



# Land Transactions

**November 8 & 9, 2013**

# Acquisition Steps

Scoping  
and Need

Evaluation and  
Prioritization

Land  
Transaction

Integrating  
Ownership

# Acquisition Steps

Scoping  
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# Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval \*
- Close

# Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
  - “(2) Real property shall be appraised before the initiation of negotiations ...”
  - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”

# Land Transaction Appraisal

- Appraisal Standards
  - Determined by funding source
  - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
  - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

# Land Transaction Appraisal

- Independent Fee Appraisers
  - 43 firms under contract
  - Firms selected based on knowledge in an area or property type
- Appraisal Review
  - Reviewed for compliance with appraisal standards
  - WDFW Chief Appraiser Shawn Kyes, MAI
  - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

# Rocky Mountain Elk Foundation Pine Canyon Property

## Project Location

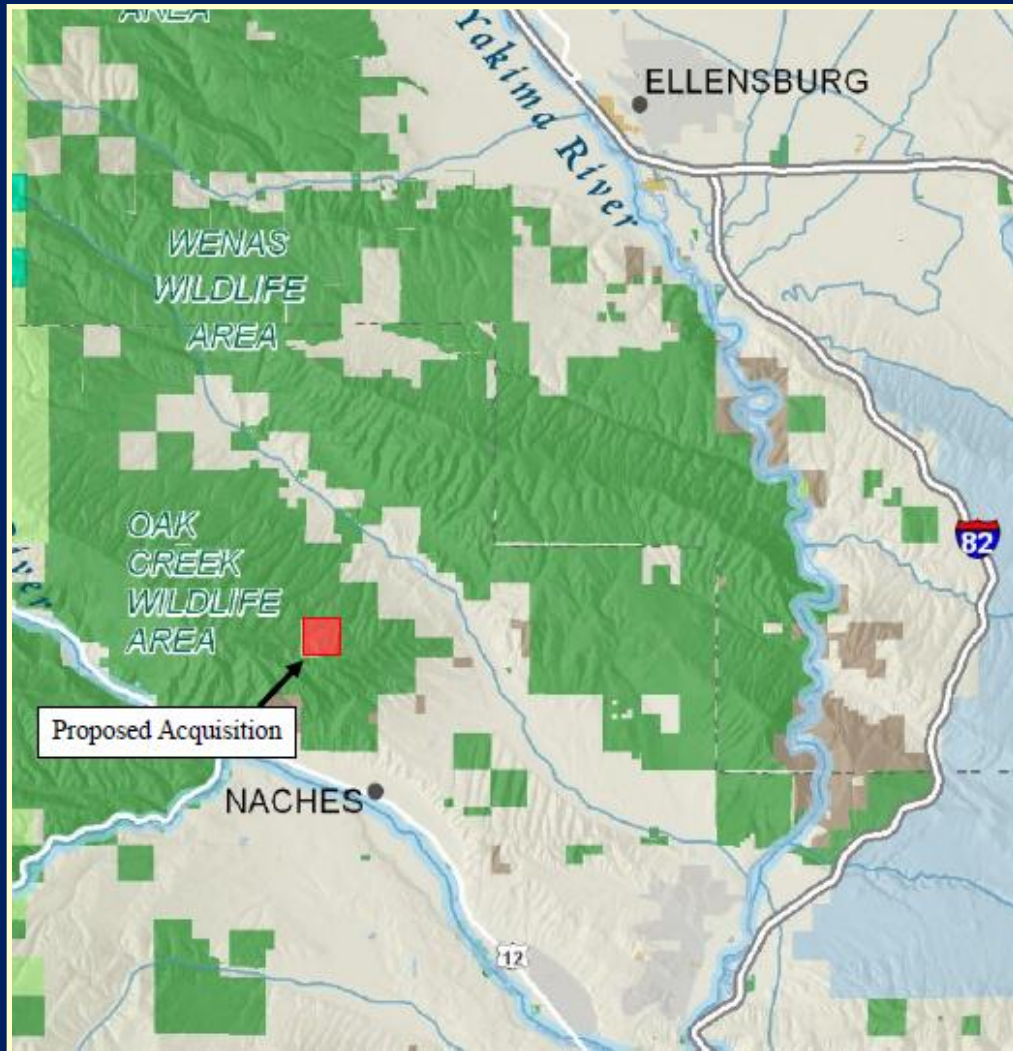


Lands 20/20  
A Clear Vision For The Future

Yakima County



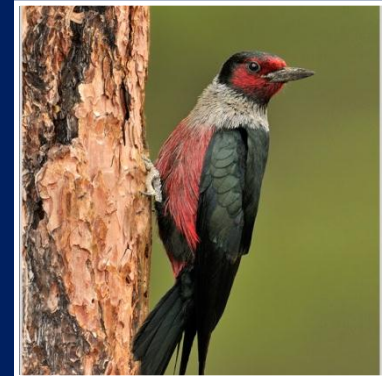
# Rocky Mountain Elk Foundation Pine Canyon Property



Partnership with Rocky Mountain Elk Foundation

- Elk
- Bighorn Sheep
- Mule Deer
- Lewis Woodpecker
- Golden Eagle
- Sage Sparrow
- Sage Thrasher

# Rocky Mountain Elk Foundation Pine Canyon Property



# Rocky Mountain Elk Foundation Pine Canyon Property

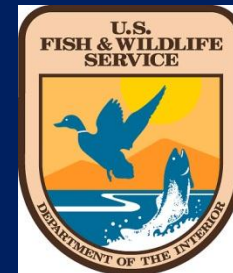


Cleman Mount Unit, Wenas Wildlife Area

\$4,800 estimated operating costs funded by Bonneville Power Administration

\$975 to \$2,400 estimated annual Payment In-lieu of Property Tax to Yakima County

Purchase funded by federal Pittman-Robertson program



# Rocky Mountain Elk Foundation Pine Canyon Property



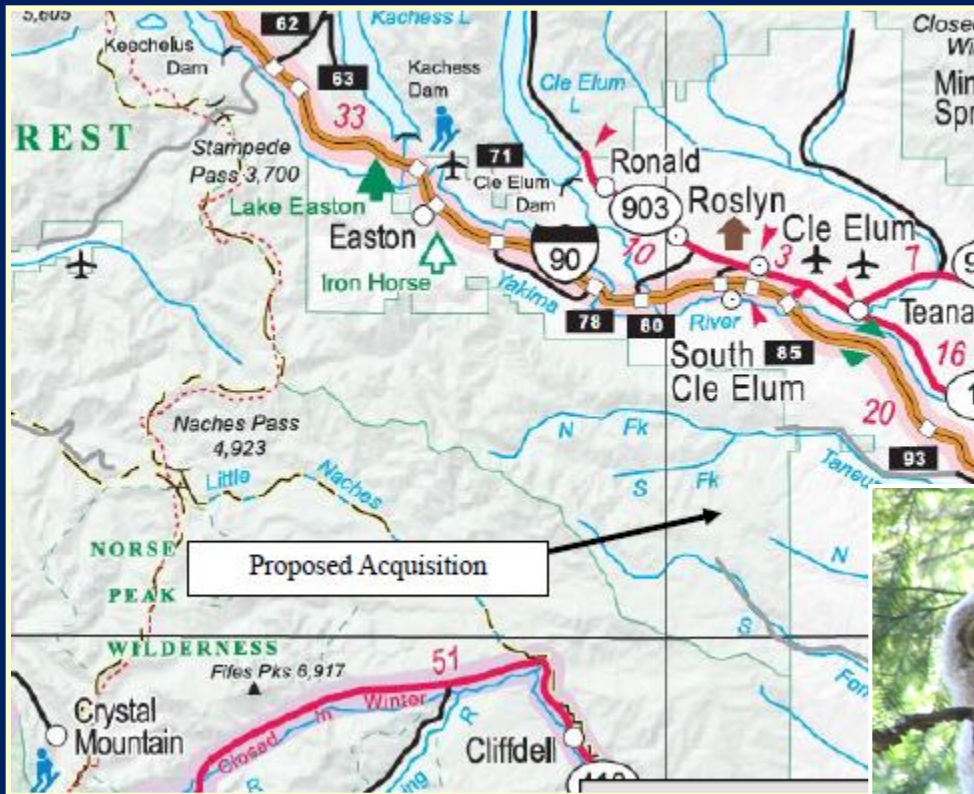
# The Nature Conservancy Manastash Block Property

## Project Location



Kittitas County

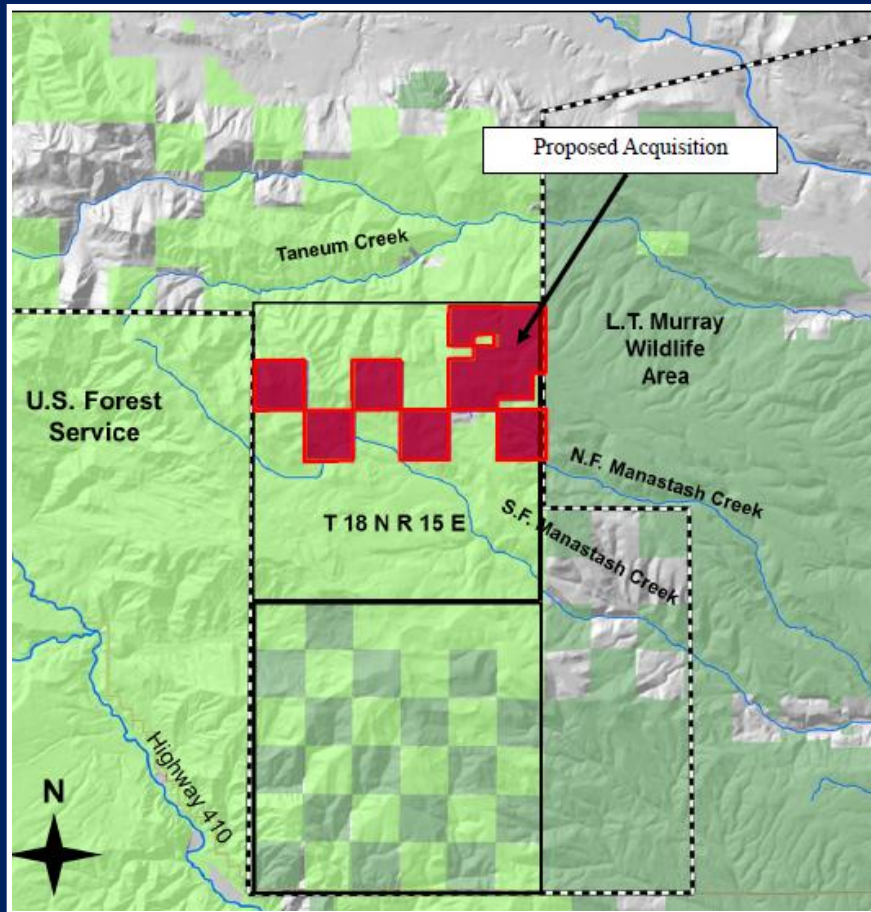
# The Nature Conservancy Manastash Block Property



- Heart of the Cascades Project
- Supports Draft Recovery Plan for Northern Spotted Owl

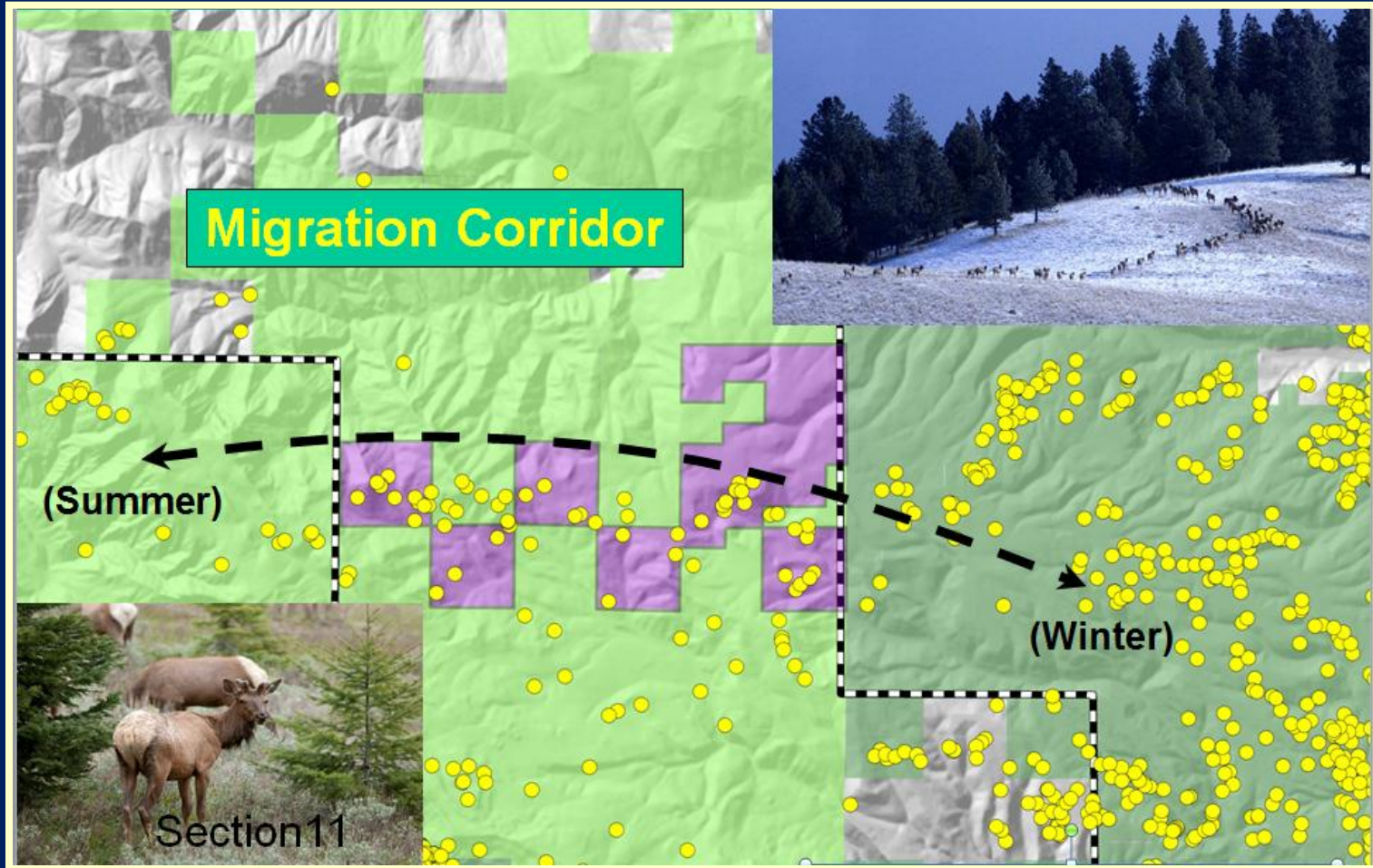


# The Nature Conservancy Manastash Block Property



- Historically commercial forest
- Diversity of forest age classes
- No water rights
- Taneum Watershed is critical habitat in the recovery of Bull Trout
- Steelhead, Rainbow Trout and Cutthroat Trout rear on this site

# The Nature Conservancy Manastash Block Property

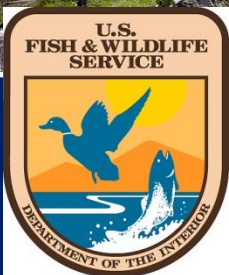




# The Nature Conservancy Manastash Block Property



- Unit of LT Murray Wildlife Area
- Annual Operation estimated at \$44,000
- Payment In-lieu of Property Tax to Kittitas County estimated at \$9,000 - \$26,000
- Purchase jointly Funded by Washington Wildlife and Recreation Program and US Fish and Wildlife Grants



# The Nature Conservancy Manastash Block Property



Manastash Creek Steelhead





# **PUBLIC COMMENT**

## **Land Transactions**

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