



## Summary Sheet

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**Meeting dates:** March 6<sup>th</sup>, 2015 Conference Call

**Agenda item:** PROPOSED LAND TRANSACTION

**Presenter(s):** Julie Sandberg

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**Background summary:**

The Department is recommending the following action:

Item 1 – Proposed Acquisition of .22 acres in Kitsap County

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**Policy issue(s) you are bringing to the Commission for consideration:**

Protecting critical fish and wildlife habitat, and responsible property management.

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**Public involvement process used and what you learned:**

Item 1 – This acquisition will facilitate mitigation for the removal of pilings and the construction of a new boat launch at WDFW Point No Point Facility requiring acquisition of additional shoreline.

- Met with Homeowner's Association on February 10<sup>th</sup>, 2015
  - Coordinated with Point No Point Treaty Council
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**Action requested:**

Approval of the proposed land transaction as presented.

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**Draft motion language:**

Move to approve the proposed land transaction as presented.

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**Justification for Commission action:**

This action will provide protection for critical fish and wildlife habitat.  
Need for mitigation for the Point No Point water access renovation.

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**Communications Plan:**

WDFW will provide a press release informing the public of this action and proceed forward to closing this transaction.

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**Budget Detail for March 6th, 2015 Fish and Wildlife Commission Conference Call  
Land Acquisition Agenda Item**

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Logan	0.22	\$ 295,000.00	Point No Point	Line Item Approp.	S01	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 196,150.00

\*\* Post Action Grant Balance

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

**STATE OF WASHINGTON  
DEPARTMENT OF FISH AND WILDLIFE  
WILDLIFE PROGRAM  
LANDS DIVISION  
REAL ESTATE SERVICES**

**March 6, 2015**

TO: Jim Unsworth,  
Director

FROM: Julie Sandberg  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE LOGAN PROPERTY,  
SOUTH PUGET SOUND WILDLIFE AREA, KITSAP COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase the .22-acre Logan property. This acquisition is part of the required mitigation for construction of the Point No Point recreational boat launch at Point No Point and was approved through the Lands 20/20 process. The purpose of this acquisition is to restore Puget Sound shoreline by removal of the existing rock bulkhead and conserve near shore forage fish habitat. This acquisition is being funded through the state's 2012 Jobs Now Act and authority for this expenditure is provided in the capital budget.

This property is located in Kitsap County, approximately 1 mile west of Hansville, on the east shore of the Hood Canal. The property is a vacant lot consisting of .22 acres having a 125-foot bulkhead constructed of large boulder rip rap along the shoreline. The bulkhead will be removed and the shoreline re-contoured to provide a more natural condition intended to benefit the near-shore ecology. These actions will improve habitat for forage fish, juvenile salmonids and wildlife species that rely on natural habitat conditions of marine shorelines.

The property will be managed within the Wildlife Program as part of Region 6's Water Access Program. Operation and maintenance costs are anticipated to be \$500 annually to address weed control and homeowner's association dues. Funding will be provided from the existing Region 6 operations budget.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

\$295,000.00

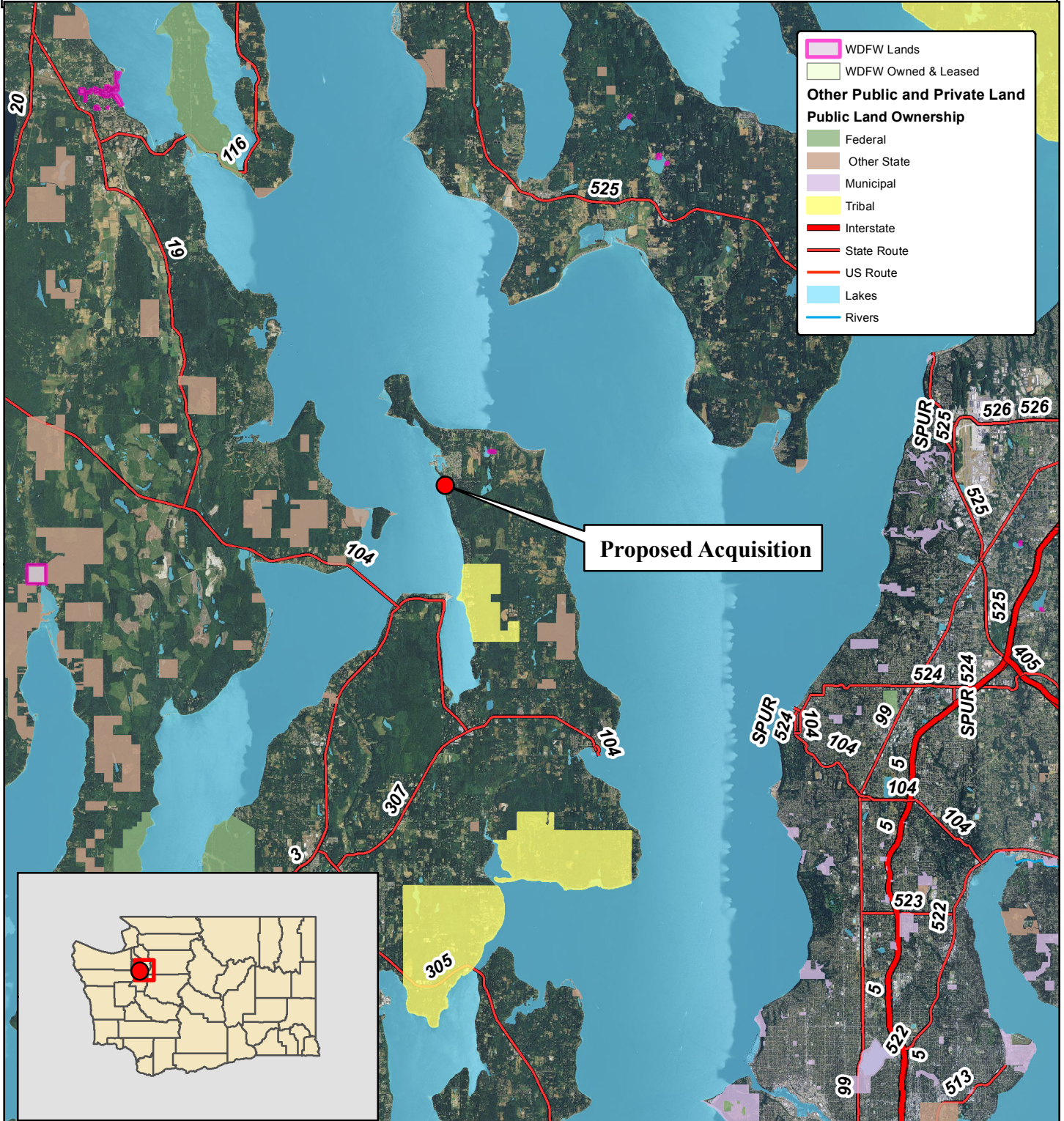
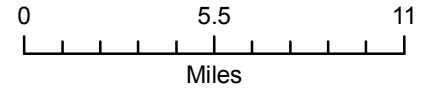
The Department recommends the Commission approve the acquisition of the .22-acre Logan property for the appraised value of \$295,000.00.

ITEM: LOGAN PROPERTY

COUNTY: KITSAP

LEGAL: SECTION 20, TOWNSHIP 28N, RANGE 2E

ACRES: .22



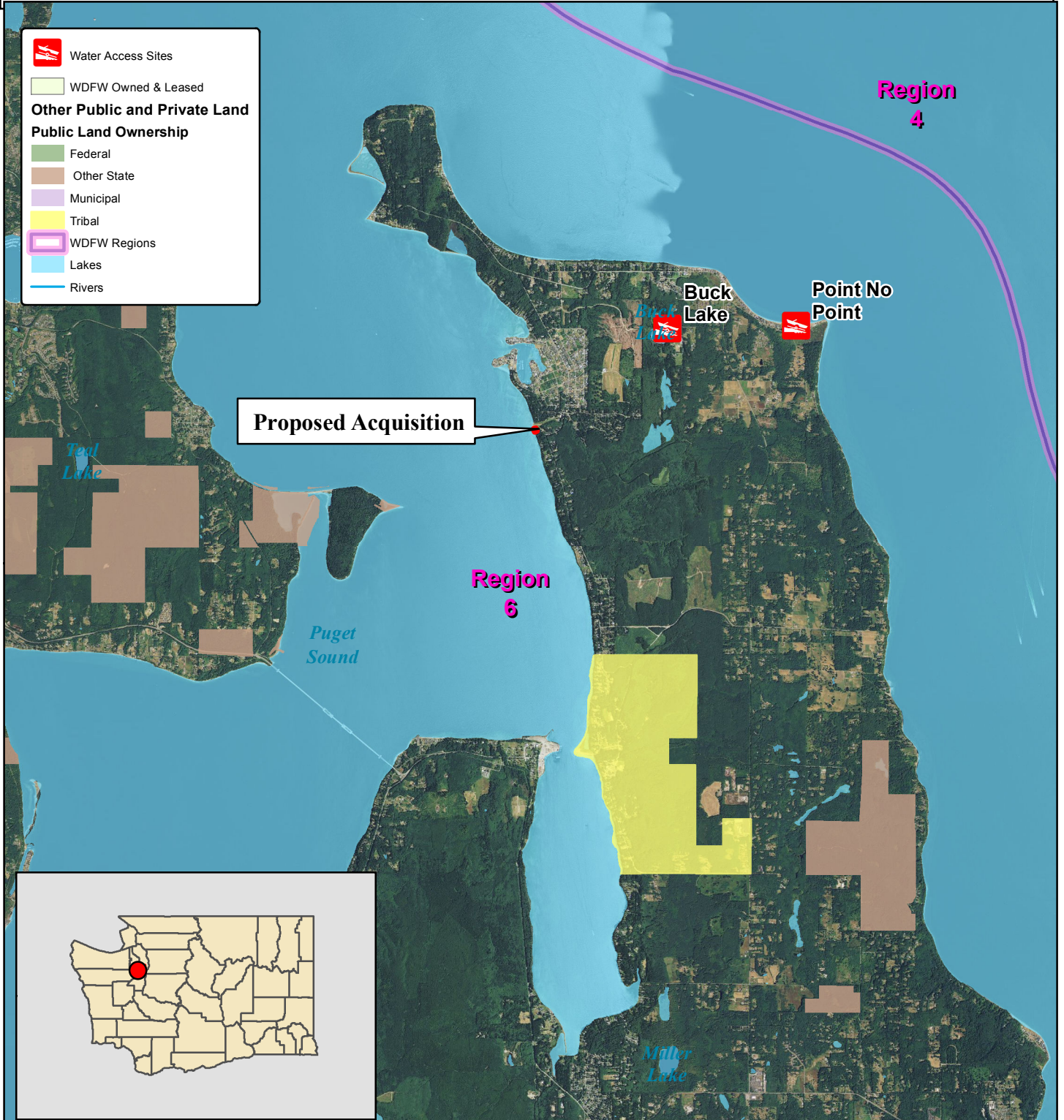


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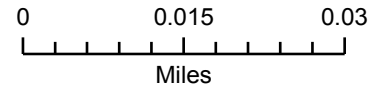


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