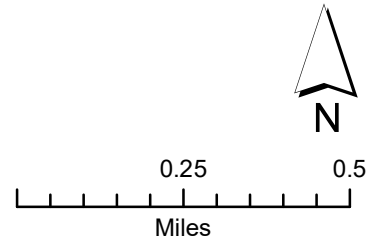
WDFW will distribute a press release informing the public of these actions.

ITEM 1: PROPOSED ACQUISITION BOGGAN'S WATER ACCESS

COUNTY: ASOTIN

LEGAL: SECTION 36, TOWNSHIP 7N, RANGE 44E, W.M.

ACRES: 1 (+/-)

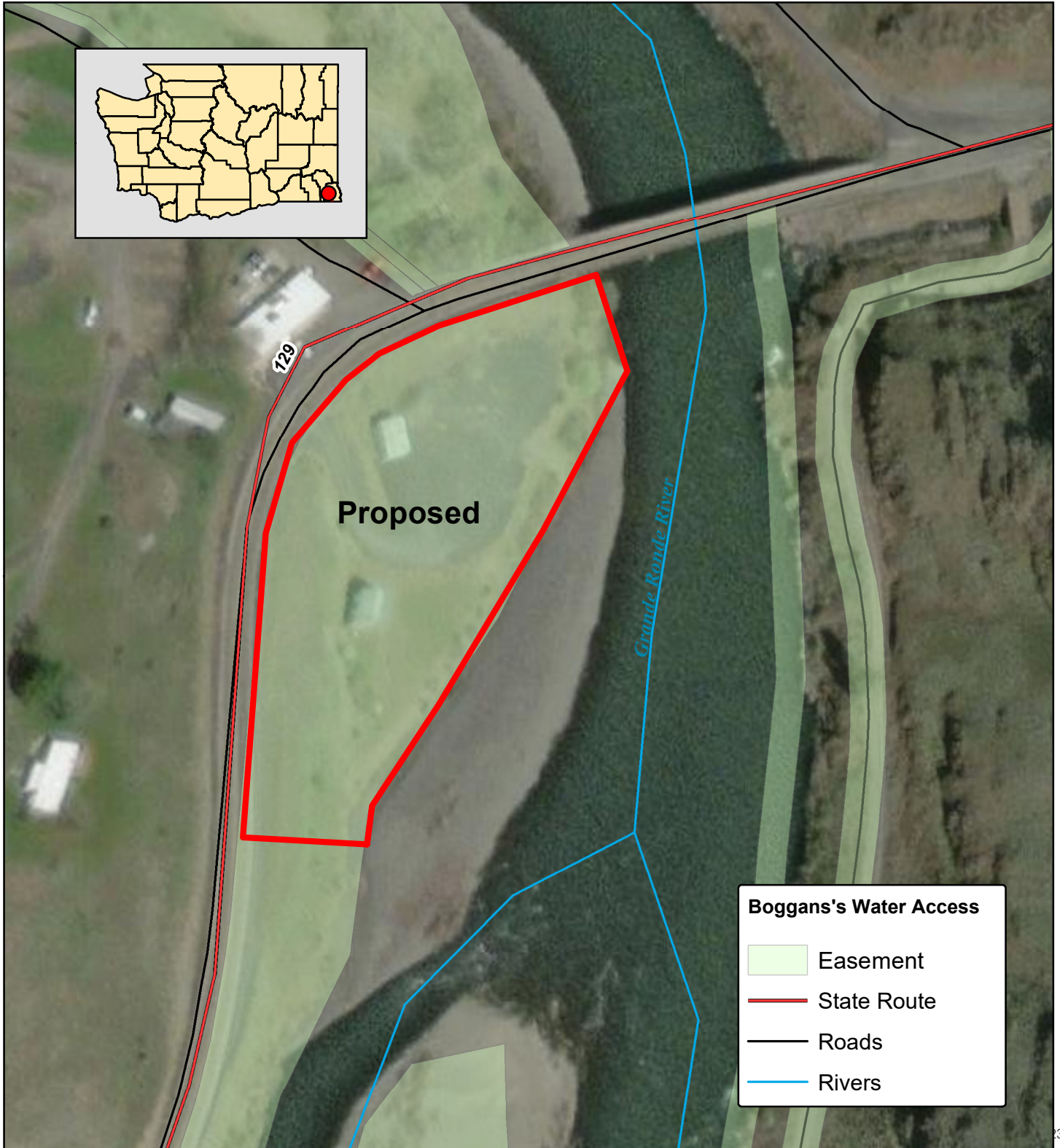
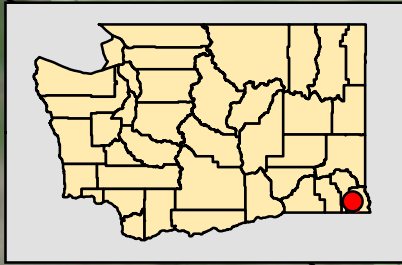
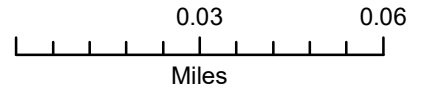


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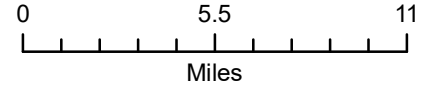


ITEM 2: PROPOSED ACQUISITION "HUNTER MOUNTAIN" PROPERTY, METHOW WLA

COUNTY: OKANOGAN

LEGAL: SECTIONS 1 & 12, TOWNSHIP 30N, RANGE 22E, W.M.

ACRES: 401 (+/-)

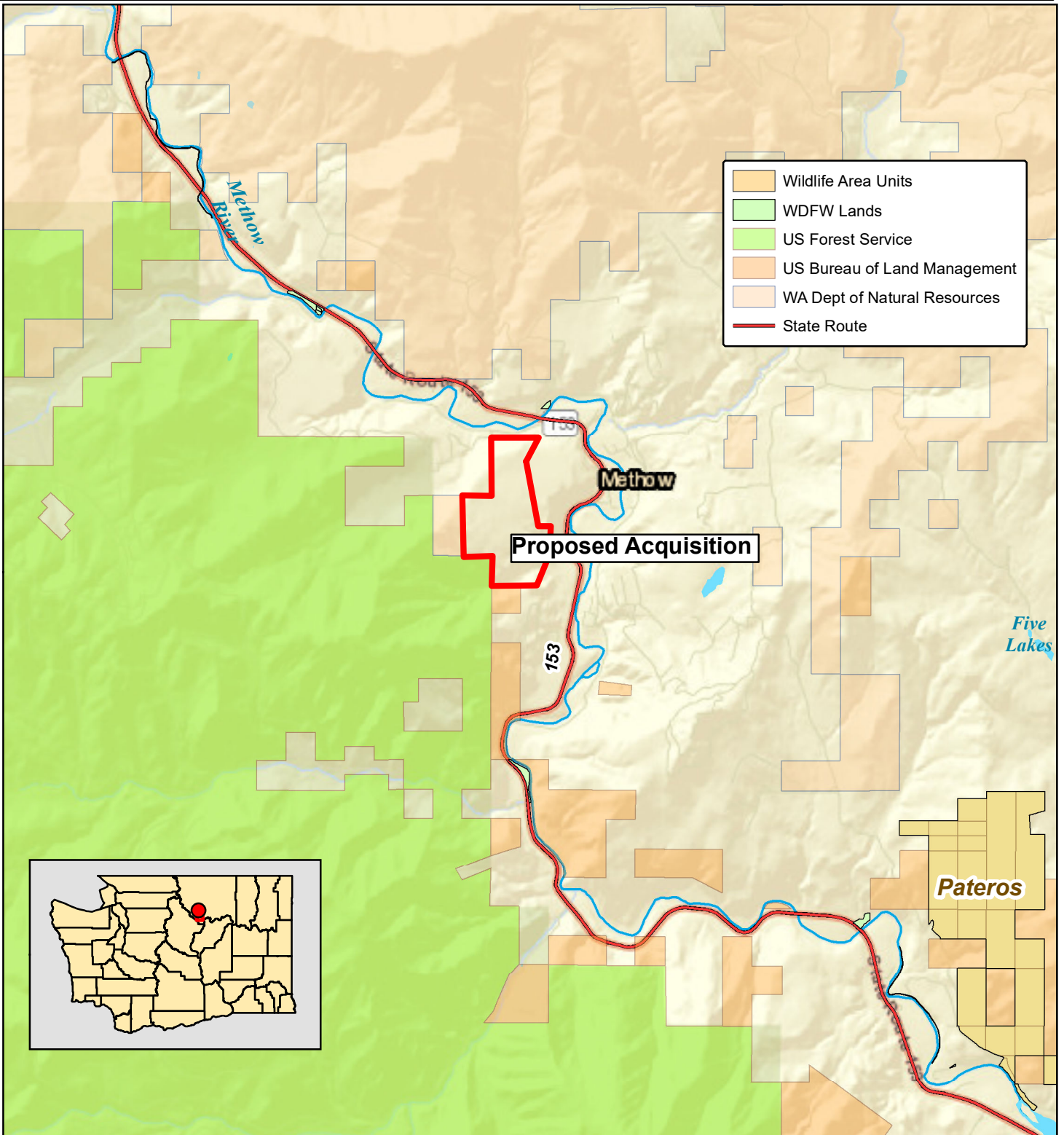
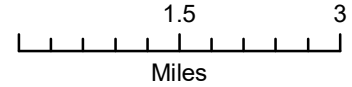


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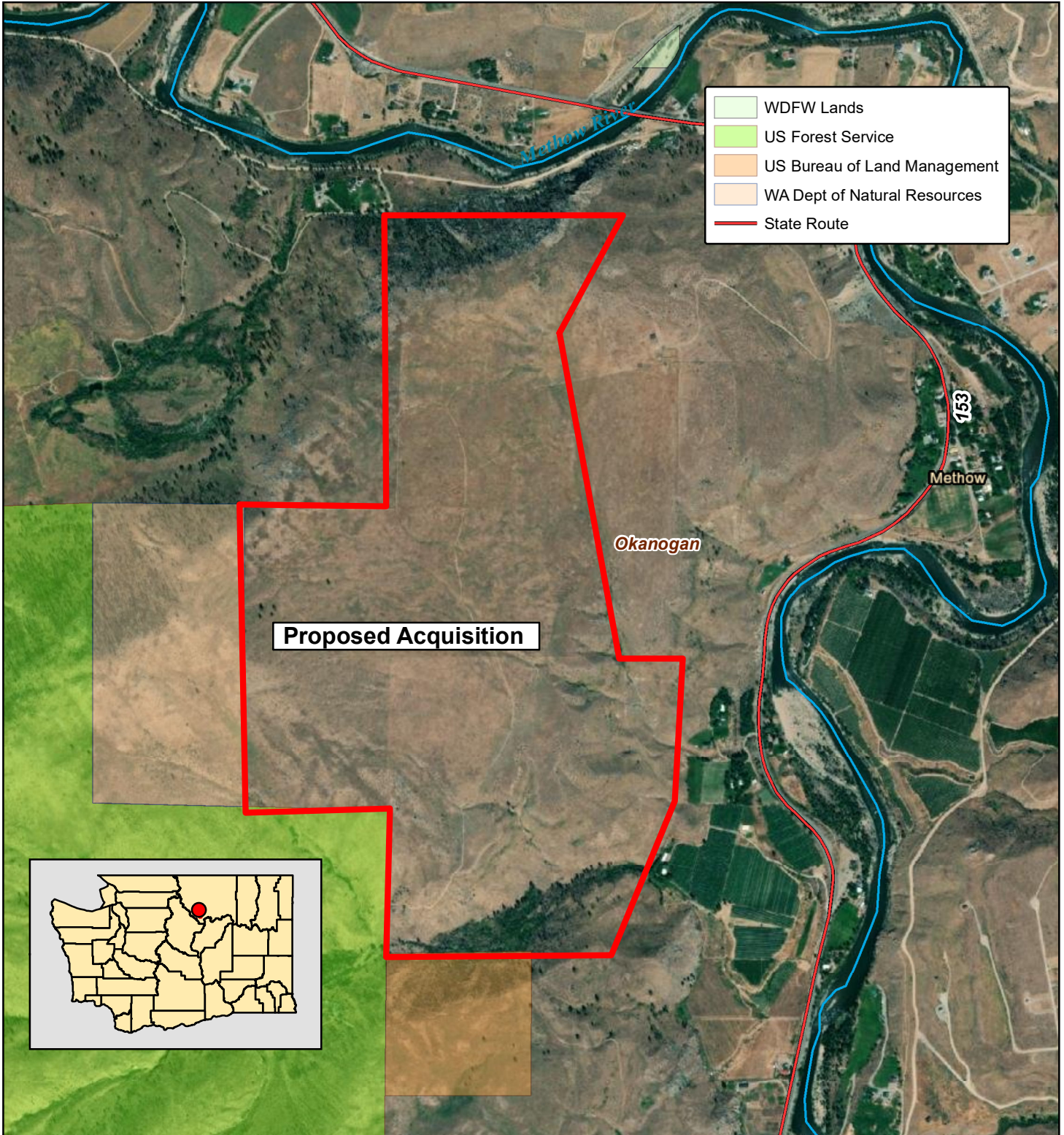
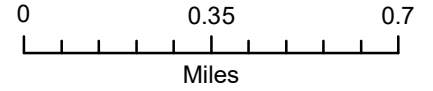


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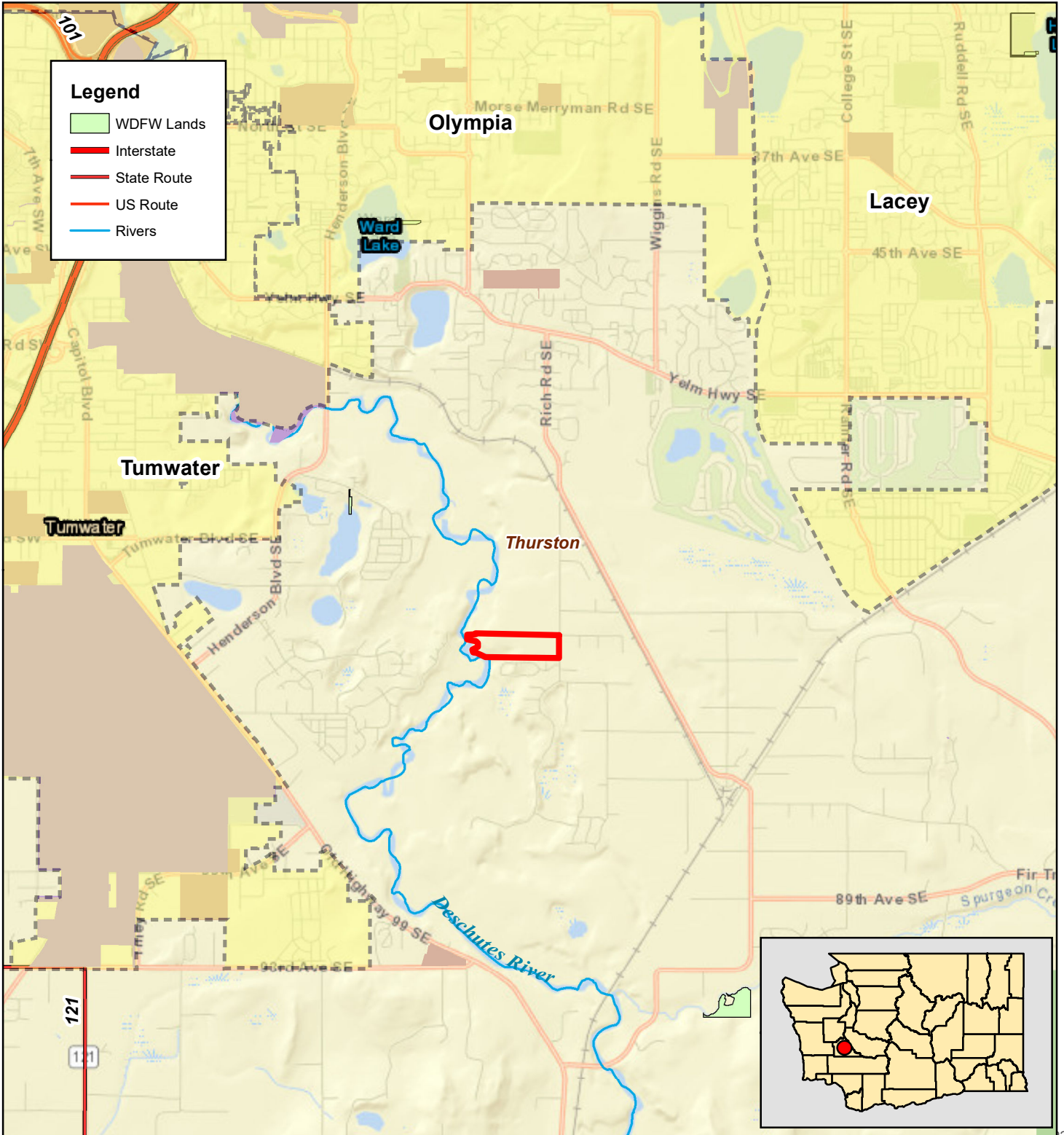
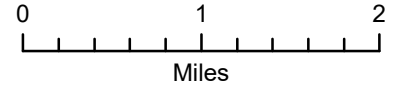


ITEM 3: PROPOSED ACQUISITION, DESCHUTES RIVER HATCHERY

THURSTON COUNTY

LEGAL: SECTION 7, TOWNSHIP 17N, RANGE 1W,W.M.

ACRES: 32 (+/-)

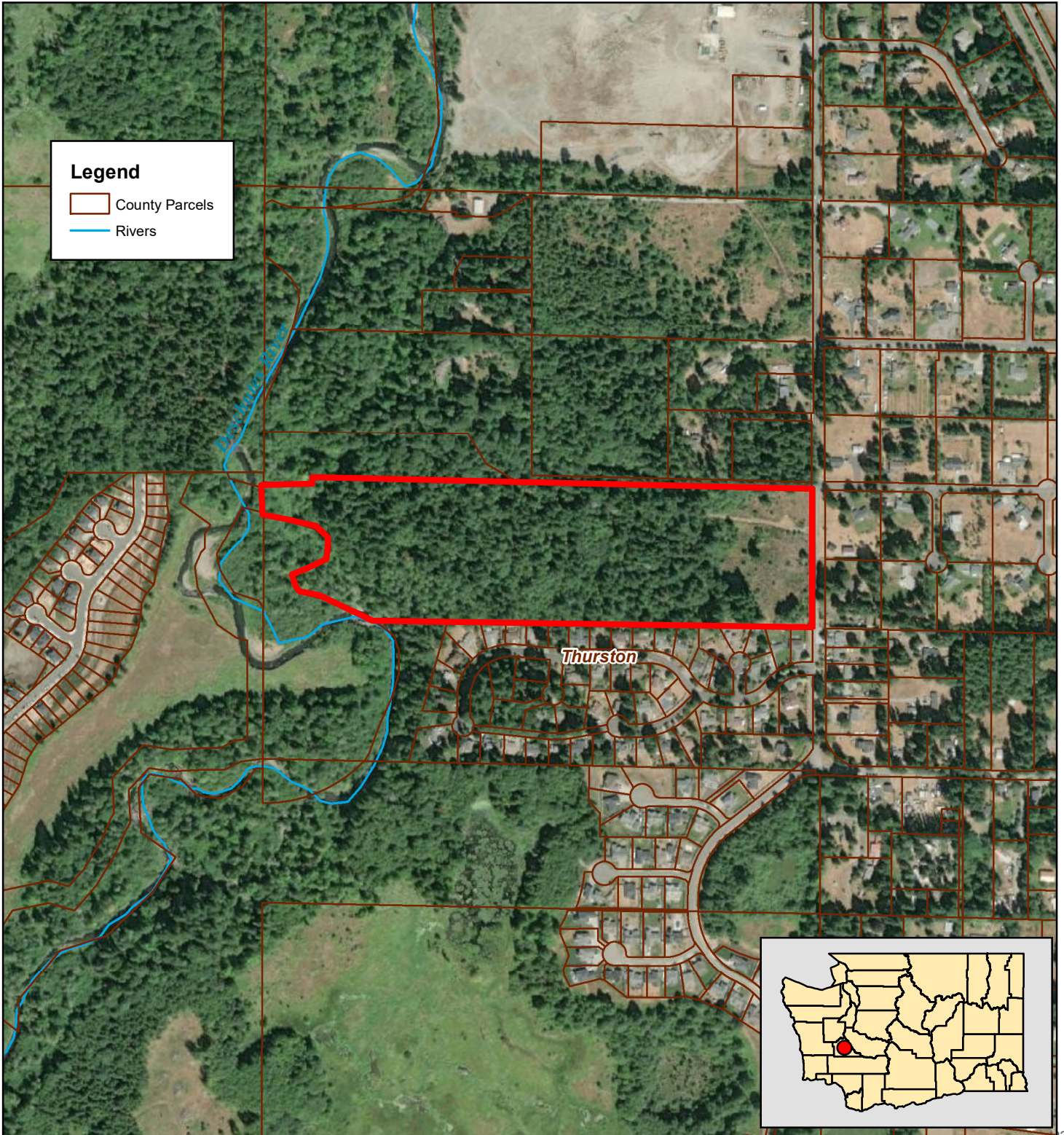
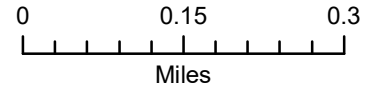


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THURSTON COUNTY

LEGAL: SECTION 7, TOWNSHIP 17N, RANGE 1 W, W.M.

ACRES: 32 (+/-)



Legend

- County Parcels
- Rivers

Thurston

