

5. LAND TRANSACTIONS

APRIL 7th, 2023

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Fish and Wildlife Commission Presentation Summary Sheet

Meeting date:

4/7/2023

Agenda item:

5. Land Transactions

Presenter(s):

Karen Edwards, Real Estate Services Manager

Background summary:

Item 1:

**Proposed Donation of 166 (+/-) acres in Snohomish County
Snohomish County Sportsmen's Association, Skagit Bay Estuary & Leque Units, Skagit WLA,
Region 4**

This proposed donation is 166 (+/-) acres located less than a mile from the city of Stanwood and adjacent to the Skagit Wildlife area in Snohomish County. The property will bring what is now privately owned intertidal estuary into protected and managed status becoming part of the wildlife area. The property includes tidal channels, emergent marsh, and mudflats that are critical habitats for ESA listed Chinook salmon, bull trout, shorebirds, and multiple waterfowl species that winter in the Skagit River Delta. The proposed donation will place this property, adjacent to marsh areas currently owned by WDFW as well as providing public access for both hunting and wildlife viewing.

Approved through Lands 20/20 in 2022, the 166 (+/-) acres property will be donated by the Snohomish County Sportsmen's Association.

Item 2:

Proposed Agency to Agency Transfer of 2 (+/-) acres and subsequent granting of perpetual easements in Snohomish County, High Bridge Water Access, Crescent Lake Unit, Snoqualmie WLA, Region 4

This proposed transfer is to acquire 2 (+/-) acres along the Snoqualmie River near the junction of the Skykomish River in Snohomish County, Region 4. A portion of this property has been managed for many years by WDFW through agreement with Snohomish County, and subsequently the Washington State Department of Corrections (DOC), and this proposed transaction would transfer the property, in its entirety, to WDFW. Upon transfer of this property, WDFW proposes to grant 2 perpetual easements across the property to private adjacent landowners for access to their private property. WDFW's acquisition of this land will ensure the protection of fishing and boating access to the Snoqualmie and Skykomish Rivers. WDFW ownership will improve the ability to make access improvements and manage the property during the off season.

Approved through Lands 20/20 in 2018, the 2 (+/-) acre property will be acquired through a no-fee transfer from the Department of Enterprise Services who manages this property for the Department of Corrections.

Item 3:

**Proposed Donation of .45 (+/-) acres in Grays Harbor County
South Montesano Water Access, Region 6**

This proposed acquisition, by donation, is for .45 (+/-) acres lying between the Chehalis River and Hwy 107 in Grays Harbor County. The property has been operated as a popular water access area in Region 6 for many

years. In the winter of 2021-22 changes to the course of the Chehalis River caused substantial erosion of the WDFW water access area in this location. As a result, a large part of the available parking area was eroded, as was a portion of this parcel. The owner has approached WDFW with the proposed donation of the parcel which will provide the opportunity to develop additional replacement parking and take measures to stabilize the area. Stabilization here will also have a positive impact on WSDOT as their Hwy. 107 bridge is adjacent to this site.

Approved through Lands 20/20 in 2022, the .45 (+/-) acre property will be donated by a private landowner.

Item 4:

**Proposed Donation of 291 (+/-) acres in Grays Harbor County
Stafford/Three Creeks, South Grays Harbor Unit, Johns River WLA, Region 6**

This proposed donation is for approximately 291 (+/-) acres adjacent to the Grays Harbor Unit of the Johns River Wildlife Area, near the outlet of the Chehalis River in Grays Harbor County. This property will protect habitat for Federally and State listed sensitive species including Bull Trout, American Green Sturgeon, and Dusky Canada Goose, and provide expanded recreational access for waterfowl hunting, fishing as well as wildlife and shorebird viewing.

Approved through Lands 20/20 in 2018, this 291 (+/-) acre property will be donated by Forterra NW, one of our valued conservation partners.

Item 5:

**Proposed Extension, Land Use Agreement of Rattlesnake Mtn. Shooting Facility in Benton County,
Rattlesnake Slope Unit, Sunnyside – Snake River WLA, Region 3**

WDFW and Benton County have been parties to a Land Use Agreement since 1987, located in the Rattlesnake Slope Unit of the Sunnyside-Snake River WLA in Benton County. The agreement allows Benton County to operate a public shooting range managed by the Tri-City Shooting Association (TCSA). Along with the WDFW parcels the shooting range also encompasses parcels owned by the County, including a section that will soon become a new Benton County law enforcement range. In order for Benton County and/or TCSA to meet grant control and tenure requirements for shooting facility improvements, this land use agreement is proposed to be extended from 2040 to 2052.

Staff Recommendation:

Staff recommend approval of these land transactions.

Policy issue(s) and expected outcome:

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

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:

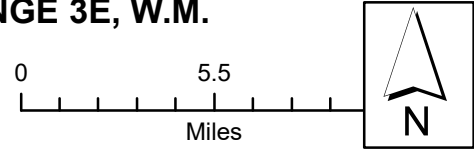
WDFW will distribute a press release informing the public of this action.

ITEM 1: PROPOSED DONATION, SNOHOMISH COUNTY SPORTSMEN'S ASSOCIATION, SKAGIT BAY ESTUARY & LEQUE UNITS, SKAGIT WLA

COUNTY: SNOHOMISH

LEGAL: SECTIONS 11, 12, 23 & 35, TOWNSHIP 32N, RANGE 3E, W.M.

ACRES:166 (+/-)

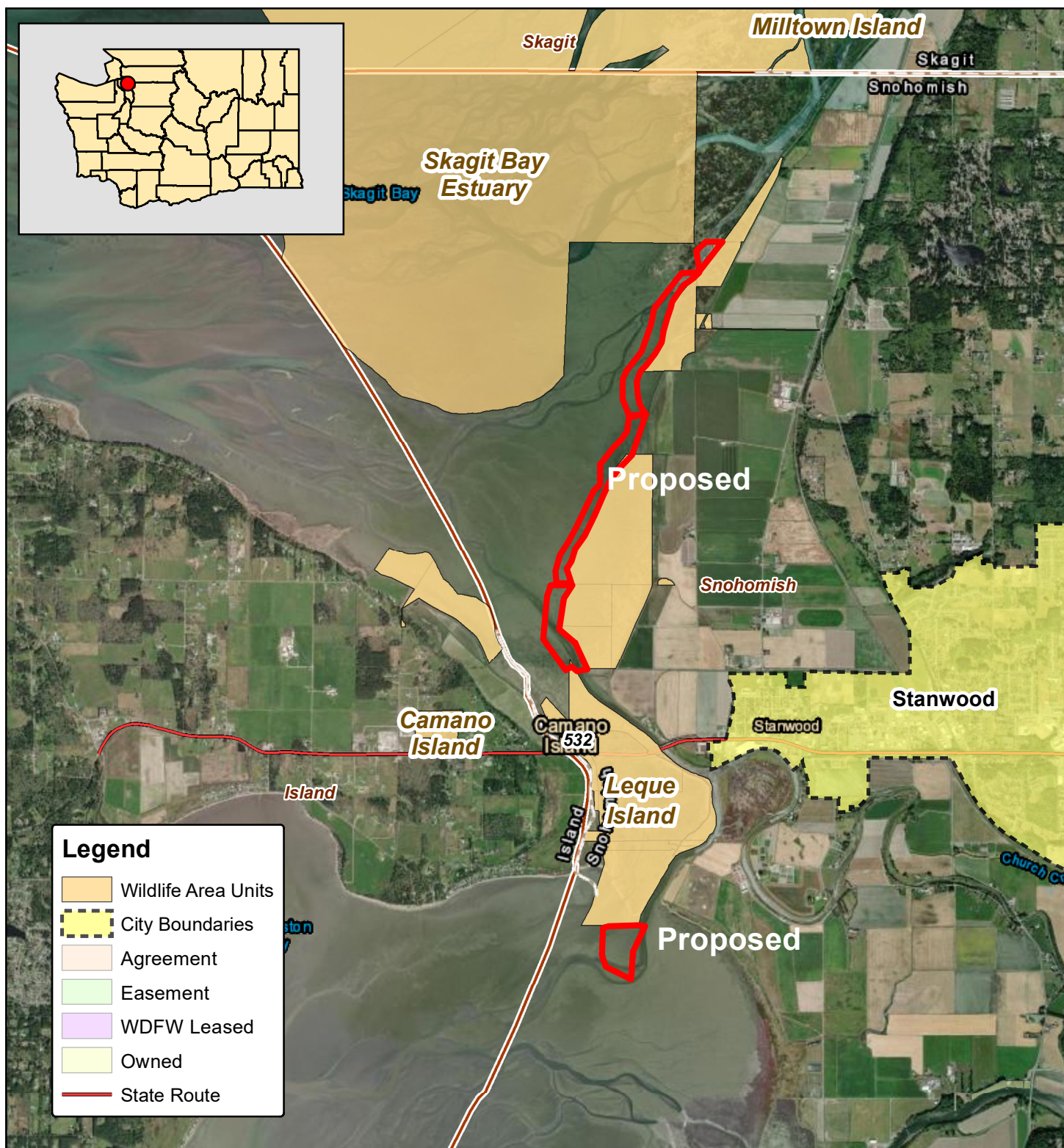


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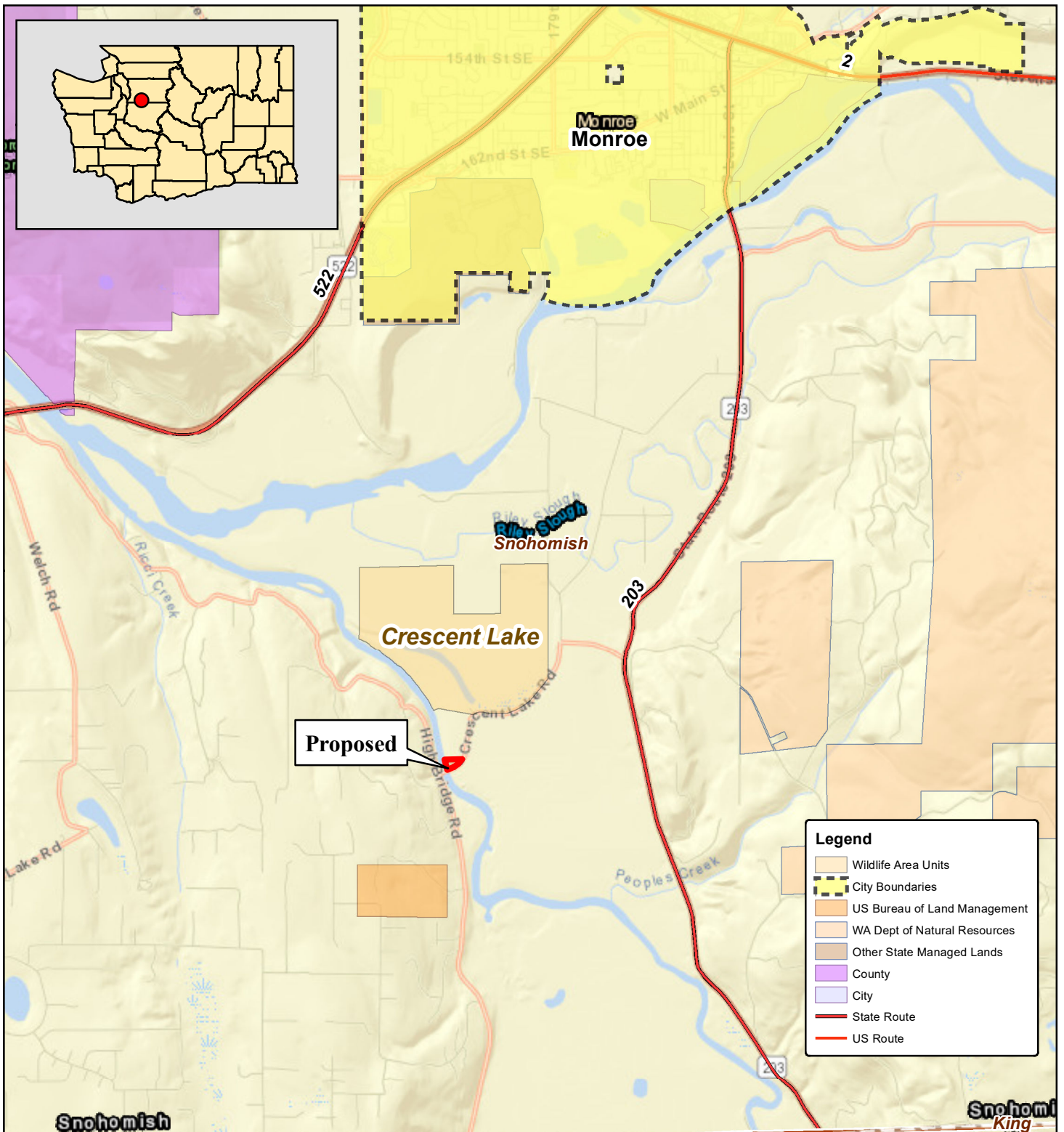
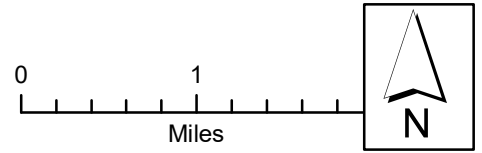


**ITEM 2: PROPOSED AGENCY TO AGENCY TRANSFER & GRANTING OF EASEMENT,
HIGH BRIDGE WATER ACCESS, CRECENT LAKE UNIT, SNOQUALMIE WLA**

COUNTY: SNOHOMISH

LEGAL: SECTION 26, TOWNSHIP 27N, RANGE 6E, W.M.

ACRES: 2 (+/-)

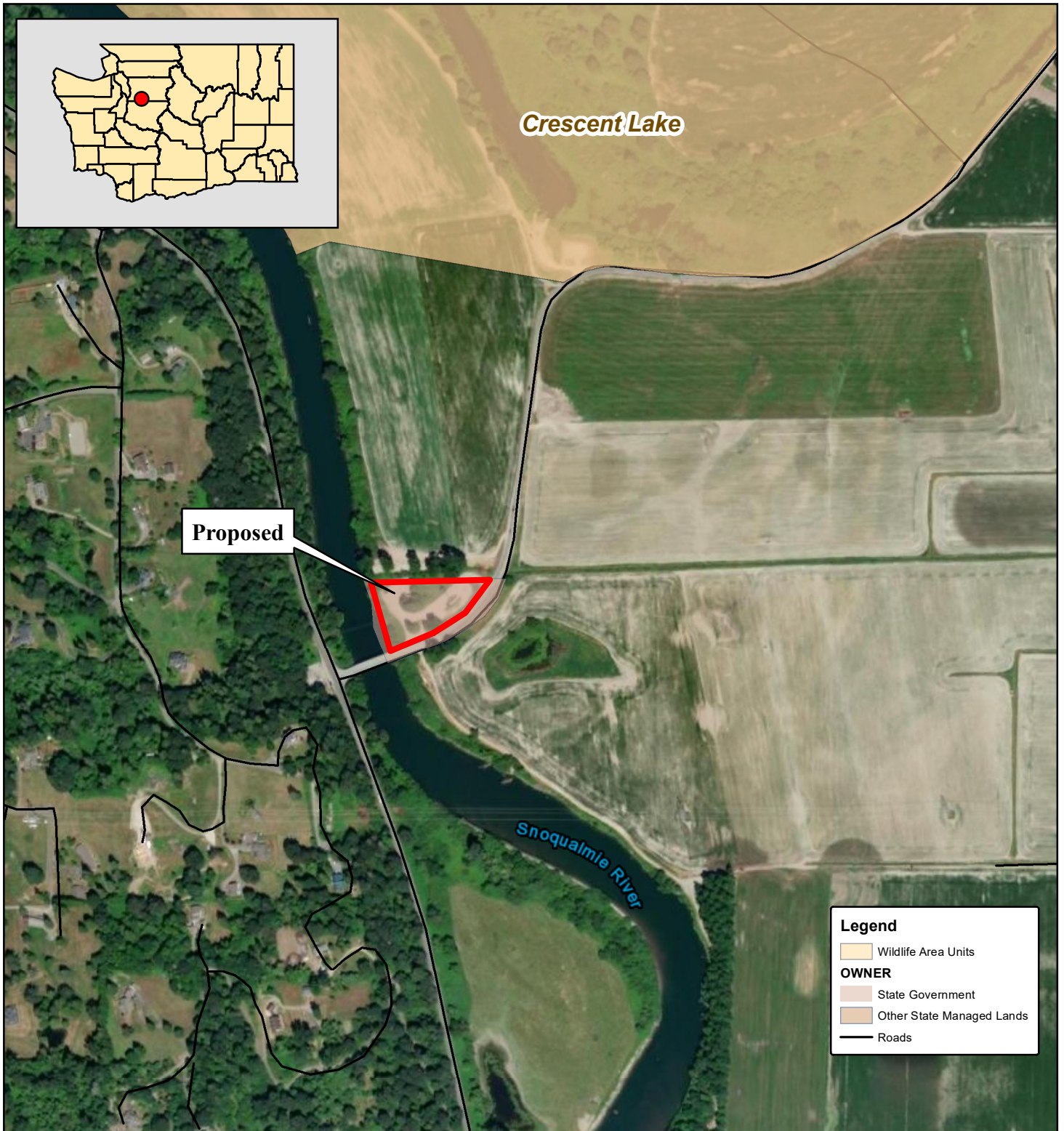
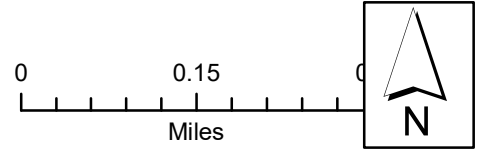


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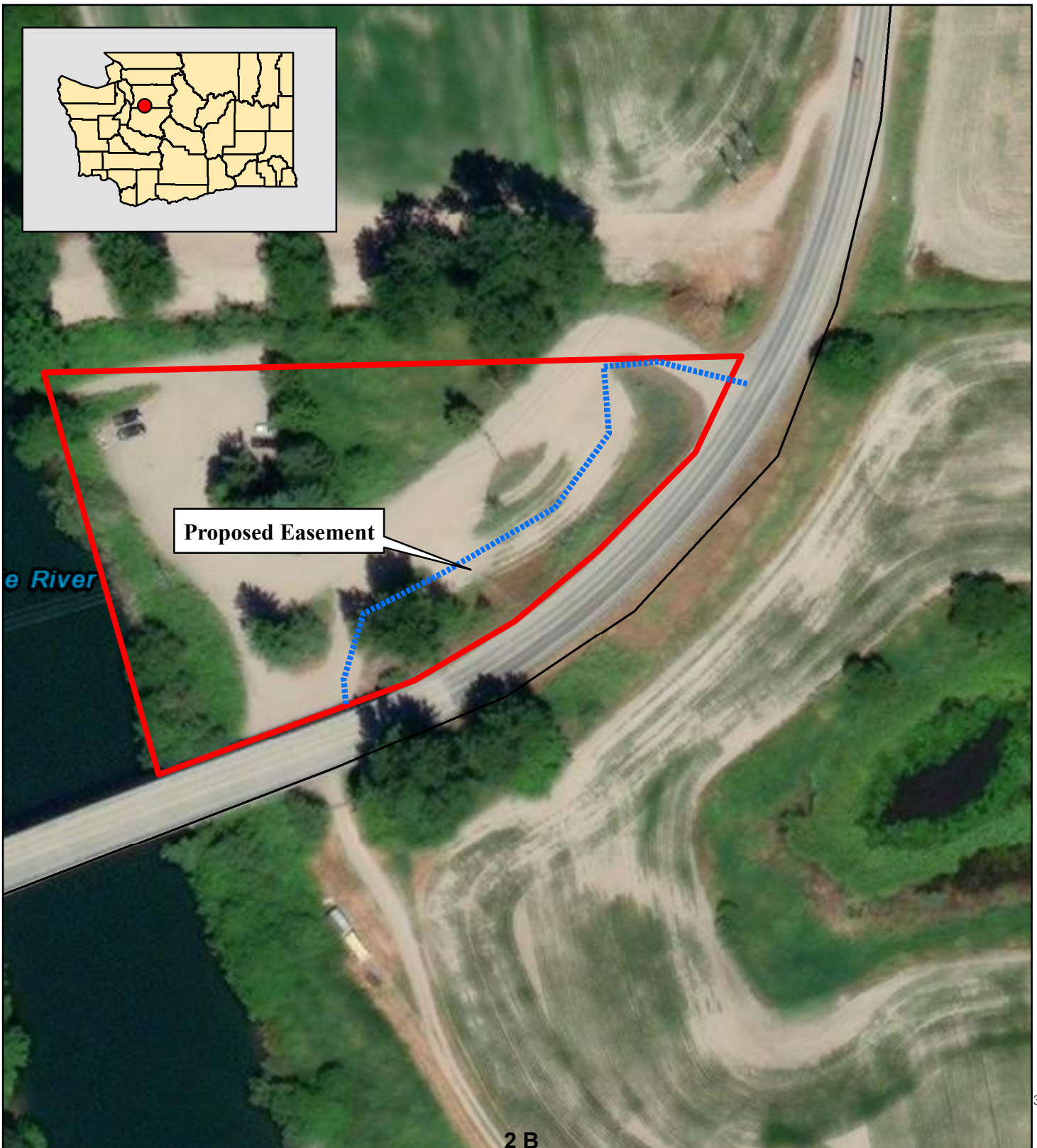
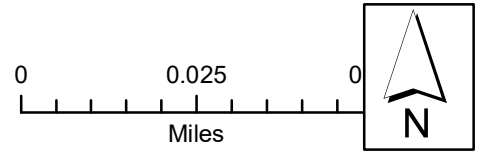


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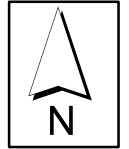
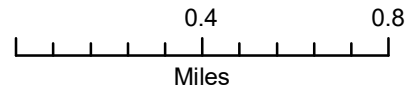


ITEM 3: PROPOSED DONATION, SOUTH MONTESANO WATER ACCESS

COUNTY: GRAYS HARBOR

LEGAL: TOWNSHIP 17N, RANGE 7W, W.M. SECTION 18 ACRES: .45 (+/-)

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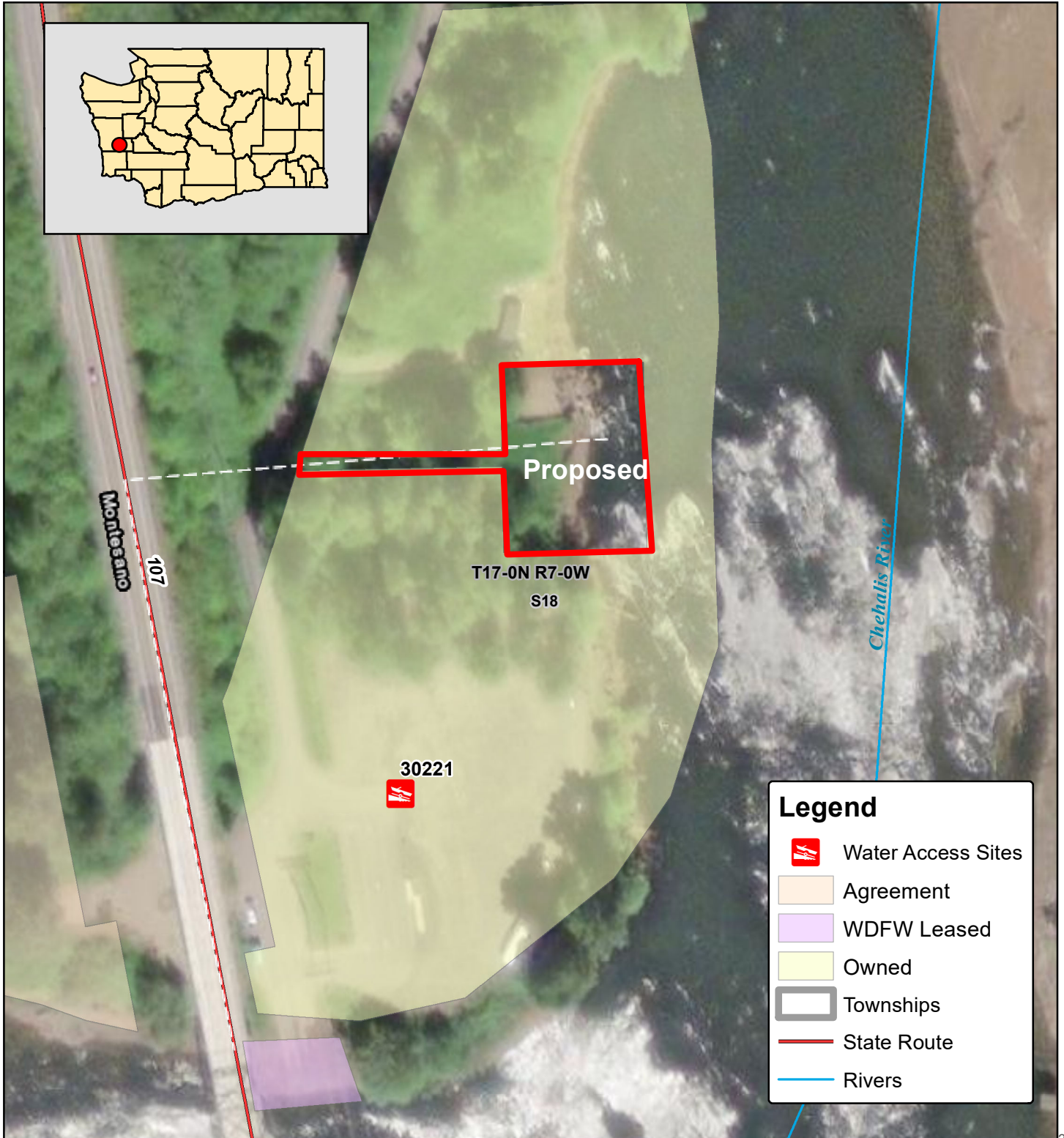
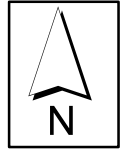
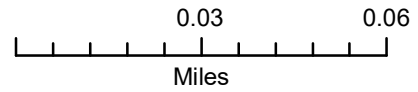


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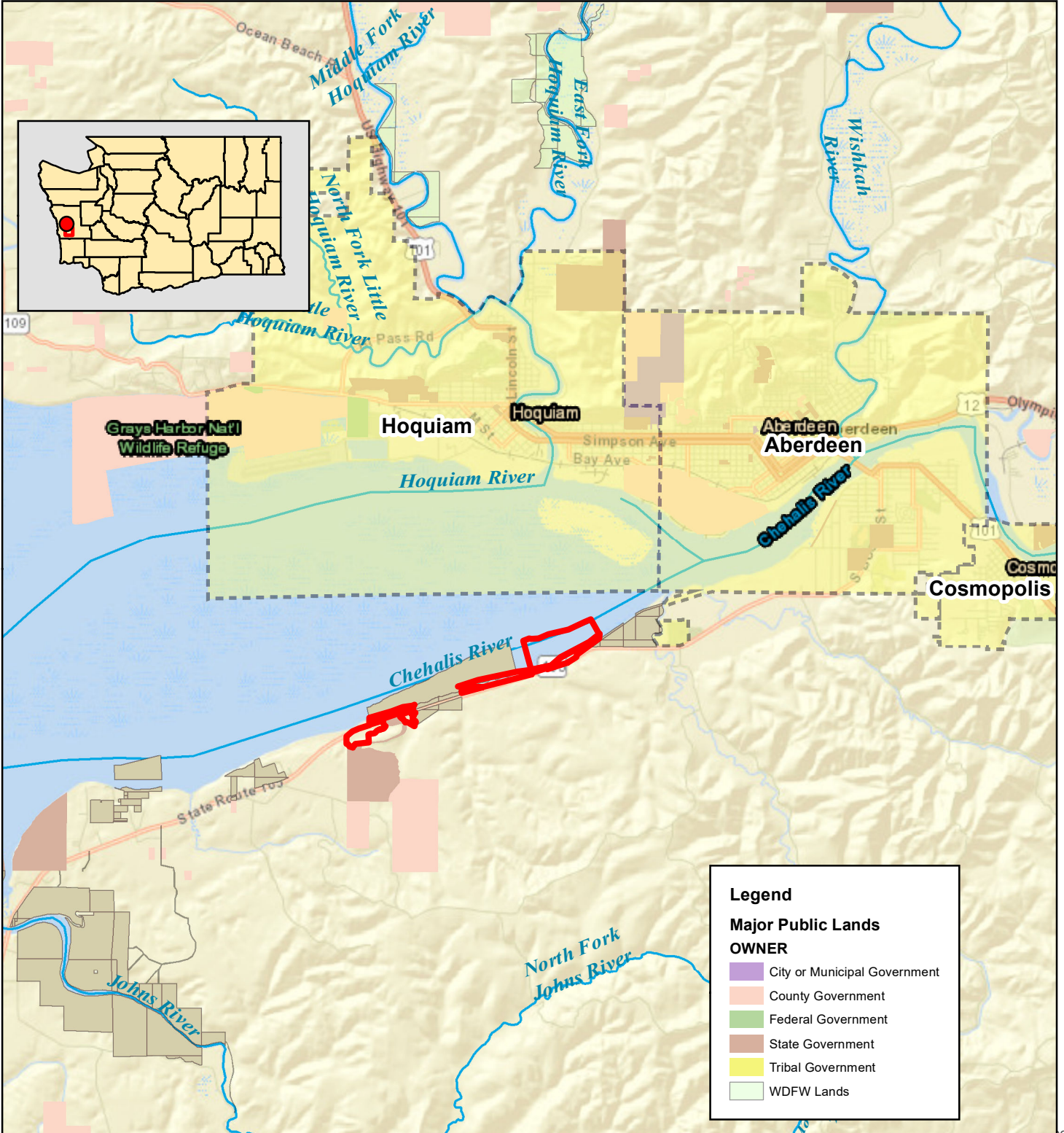
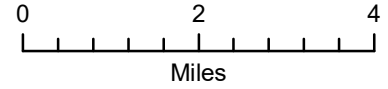


ITEM 4: PROPOSED DONATION, STAFFORD CREEK/THREE CREEKS PROPERTY, SOUTH GRAYS HARBOR UNIT, JOHNS RIVER WLA

COUNTY: GRAYS HARBOR

LEGAL: SECTIONS 23,24,26 & 27, TOWNSHIP 17N, RANGE 10W, W.M.

ACRES: 291.22(+/-)



Legend

Major Public Lands

OWNER

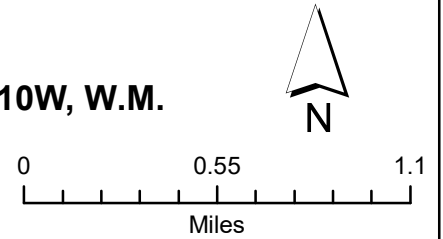
- City or Municipal Government
- County Government
- Federal Government
- State Government
- Tribal Government
- WDFW Lands

ITEM 4: PROPOSED DONATION, STAFFORD CREEK/THREE CREEKS PROPERTY, SOUTH GRAYS HARBOR UNIT, JOHNS RIVER WLA

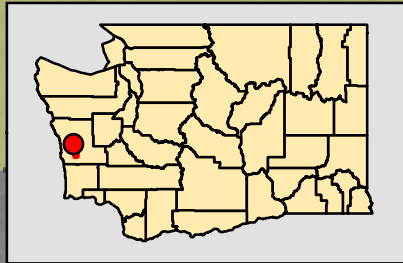
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LEGAL: SECTIONS 23,24,26 & 27, TOWNSHIP 17N, RANGE 10W, W.M.

ACRES: 291.22(+/-)



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Chehalis River

South Grays Harbor

Chapin Creek

Campbell Creek

Dept. of Corrections

Stafford Creek

Legend

Major Public Lands

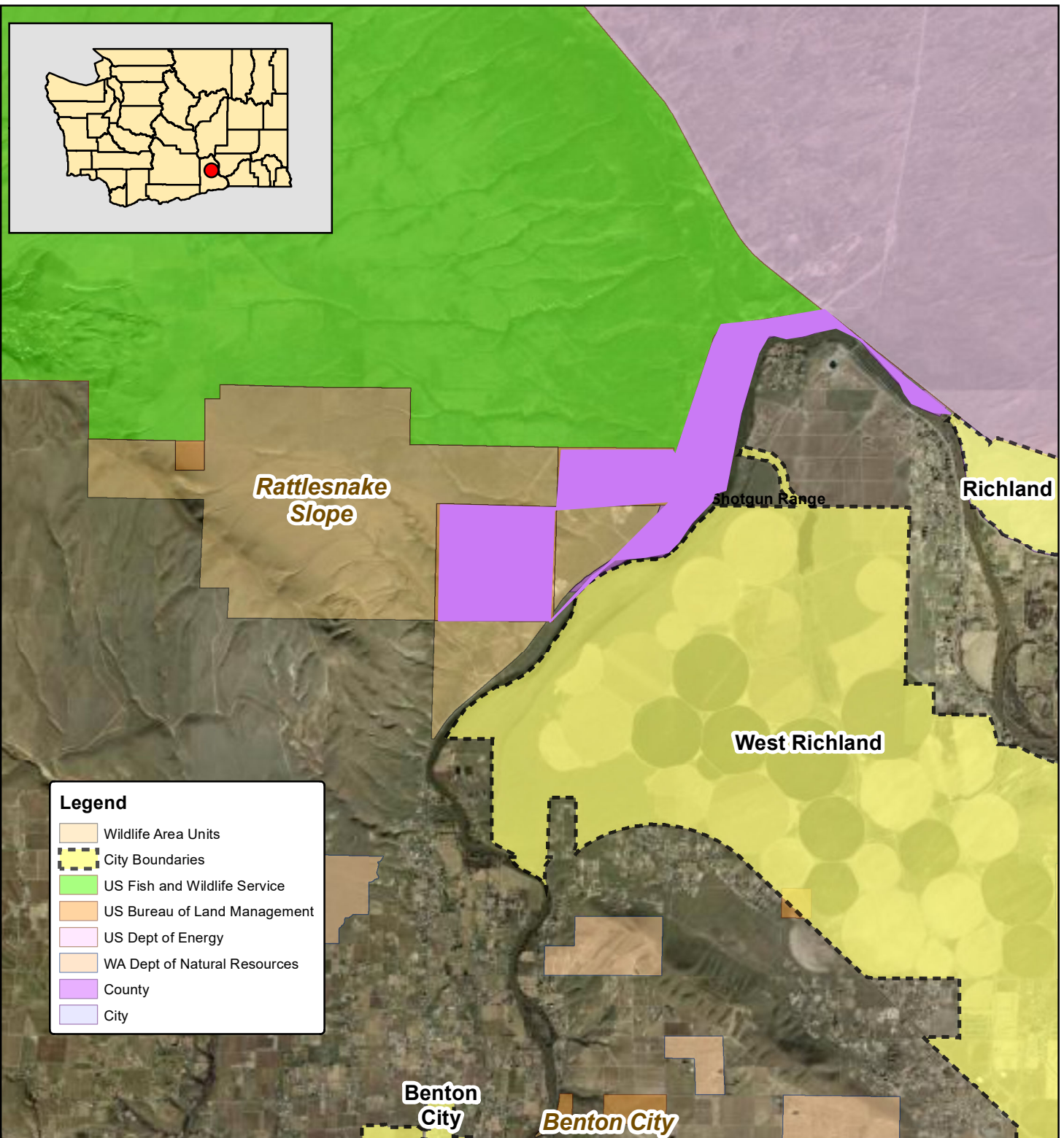
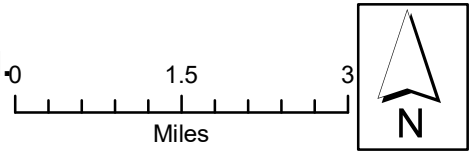
OWNER

-  City or Municipal Government
-  County Government
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-  State Government
-  Tribal Government
-  WDFW Lands

ITEM 5: PROPOSED EXTENSION, LAND USE AGREEMENT, RATTLESNAKE MTN. SHOOTING FACILITY, RATTLESNAKE SLOPE UNIT, SNAKE RIVER WLA

COUNTY: BENTON

LEGAL: SECTION 17, TOWNSHIP 10N, RANGE 27E, W.M.0



ITEM 5: PROPOSED EXTENSION, LAND USE AGREEMENT, RATTLESNAKE MTN. SHOOTING FACILITY, RATTLESNAKE SLOPE UNIT, SNAKE RIVER WLA

COUNTY: BENTON

LEGAL: SECTION 17, TOWNSHIP 10N, RANGE 27E, W.M.0

