

4. LAND TRANSACTION

December 15, 2023

TABLE OF CONTENTS

**Item 1: Proposed Acquisition of 530(+/-) Acres in Spokane County, Region 1
Chapman Lake Trust Land Transfer**

Project Summary/Decision Sheet	1
Location Map	1A
Parcel Map	1B



Fish and Wildlife Commission Presentation Summary/Decision Sheet

Meeting date:

12/15/2023

Agenda item:

4. Land Transaction

Presenter(s):

Karen Edwards, Real Estate Services Manager

Background summary:

Item 1: Proposed Acquisition of 530(+/-) Acres in Spokane County, Region 1
Chapman Lake Trust Land Transfer

Washington Department of Fish and Wildlife (WDFW) staff request Commission approval of the proposed acquisition of 530(+/-) acres at Chapman Lake in Spokane County, Region 1, pursuant to [RCW 77.12.037 Acquisition, use, and management of property—Condemnation—When authorized.](#)

Background summary:

The Washington Department of Fish and Wildlife (WDFW) proposes to acquire 530(+/-) acres in Spokane County. The property is located along the southern shore of Chapman Lake about 40 miles south of the city of Spokane and about two miles south of the 20,000-acre United State Fish and Wildlife Service Turnbull National Wildlife Refuge. WDFW's acquisition of this property will be via a transfer from the Washington State Department of Natural Resources (DNR) through the [Trust Land Transfer \(TLT\) Program](#), an innovative tool for the Washington State Legislature, through DNR, to address several land management needs. Specifically, this tool enables:

- DNR to transfer out of economically under-performing state trust lands and receive funds from the Washington State Legislature to purchase replacement lands with higher long-term income producing potential for their trust beneficiaries; and
- The recipient, in this case WDFW, to obtain land at no fee for the conservation of its higher ecological values and/or public benefits.

Upon transfer from DNR to WDFW, this property will provide public access for a popular kokanee fishery on Chapman Lake, along with late-season fishery for largemouth and smallmouth bass, bird and wildlife watching, hiking, and hunting. Chapman Lake and riparian areas to the south of the lake are bald eagle autumn and winter use areas and fall/winter waterfowl concentration areas until the lake freezes. The property also provides habitat for species such as mule deer, elk, coyote, wolves, and numerous bird species.

Boating access to Chapman Lake was historically provided through a private resort which closed in 2011. Motorized boating access to Chapman Lake has been unavailable to the public since this time. WDFW has a current [Boating Facilities Program \(BFP\) planning grant](#) through the Washington State Recreation and Conservation Office with the aim of restoring motorized boating access to Chapman Lake. If determined to be feasible, WDFW plans to apply for future BFP funding to develop a portion of this property to provide that access.

This 530(+/-)-acre property was approved through Lands 20/20 in 2020. As one of several properties approved by the Washington State Legislature for transfer as part of the [2023-25 biennium](#), the property will be transferred through the TLT Program once DNR has received their Board of Natural Resources approval, expected in early 2024. The appraised value of the property is \$1,450,000, will be paid through the legislatively appropriated TLT funding, and will be used by DNR to purchase real property replacement lands that can be managed to generate long-term, sustainable revenue for their trust beneficiaries. This property is currently under a grazing lease, issued by DNR through March 31, 2033, which is an encumbrance on the land. Therefore, upon transfer WDFW will be obligated to honor this lease. Once acquired, the property will be integrated into the [Swanson Lakes Wildlife Area](#) and its [management plan](#).

Ongoing operation and maintenance costs for this proposed 530(+/-)-acre acquisition property is currently expected to be \$40 per acre, being a total of \$21,200 annually. If access for motorized boating is determined to be feasible and is developed, this amount will increase by \$6,000 annually. The applicable amount will be included in WDFW's 9v decision package for ongoing operation and maintenance for newly acquired land.

This proposed acquisition property is within the Spokane County Fire District #3 and serviced by station #39.

Per [RCW 77.12.201](#), Spokane County does not currently opt into PILT (Payment in Lieu of Taxes) as provided for in [RCW 77.12.203](#).

Staff Recommendation:

Staff recommend Commission approval to acquire the 530(+/-)-acre property at Chapman Lake pursuant to [RCW 77.12.037](#).

Policy issue(s) and expected outcome:

Providing public recreational opportunities.

Fiscal impacts of agency implementation:

Operation and maintenance costs.

Action requested and/or proposed next steps:

Approval of this land transaction.

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:

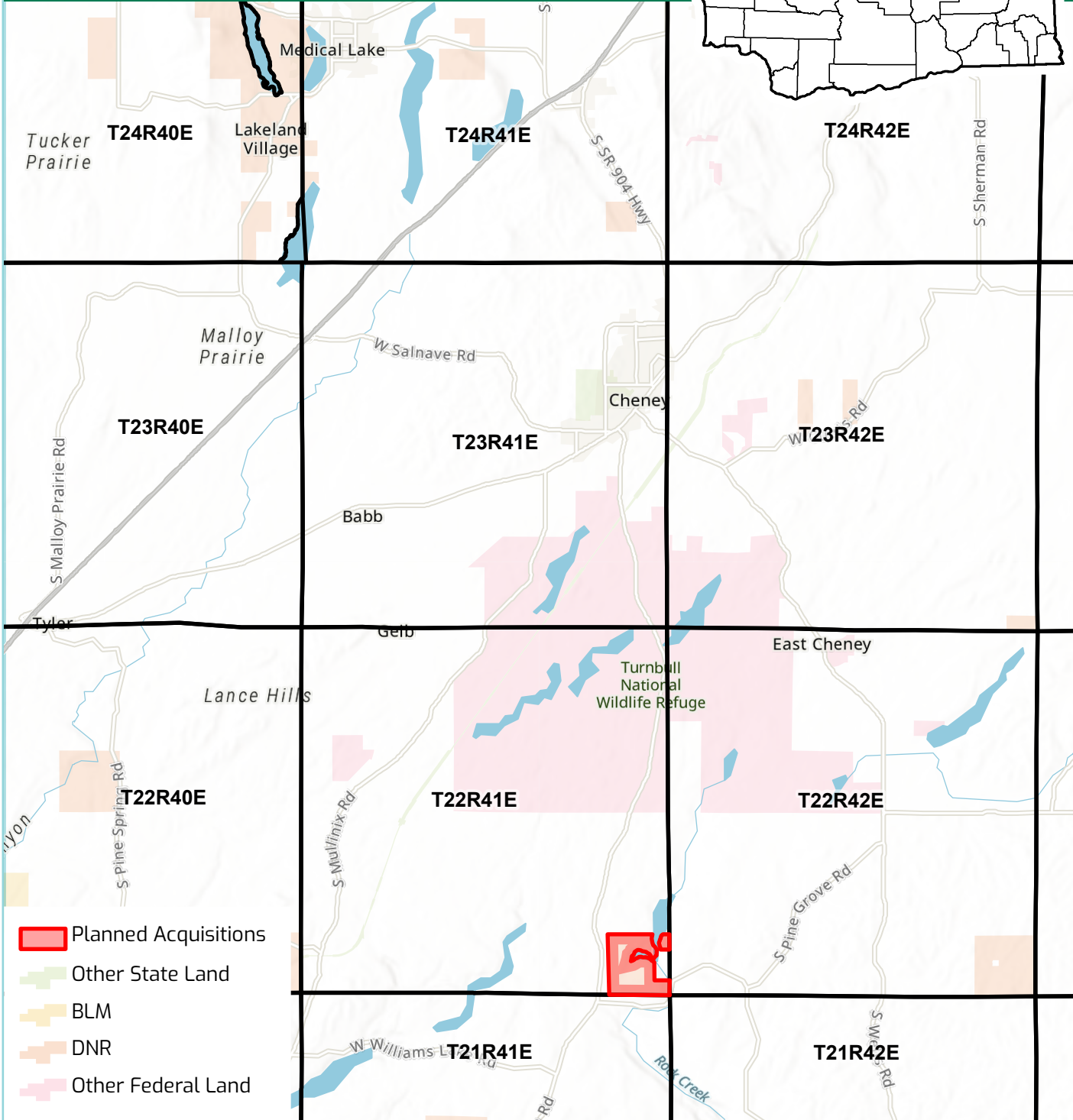
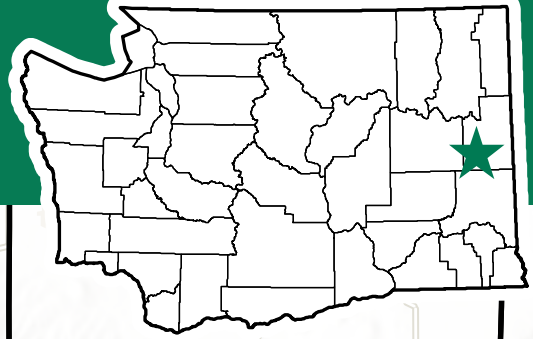
WDFW will distribute a press release informing the public of this action.

Chapman Lake Transfer

County: Spokane

Legal Description Township N, Range E, W.M., Section 36

Acres: 530 (+/-)



- Planned Acquisitions
- Other State Land
- BLM
- DNR
- Other Federal Land



Department of Fish and Wildlife



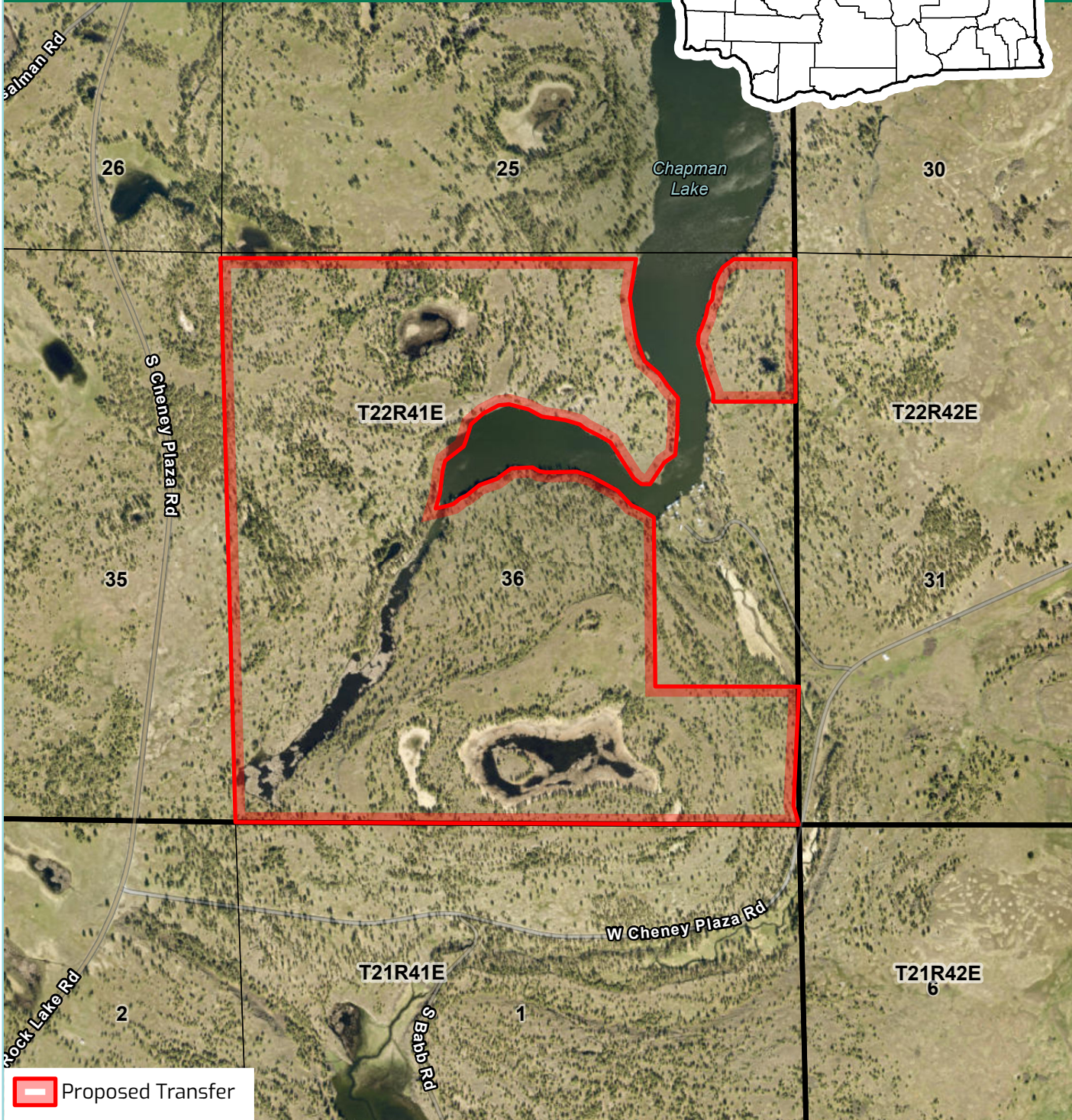
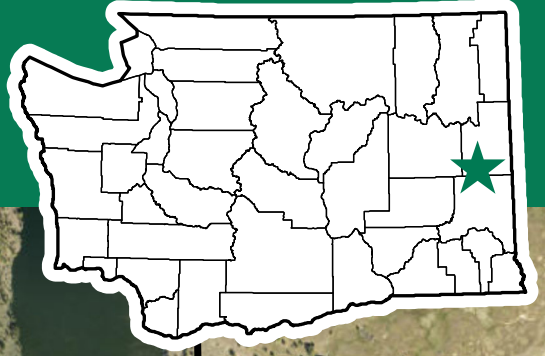
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Chapman Lake Transfer

County: Spokane

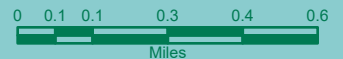
Legal Description: Township 22N, Range 41E, W.M. Section 36

Acres: 530 (+/-)



Department of Fish and Wildlife

1B



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