

4. LAND TRANSACTIONS

October 25, 2024

TABLE OF CONTENTS

Project Summary/Decision Sheet	1
Item 1: Acquisition of 25(+/-) Acres in Clallam County, Region 6 North Olympic Wildlife Area, Water Access, Sol Duc Property	
Location Map	1A
Parcel Map	1B
Item 2: Acquisition of 212(+/-) Acres in Clallam County, Region 6 North Olympic Wildlife Area	
Location Map	2A
Parcel Map	2B
Item 3: Acquisition of 3.4(+/-) Acres in Okanogan County, Region 2 Methow Wildlife Area, Texas Creek Unit, Texas Creek Addition Property	
Location Map	3A
Parcel Map	3B
Item 4: Agreement Renewal in Cowlitz County, Region 5 Silver Lake Water Access Area	
Location Map	4A
Parcel Map	4B



Fish and Wildlife Commission Presentation Summary/Decision Sheet

Meeting date:

10/25/2024

Agenda item:

4. Land Transactions

Presenter(s):

Matthew Trenda, Real Estate Manager, & Lisa Coffman, Lands 20/20 and Acquisition Funding Coordinator

**Item 1: Acquisition of 25(+/-) Acres in Clallam County, Region 6
North Olympic Wildlife Area, Water Access, Sol Duc Property**

Background summary:

The proposed Sol Duc Water Access project is the acquisition of 25(+/-) acres in the North Olympic Wildlife Area in Clallam County. This acquisition would provide access to world class steelhead, salmon, and cutthroat trout fishing. People travel from all over the world to fish the Sol Duc River and angle for the multiple species it holds. This site is extremely important for access not only for launching a vessel but also retrieval. The property is downriver of the Sol Duc Hatchery boat launch and would provide the only public access below this area for over a 16-mile stretch. This parcel has more than 2,600 feet of water frontage with nearly 1,200 feet of easily accessible fishing and recreation opportunities including an opening on the south end of the property that provides a natural boat launch site.

This project will replace the Whitcomb-Diimmel Water Access Area that was destroyed in two weather events that occurred in December 2021 and January 2022. These events significantly changed the landscape in the area.”

The property was approved through Lands 20/20 in December 2022, and the appraised value of the property is \$650,000. Funding is provided through a Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Water Access grant awarded in 2023. Additionally, WDFW has a current lease of this property negotiated with the landowner for use and WDFW secured the release of an easement from DNR in the amount of approximately \$168,700 to secure the acquisition.

Ongoing operation and maintenance costs for this proposed property are expected to be approximately \$16,000 annually and will be included in WDFW’s 9v decision package for ongoing operation and maintenance for newly acquired land.

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

**Item 2: Acquisition of 212(+/-) Acres in Clallam County, Region 6
North Olympic Wildlife Area, Twin Rivers Unit, Twin Rivers Property**

Background summary:

The proposed Twin Rivers property is the acquisition of 212(+/-) acres in the North Olympic Wildlife Area and what will become the new Twin Rivers Unit, in Clallam County. This acquisition will conserve more than 2,800 linear feet of critical, Strait of Juan De Fuca shoreline, which is an important migratory corridor for salmon in the western straight. It will protect nearshore habitat, including eelgrass beds and surf smelt spawning beaches, and 14,000 linear feet of riparian habitat adjacent to the West Twin River and its tributaries, one of the most important coho and steelhead systems in the area. Recreation will include hiking, fishing, beach combing, wildlife viewing, and more.

The property was approved through Lands 20/20 in the spring of 2020, and the appraised value of the property is \$1,950,000. Funding is provided through two Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP) Riparian grants awarded in 2021 and 2023, and a Salmon Recovery Funding Board, Puget Sound Acquisition and Restoration grant awarded in 2020.

Ongoing operation and maintenance costs for this proposed property are expected to be \$95 per acre and will be included in WDFW's 9v decision package for ongoing operation and maintenance for newly acquired land.

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

**Item 3 Acquisition of 3.4(+/-) Acres in Okanogan County, Region 2
Methow Wildlife Area, Texas Creek Unit, Texas Creek Addition Property**

Background summary:

The proposed Texas Creek addition property is the acquisition of a 3.4(+/-) acre inholding to the Texas Creek Unit, Methow Wildlife Area in Okanogan County. The acquisition of this project area protects critical riparian habitat along the Methow River. Much of the acreage here is made up of Critically Imperiled – Columbia Basin Foothill Riparian Woodland and Shrubland comprised of mature cottonwood and Ponderosa pine. Conserving this property would benefit state and federally listed species such as steelhead and spring chinook. The acquisition will provide unique habitat to view wildlife and fish the river.

The Texas Creek property was approved through Lands 20/20 in 2022, and the appraised value is \$108,000. Funding for this acquisition is provided through a Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Critical Habitat grant awarded in 2023.

Ongoing operation and maintenance costs for this proposed property are expected to be \$95 per acre annually and will be included in WDFW's 9v decision package for ongoing operation and maintenance for newly acquired land.

Per [RCW 77.12.201](#), Okanogan County does currently opt into PILT (Payment in Lieu of Taxes) as provided for in [RCW 77.12.203](#). This property is expected to add an additional \$21 annually to Okanogan County's PILT payment.

**Item 4: Agreement Renewal in Cowlitz County, Region 5
Silver Lake Water Access Area**

Background summary:

The Silver Lake agreement is a maintenance and development agreement to renew the currently expired agreement with Cowlitz County. Cowlitz County has managed the Silver Lake Access Area with WDFW since 1997. Cowlitz County and WDFW would like to renew the agreement for the next 25 years for the purpose of re-establishing cooperative management and maintenance of the public access area. Cowlitz County will be responsible for enforcement of all matters relating to public health, safety, and welfare. WDFW will retain the primary responsibility for wildlife and fisheries law enforcement.

This is no cost agreement for both the agency and the county. This agreement does require commission decision due to the length of the agreement.

Staff Recommendation:

Staff recommend Commission approval to acquire all three properties and accept the agreement renewal pursuant to [RCW 77.12.037](#).

Policy issue(s) and expected outcome:

Protecting critical habitat and riparian habitat and providing recreational opportunities.

Fiscal impacts of agency implementation:

Operation and maintenance costs.

Action requested and/or proposed next steps:

Approval of these land transactions.

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:

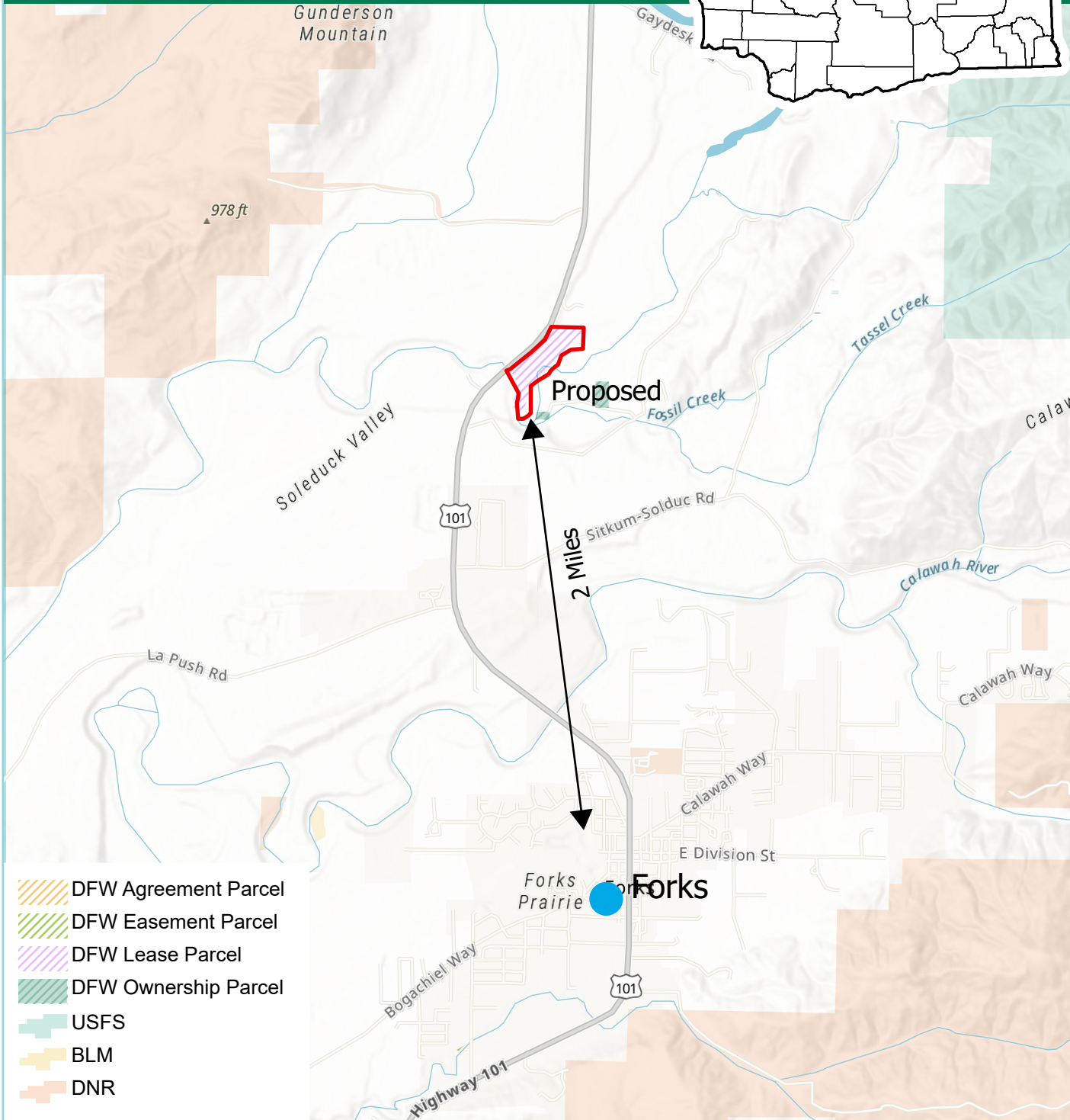
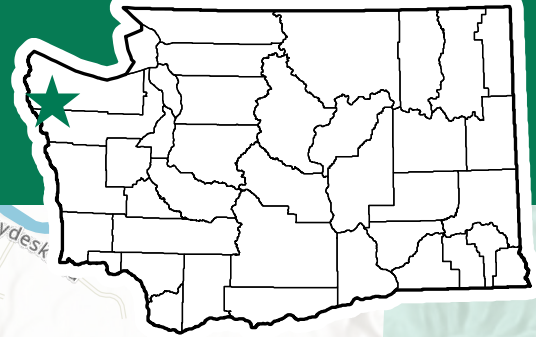
WDFW will distribute a press release informing the public of these actions.

Sol Duc Water Access

Location

County: Clallam

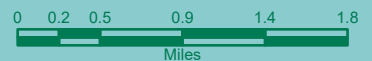
Legal Description: Township 29N, Range 13W W.M.,
Sections 28, 29, 32, & 33



- DFW Agreement Parcel
- DFW Easement Parcel
- DFW Lease Parcel
- DFW Ownership Parcel
- USFS
- BLM
- DNR



Department of Fish and Wildlife



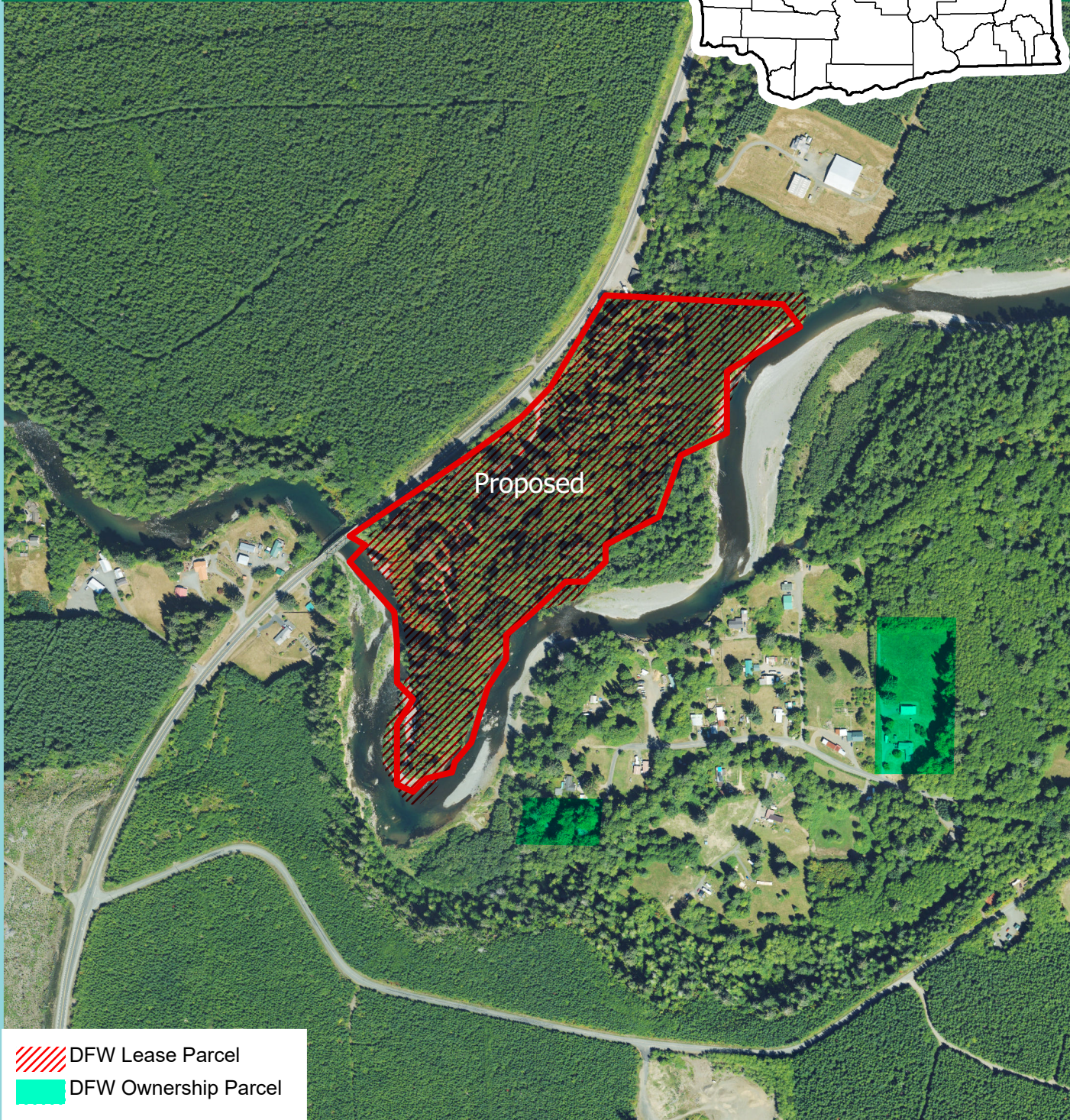
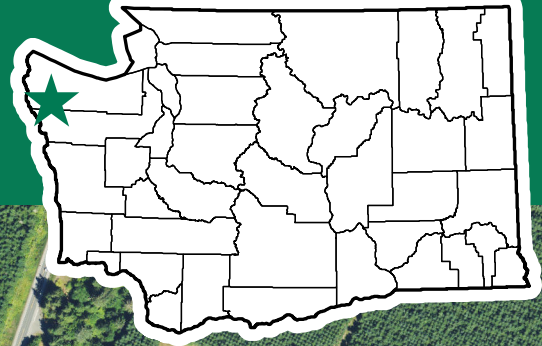
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Sol Duc Water Access

Location

County: Clallam

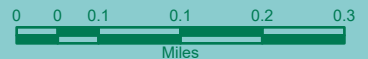
Legal Description: Township 29N, Range 13W W.M.,
Sections 28, 29, 32, & 33



-  DFW Lease Parcel
-  DFW Ownership Parcel



Department of Fish and Wildlife



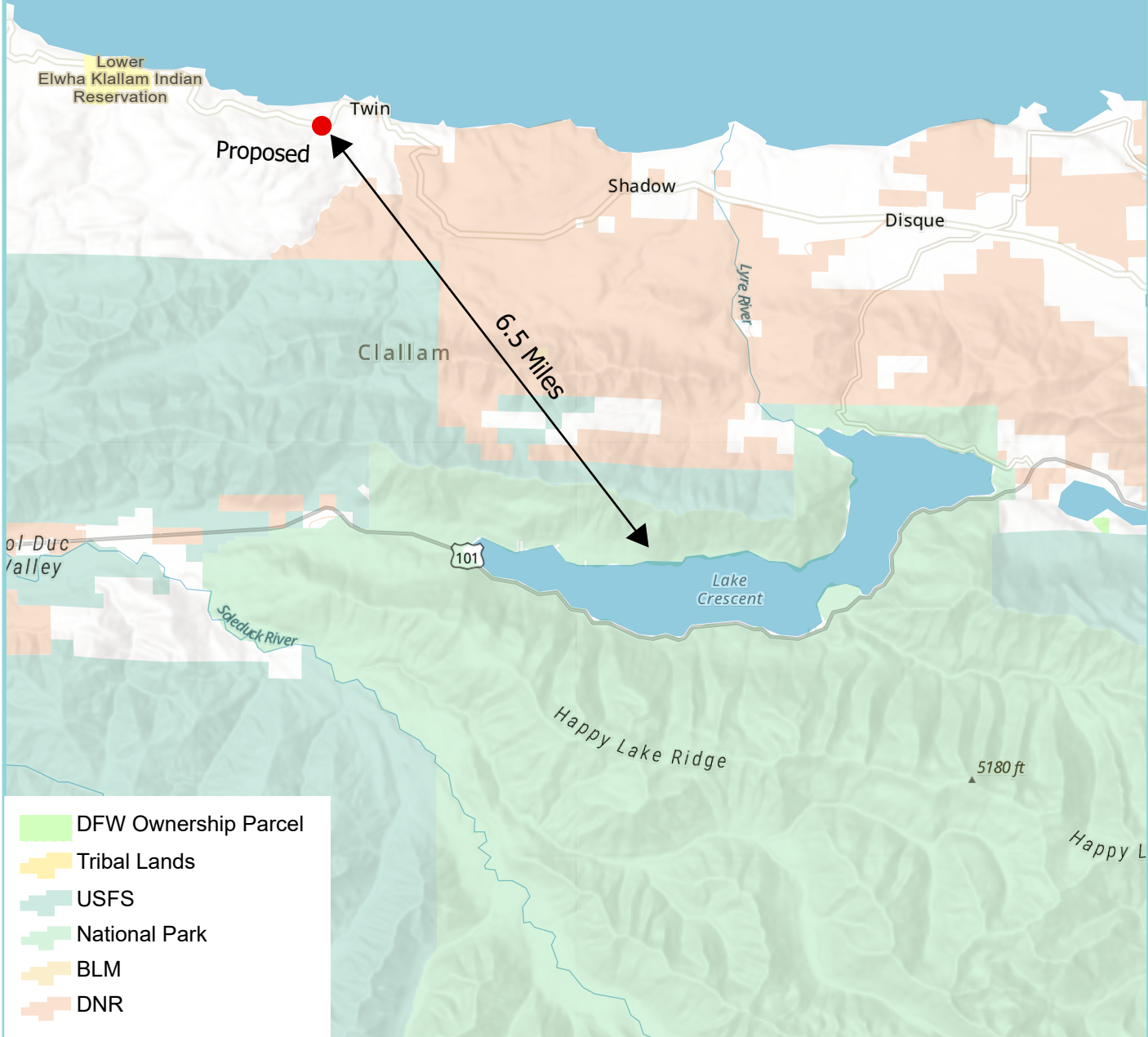
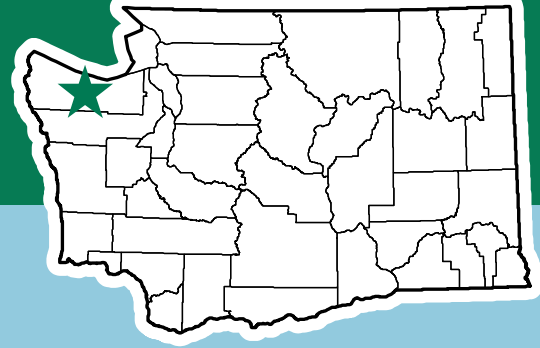
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Twin Rivers Property

Location

County: Clallam

Legal Description: Township 19N, Range 30E, W.M., Section 33



Department of Fish and Wildlife

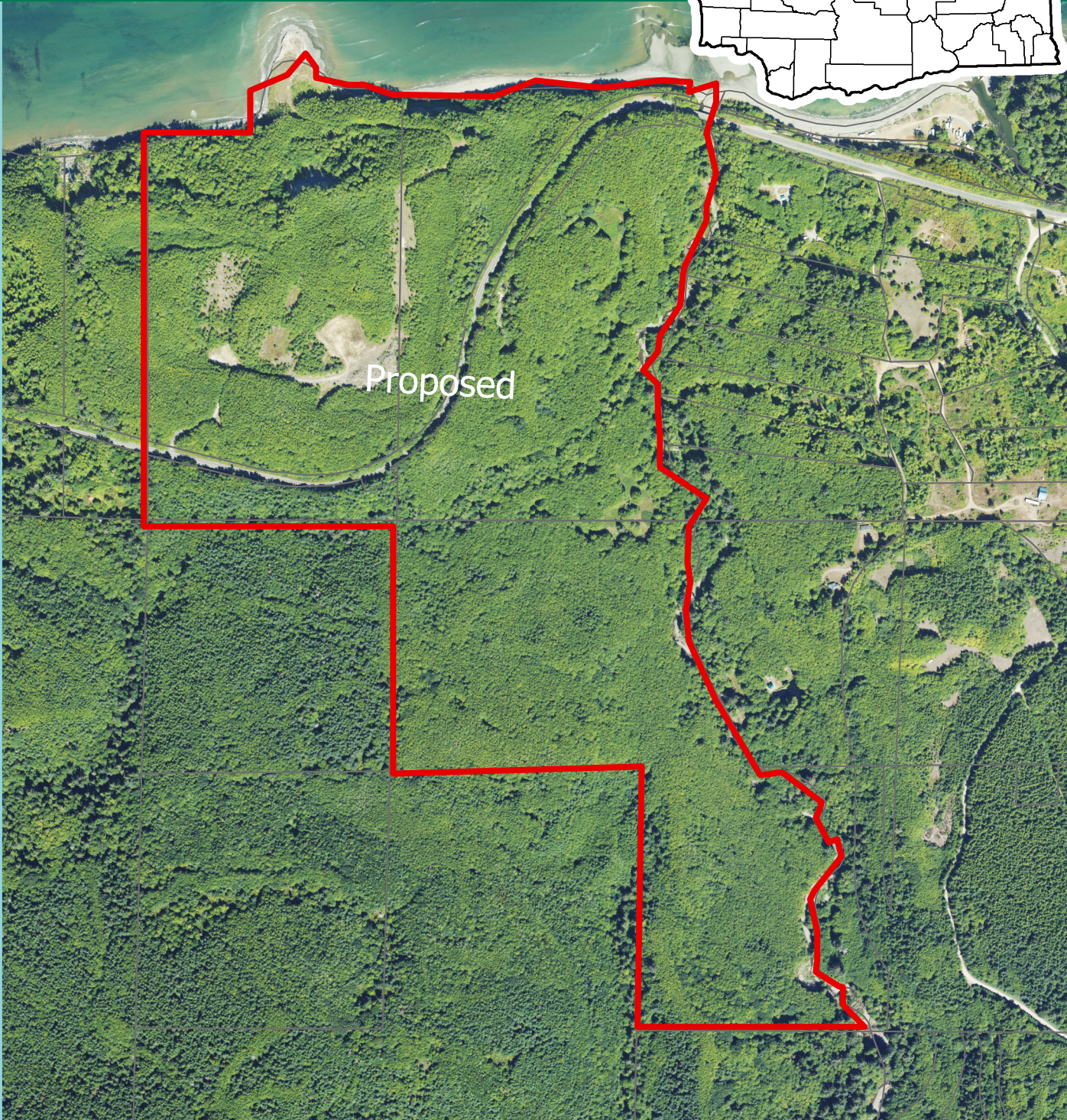
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Twin Rivers Property

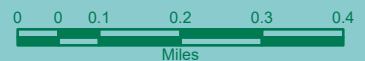
Location

County: Clallam

Legal Description: Township 19N, Range 30E, W.M., Section 33



Department of Fish and Wildlife



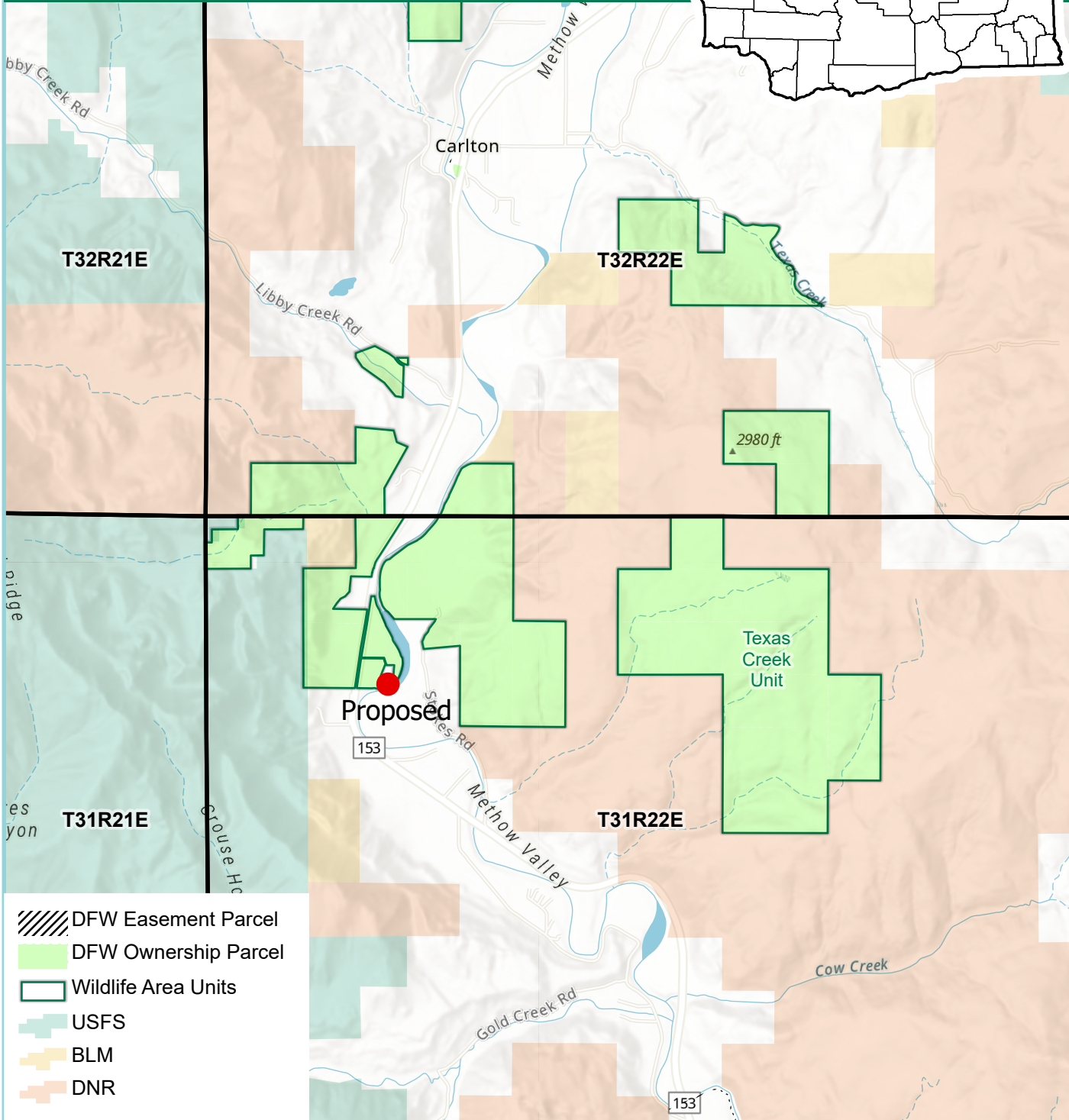
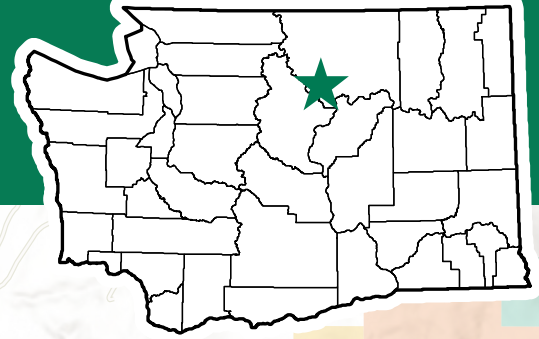
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Texas Creek Addition

Location

County: Okanogan

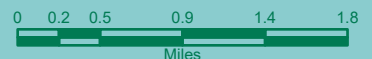
Legal Description: Township 31N, Range 22E W.M., Section 6



- DFW Easement Parcel
- DFW Ownership Parcel
- Wildlife Area Units
- USFS
- BLM
- DNR



Department of Fish and Wildlife



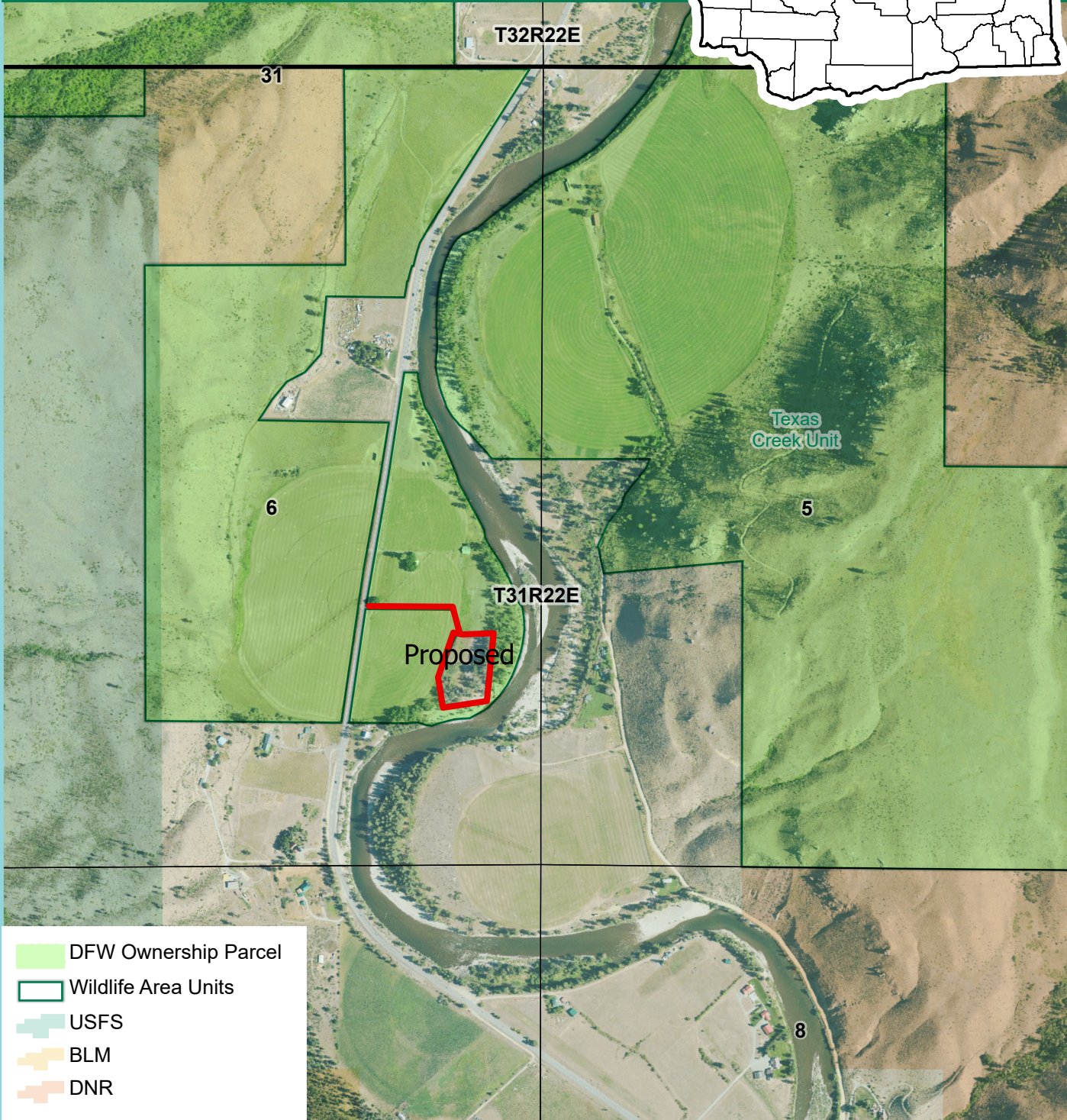
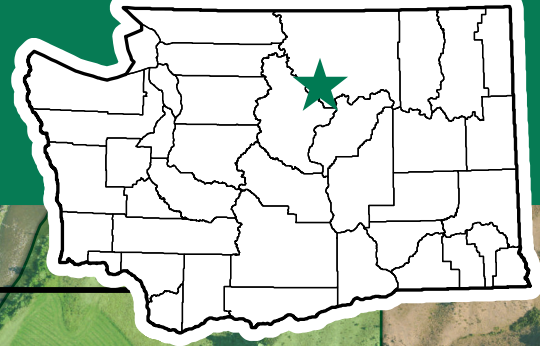
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Texas Creek Addition

Location

County: Okanogan

Legal Description: Township 31N, Range 22E W.M., Section 6



Department of Fish and Wildlife

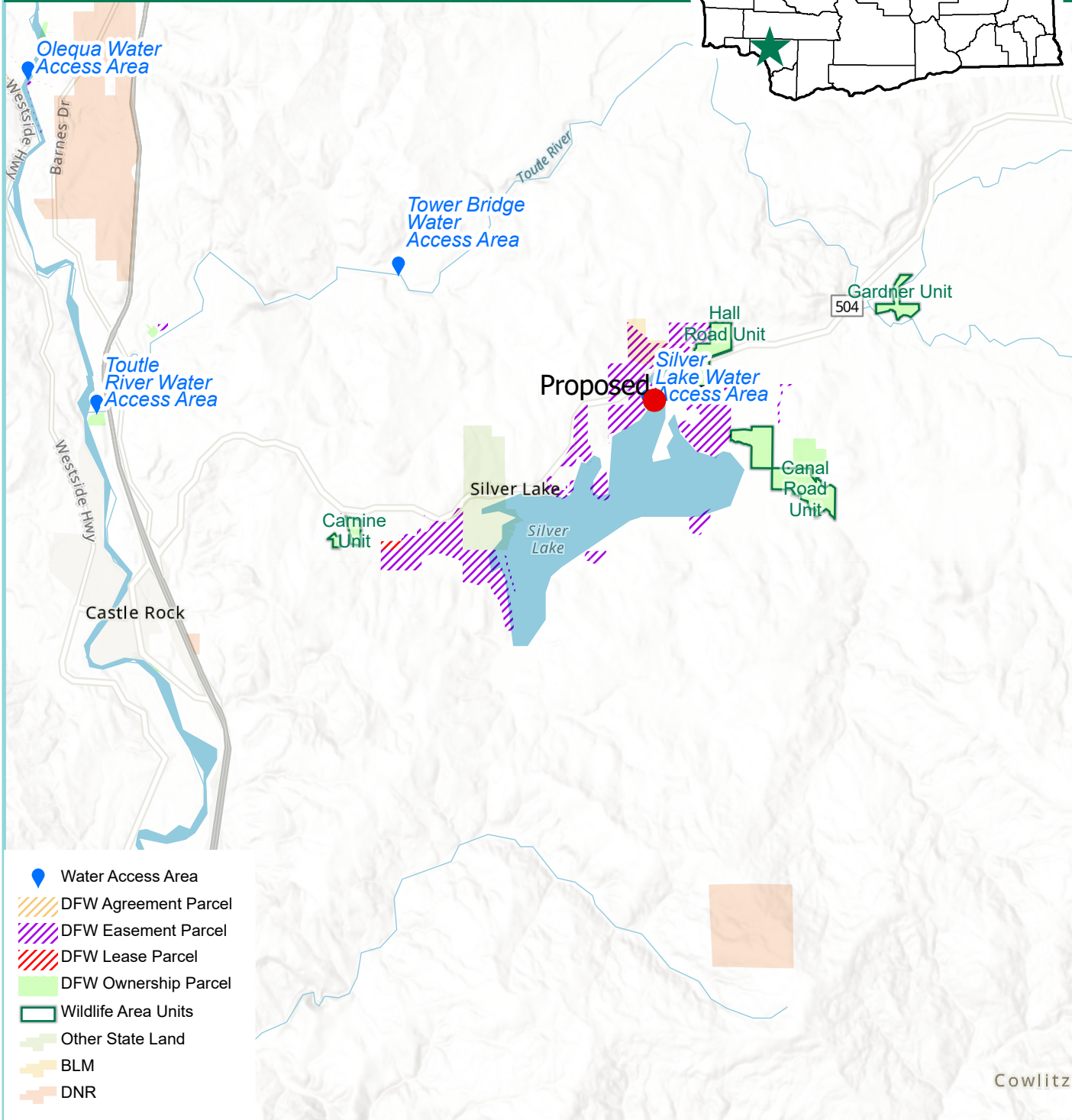
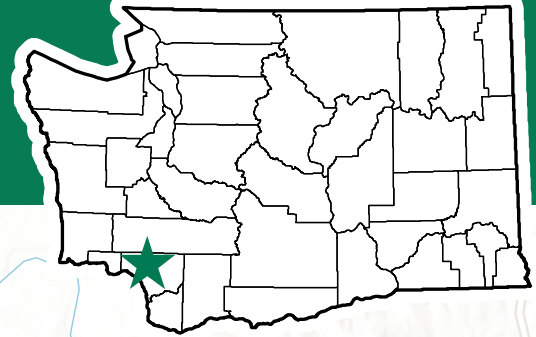
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Silver Lake Agreement

Location

County: Cowlitz

Legal Description: Township 10N, Range 01W, W.M., Section 35



- Water Access Area
- DFW Agreement Parcel
- DFW Easement Parcel
- DFW Lease Parcel
- DFW Ownership Parcel
- Wildlife Area Units
- Other State Land
- BLM
- DNR

Cowlitz



Department of Fish and Wildlife



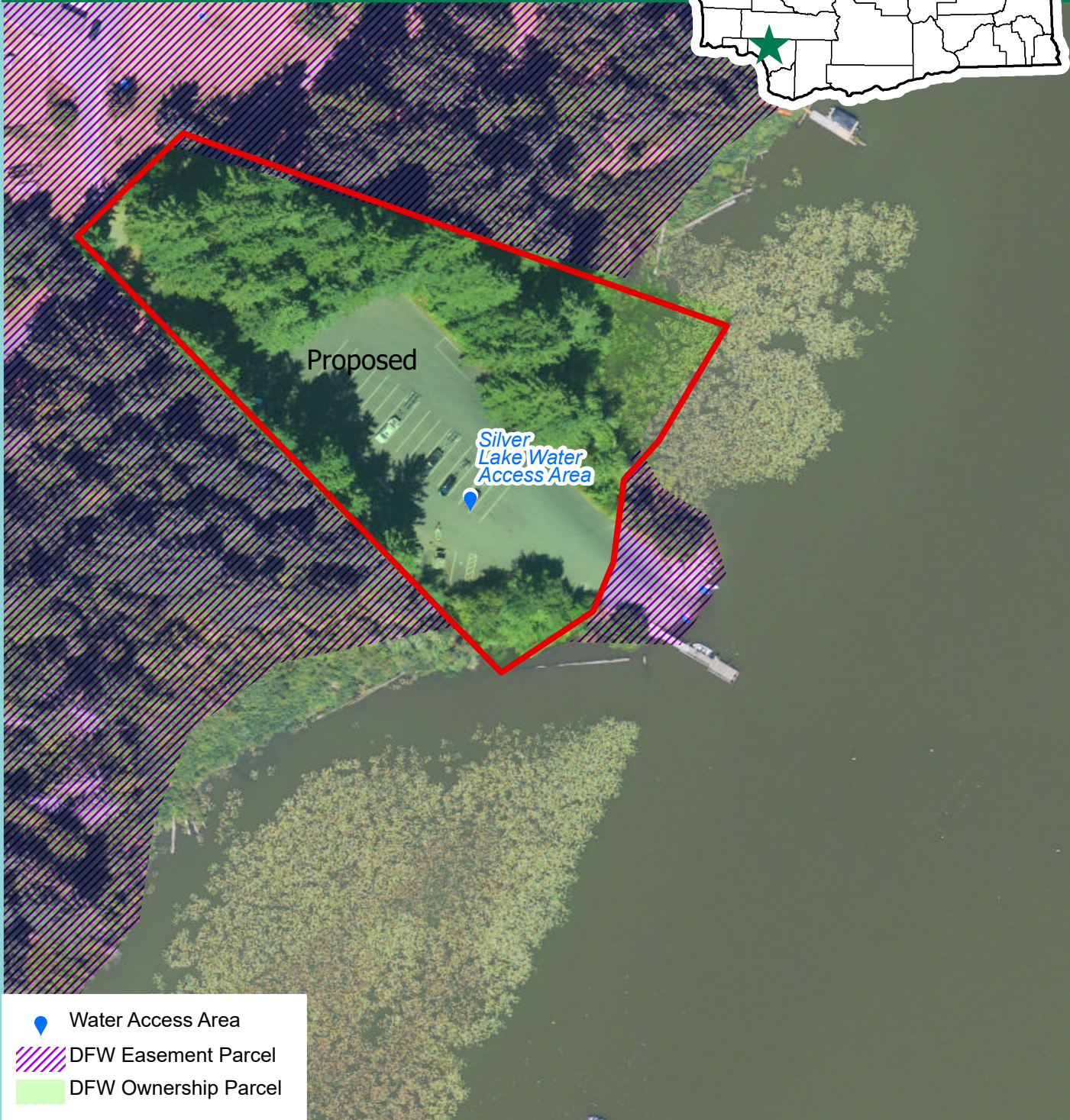
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Silver Lake Agreement

Location




County: Cowlitz

Legal Description: Township 10N, Range 01W, W.M., Section 35



Proposed

Silver Lake Water Access Area

-  Water Access Area
-  DFW Easement Parcel
-  DFW Ownership Parcel



Department of Fish and Wildlife



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