

# LAND TRANSACTIONS

February 14, 2025

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## Fish and Wildlife Commission Presentation Summary/Decision Sheet

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**Meeting date:**

2/14/2025

**Agenda item:**

5. Land Transactions

**Presenter(s):**

Matthew Trenda, Real Estate Manager

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**Item 1: Acquisition of 20(+/-) Acres in Grant County, Region 2  
Columbia Basin Wildlife Area, Gloyd Seeps Unit, Gloyd Seeps Addition Property**

**Background summary:**

The proposed Gloyd Seeps Addition project is a 22(+/-) acre inholding of the Gloyd Seeps Unit in the Columbia Basin Wildlife Area. It is located approximately 6.5 miles east of the Town of Soap Lake and 21.1 miles north of the City of Moses Lake. The surrounding WDFW lands are popular with the residents of Moses Lake and Ephrata due to their proximity to those locations. The wildlife area is used for hunting, fishing, hiking, and wildlife viewing. Additionally, upland birds, waterfowl, and mule deer can be seen in this area.

The property was approved through Lands 20/20 in 2023, and the appraised value of the property is \$15,000. Funding will be provided through a Fish, Wildlife, and Conservation Account, Special Revenue Funds.

Ongoing operation and maintenance costs for this proposed property are expected to be approximately \$95 an 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](#), Grant 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 \$132 to the Grant County PILT payment.

**Item 2: Acquisition of 37(+/-) Acres in Okanogan County, Region 2  
Sinlahekin Wildlife Area, Driscoll Island Unit, North Okanogan Riparian Property**

**Background summary:**

The proposed North Okanogan Riparian project is a 37(+/-) acre property located 5.5 miles south of the City of Oroville. It will be an addition to the Driscoll Island Unit of the Sinlahekin Wildlife Area in Okanogan County. This property contains a diverse mixture of cottonwood and aspen forest and riparian areas. It is one of the last remaining unprotected properties with habitat such as this and strengthens a North-South linkage adjacent to the Okanogan River. The property secures improved mobility of species

including migratory birds, upland birds, white-tailed deer, black bears, and wild turkeys. Additionally, the property is known to flood seasonally, providing even more habitat benefitting hooded mergansers, wood ducks, and many other waterfowl.

The North Okanogan Riparian property was approved through Lands 20/20 in 2023, and the funding will be provided through a Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Riparian grant. The appraised value for this property is \$60,000.

Ongoing operation and maintenance costs for this proposed property are expected to be approximately \$95 an 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](#), 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 \$222.00 to the Okanogan County PILT payment.

**Item 3: Acquisition of 14(+/-) Acres in Okanogan County, Region 2  
Sinlahekin Wildlife Area, Driscoll Island Unit, Driscoll Island Addition Property**

**Background summary:**

The proposed Driscoll Island Addition property is a 14(+/-) acre inholding on the Driscoll Island Unit of the Sinlahekin Wildlife Area. It is located about two miles south of the City of Oroville in Okanogan County. The property protects critical riparian habitats at the confluence of the Okanogan and Similkameen rivers. Most of this acreage is made up of Critically Imperiled – Columbia Basin Foothill Riparian Woodland and Shrubland comprised of mature cottonwood stands bounded by riparian vegetation like red osier dogwood and native rose.

This habitat supports a diverse array of migratory neotropical birds and cavity nesting species such as wood ducks, hooded mergansers, and woodpeckers. The riparian habitat also supports our state-listed upper Columbia River steelhead as well as pacific lamprey, kokanee, and various PHS freshwater mussel species.

The Driscoll Island property was approved through Lands 20/20 in 2020, and the funding will be provided through a Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Riparian grant. The appraised value for this property is \$23,000.

Ongoing operation and maintenance costs for this proposed property are expected to be approximately \$95 an 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](#), 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 \$84.00 to the Okanogan County PILT payment.

**Item 4: Acquisition of 2(+/-) Acres and Access Easements in Clallam County, Region 6  
Sekiu Water Access Property**

**Background summary:**

The proposed Sekiu Water Access property is approximately 2(+/-) acres located on the north edge of the Olympic Peninsula in the town of Sekiu on Clallam Bay. This proposed water access acquisition project contains existing boat ramps and a parking area to ensure continued public access to the Strait of Juan de Fuca fishery. This property is the oldest continuously operating fishing access in Washington and provides year-round access to the only non-tide dependent launch ramp between Port Angeles and Neah Bay, a distance of 62 nautical miles. The acquisition of this property will ensure public access to a critical recreational and commercial fishery.

The Sekiu Water Access property was approved through Lands 20/20 in 2018, and the funding will be provided through a Recreation and Conservation Office (RCO), Boating Facilities grant, with additional funding through the Capital Budget. The appraised value for this property is \$2,430,000.

Ongoing operation and maintenance costs for this proposed property are expected to be approximately \$200,000 annually and will include a .75 FTE due to the intensive use of the site. WDFW will continue to monitor the O&M costs over the next several years for accuracy and may need to adjust the O&M rate, as this will be a new and unique type of facility for the department. O&M costs 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 5: Land Use Agreement of .76 Acres in Kitsap County, Region 6  
City of Poulsbo, Oyster Plant Park**

**Background summary:**

The proposed execution of a Land Use Agreement with the City of Poulsbo is for .76 acres known as Oyster Plant Park. WDFW and the City of Poulsbo would like to renew this operating and maintenance agreement for 50 years. The original agreement was signed in 1999, and since then the City of Poulsbo has developed, operated, and maintained this property for recreational use and access to Liberty Bay. The park serves as a popular location for the community with volunteers and organizations from the greater Poulsbo community working to ensure its success. The City is pursuing an acquisition grant to acquire an adjacent property to the north, which would expand the footprint of the current location. Approval of this renewal will allow the City of Poulsbo to continue providing valuable recreation to the surrounding community as well as plan for future expansion and development.

There is no charge for this agreement and no associated operations and maintenance fee charged to WDFW.

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**Staff Recommendation:**

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

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**Policy issue(s) and expected outcome:**

Protecting critical habitat and riparian habitat and providing recreational opportunities.



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**Fiscal impacts of agency implementation:**

Operation and maintenance costs.

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**Action requested and/or proposed next steps:**

Approval of the land transaction and extension of the land use agreement.

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**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.

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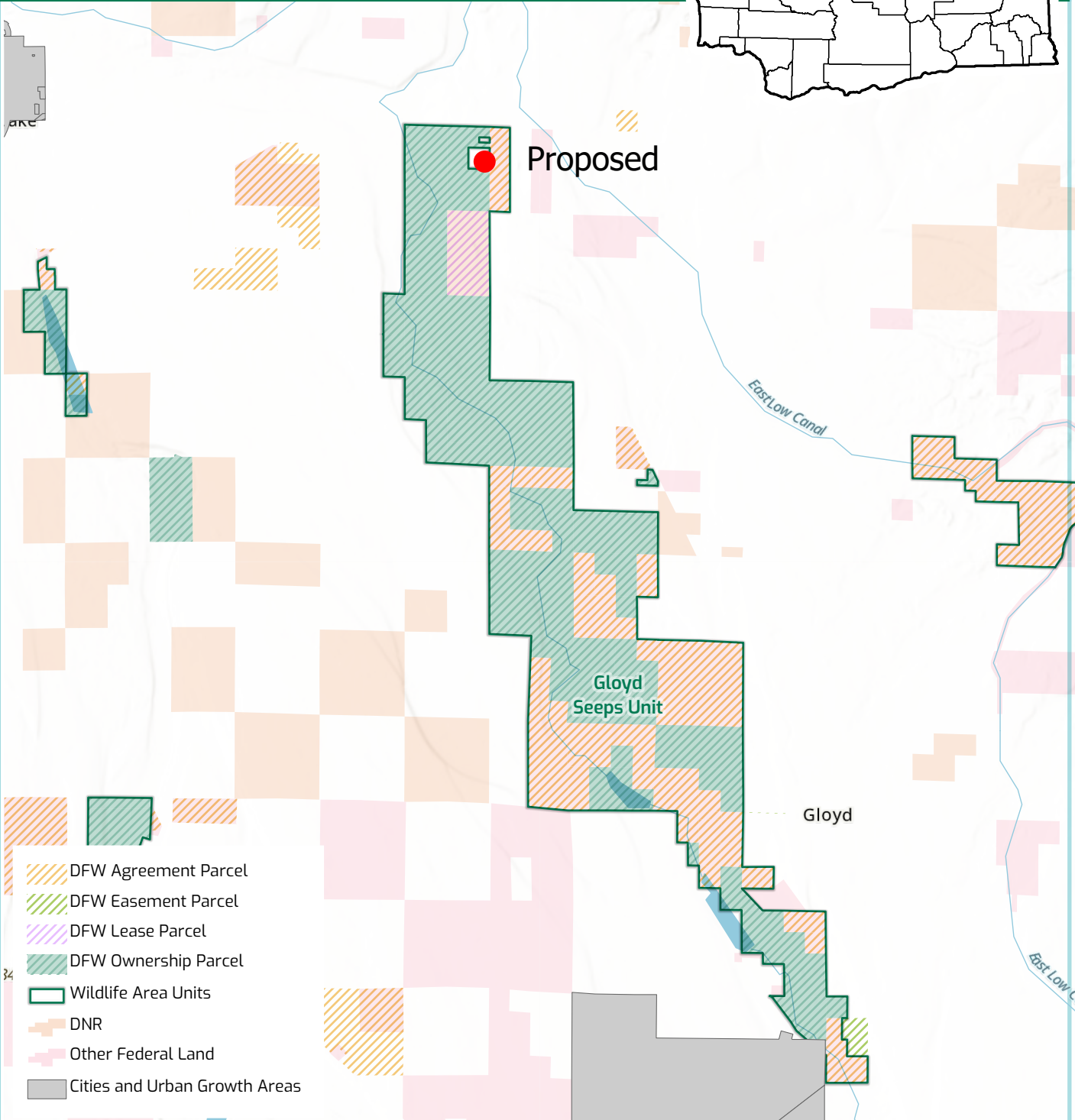
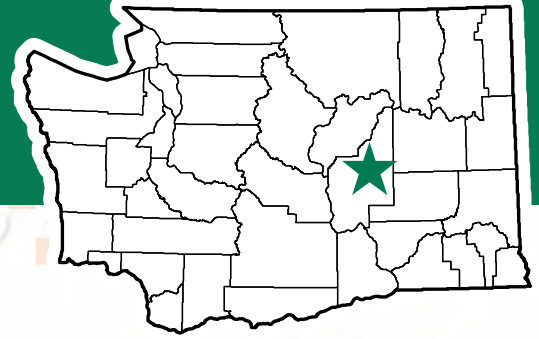
**Post decision communications plan:**

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

# Gloyd Seeps Addition, Columbia Basin WLA, Gloyd Seeps Unit

County: Okanogan

Legal: Township 22N, Range 27E, W.M., Section 25



Department of Fish and Wildlife

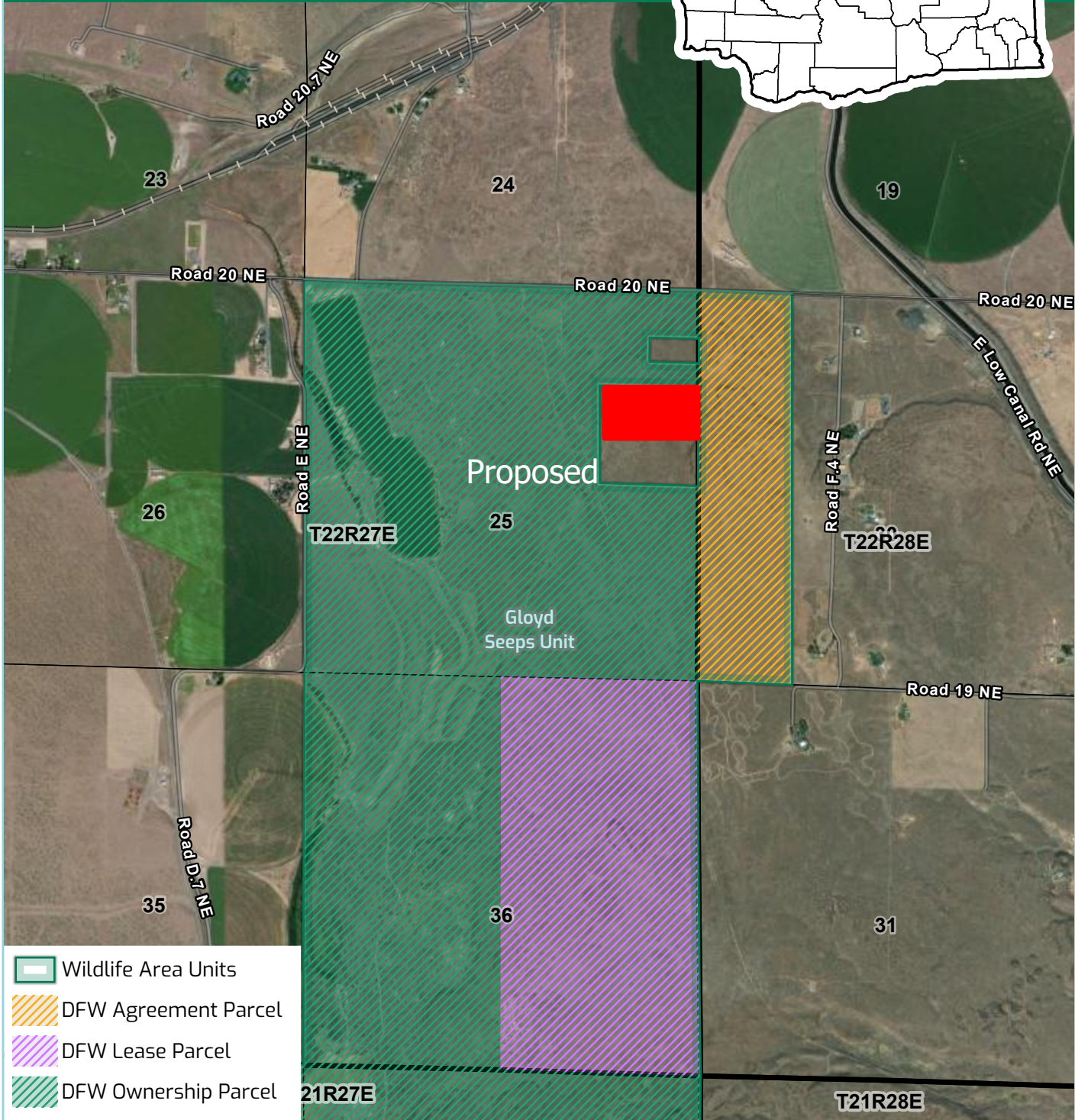
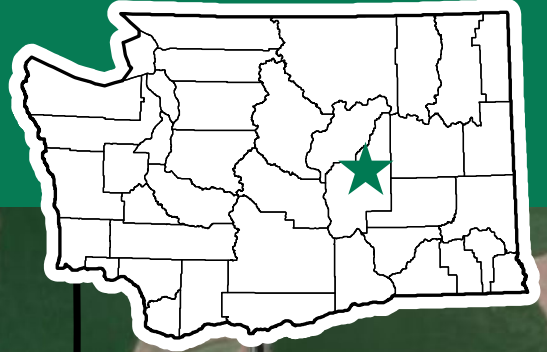


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

# Gloyd Seeps Addition, Columbia Basin WLA, Gloyd Seeps Unit

County: Okanogan

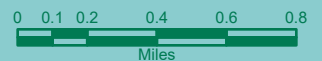
Legal: Township 22N, Range 27E, W.M., Section 25



- Wildlife Area Units
- DFW Agreement Parcel
- DFW Lease Parcel
- DFW Ownership Parcel



Department of Fish and Wildlife



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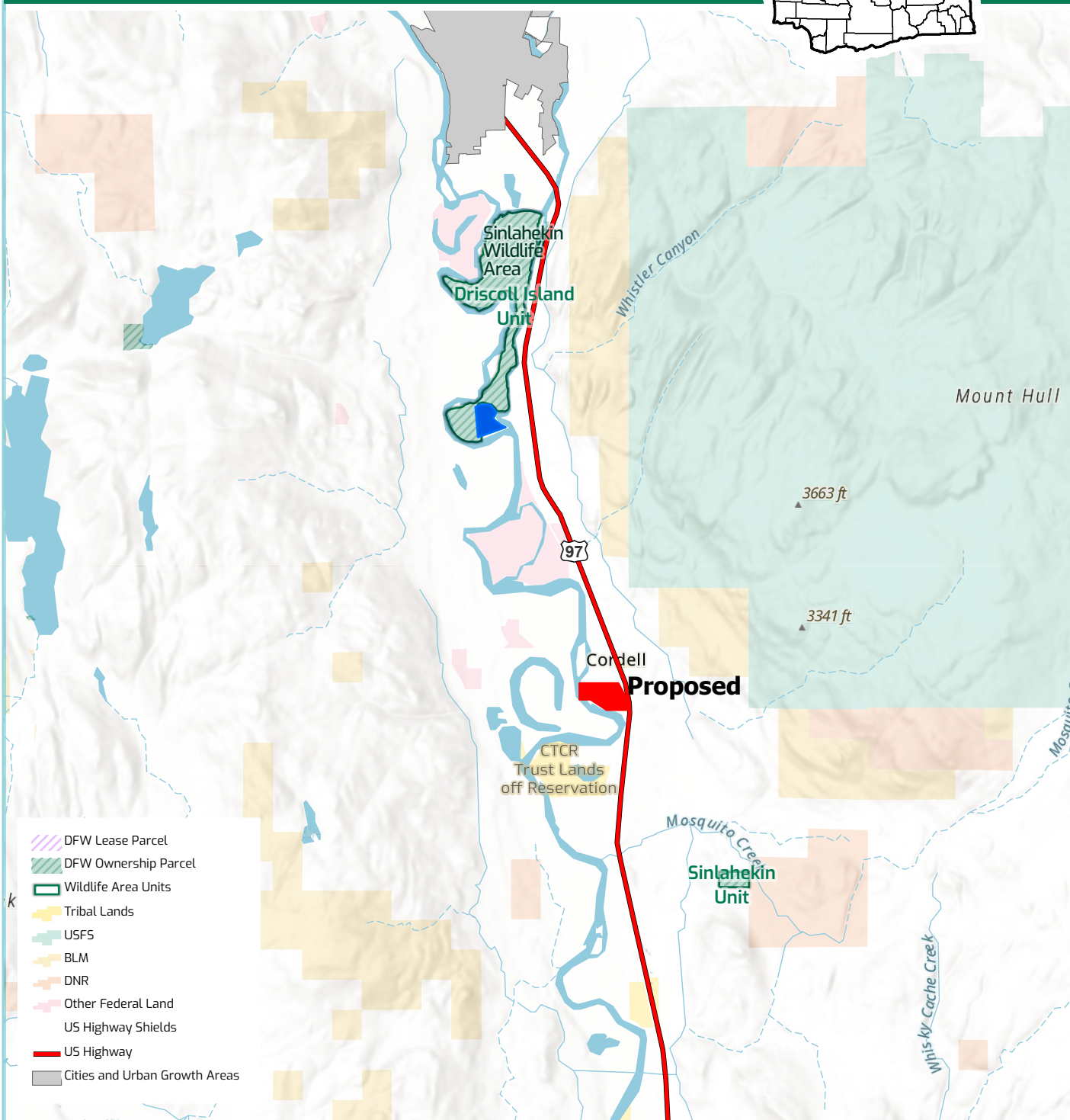
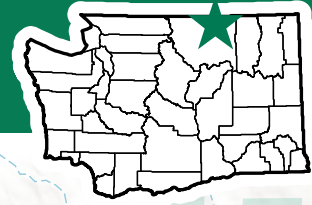


# North Okanogan Riparian, Sinlahekin WLA, Driscoll Island Unit

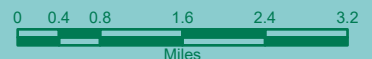
Location

County: Okanogan

Legal Description: Township 39N, Range 27E W.M., Section 22



Department of Fish and Wildlife

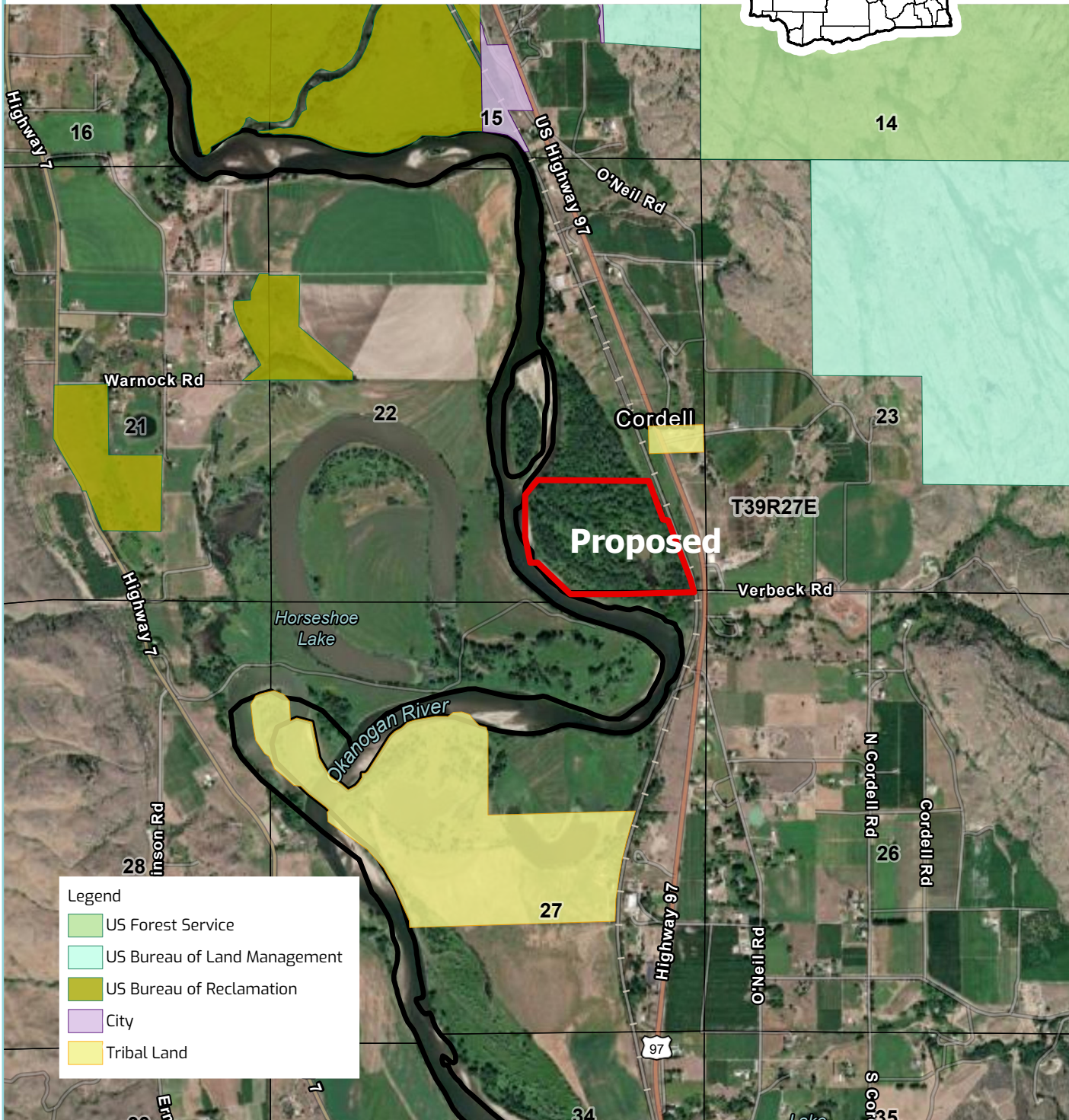
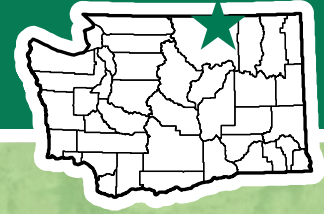


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# North Okanogan Riparian, Sinlahekin WLA, Driscoll Island Unit

County: Okanogan

Legal Description: Township 39N, Range 27E W.M., Section 22



### Legend

- US Forest Service
- US Bureau of Land Management
- US Bureau of Reclamation
- City
- Tribal Land



Department of Fish and Wildlife

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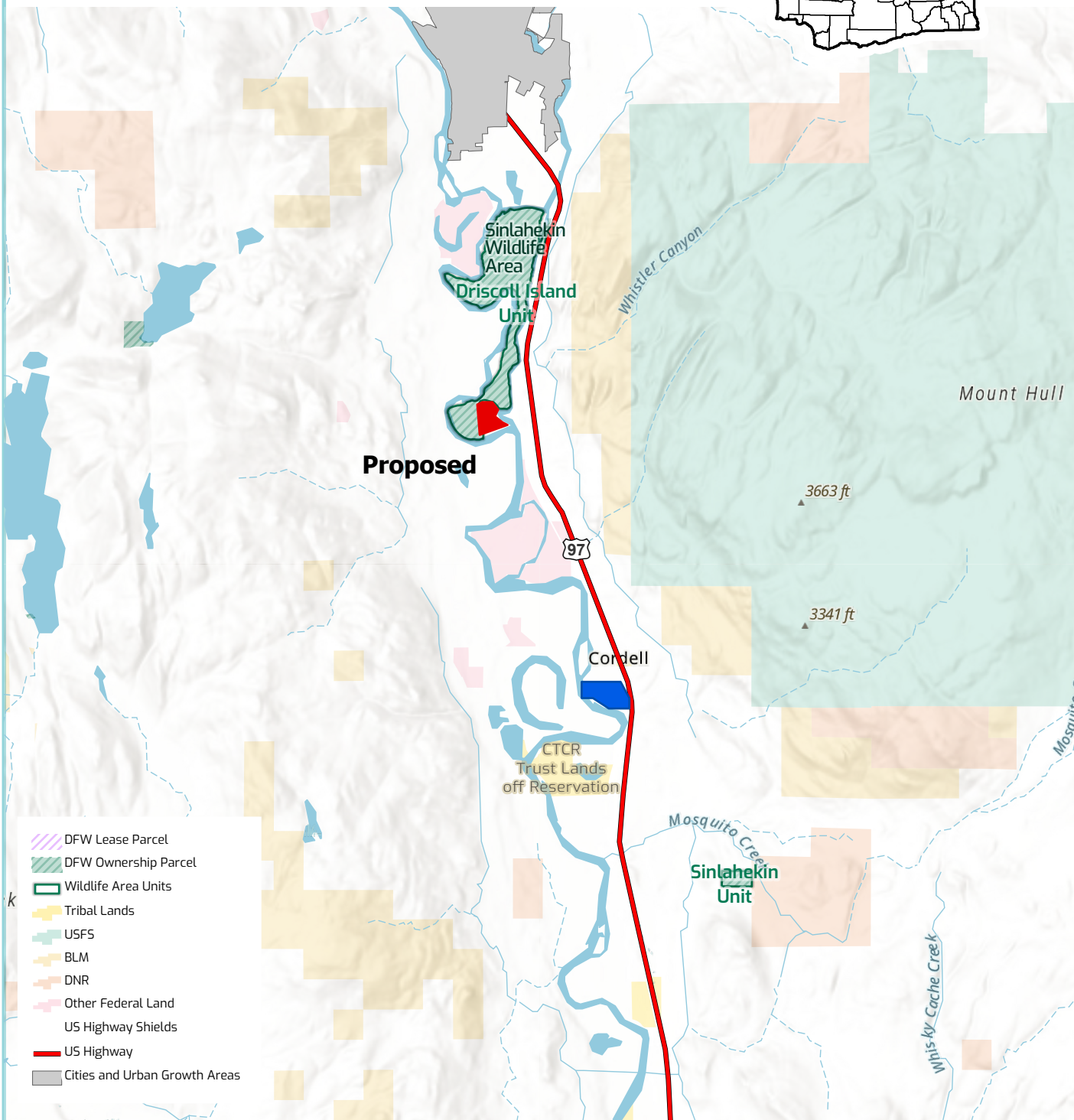
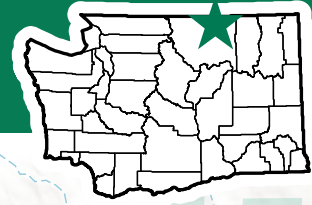


# Driscoll Island Addition, Sinlahekin WLA, Driscoll Island Unit

Location

County: Okanogan

Legal Description: Township 39N, Range 27E W.M., Section 9



- DFW Lease Parcel
- DFW Ownership Parcel
- Wildlife Area Units
- Tribal Lands
- USFS
- BLM
- DNR
- Other Federal Land
- US Highway Shields
- US Highway
- Cities and Urban Growth Areas



Department of Fish and Wildlife



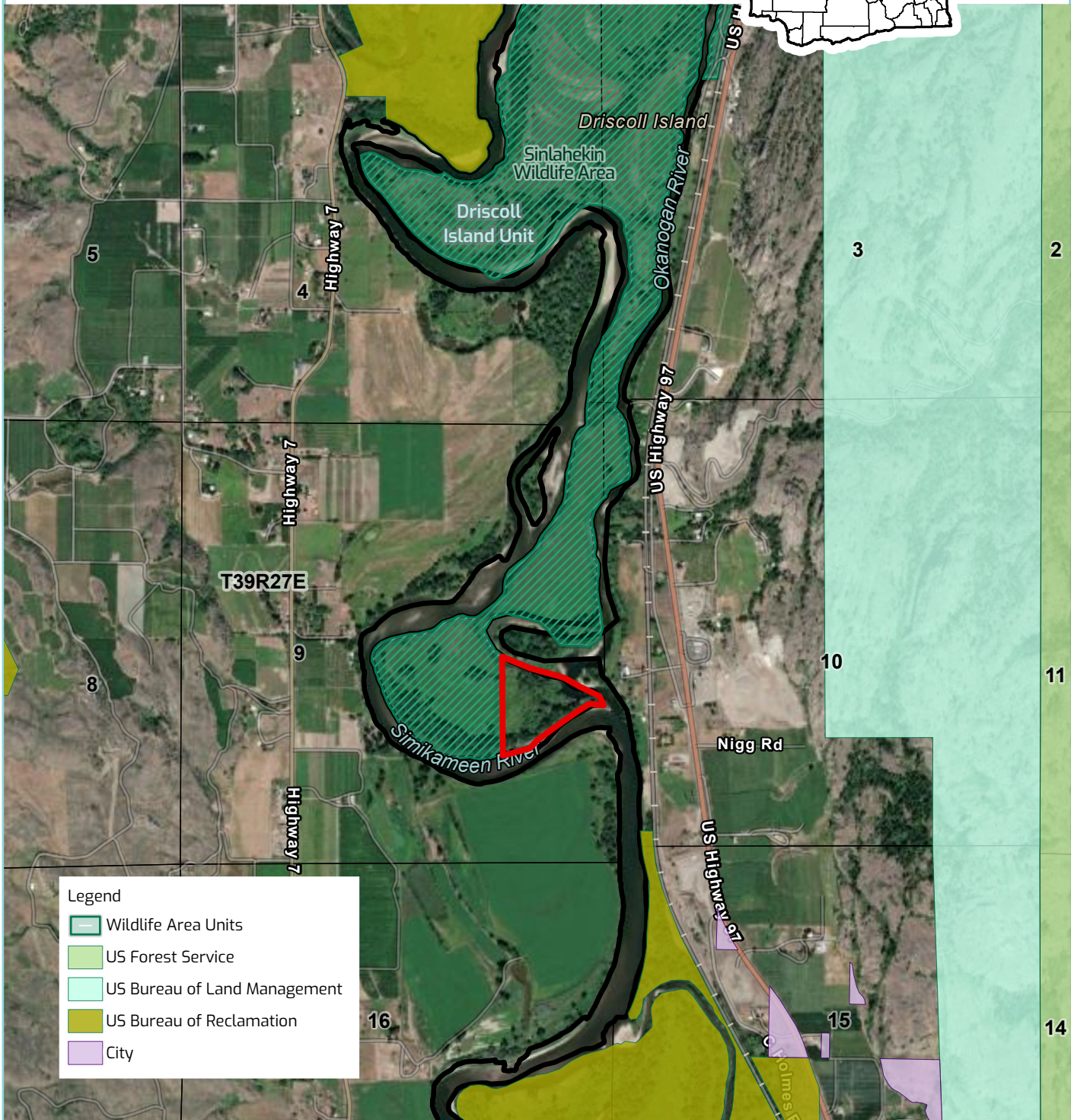
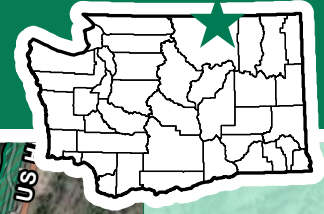
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# Driscoll Island Addition, Sinlahekin WLA, Driscoll Island Unit

County: Okanogan

Legal Description: Township 39N, Range 27E W.M., Section 9



## Legend

- Wildlife Area Units
- US Forest Service
- US Bureau of Land Management
- US Bureau of Reclamation
- City



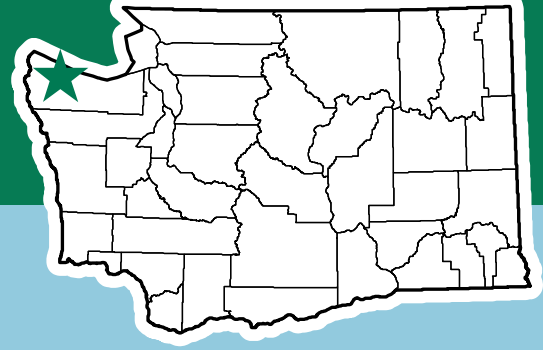
Department of Fish and Wildlife

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# Sekiu Water Access

County: Clallam

Legal Description: Township 32N, Range 12W, W.M.,  
Section 18



Department of Fish and Wildlife



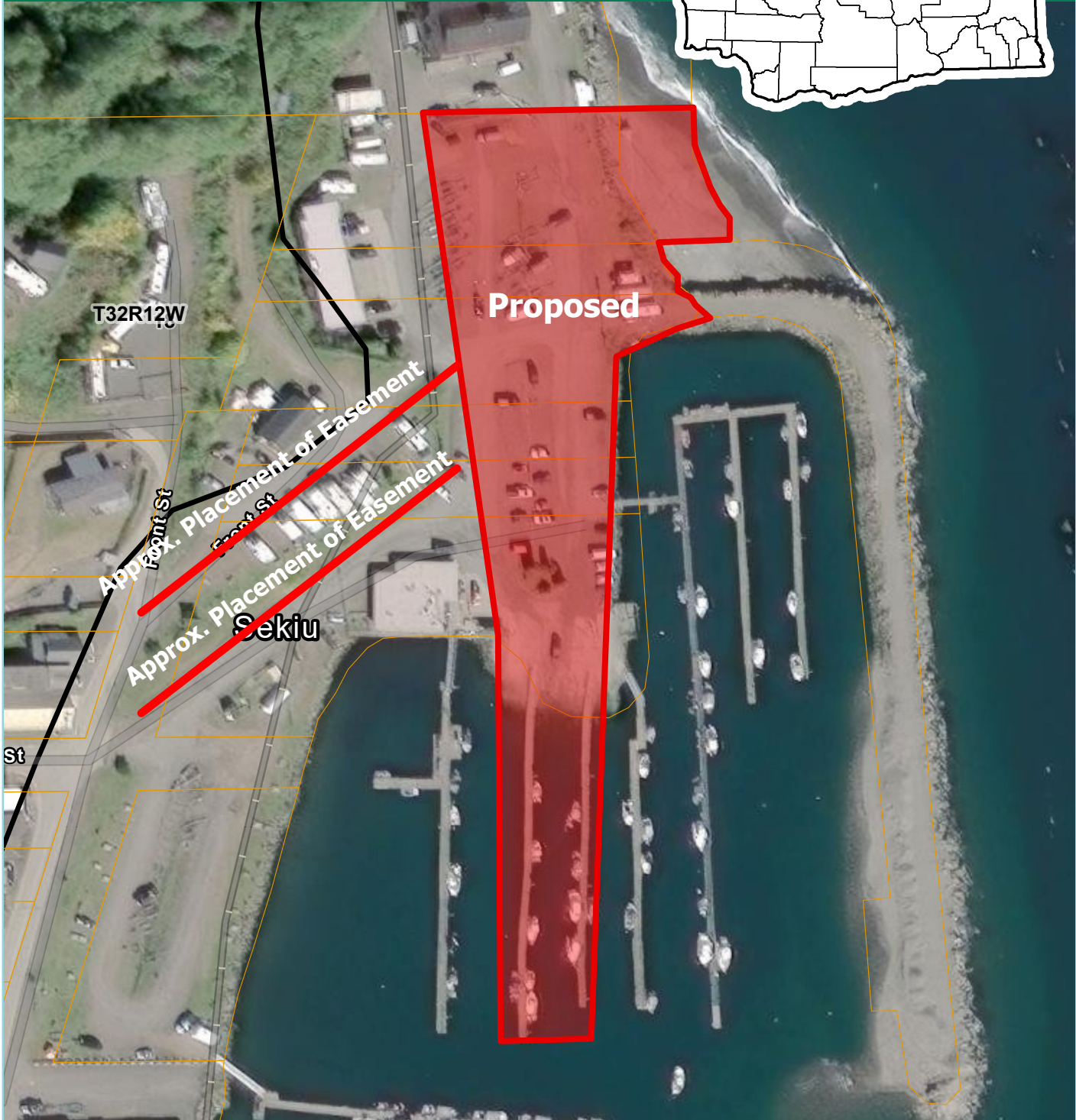
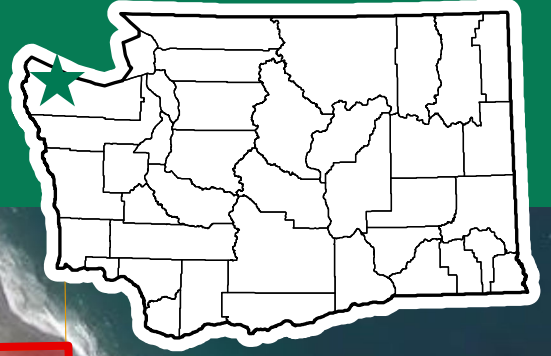
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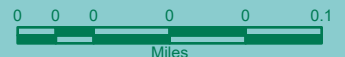
# Sekiu Water Access

County: Clallam

Legal Description: Township 32N, Range 12W, W.M.,  
Section 18



Department of Fish and Wildlife



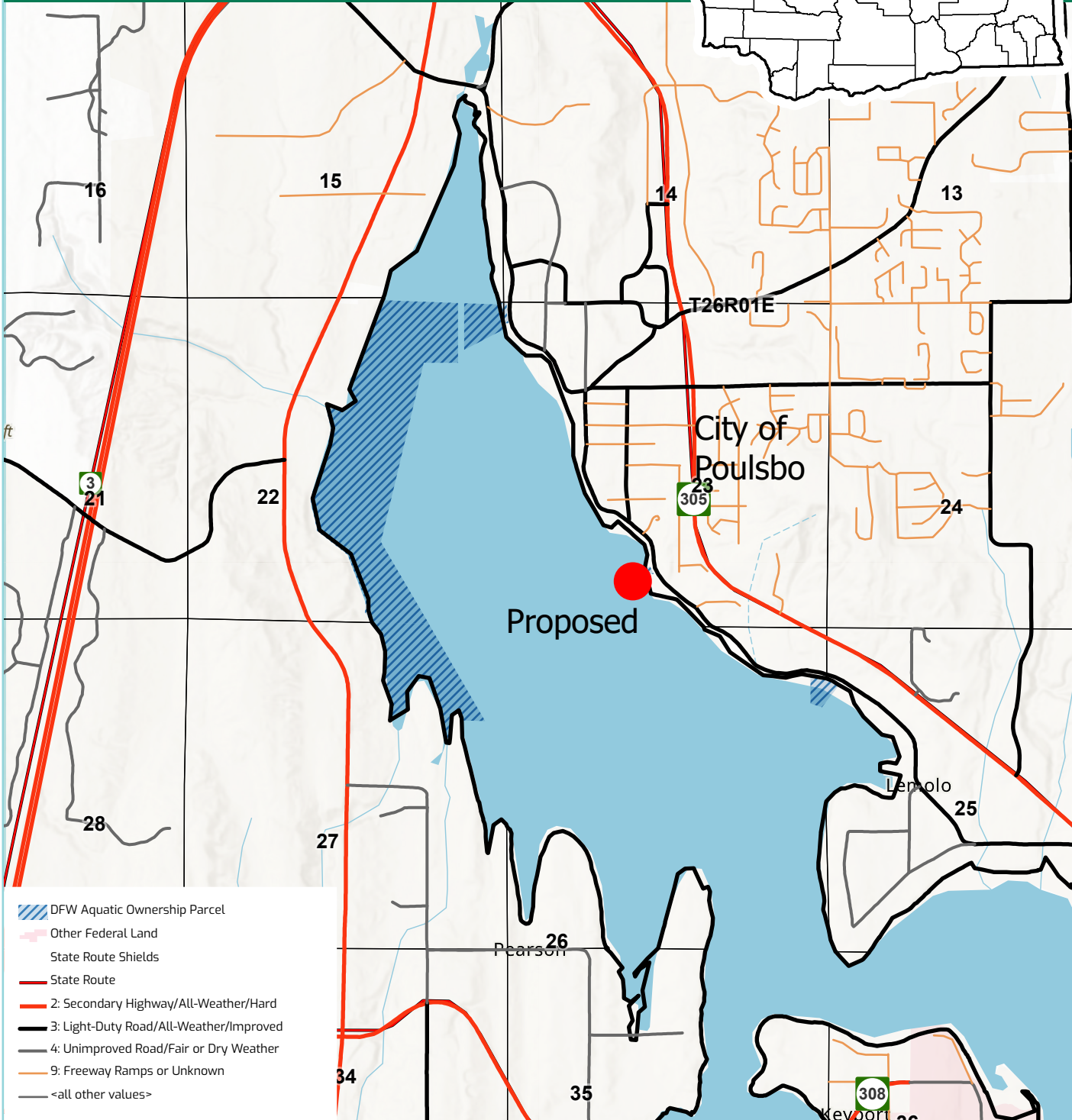
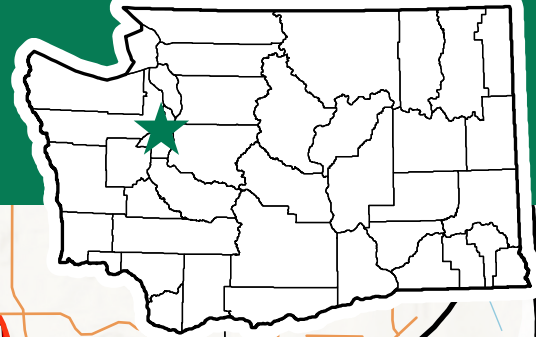
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# Land Use Agreement - City of Poulsbo

Map Type

County: Kitsap

Legal Description: Township 26N, Range 1E, W.M., Section 23



- DFW Aquatic Ownership Parcel
- Other Federal Land
- State Route Shields
- State Route
- 2: Secondary Highway/All-Weather/Hard
- 3: Light-Duty Road/All-Weather/Improved
- 4: Unimproved Road/Fair or Dry Weather
- 9: Freeway Ramps or Unknown
- <all other values>



Department of Fish and Wildlife

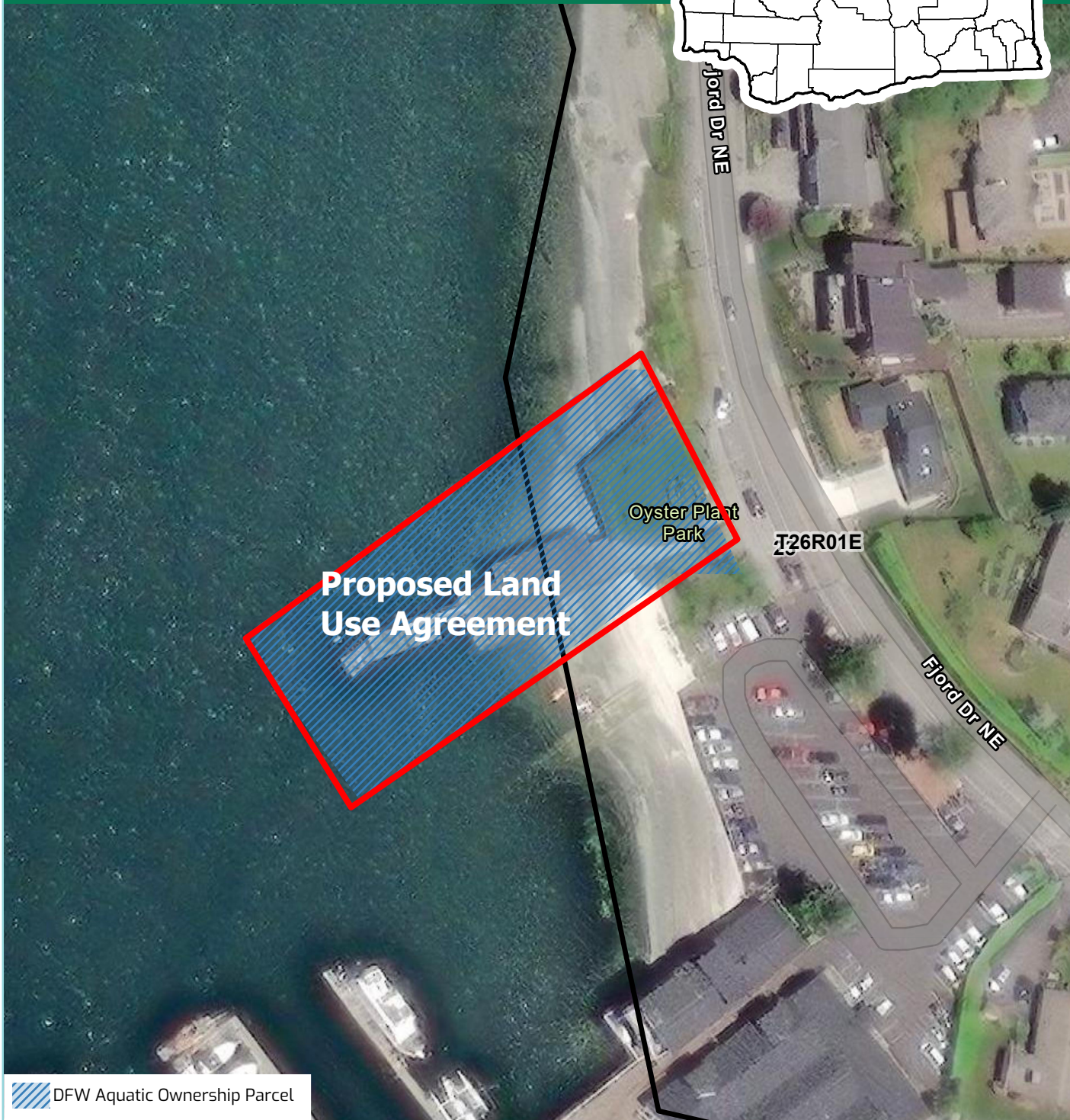
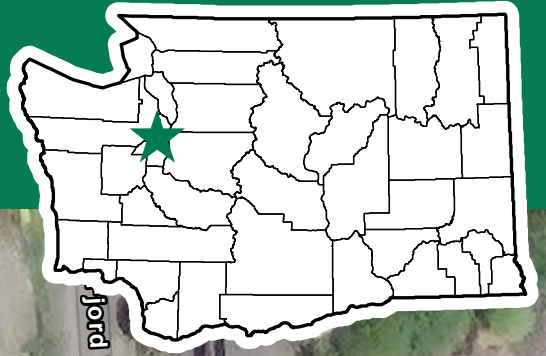
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# Land Use Agreement - City of Poulsbo

County: Kitsap

Legal Description: Township 26N, Range 1E, W.M., Section 23



**Proposed Land Use Agreement**

Oyster Plant Park

T26R01E

Fjord Dr NE

Jord Dr NE

DFW Aquatic Ownership Parcel



Department of Fish and Wildlife



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