

# PROPOSED LAND TRANSACTION

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## Summary Sheet

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**Meeting dates:** June 12th, 2015 MEETING  
**Agenda item:** PROPOSED LAND TRANSACTIONS  
**Presenter(s):** Julie Sandberg

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**Background summary:**

The Department is recommending the following action:

- Item 1 – Proposed Acquisition of 15.4 acres in Kittitas County
  - Item 2 – Proposed Acquisition of 1.19 acres for mitigation property in Kitsap County
  - Item 3 – Proposed Easement/Exchange in Clark County
  - Item 4 – Proposed Acquisition of 3.1 acres in Snohomish County
  - Item 5 - Proposed Surplus in Whatcom and Skagit Counties
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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 is a joint partnership project with the Bonneville Power Administration and the Yakama Nation, it was approved through the Department's Lands 20/20 Process

Item 2 – This Conservation Easement is required shoreline mitigation for the Point No Point access restoration.

Item 3 – This Easement /Exchange is with Public Utility in Clark County who conducted a SEPA review.

Item 4 – This acquisition is required to mitigate for the construction of a King County Bridge.

Item 5 - Surplus properties were identified through the 2002 Landmark Ownership Review.

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**Action requested:**

Approval of the proposed land transactions as presented.

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**Draft motion language:**

Move to approve the proposed land transactions as presented.

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**Justification for Commission action:**

This action will provide protection for critical fish and wildlife habitat, meets the need for mitigation for the Point No Point water access restoration and provides public recreation opportunities.

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**Communications Plan:**

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

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**Budget Detail, June 12th & 13th, 2015 Fish and Wildlife Commission  
Land Transaction Agenda Items**

Item	Acres	Purchase Price	3% Estimated Closing Costs	Total Estimated Purchase Amount	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Ragland/Spiritwind	15.40	260,000.00		260,000.00	BPA	BPA	NA	NA	NA	NA	NA
Whitaker	3.01	40,000.00 15,000.00	1,200.00 450.00	41,200.00 15,450.00	Tolt Road Right of Way Donations	King Co.Conversion -	M22 -	1,866,106 -	70,000.00 20,000.00	47,993.00 20,000.00	6,793.00 4,550.00
Whitford CE	1.19	197,000.00	5,910.00	202,910.00	Point No Point	Minor Works Preservation	S01	5,326,019	500,000.00	203,511.85	601.85
Two Forks	0.42			-	Two Forks Exchange	Clark PUD	NA	NA	NA	NA	NA

\*\* Post Action Grant Balance-The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

BPA- Bonneville Power Administration  
Minor Works Preservation = State Capitol Funds

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

June 12, 2015

TO: Jim Unsworth  
Director

FROM: Julie Sandberg  
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION SPIRITWIND FARM OF THORP, LLC, L. T. MURRAY WILDLIFE AREA, KITTITAS COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 15.4 acres from Spiritwind Farm of Thorp LLC, along Taneum Creek adjacent to WDFW lands. This action will be accomplished using Yakama Nation Accord funding through the Bonneville Power Administration.

The project site is important in numerous ways. Taneum Creek contains critical habitat for the listed Mid-Columbia Steelhead as well as important Coho Salmon and Bull Trout habitat. This is a key area for the Yakima Elk Herd (~10,000 animals), lying adjacent to a major migratory corridor. It is well used in late fall, winter, and spring by elk that also travel to and from the major WDFW winter feeding site to the south.

The subject parcel is immediately upstream of Interstate 90. The existing elk fence is flood prone, easily damaged and has allowed elk to leave public land and cross Interstate 90. Securing this property would provide a stable, upland location for the new fence extension, which provides a public safety benefit. The seller is a heavy equipment contractor and he has agreed to provide equipment time for the fence construction. Tribal staff have agreed to provide a WCC-crew to assist with fence construction as well as stream restoration.

The property will be managed within the LT Murray Wildlife Area. Operation and Maintenance costs are estimated at \$200. Payment in lieu of tax is estimated at \$15.00. This property will be acquired for the approved reviewed value of:

\$260,000 for 15.4 Acres

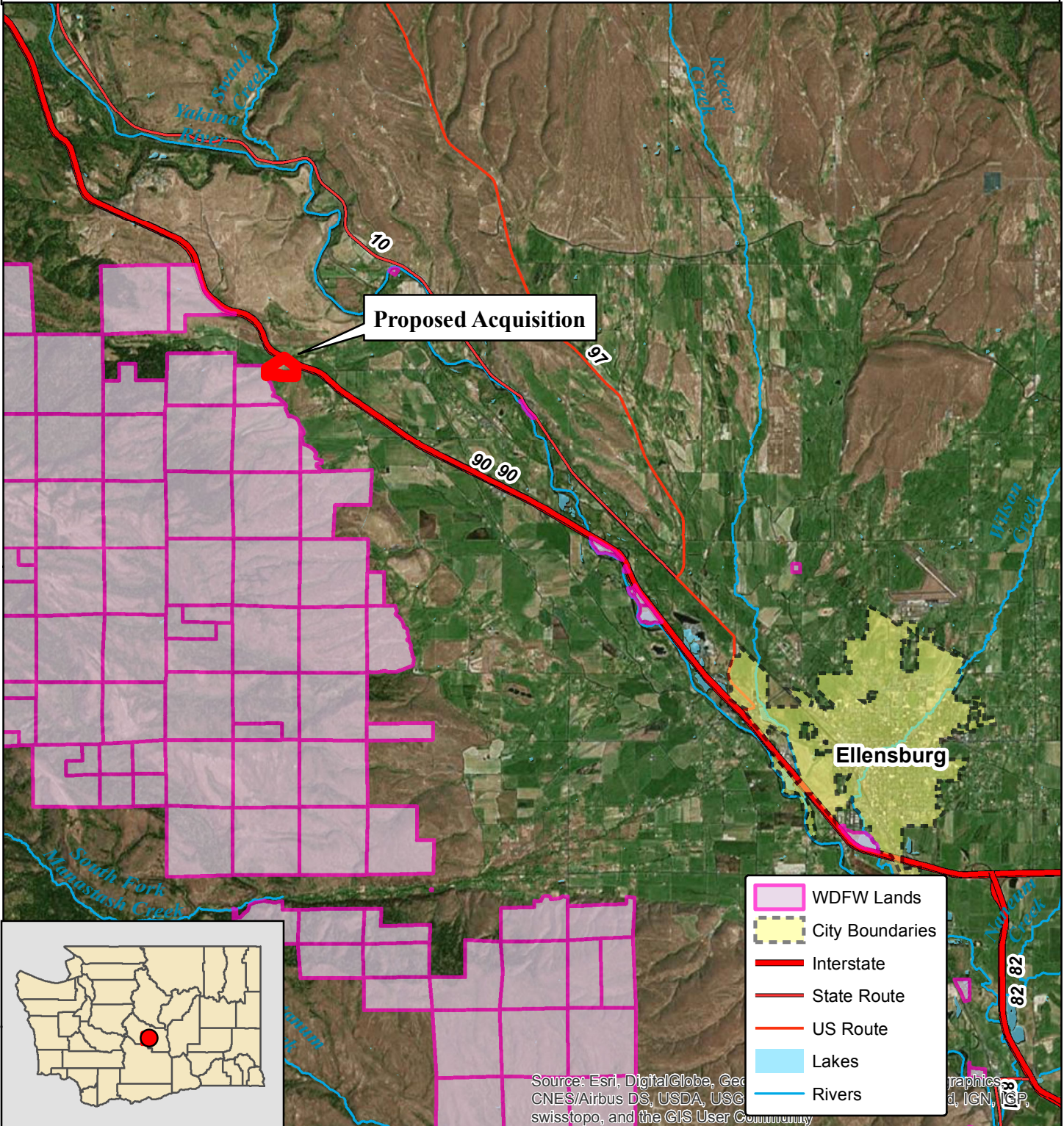
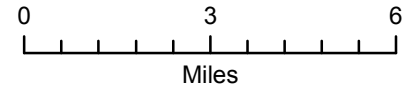
The Department recommends the Commission approve the acquisition of the 15.4-acre Ragland/Spiritwind property for \$260,000.

# ITEM 1: PROPOSED ACQUISITION SPIRITWIND FARM OF THORP, LLC PROPERTY

COUNTY: KITTITAS

LEGAL: TOWNSHIP 18N, RANGE 17E W.M., SECTION 5

ACRES: 15.4



- WDFW Lands
- City Boundaries
- Interstate
- State Route
- US Route
- Lakes
- Rivers

Source: Esri, DigitalGlobe, GeoEye, IGN, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

**ITEM 1: PROPOSED ACQUISITION SPIRITWIND FARM OF THROP, LLC PROPERTY**

**COUNTY: KITTITAS**

**LEGAL: TOWNSHIP 18N, RANGE 17E W.M., SECTION 5**

**ACRES: 15.4**

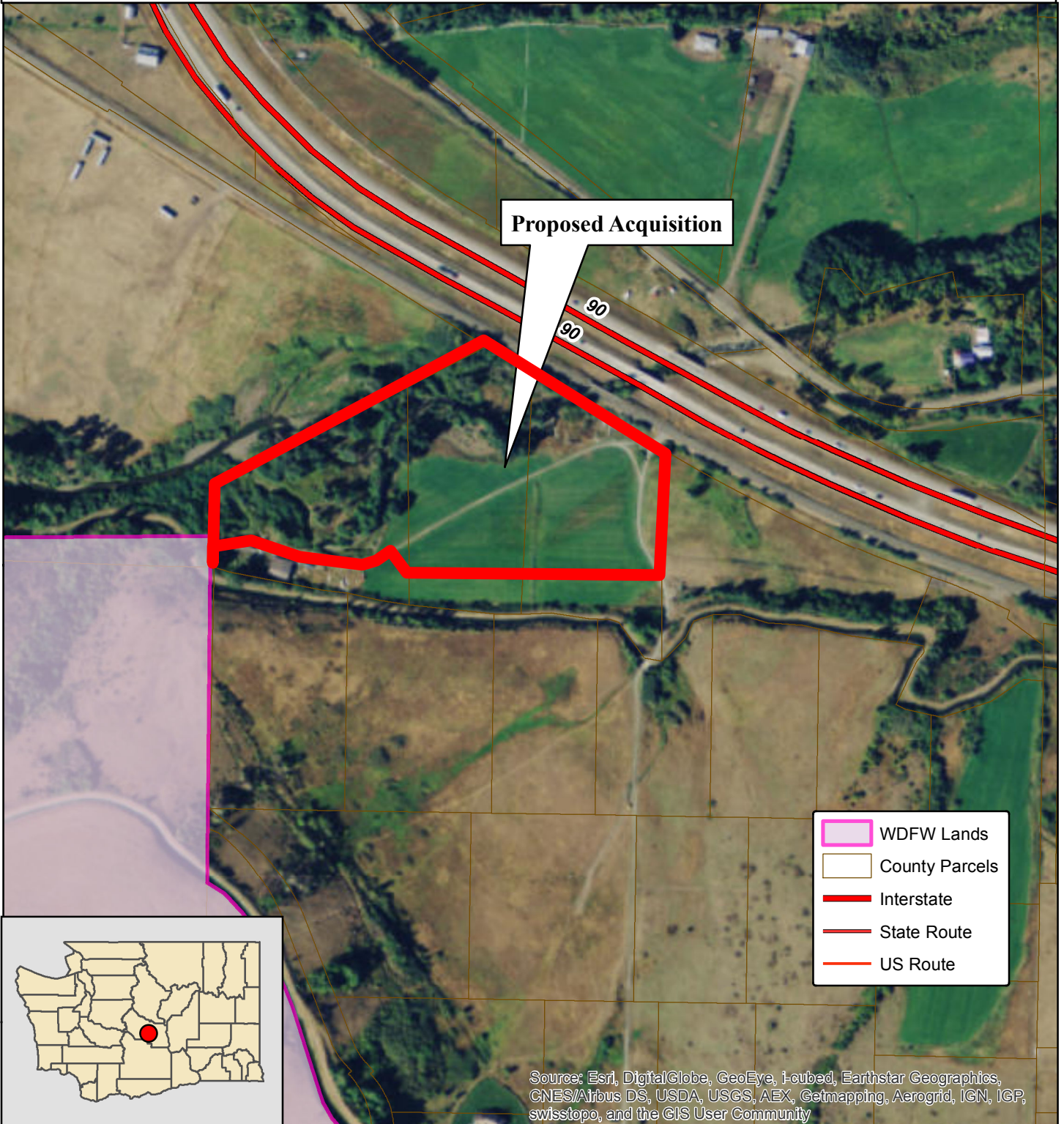
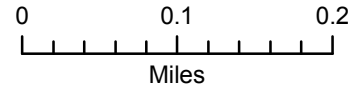


**ITEM 1: PROPOSED ACQUISITION SPIRITWIND FARM OF THORP, LLC PROPERTY**

**COUNTY: KITTITAS**

**LEGAL: TOWNSHIP 18N, RANGE 17E W.M., SECTION 5**

**ACRES: 15.4**



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

**June 12, 2015**

TO: Jim Unsworth,  
Director

FROM: Julie Sandberg  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED CONSERVATION EASEMENT, WHITFORD  
PROPERTY, LIBERTY BAY UNIT, KITSAP COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase a Conservation Easement (CE) on the 1.19-acre Whitford shoreline property. This acquisition is part of the required mitigation for construction of the boat launch at Point No Point and was approved through the Lands 20/20 process. The purpose of this CE is to restore Puget Sound shoreline by removal of the existing concrete and rock bulkheads to conserve nearshore forage fish habitat and will not allow public access. This transaction 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 within the City of Poulsbo in Kitsap County, approximately one-half mile east of downtown Poulsbo, on the east shore of Liberty Bay. The property has a small trailer that will be removed along with two bulkheads. The shoreline will be re-contoured to provide a more natural condition intended to benefit the nearshore ecology. These actions will improve habitat for forage fish, juvenile salmonids and wildlife species that rely on natural habitat conditions of marine shorelines.

The CE will be monitored within the Wildlife Program and there are no PILT or operation and maintenance costs. 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:

\$90,000

The Department recommends the Commission approve the acquisition of the 1.19-acre Whitford property for the appraised value of \$90,000.

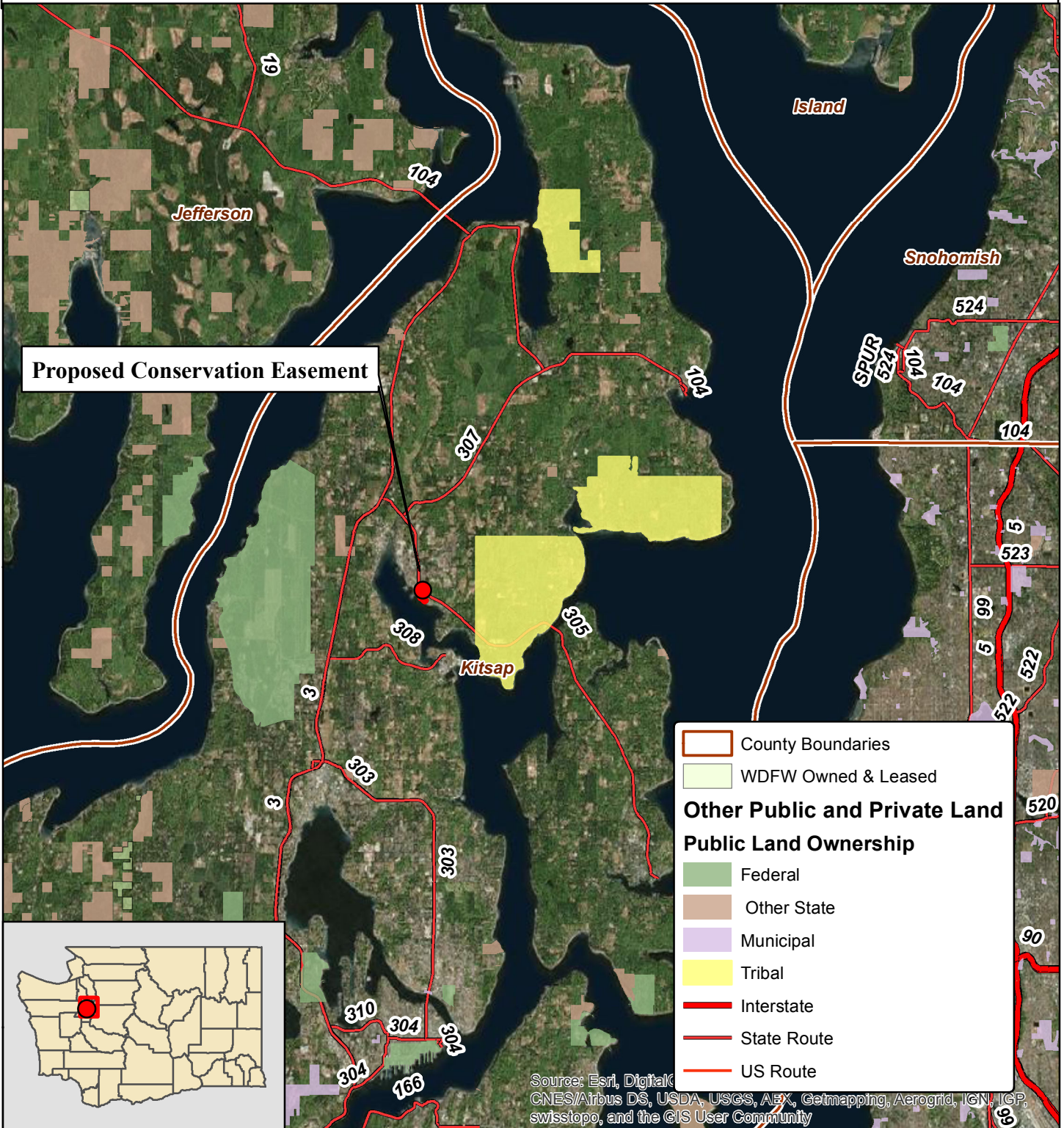
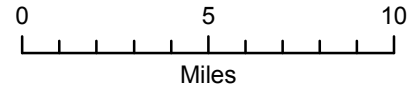


**ITEM:2 PROPOSED CONSERVATION EASEMENT WHITFORD**

**COUNTY: KITSAP**

**LEGAL: TOWNSHIP 26N, RANGE 1E, W.M., SECTION 26**

**ACRES: 1.19**



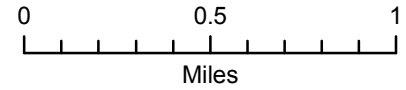
Source: Esri, DigitalGlobe, GeoEye, IGN, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**ITEM:2 PROPOSED CONSERVATION EASEMENT WHITFORD**

**COUNTY: KITSAP**

**LEGAL: TOWNSHIP 26N, RANGE 1E, W.M., SECTION 26**

**ACRES: 1.19**



	PLSS Sections
	PLSS Townships
	County Boundaries
	WDFW Owned & Leased
<b>Other Public and Private Land</b>	
<b>Public Land Ownership</b>	
	Federal
	Other State
	Municipal
	Tribal

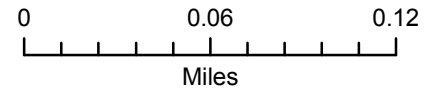
Source: Esri, DigitalGlobe, GeoEye, IGN, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**ITEM 2: PROPOSED CONSERVATION EASEMENT WHITFORD**

**COUNTY: KITSAP**

**LEGAL: TOWNSHIP 26N, RANGE 1E, W.M., SECTION 26**

**ACRES: 1.19**



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

June 12, 2015

TO: Jim Unsworth,  
Director

FROM: Julie Sandberg  
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED EASEMENT/EXCHANGE, THE TWO FORKS  
PROPERTY, MT. ST. HELENS WLA, CLARK COUNTY**

Clark Public Utilities is requesting a perpetual 40-foot wide utility easement for two underground water pipelines crossing under the WDFW Two Forks property. This Unit is located at the confluence of the East and North Forks of the Lewis River within the Mt. St. Helens Wildlife Area. The water line will provide potable water to parts of Northern Clark County, including the cities of Ridgefield and Battle Ground as well as many other rural customers.

The PUD is prepared to purchase an existing inholding within the boundary of the Two Forks site and deed it to WDFW in exchange for the easement. The Wildlife Area Manager recommends the replacement property be accepted.

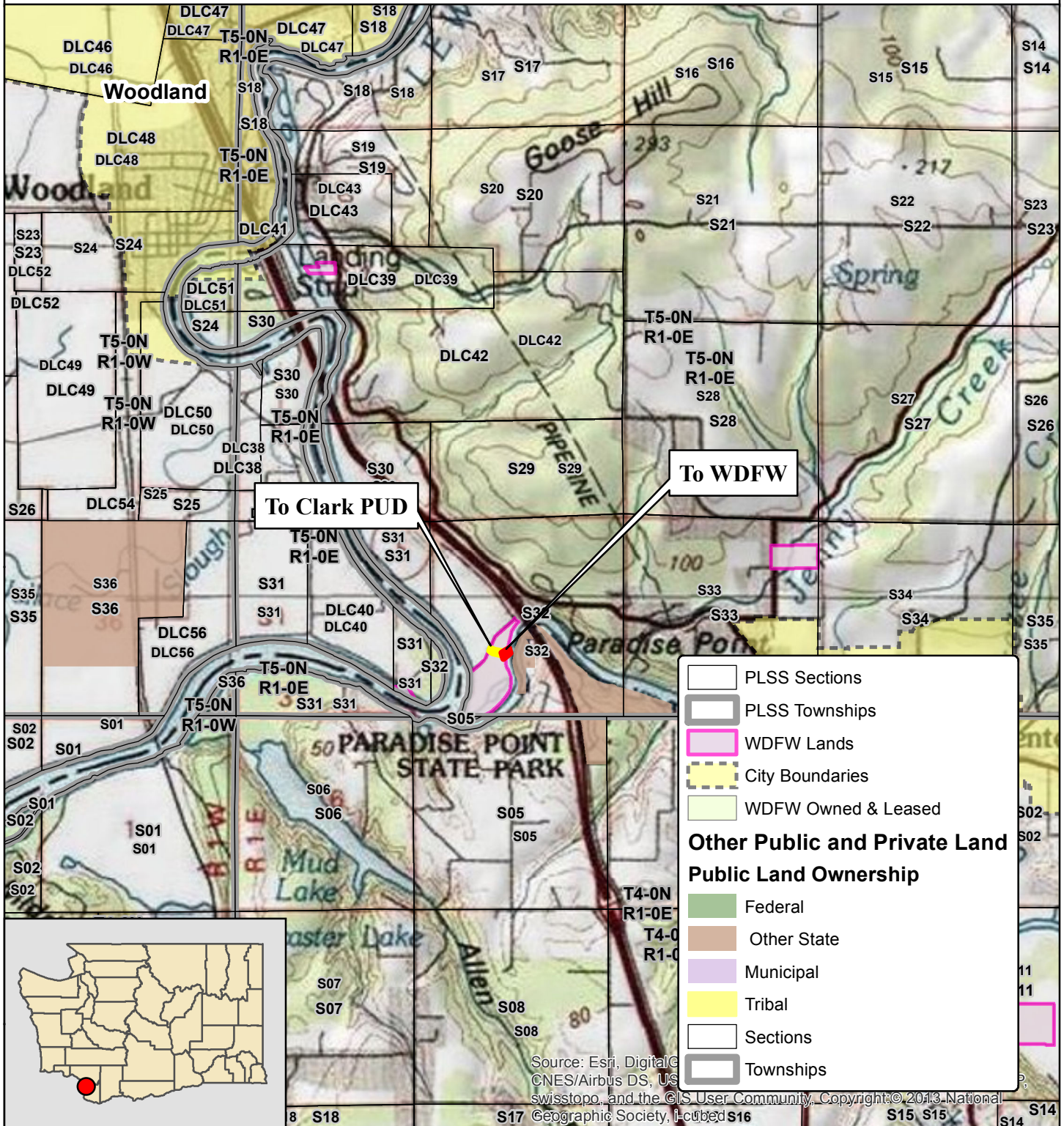
The Department recommends the Commission approve granting an easement to Clark County in exchange for the .42-acre inholding property. This transaction is pending RCO approval.

ITEM:3 PROPOSED EASEMENT/EXCHANGE TWO FORKS

COUNTY: CLARK

LEGAL: TOWNSHIP 5N, RANGE 1E W.M., SECTION 32

ACRES: .42

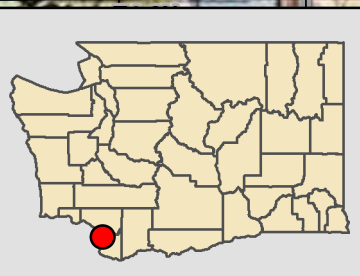


PLSS Sections  
 PLSS Townships  
 WDFW Lands  
 City Boundaries  
 WDFW Owned & Leased

**Other Public and Private Land**

**Public Land Ownership**

- Federal
- Other State
- Municipal
- Tribal
- Sections
- Townships



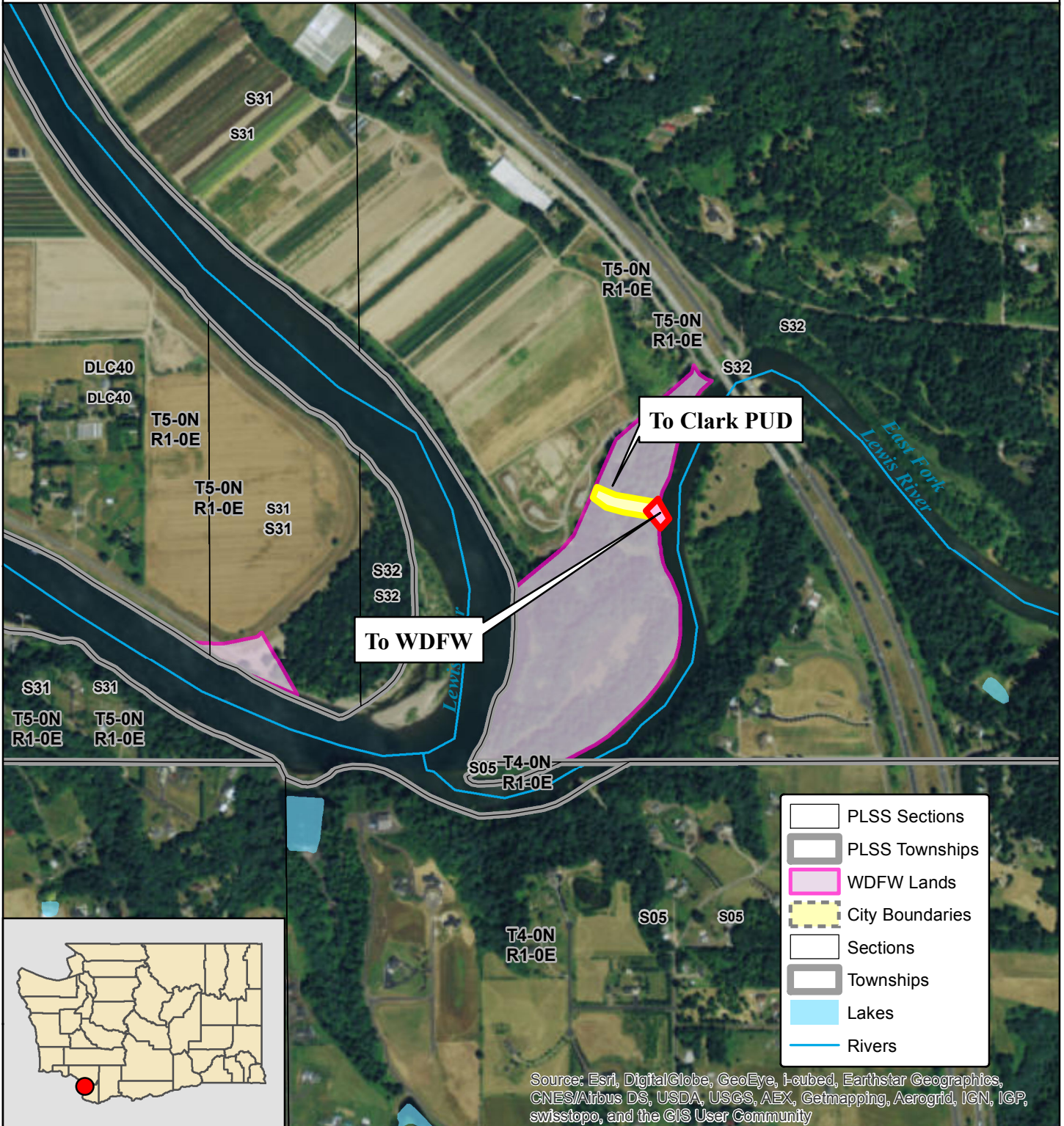
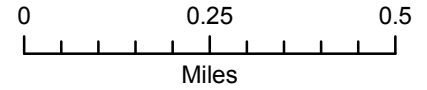
Source: Esri, DigitalGlobe, GeoEye, IGN, CNES/Airbus DS, USDA, AeroGRID, IGN, SRTM3D, Swisstopo, and the GIS User Community, Copyright © 2013 National Geographic Society, Inc.

**ITEM:3 PROPOSED EASEMENT/EXCHANGE TWO FORKS**

**COUNTY: CLARK**

**LEGAL: TOWNSHIP 5N, RANGE 1E W.M., SECTION 32**

**ACRES: .42**



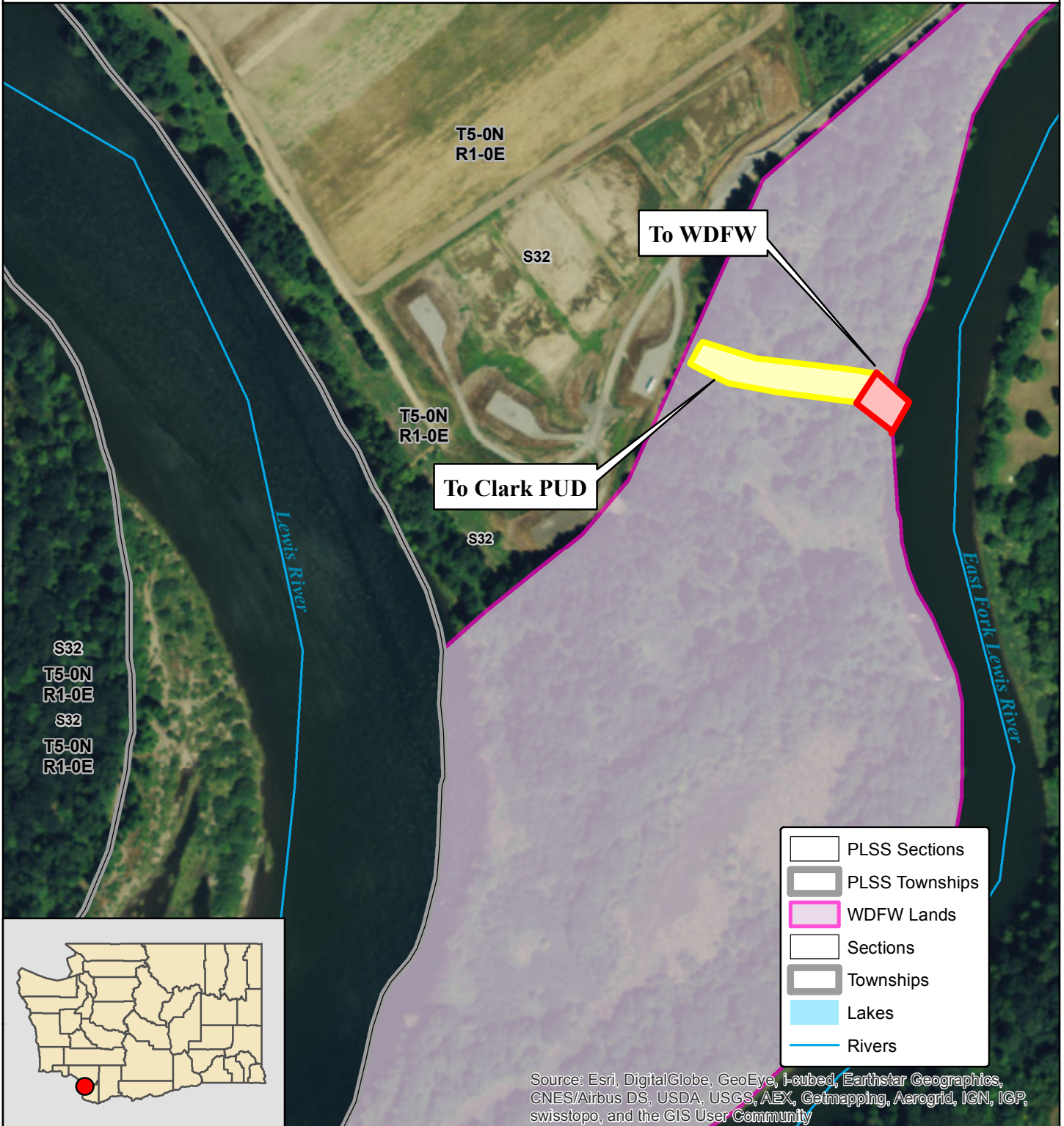
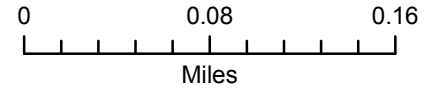
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**ITEM:3 PROPOSED EASEMENT/EXCHANGE TWO FORKS**

**COUNTY: CLARK**

**LEGAL: TOWNSHIP 5N, RANGE 1E W.M., SECTION 32**

**ACRES: .42**



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

**June 12, 2015**

TO: Jim Unsworth,  
Director

FROM: Julie Sandberg  
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED ACQUISITION OF THE WHITAKER PROPERTY,  
WALLACE RIVER ACCESS, SNOHOMISH COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase the 3.1 acre Whitaker property.

This acquisition is required to mitigate for King County's bridge approach on a WDFW-owned parcel on the Snoqualmie River that was purchased with RCO funds. The purpose of the Whitaker acquisition is to provide additional public access to the Wallace River in Snohomish County. This acquisition is being funded through King County conversion monies and donations from sportsmen's groups.

This property is located in Snohomish County, approximately 2 miles east of Sultan and approximately 3 miles downstream from the Wallace Hatchery on State Route 2. The property is unimproved consisting of an existing highway access driveway, low bank riverfront, mostly level land ideal for fishing, wildlife viewing and day use recreation.

Acquiring public access in this area has been a priority for the Department of Fish and Wildlife. Hand carried boats and rafts can be launched from the site in its current condition. This site supports the activities of fisherman as well as providing the public easy access off Highway 2 for wildlife viewing opportunities. WDFW operates a Hatchery on the Wallace River for steelhead and Chinook salmon.

The property will be managed within the Wildlife Program as part of Region 4's Water Access Program. Operation and maintenance costs are anticipated to be \$500 annually. Funding will be provided from the existing Region 4 operations budget.

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

\$55,000.00

The Department recommends the Commission approve the acquisition of the 3.01-acre Whitaker property for the appraised value of \$55,000.00.

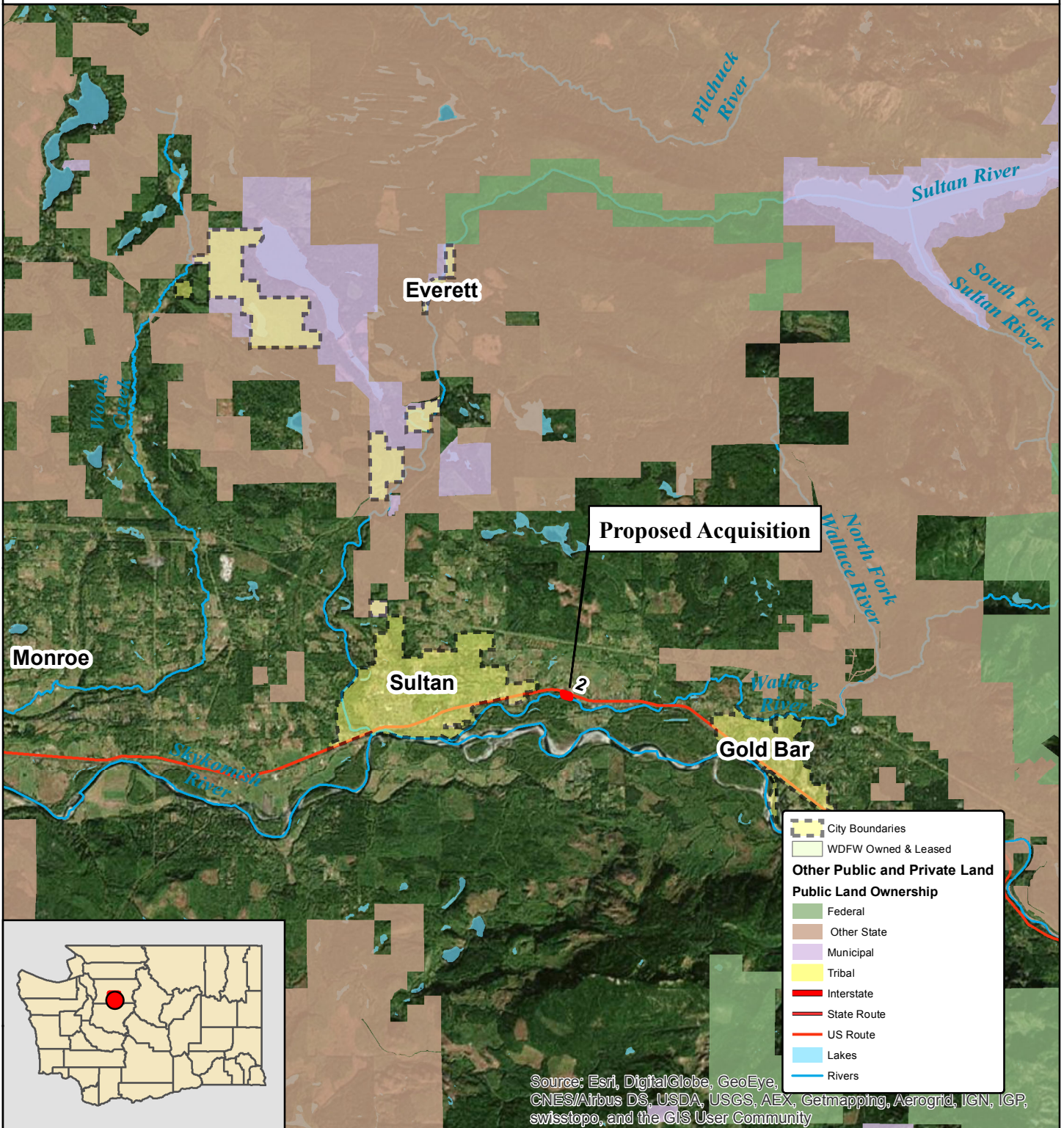
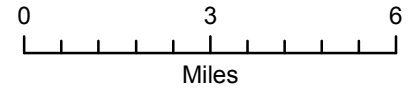


**ITEM:4 Proposed Acquisition, Whitaker Property**

**COUNTY:** Snohomish

**LEGAL:** Township 28N, range 8E W.M., Section 34

**ACRES:** 3.01



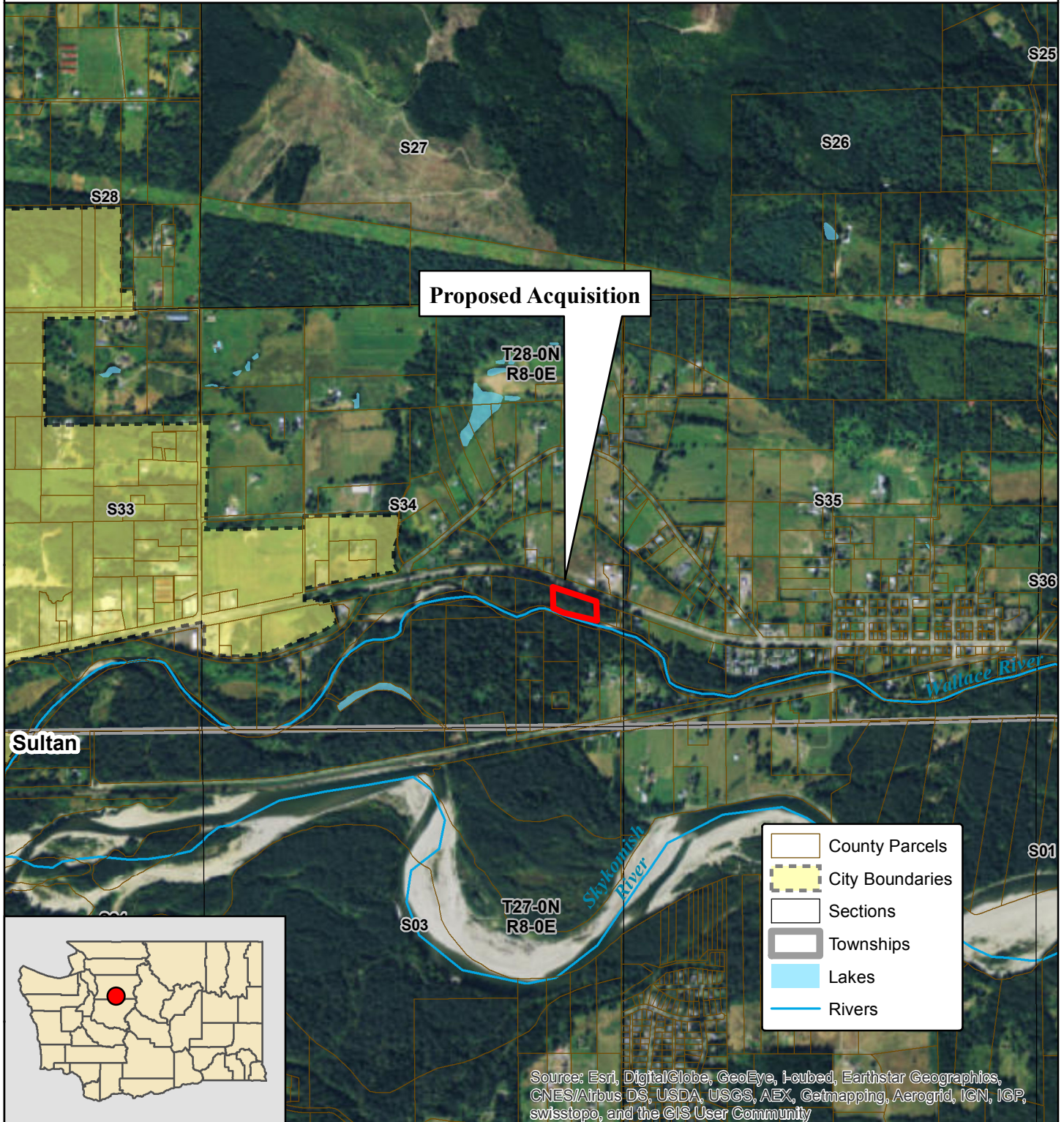
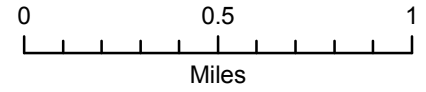
Source: Esri, DigitalGlobe, GeoEye, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**ITEM:4 Proposed Acquisition, Whitaker Property**

**COUNTY:** Snohomish

**LEGAL:** Township 28N, Range 8E W.M., Section 34

**ACRES:** 3.01

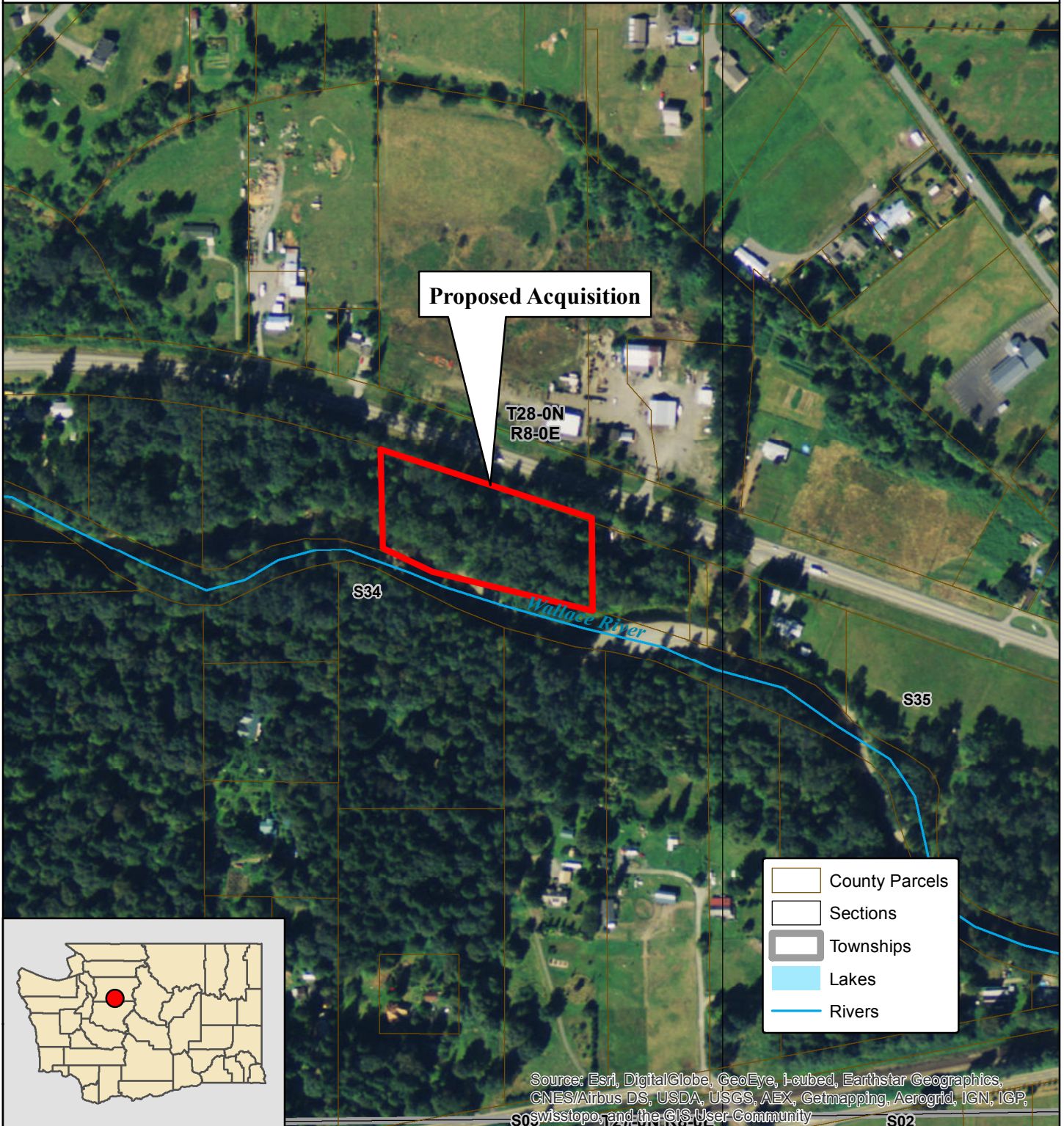
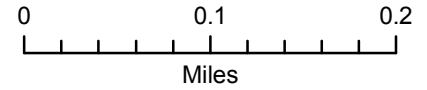


**ITEM:4 Proposed Acquisition, Whitaker Property**

**COUNTY:** Snohomish

**LEGAL:** Township 28N, Range 8E W.M., Section 34

**ACRES:** 3.01



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

June 12, 2015

TO: Jim Unsworth  
Director

FROM: Julie Sandberg  
Real Estate Manager

SUBJECT: **ITEM 5: PROPOSED SALES –  
TWO SURPLUS PROPERTIES IN SKAGIT COUNTY AND TWO  
SURPLUS PROPERTIES IN WHATCOM COUNTY**

The Department of Fish and Wildlife (WDFW) has appraised four properties identified as surplus to program needs through the Land Ownership Review process and further through the USFWS – Abbreviated Assessment for Small Land Disposals process. All of these properties were acquired using funds provided by the USFWS under the Pittman-Robertson program, with the intent of being managed for pheasant habitat, production, and/or hunter access but they have not been successful in supporting habitat.

Property #1 – (former Bourns) 7.5 acres, is located in Skagit County, northwest of Burlington. It was acquired in 1944. The minimum bid for this property is \$48,250.

Property #2 – (former Niderost) 7.12 acres, is located in Skagit County, between La Conner and Mt. Vernon. It was acquired in 1944. The minimum bid for this property is \$39,800

Property #3 – (former Johnson) 10 acres, is located in Whatcom County, northeasterly of Ferndale. It was acquired in 1944. The minimum bid for this property is \$88,000.

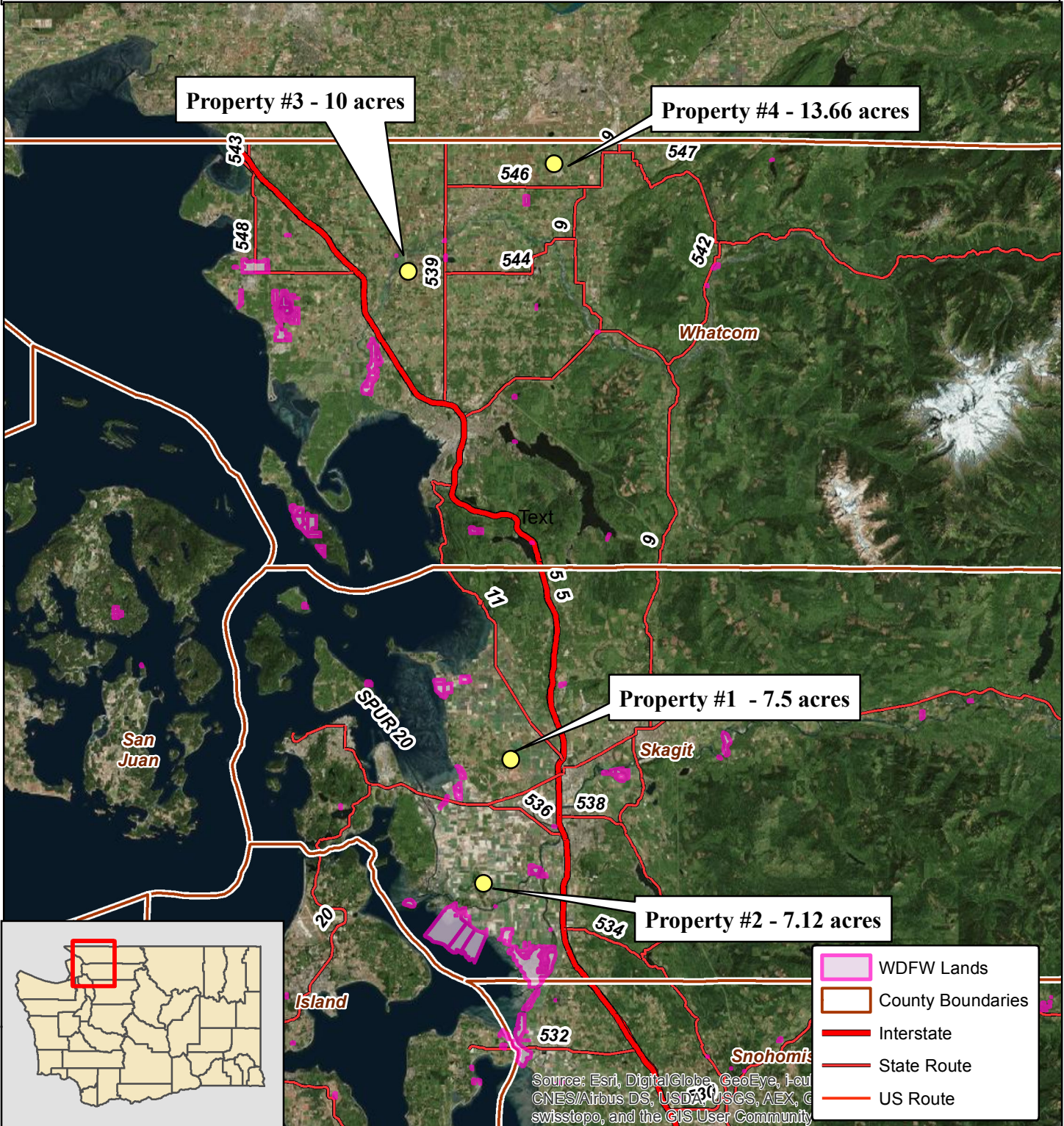
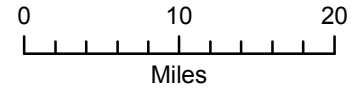
Property #4 – (former Swanson) 13.66 acres, is located in Whatcom County, northeasterly of Lynden. It was acquired in 1944. The minimum bid for this property is \$95,000.

The Department recommends the Commission approve the sale of these properties for at least the appraised values which sets the minimum bids.

**ITEM:5 PROPOSED SURPLUS PROPERTIES**

**COUNTY: SKAGIT, WHATCOM**

**LEGAL: TOWNSHIP 33N, RANGE 3E W.M., SECTION 4  
TOWNSHIP 35N, RANGE 3E W.M., SECTION 35  
TOWNSHIP 39N, RANGE 2E W.M., SECTION 39  
TOWNSHIP 40N, RANGE 4E W.M., SECTION 4**



	WDFW Lands
	County Boundaries
	Interstate
	State Route
	US Route

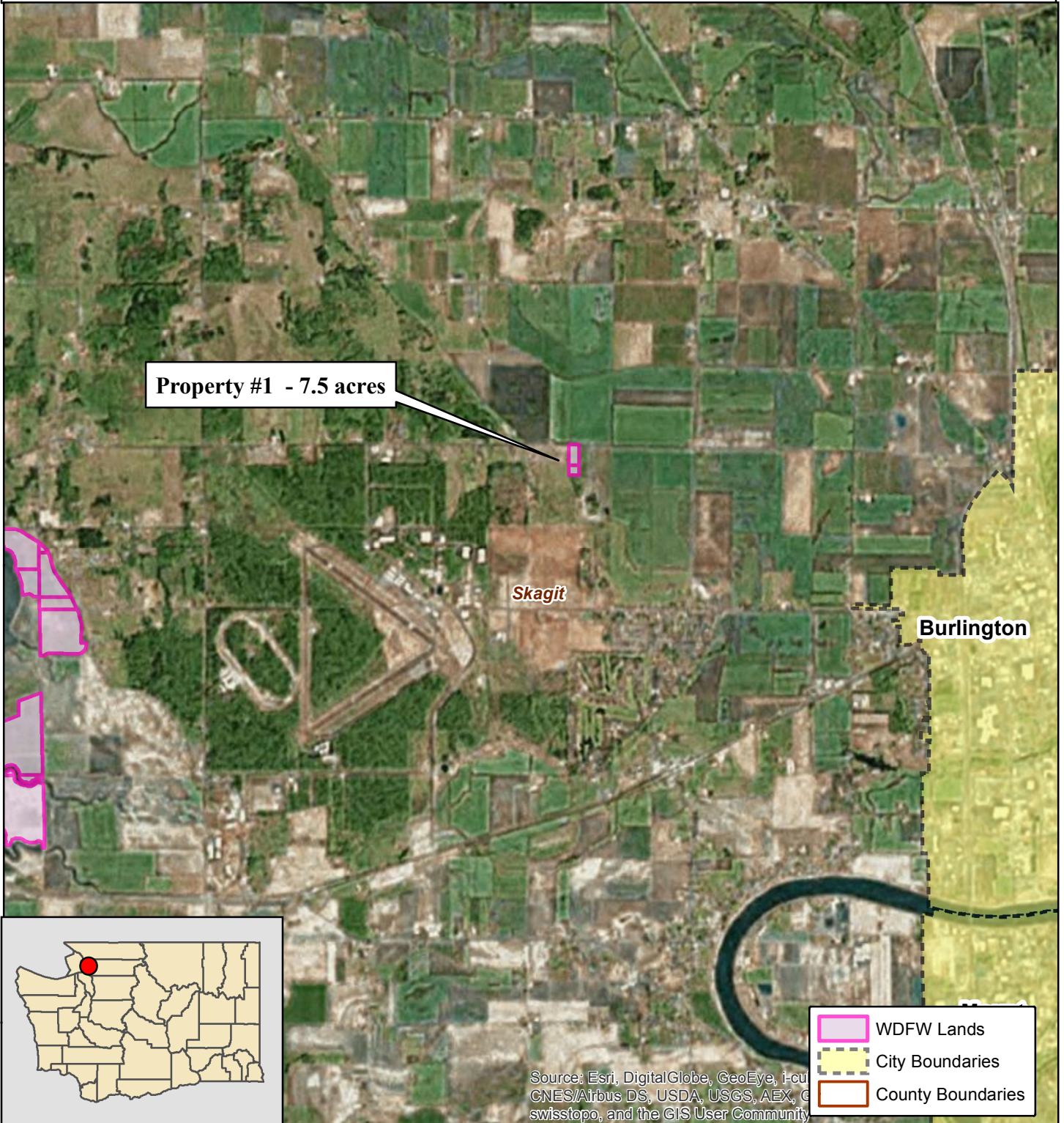
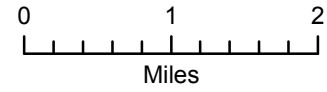
Source: Esri, DigitalGlobe, GeoEye, Earthstar/United States, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, Swayze, and the GIS User Community

**ITEM:5 PROPOSED SURPLUS PROPERTY #1**

**COUNTY: SKAGIT**

**LEGAL: TOWNSHIP 35N, RANGE 3E W.M., SECTION 35**

**ACRES: 7.5**



Property #1 - 7.5 acres

Skagit

Burlington

	WDFW Lands
	City Boundaries
	County Boundaries

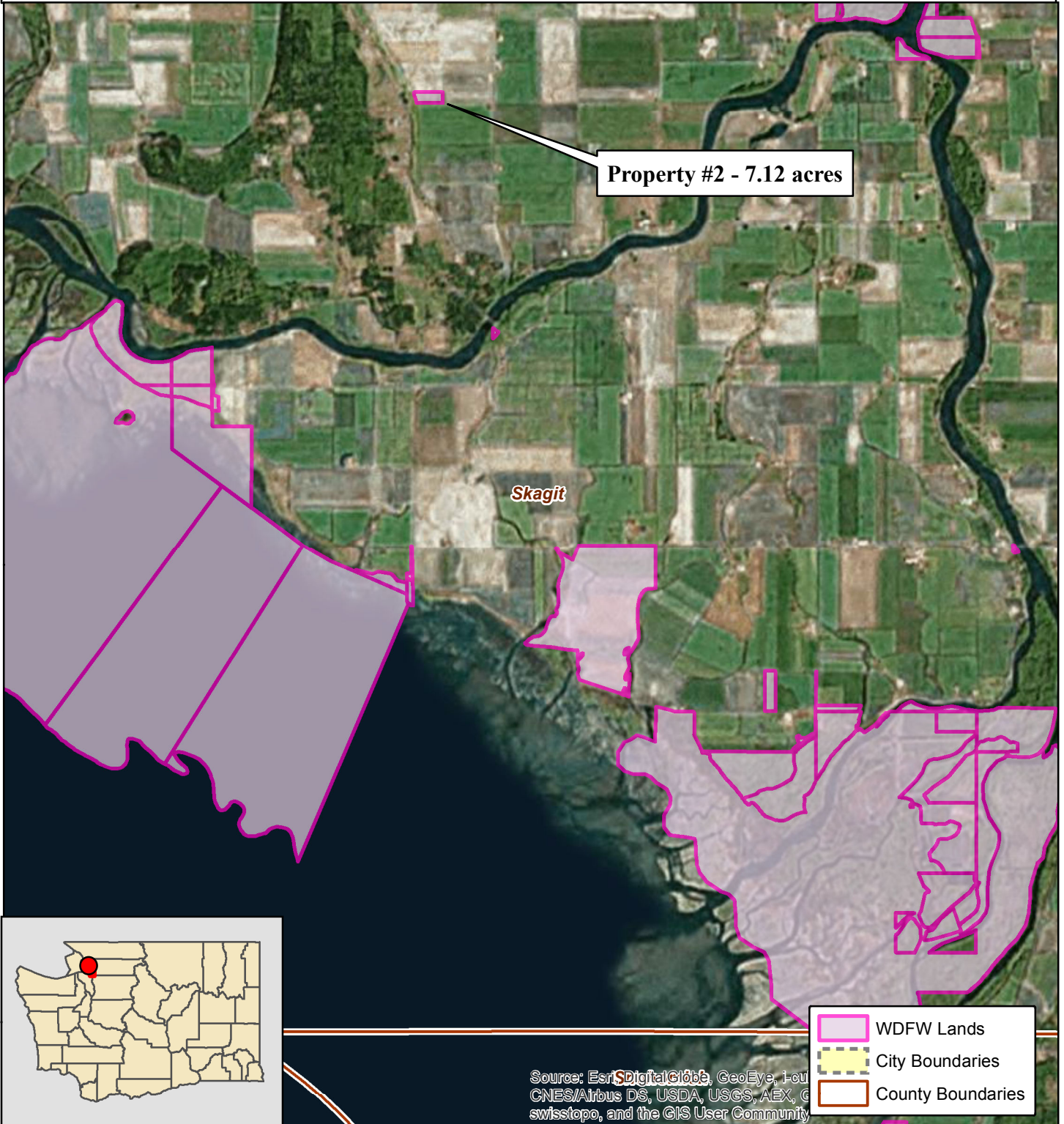
Source: Esri, DigitalGlobe, GeoEye, i-cu  
CNES/Airbus DS, USDA, USGS, AEX, G  
swisstopo, and the GIS User Community

**ITEM:5 PROPOSED SURPLUS PROPERTY #2**

**COUNTY: SKAGIT**

**LEGAL: TOWNSHIP 33N, RANGE 4E W.M., SECTION 4**

**ACRES: 7.12**

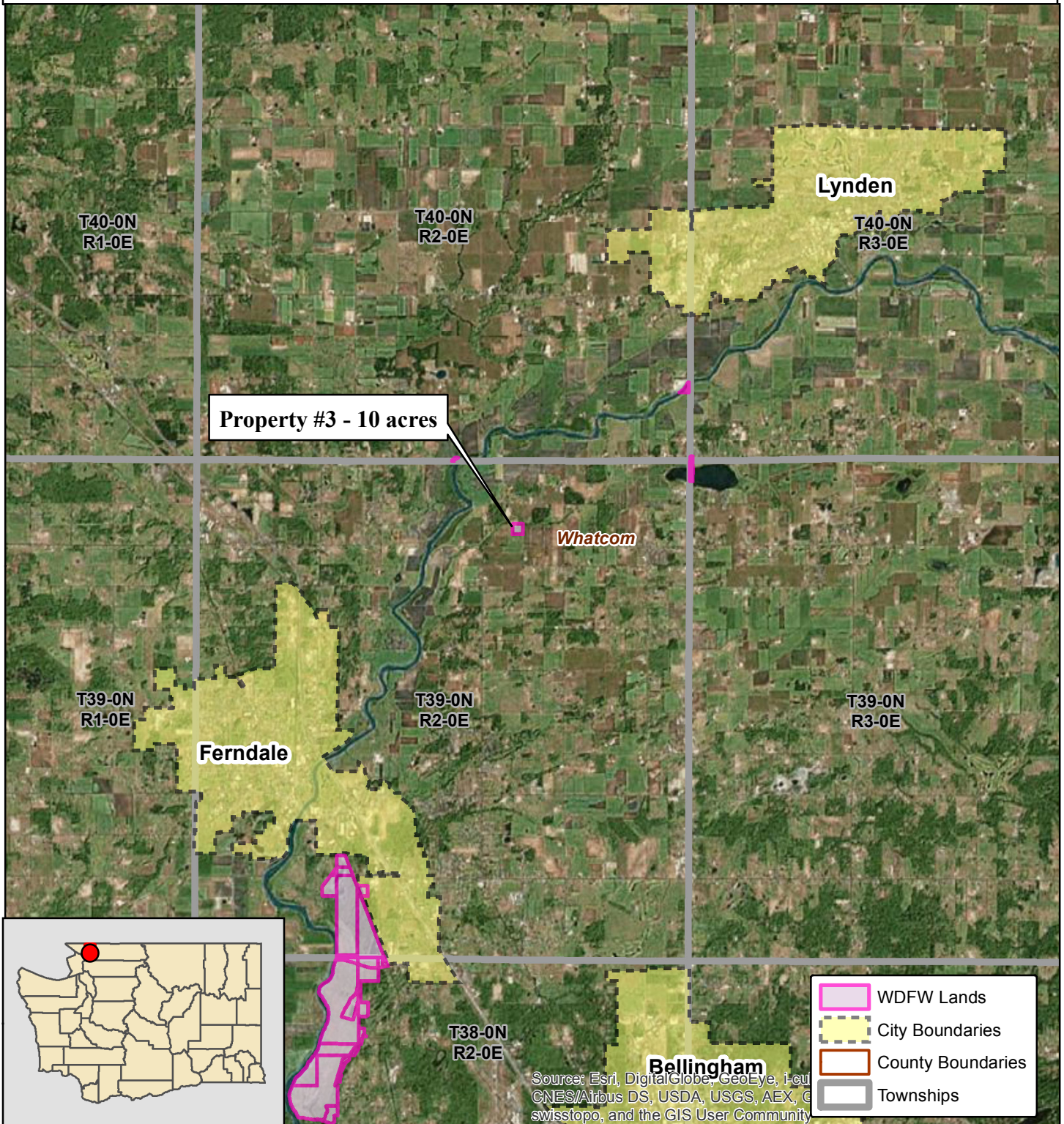
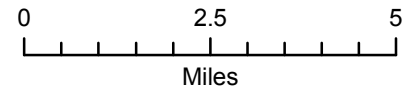


**ITEM:5 PROPOSED SURPLUS PROPERTY #3**

**COUNTY: WHATCOM**

**LEGAL: TOWNSHIP 39N, RANGE 2E W.M., SECTION 3**

**ACRES: 10**





**ITEM:5 PROPOSED SURPLUS PROPERTY #4**

**COUNTY: WHATCOM**

**LEGAL: TOWNSHIP 40N, RANGE 4E W.M., SECTION 6**

**ACRES: 13.66**

