

Land Transactions

April 8 & 9, 2016



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.”

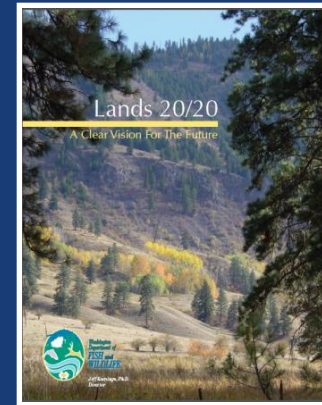
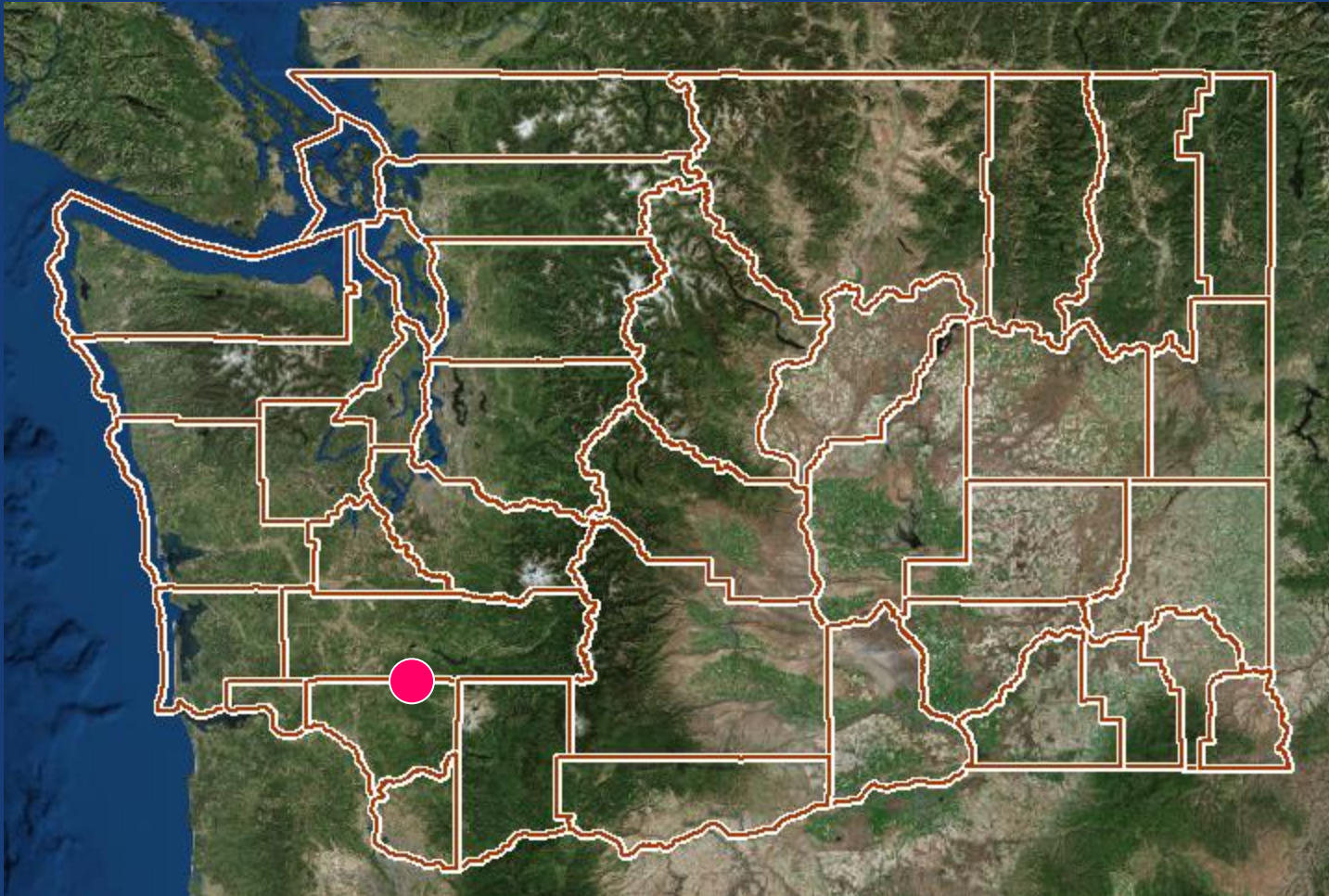
Land Transaction Appraisal

- 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”

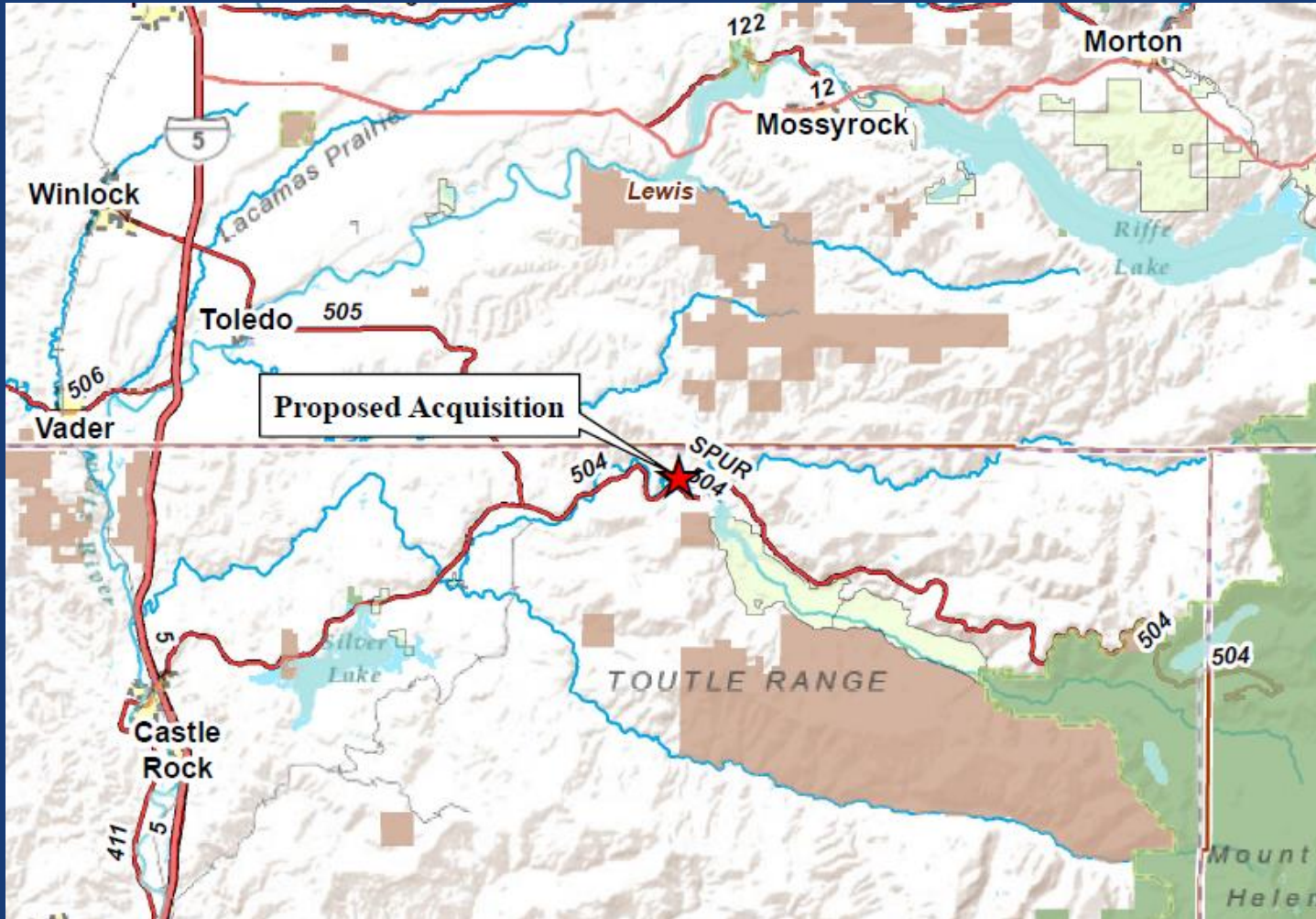
Land Transaction Appraisal

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

WSDOT / Mt. St. Helens Mt St Helens WLA, Cowlitz County



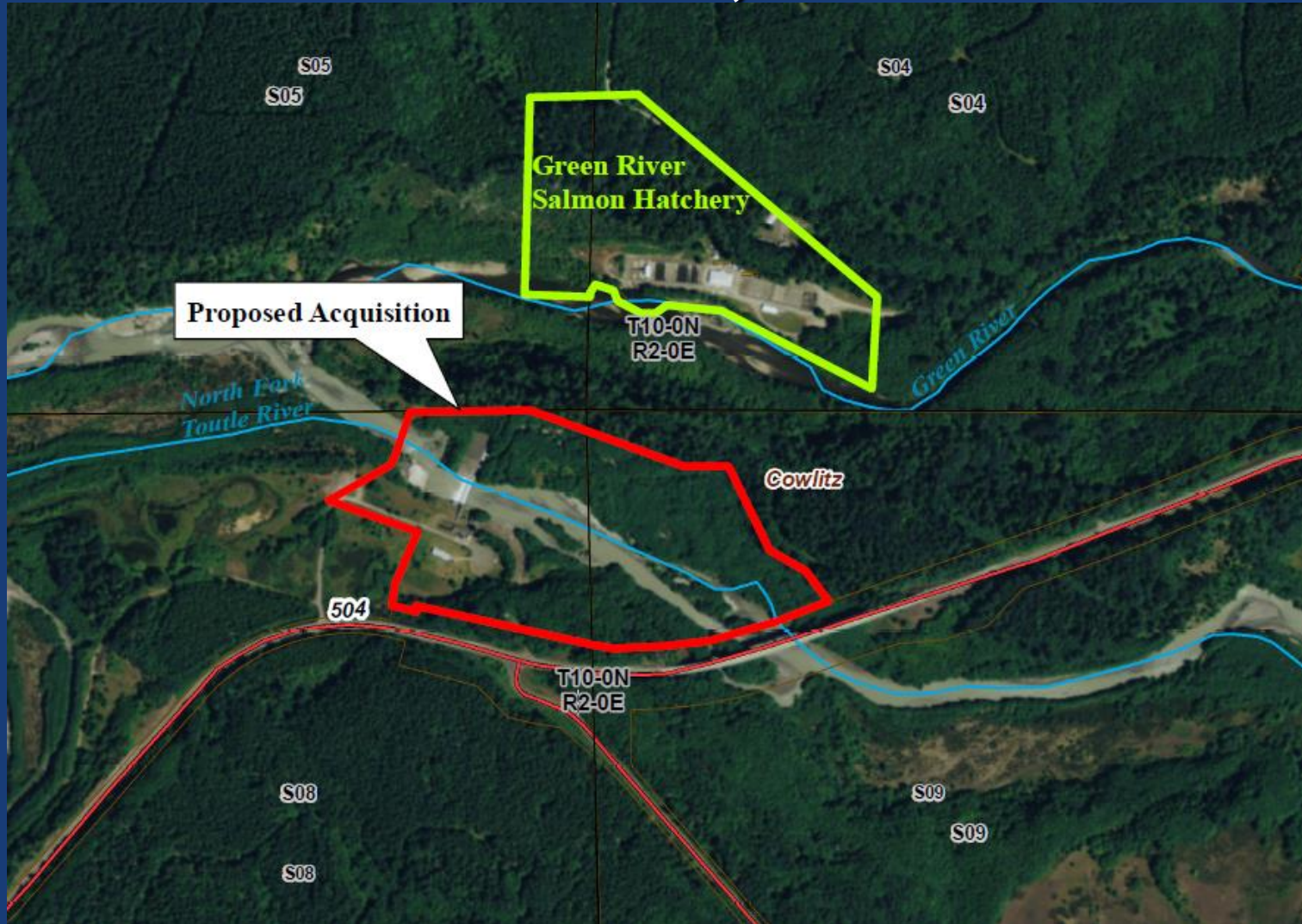
WSDOT / Mt. St. Helens Mt St Helens WLA, Cowlitz County



Donation
33 acres



WSDOT / Mt. St. Helens Mt St Helens WLA, Cowlitz County

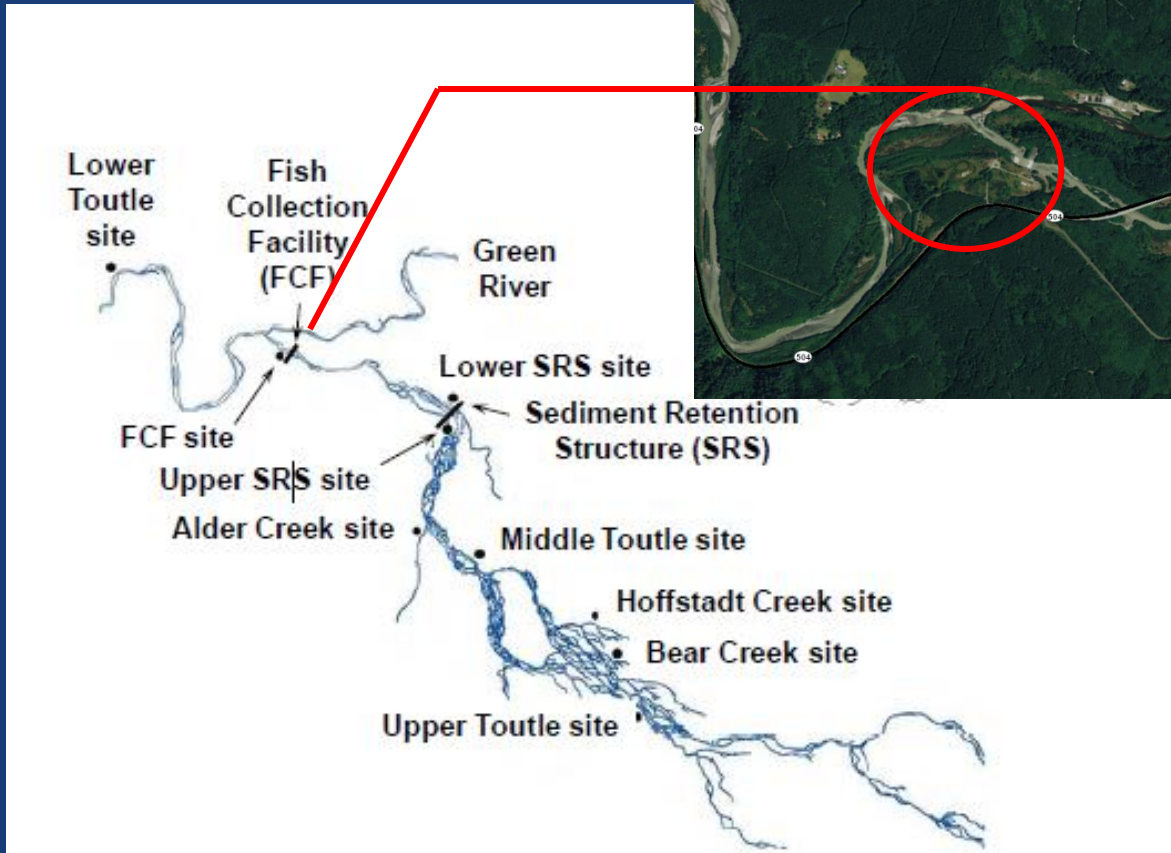


WSDOT / Mt. St. Helens Mt St Helens WLA, Cowlitz County



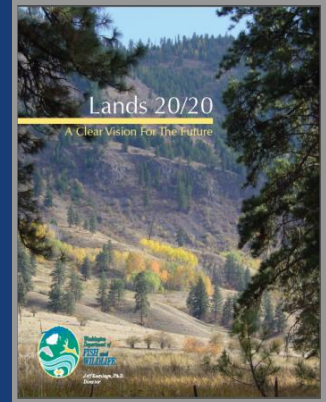
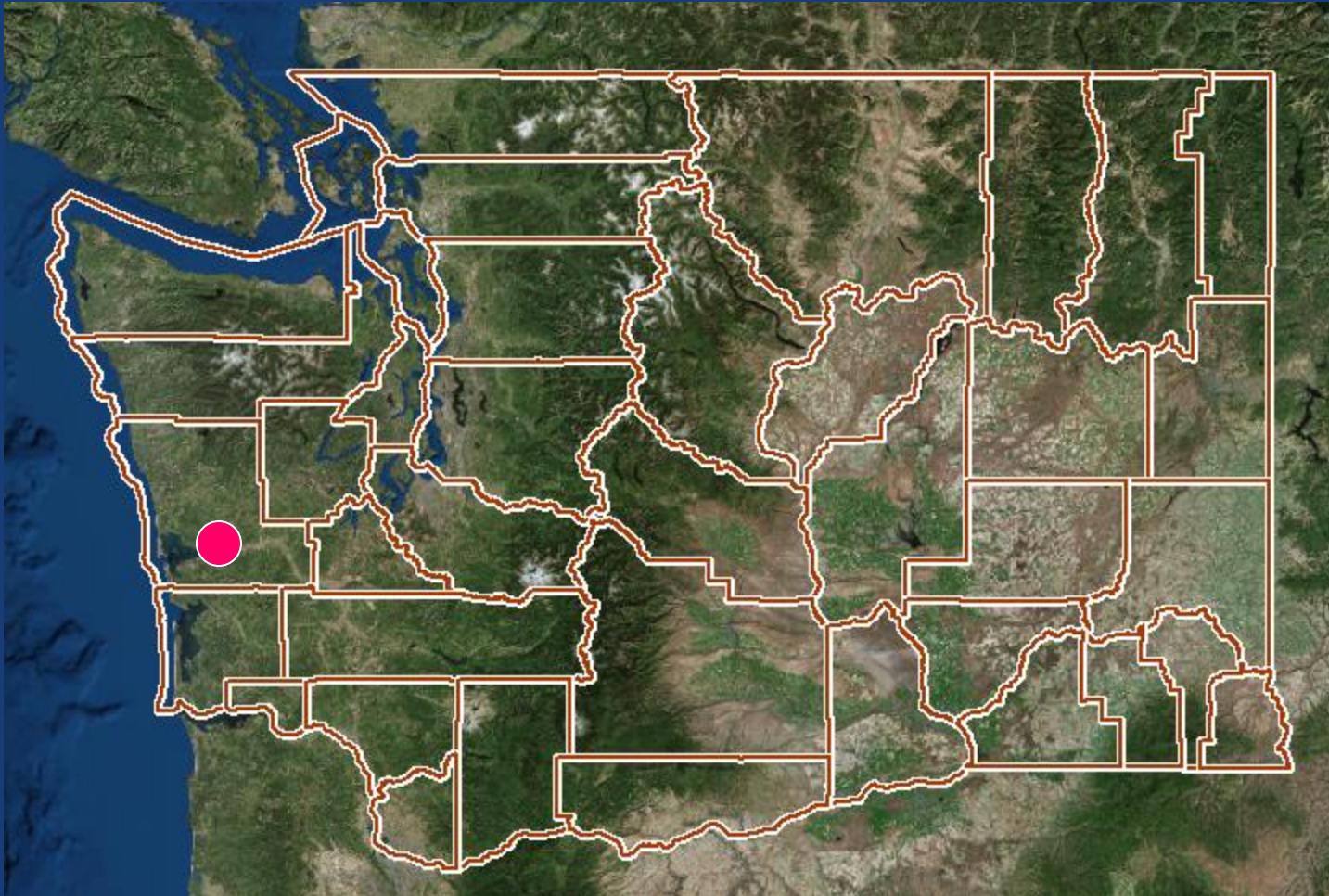
WDFW
Collection
Facility

WSDOT / Mt. St. Helens Mt St Helens WLA, Cowlitz County

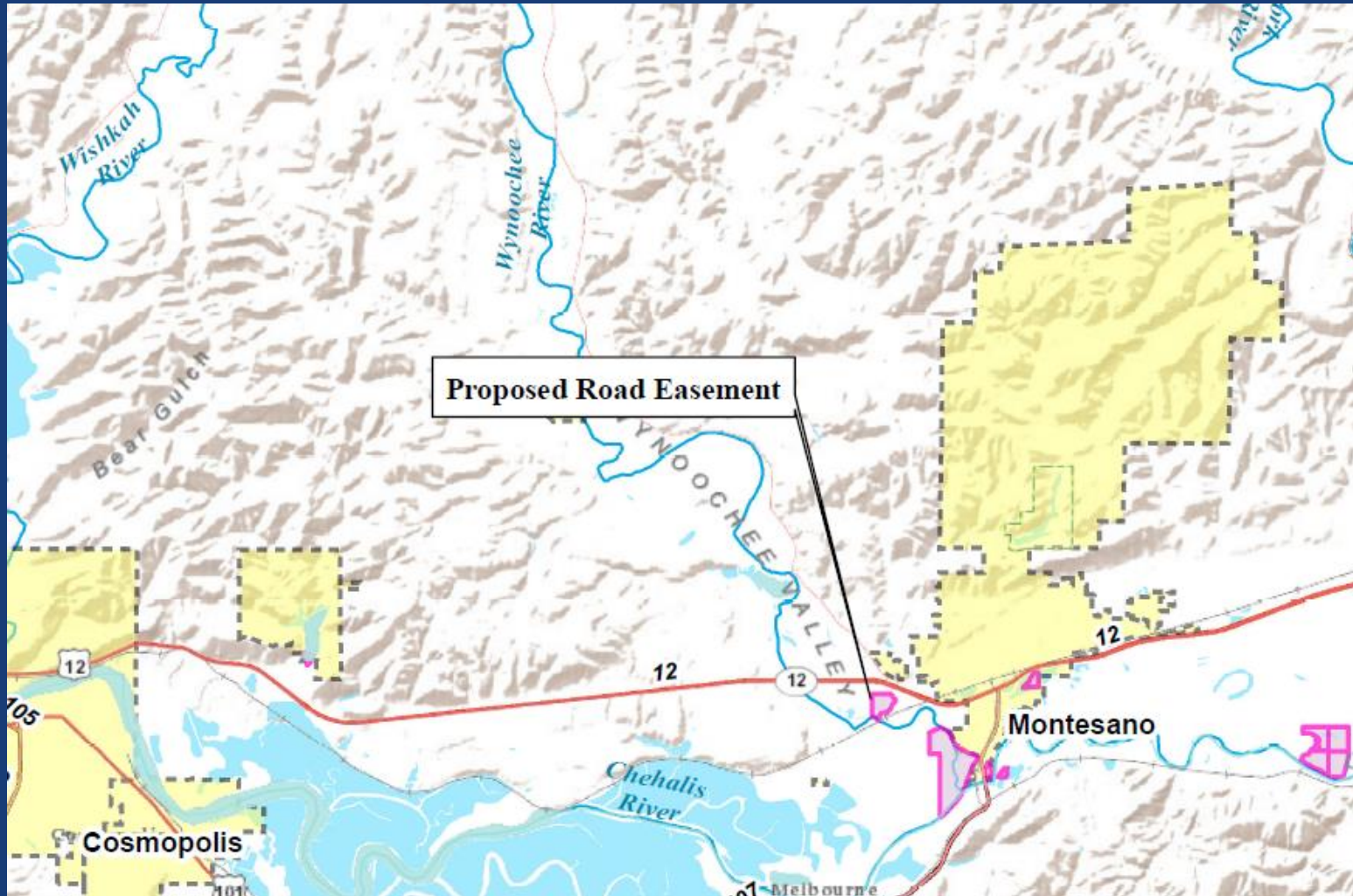


North Fork Toutle River, locations of the fish collection facility, sediment retention structure, major tributaries and monitoring sites

Sterling Landing Grays Harbor County



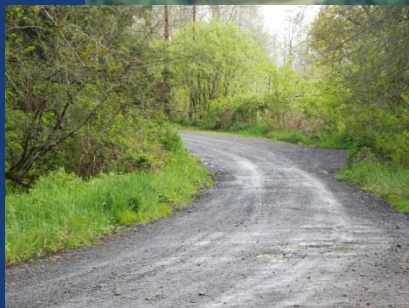
Sterling Landing Grays Harbor County



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Public Access to
Sterling Landing



Sterling Landing Grays Harbor County



Sterling Landing Grays Harbor County



PUBLIC COMMENT



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