

4. LAND TRANSACTION

May 17th, 2024

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Wells Wildlife Area, Central Ferry Canyon Unit, Central Ferry Canyon Phase 2**

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Fish and Wildlife Commission Presentation Summary/Decision Sheet

Meeting date:

5/17/2024

Agenda item:

Land Transaction

Presenter(s):

Lisa Coffman, Real Estate Services

**Item 1: Acquisition of 672(+/-) Acres in Douglas County, Region 2
Central Ferry Canyon Unit, Wells Wildlife Area**

Background summary:

This proposal is phase 2 of the Central Ferry Canyon property to acquire an additional 672(+/-) acres adding to the 1,513-acre phase purchased in April of 2022 from the same owner. The total property acquired will be 2,180 acres of wildlife habitat in Douglas County and will protect and conserve shrubsteppe obligate species. This project will be added to the Wells Wildlife Area, Central Ferry Canyon Unit and consists of extensive shrubsteppe habitat for mule deer, Columbian sharp tailed grouse, greater sage-grouse, and habitat for the conservation of Columbia Basin pygmy rabbit.

Approved through Lands 20/20 in 2018, the appraised value of this acquisition is \$551,000, which will be provided through a Cooperative Endangered Species grant from the US Fish and Wildlife Service.

Ongoing operation and maintenance costs for this proposed 672(+/-)-acre acquisition property is expected to be \$125 per acre and will be included in WDFW's 9v decision package for ongoing operation and maintenance for newly acquired land.

Per [RCW 77.12.201](#), Douglas County does currently opt into PILT (Payment in Lieu of Taxes) as provided for in [RCW 77.12.203](#). This property is expected to add an additional \$470 annually to Douglas County's PILT payment.

Staff Recommendation:

Staff recommend Commission approval to acquire 672(+/-) acres at the Wells WLA, Central Ferry Canyon Unit, pursuant to [RCW 77.12.037](#).

Policy issue(s) and expected outcome:

Protecting critical habitat and providing recreational opportunities.

Fiscal impacts of agency implementation:

Operation and maintenance costs.

Action requested and/or proposed next steps:

Approval of this land transaction.

Draft motion language:

Motion: I move to approve the land transactions as presented by staff.

Is there a "second"?

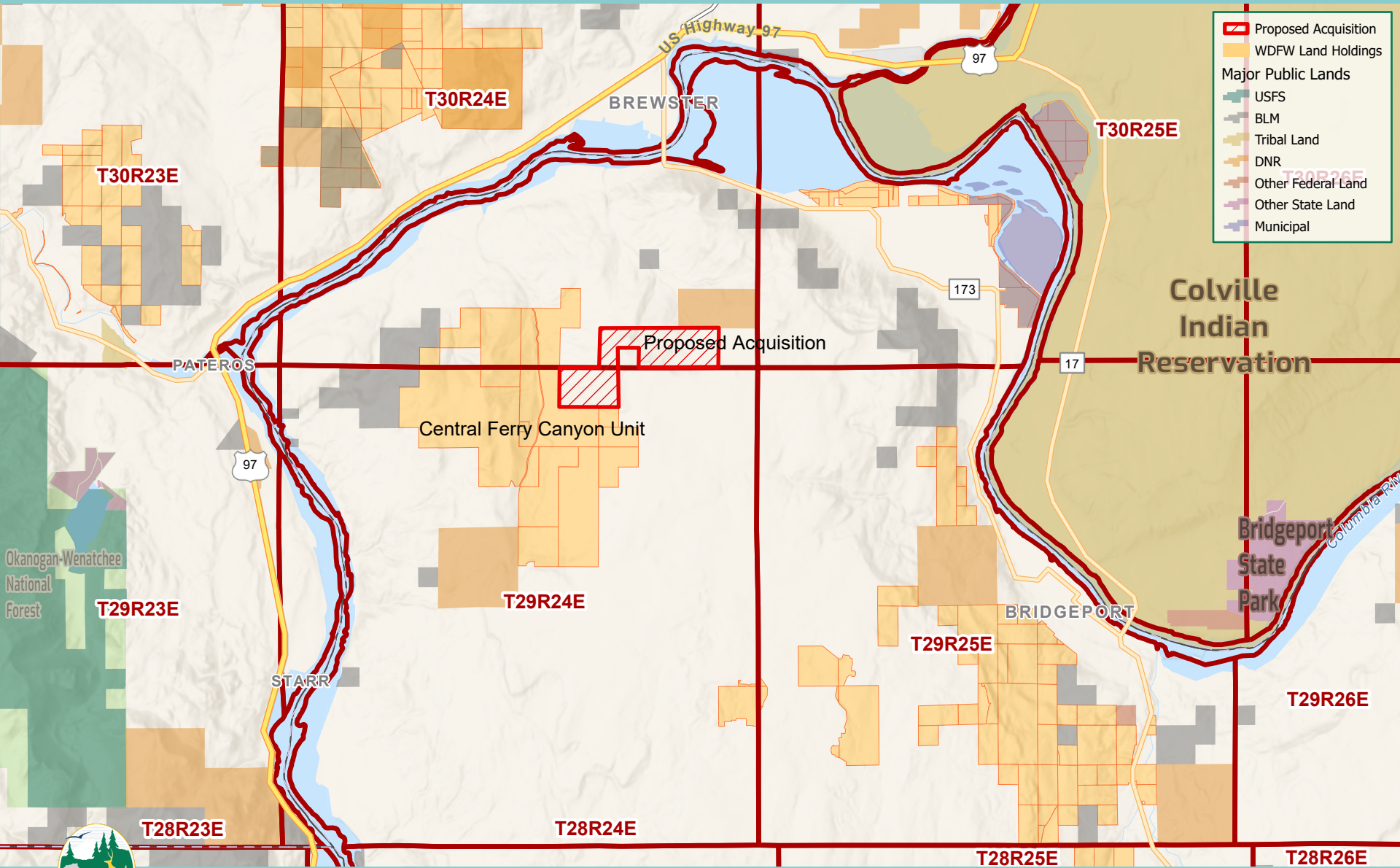
If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed.

Post decision communications plan:

WDFW will distribute a press release informing the public of this action.

Central Ferry Canyon - Phase 2, Douglas County

672(+/-) Acres



- Proposed Acquisition
- WDFW Land Holdings
- Major Public Lands
 - USFS
 - BLM
 - Tribal Land
 - DNR
 - Other Federal Land
 - Other State Land
 - Municipal

Okanogan-Wenatchee National Forest

Colville Indian Reservation

Bridgeport State Park



Department of Fish and Wildlife



Central Ferry Canyon - Phase 2, Douglas County

672 (+/-) Acres

