

Land Transactions

November 13 & 14, 2015

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Land
Transaction

Integrating
Ownership

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

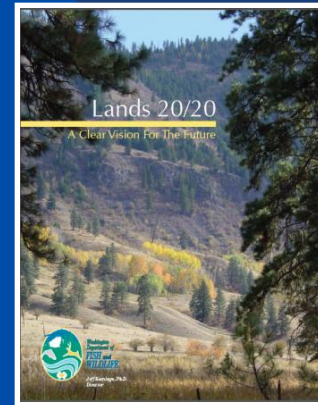
- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

Land Transaction Appraisal

- Independent Fee Appraisers
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

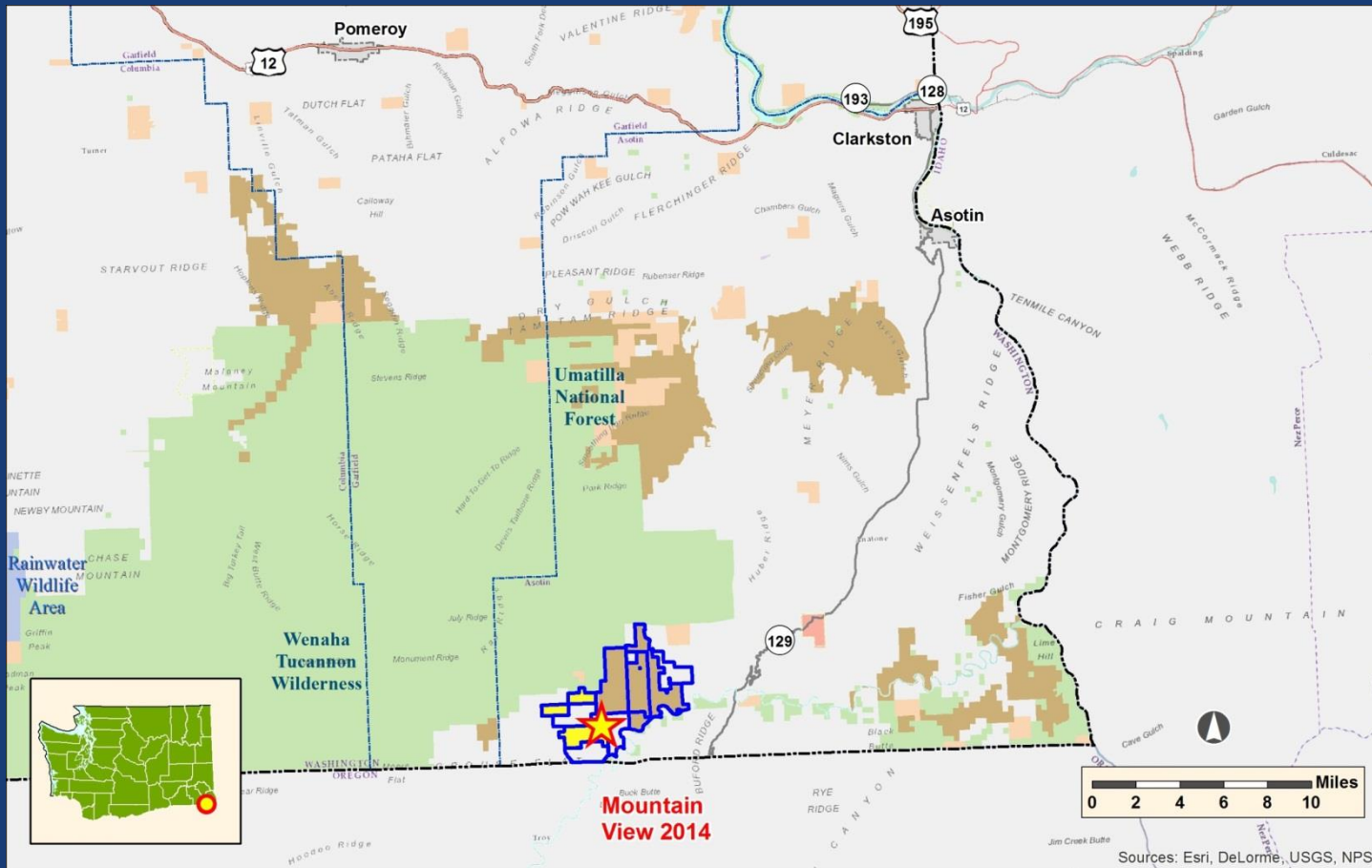
Odom/4-O Land & Livestock LLC

Chief Joseph Wildlife Area, Asotin County



Odom/4-O Land & Livestock LLC

Chief Joseph Wildlife Area, Asotin County



Phase 5
2,061.45 acres



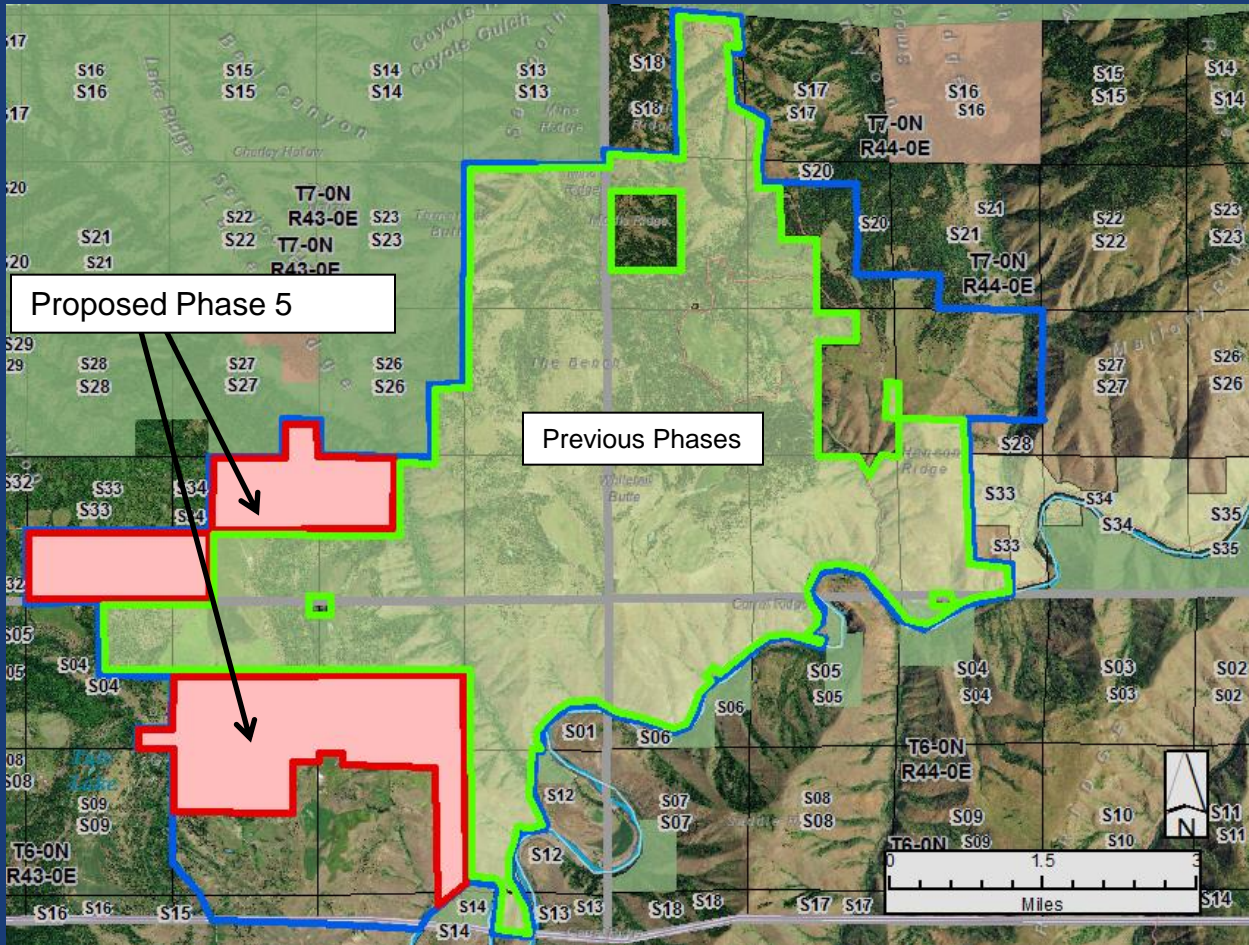
Odom/4-O Land & Livestock LLC

Chief Joseph Wildlife Area, Asotin County



November 13 & 14, 2015
WDFW Commission Meeting

Odom/4-O Land & Livestock LLC Chief Joseph Wildlife Area, Asotin County



Funded by
WWRP &
Section 6 grants
Appraised Value
\$3,765,790



Odom/4-O Land & Livestock LLC

Chief Joseph Wildlife Area, Asotin County

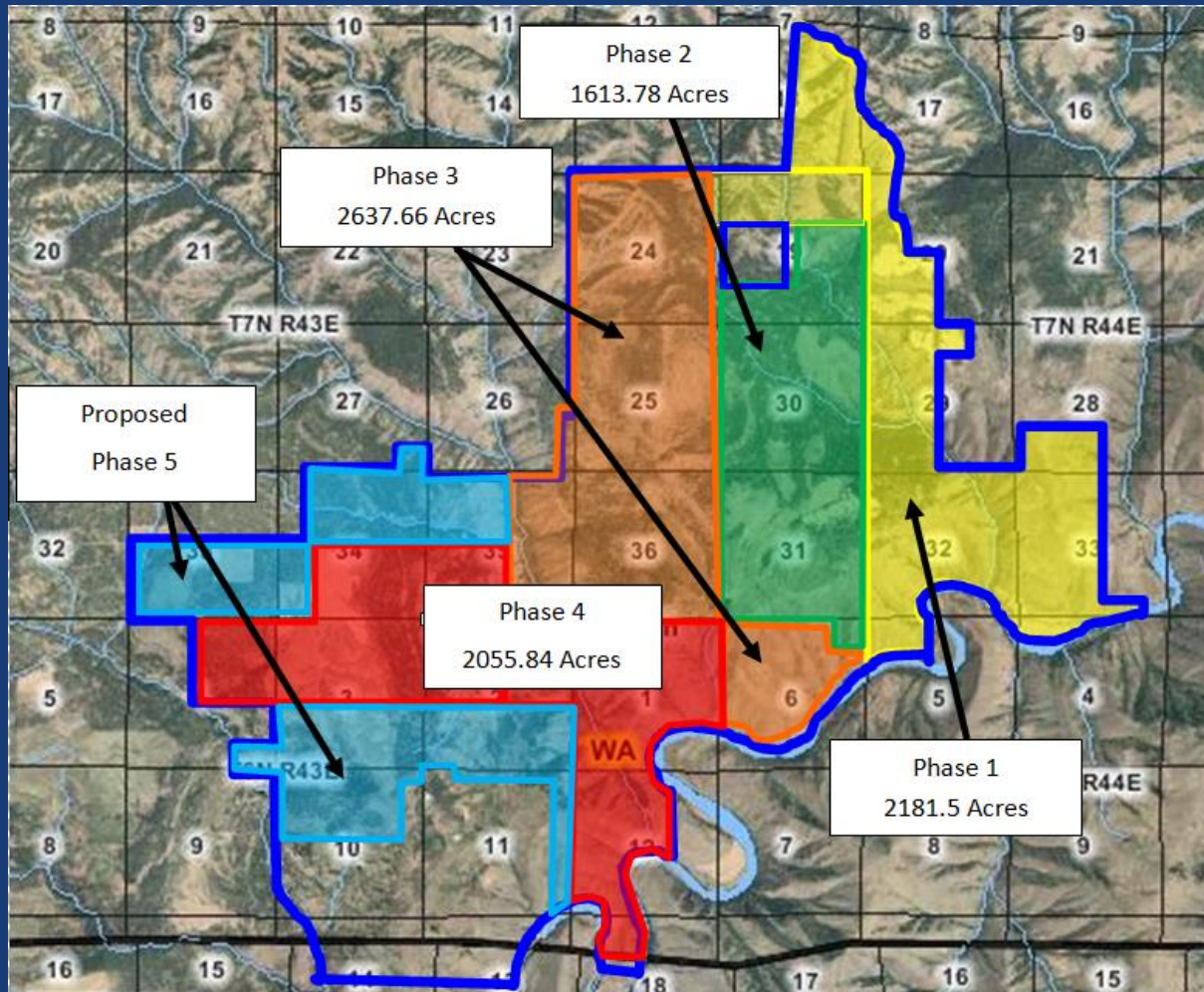


- Greater than 1 mile of riparian protected
- Connectivity between public ownerships
- Critical bull trout and salmon habitat protected
- Critical bighorn sheep and elk habitat secured



Odom/4-O Land & Livestock LLC

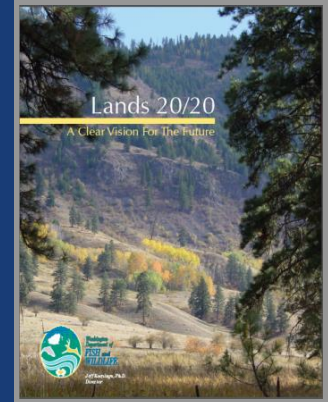
Chief Joseph Wildlife Area, Asotin County



- Public hunting and fishing opportunity
- Operation and Maintenance cost approx. \$16,000 annually
- Payment in Lieu of Property Tax approx. \$2,000 annually

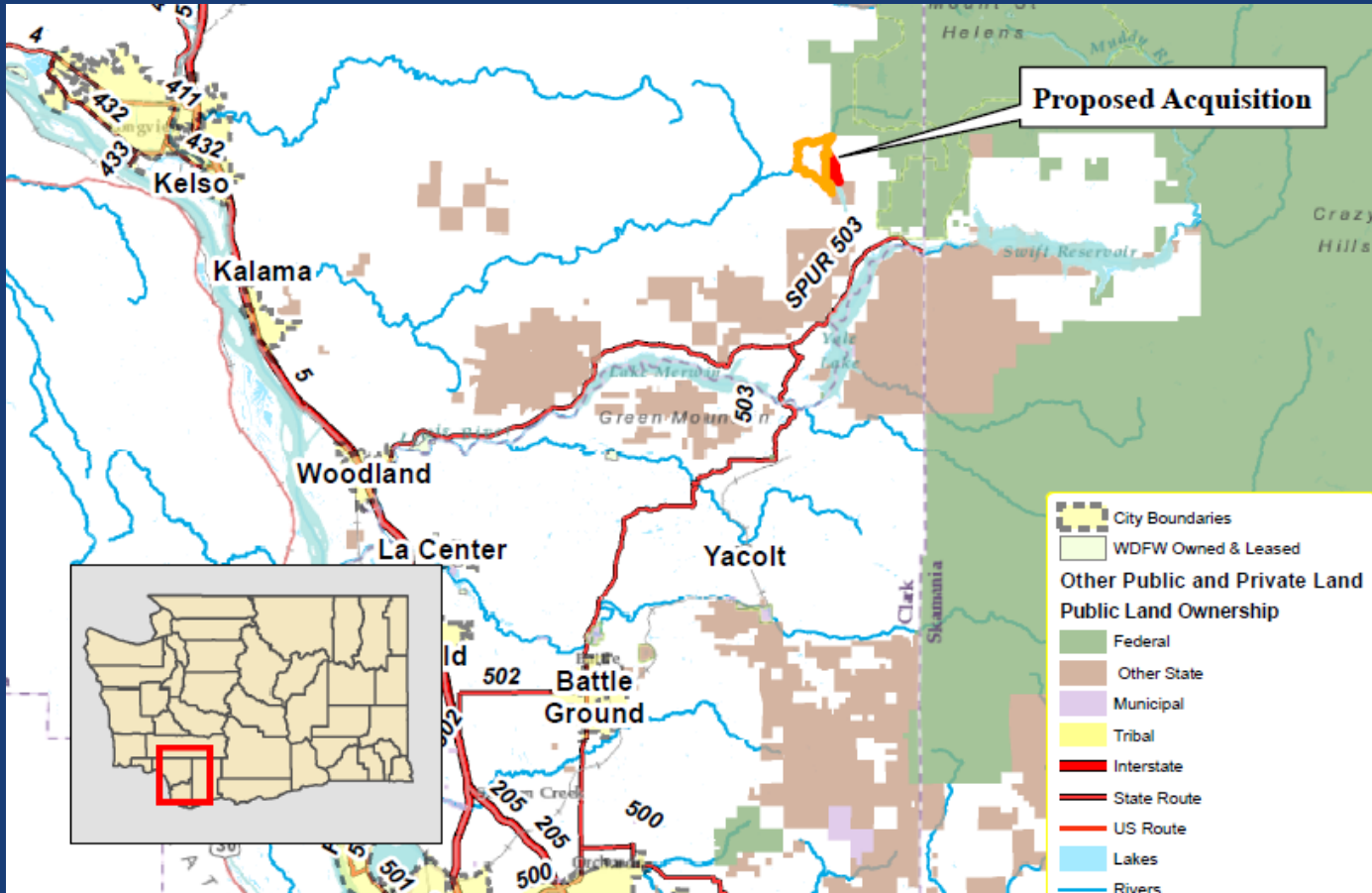
Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County



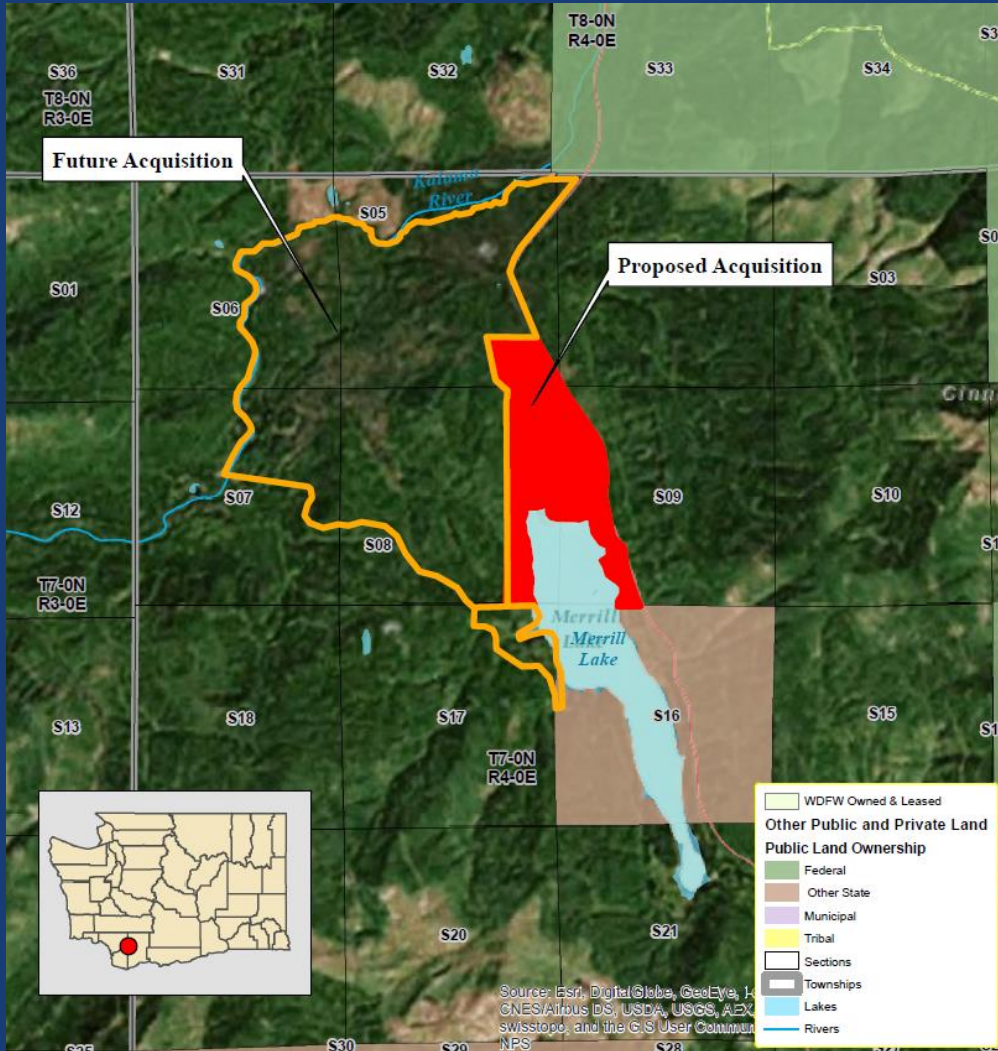
Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County



Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County



- Operation and Maintenance cost approx. \$1,880 annually





Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County

Merrill Riparian Habitat

- Includes approximately 5 miles of riparian habitat along the southern shoreline of the Kalama River and both sides of Dry Creek
- Includes approximately 2 miles of Merrill Lake's shoreline
- Contains a seasonal old-growth cedar marsh

Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County



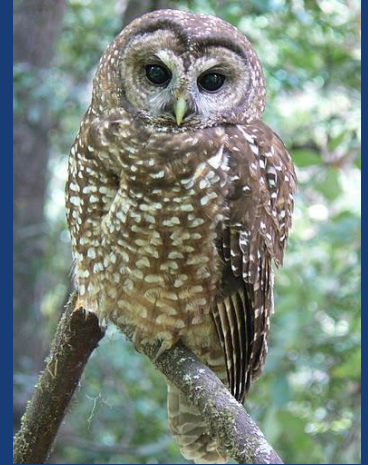
Approximately 348 acres of the acquisition area is considered riparian, or 63% of the total acquisition*



Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County

- This site could compliment geological research & education on Mt. St. Helens NVM
- Genetic research of Steelhead in the Kalama River
- Living classroom of unique habitat types and features



Merrill Lake LLC

Mt. St. Helens Wildlife Area, Cowlitz County

Ongoing Stewardship and Management

- Managed by WDFW as unit of the Mt. St. Helens Wildlife Area
- Protect and maintain existing natural characteristics
- Provide public access at a level that does not significantly impair ecological integrity of the site
- Manage overstocked young conifer stands
- Regularly monitor for invasive plant species & remove when detected



PUBLIC COMMENT

Land Transactions

November 13 & 14, 2015