

# PROPOSED LAND TRANSACTIONS

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**GREEN SHEET**

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**Meeting/Workshop:** November 7 & 8, 2008  
**Agenda Item:** PROPOSED LAND TRANSACTIONS  
**Staff Contact:** Dan Budd  
**Presenter:** Dan Budd

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**Background:**

The Department is recommending the following actions:

1. Acquisition of a 186.2 acre property in Columbia and Garfield Counties
2. Acquisition of a 896.19 acre property in Okanogan County
3. Acceptance of a 21.5 acre property in Grays Harbor County
4. Proposed Surplus in Snohomish County
5. Acceptance of a Conservation Easement in Kittitas County
6. Acceptance of proposal allowing underground pipeline in Kittitas County

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

Protection of critical fish and wildlife habitat, providing public recreation opportunity and addressing responsible property management.

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

Item 1 addresses mitigation required to be expended in Columbia County. Item 2 was approved through a competitive grant process. Item 4 has gone through a NEPA process and received no comments.

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**Action requested (identify the specific Commission decisions you are seeking):**

Approval of the proposed land transactions as presented.

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**Draft motion language:**

Motion to approve the proposed land transactions as presented.

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**Justification for Commission action:**

This action will protect critical fish and wildlife habitat, provide public recreation opportunity and addressing responsible property management.

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Budget Detail for November 7-8, 2008 Fish and Wildlife Commission Meeting  
 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
Murphy Russell Family Property	186.2	\$460,000.00	PSE Hopkins Ridge Mitigation Wooten WLA-Russell Property (PR)	WDFW USFWS	M01 Q21	\$ 2,858,034.00 \$ 14,139,468.00	\$ 49,500.00 \$ 443,000.00	\$ 49,500.00 \$ 426,512.96	- \$ 2,212.96
Buchert Property	896.19	\$1,066,000.00	Okanogan-Similkameen Watershed-Phase 1 Landmark Funds	USFWS WDFW	Q21 H07	\$ 13,715,168.00 \$ 79,756.00	\$ 5,000,000.00 \$ 79,756.00	\$ 1,040,000.00 \$ 79,756.00	- \$ 53,756.00

USFWS = United States Fish & Wildlife Service  
 WDFW= Washington Department of Fish Wildlife  
 Landmark Funds= Sale of Surplus Property

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

\*\* Post Action Grant Balance

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

November 7, 2008

**MEMORANDUM**

TO: Jeff P. Koenings, Ph.D.  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 1 PROPOSED ACQUISITION OF THE 186.2 ACRE MURPHY  
RUSSELL FAMILY PROPERTY, WOOTEN WILDLIFE AREA,  
COLUMBIA AND GARFIELD COUNTIES**

The Washington Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 186.2 acre Russell property as an addition to the Wooten Wildlife Area. This property has been approved for acquisition and funded by the Hopkins Ridge Windpower Mitigation project and by the U.S. Fish and Wildlife Service with proceeds from the School Fire timber salvage. Authority for this acquisition is provided by the capital budget.

This property is located on the Tucannon River approximately 12 miles south of the town of Pomeroy. The property is an inholding within the Wooten Wildlife Area. Unless protected, the future use will be for subdivision and development of the property into residential, rural housing or a high density campground.

Native vegetation includes scattered conifers on the hillsides, deciduous trees in the riparian areas, annual and perennial grasses, shrubs and forbs. The Tucannon River flows for over ½ mile through this parcel. Acquisition of this property by WDFW will allow fuller implementation of the Wildlife Area Management Plan and preserve its grassland and riparian habitat, along with additional public recreational opportunities.

The property will be managed within the Wildlife Program by Bob Dice as part of the Wooten Unit of the Asotin Wildlife Area. Operation and maintenance costs are anticipated to be \$930 annually to address weed control and other routine stewardship issues. Funding will be provided from the existing wildlife area budget. Annual payments in lieu of taxes are estimated at \$130.

The Department has been successful in negotiating the purchase of this property \$460,000, which is 2.2% above the reviewed and approved appraised value of \$450,000.

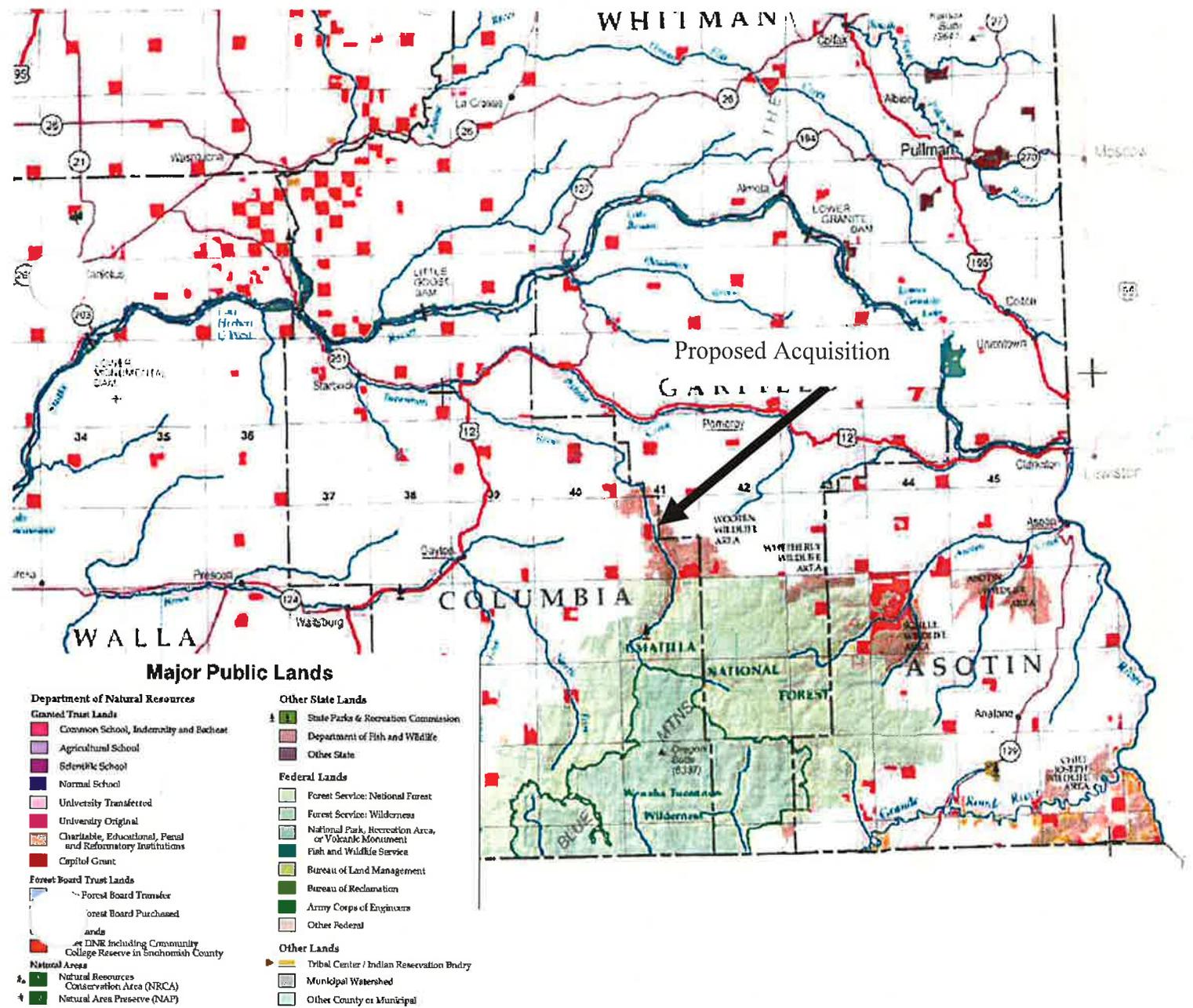
The Department recommends the Commission approve the acquisition of the 186.2 acre Russell property for \$460,000.

**TITLE: ITEM 1: PROPOSED ACQUISITION  
 RUSSELL PROPERTY  
 TUCANNON RIVER  
 WOOTEN WILDLIFE AREA**

**COUNTY: COLUMBIA & GARFIELD COUNTIES**

**LEGAL: SECTIONS 15 & 16 TOWNSHIP 10 N, RANGE 41E. W.M.**

**ACRES: 186.2 ACRES**

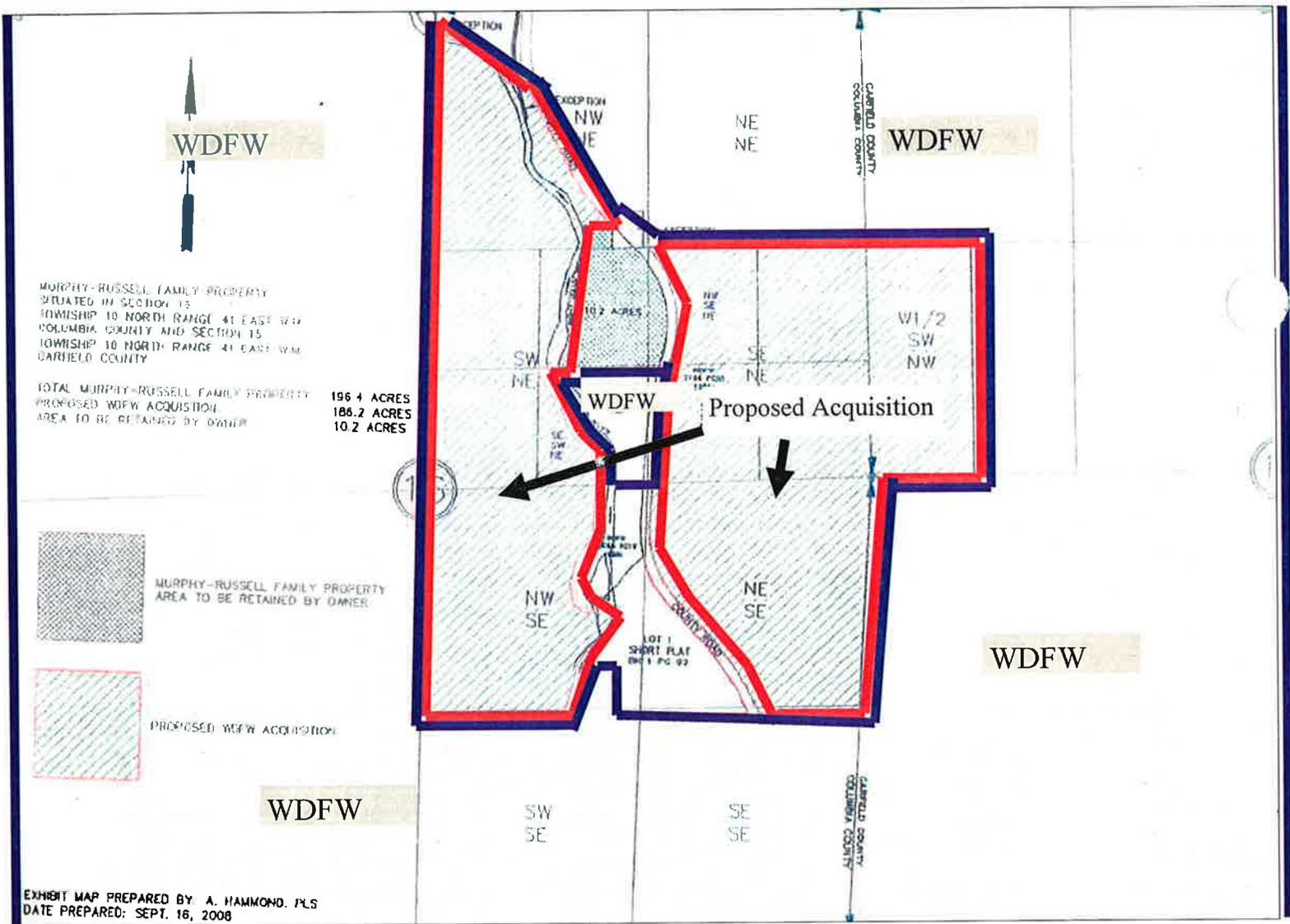


**TITLE: ITEM 1: PROPOSED ACQUISITION  
 RUSSELL PROPERTY  
 TUCANNON RIVER  
 WOOTEN WILDLIFE AREA**

**COUNTY: COLUMBIA & GARFIELD COUNTIES**

**LEGAL: SECTIONS 15 & 16 TOWNSHIP 10 N, RANGE 41E. W.M.**

**ACRES: 186.2 ACRES**



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

November 7, 2008

**MEMORANDUM**

**TO:** Jeff P. Koenings, Ph.D.  
Director

**FROM:** Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF 896.19 ACRES OF THE  
BUCHERT/THE TRUST FOR PUBLIC LAND PROPERTY, SINLAHEKIN  
WILDLIFE AREA, OKANOGAN COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has secured an option to purchase 896.19 acres of the Buchert/The Trust for Public Land property as part of the Okanogan – Similkameen watershed project. This property has been approved for acquisition and funded by the U.S. Fish and Wildlife Service Section 6 Program and the Washington State Legislature. Authority for this acquisition is provided by the capital budget.

This property is located adjacent to Highway 97, approximately 6 miles south of the town of Tonasket. Most of the property is currently used for seasonal livestock grazing, however, unless prevented, the future use will be for subdivision and development into residential, rural housing. Some of the property has already been platted and was for sale as home site parcels.

Acquisition of this property by WDFW will preserve it as shrub-steppe habitat and serve as a property to protect and link open space for a corridor for local and wide ranging wildlife movement across north central Okanogan County.

The property will be managed within the Wildlife Program by Dale Swedberg as part of the Sinlahekin Wildlife Area. Operation and maintenance costs are anticipated to be \$4,500 annually to address weed control and other routine stewardship issues. Annual payments in-lieu of taxes to Okanogan County are estimated at \$630. Funding will be provided from the existing wildlife area budget.

The Department has been successful in securing an option to purchase this property from a cooperating, non-profit organization, The Trust for Public Lands, for a \$200,000 discount below the reviewed and approved appraised value of \$1,266,000.

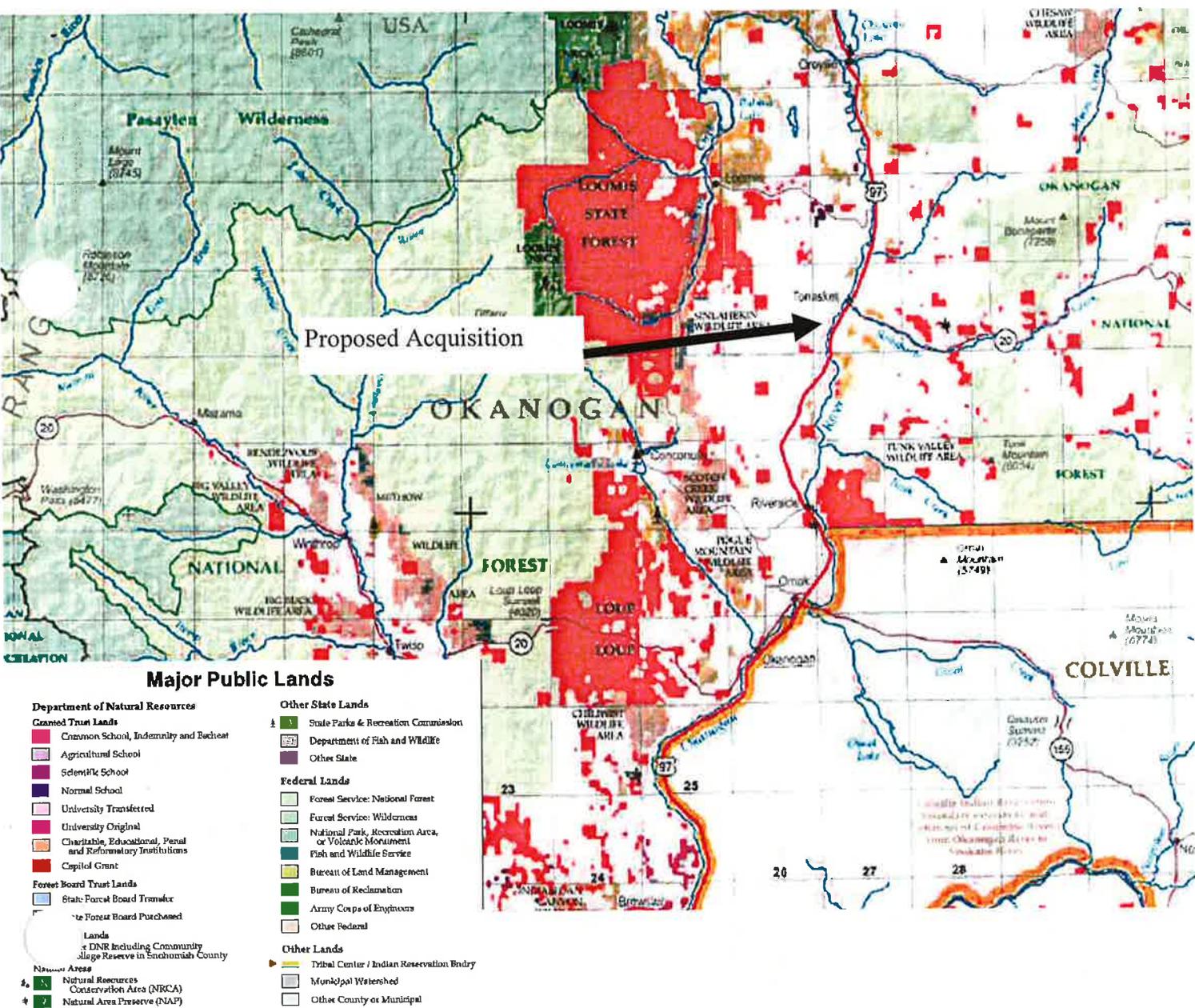
The Department recommends the Commission approve the acquisition of the 896.19 acres for \$1,066,000.

**TITLE: ITEM 2: PROPOSED ACQUISITION  
BUCHERT PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 1,2,11,12,13,14 & 24 TOWNSHIP 36 N, RANGE 26E. W.M.**

**ACRES: 896.19 ACRES**

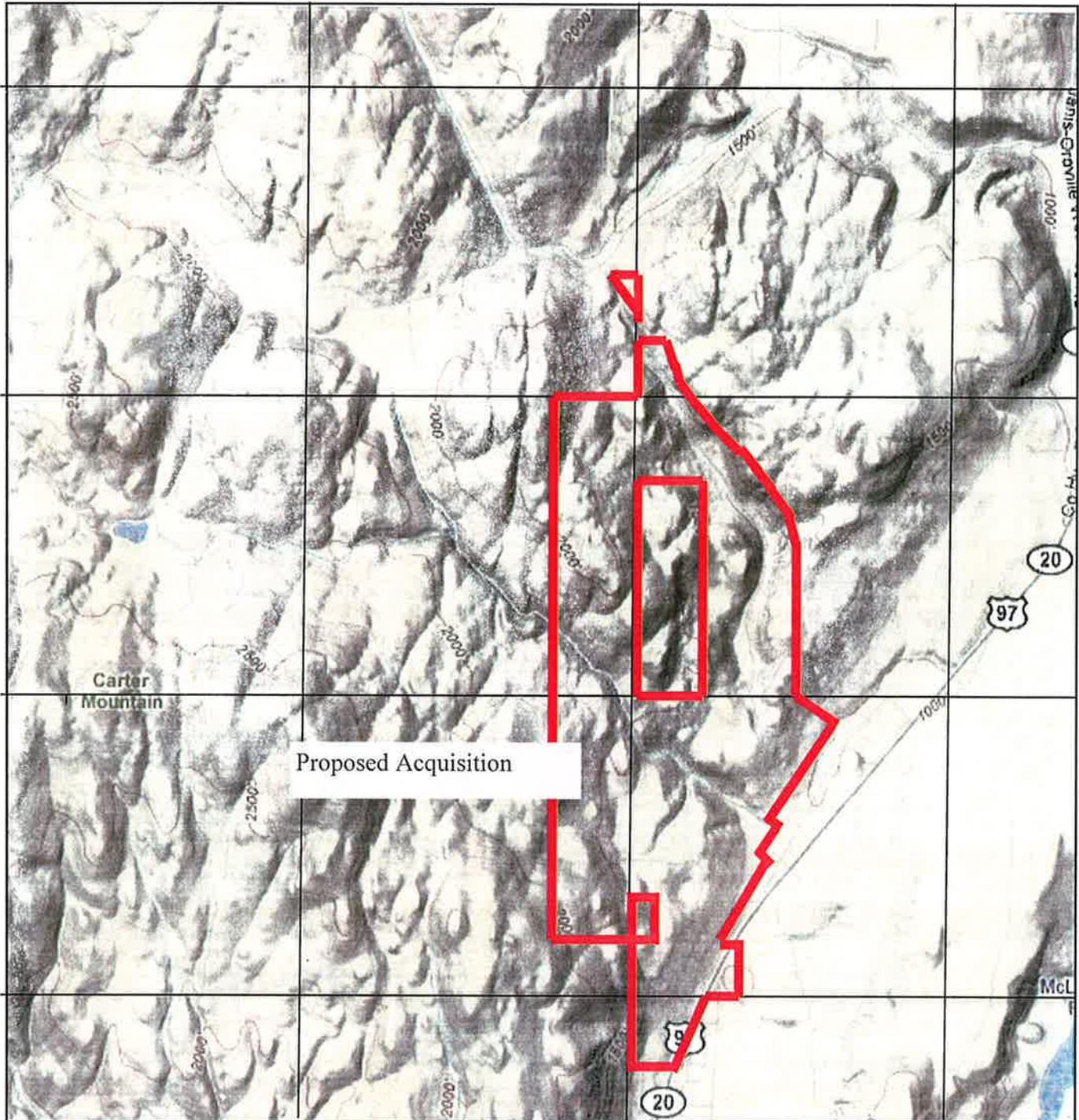


**TITLE: ITEM 2: PROPOSED ACQUISITION  
BUCHERT PROPERTY**

**COUNTY: OKANOGAN COUNTY**

**LEGAL: SECTIONS 1,2,11,12,13,14 & 24 TOWNSHIP 36 N, RANGE 26E. W.M.**

**ACRES: 896.19 ACRES**



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

November 7, 2008

**MEMORANDUM**

TO: Jeff P. Koenings, Ph.D.  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED ACCEPTANCE OF PROPERTY DONATION  
FROM THE NATURE CONSERVANCY – HUMPTULIPS RIVER,  
GRAYS HARBOR COUNTY**

The Nature Conservancy (TNC) wishes to donate a 21.5 acre property to the Department of Fish and Wildlife (WDFW) at the mouth of the Humptulips River in Grays Harbor County.

This parcel was donated to the Nature Conservancy in 1988 and has been used by the public in conjunction with the adjoining WDFW ownerships. The area contains some of the most significant waterfowl and shorebird use area in Grays Harbor. Shorebird populations in Grays Harbor can exceed one million and because of its importance for shorebirds, Grays Harbor was designated a "Hemispheric Site" in 1996 by the Western Hemisphere Shorebird Reserve Network. In addition, it is also important elk and salmon rearing habitat. The Wildlife Program will manage the property as part of the adjacent WDFW ownerships of the Olympic Wildlife Area.

Maintenance activities are not anticipated to increase as a result of this acquisition. The annual payment in lieu of property taxes to Grays Harbor County is estimated to be \$15.

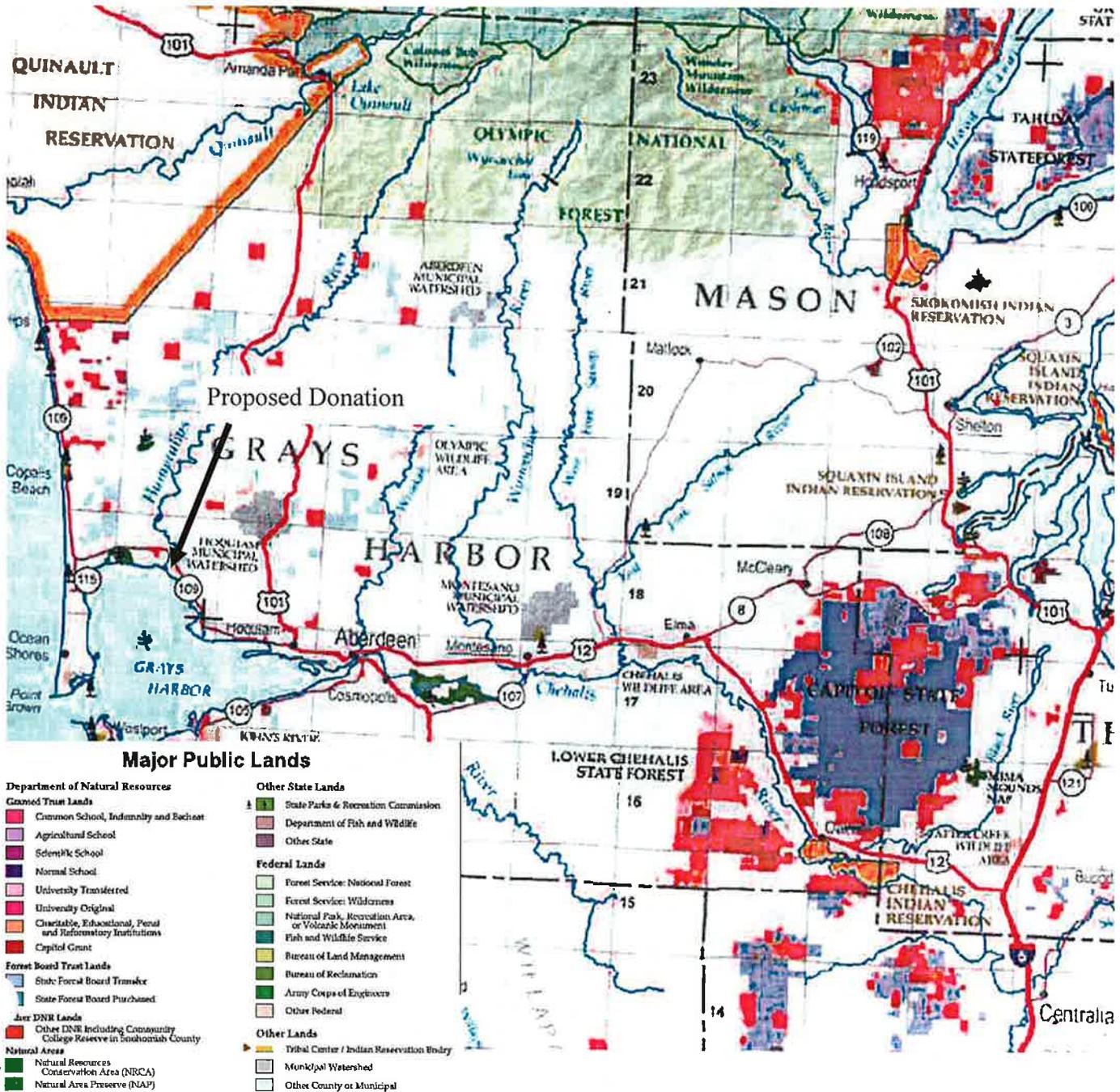
The Department recommends the Commission approve the acceptance of the donation of this 21.5 acre parcel from the Nature Conservancy.

**TITLE: ITEM 3: PROPOSED TNC HUMPTULIIPS DONATION  
OLYMPIC WILDLIFE AREA**

**COUNTY: GRAYS HARBOR COUNTY**

**LEGAL: SECTION 21, TOWNSHIP 18 N, RANGE 11W. W.M.**

**ACRES: 21.5 ACRES**

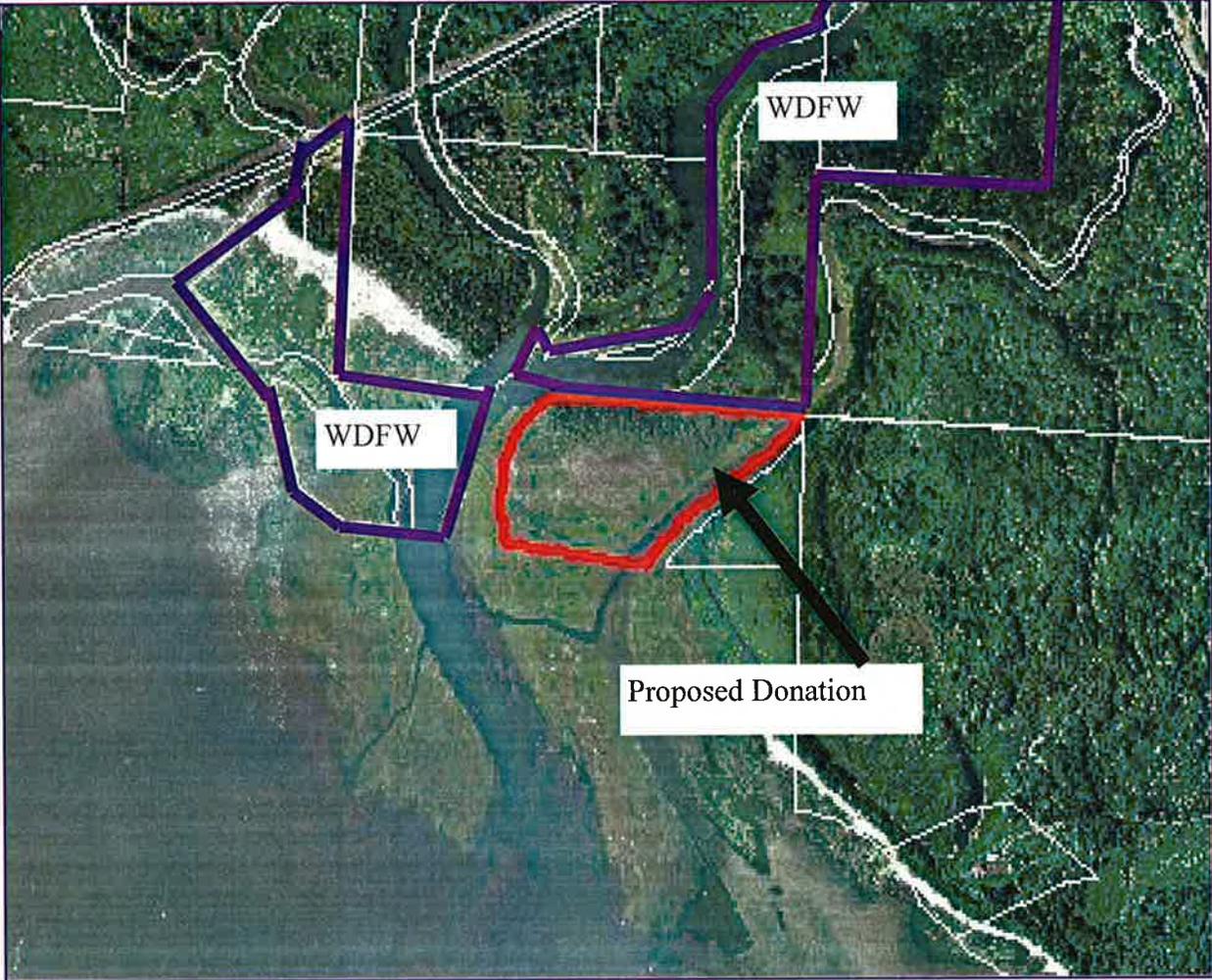


**TITLE: ITEM 3: PROPOSED TNC HUMPTULIIPS DONATION  
OLYMPIC WILDLIFE AREA**

**COUNTY: GRAYS HARBOR COUNTY**

**LEGAL: SECTION 21, TOWNSHIP 18 N, RANGE 11W. W.M.**

**ACRES: 21.5 ACRES**



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

November 7, 2008

**MEMORANDUM**

**TO:** Jeff P. Koenings, Ph.D.  
Director

**FROM:** Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED SALE – WDFW TO CITY OF MARYSVILLE,  
ALEXANDER SURPLUS PROPERTY, SNOHOMISH COUNTY**

The Department of Fish and Wildlife (WDFW) has received an offer from the City of Marysville to purchase WDFW's surplus 14.66-acre (former Alexander) property located between Marysville and Arlington. The property has been identified as surplus to program needs through the Landmark Review process.

The Department acquired this property in 1945 for \$3,250 using funds provided by the United States Fish and Wildlife Service under the Pittman-Robertson program. The purchase was intended to provide pheasant nesting habitat. The property was later determined as not suitable for this purpose. The City of Marysville intends to continue its use as open space, and enhance the existing wetlands for the benefit of the local environment.

The City of Marysville has offered to purchase this property for cash at the appraised value of \$80,000 for its Smokey Point Drainage Basin Project. The sale of this property to the City of Marysville will assure continued future natural resource benefits.

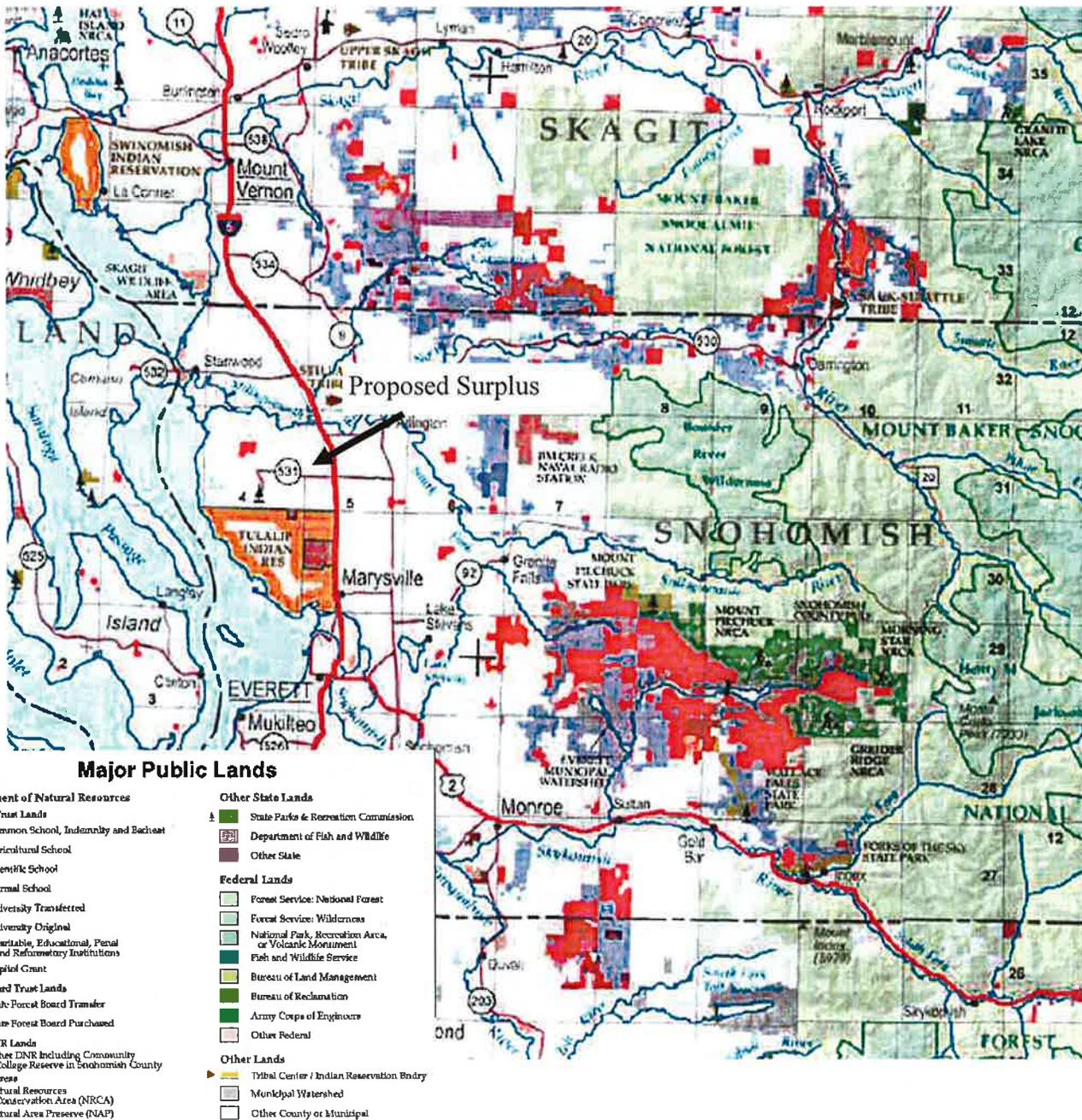
The Department recommends the Commission approve the sale of the (former Alexander) 14.66-acre property to the City of Marysville for \$80,000.

**TITLE: ITEM 4: PROPOSED SURPLUS  
ALEXANDER PROPERTY  
TO CITY OF MARYSVILLE**

**COUNTY: SNOHOMISH COUNTY**

**LEGAL: SECTIONS 28 TOWNSHIP 31 N, RANGE 5 E. W.M.**

**ACRES: 14.66 ACRES**



**TITLE: ITEM 4: PROPOSED SURPLUS  
ALEXANDER PROPERTY  
TO CITY OF MARYSVILLE**

**COUNTY: SNOHOMISH COUNTY**

**LEGAL: SECTIONS 28 TOWNSHIP 31 N, RANGE 5 E. W.M.**

**ACRES: 14.66 ACRES**

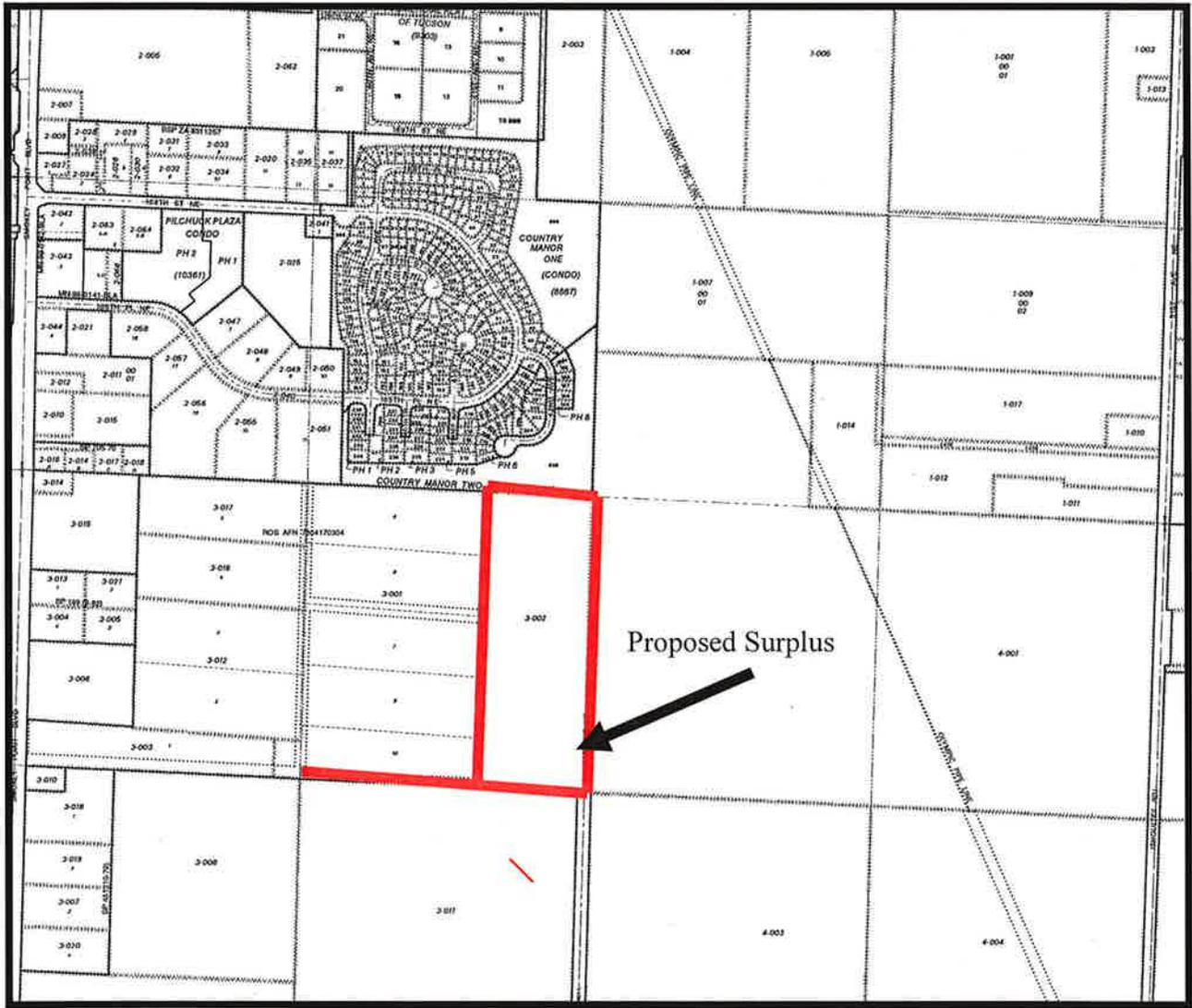


**TITLE: ITEM 4: PROPOSED SURPLUS  
ALEXANDER PROPERTY  
TO CITY OF MARYSVILLE**

**COUNTY: SNOHOMISH COUNTY**

**LEGAL: SECTIONS 28 TOWNSHIP 31 N, RANGE 5 E. W.M.**

**ACRES: 14.66 ACRES**



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

November 7, 2008

**MEMORANDUM**

TO: Jeff P. Koenings, Ph.D.  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 5 PROPOSED ACCEPTANCE OF A DONATION OF A 6,500 ACRE  
CONSERVATION EASEMENT ON WILDHORSE WIND FARM  
SKOOKUMCHUCK WILDLIFE AREA  
KITITITAS COUNTY**

Puget Sound Energy has offered to donate a conservation easement to WDFW on the Wildhorse Wind Farm in eastern Kittitas County. This is a voluntary conservation measure in addition to traditional mitigation requirements. The easement encumbers approximately 6,500 acres of PSE land in phase one; it is anticipated that another 900 acres of easement lands would be added in phase two. The conservation values of the property are elk and other wildlife, springs, creeks, riparian areas, and shrub steppe lands. Public recreation, grazing, and wind power generation would be allowed over the entire site.

The wind farm is in a popular hunting area and is surrounded by WDFW's Whiskey Dick, Skookumchuck, and Quilomene wildlife areas. This conservation easement has been controversial for two reasons, primarily. First is the fact that leased DNR lands within the wind farm will not be encumbered by the easement. (PSE cannot encumber lands it does not own.)

The second area of controversy concerns the allowed uses within the conservation easement property. In addition to the uses described above, PSE also will retain the right to develop approximately 2,100 acres (32%) of the phase one property for solar and geothermal energy generation. Whether PSE actually will develop these energy sources is not yet known and all permitting and mitigation requirements would still apply. This conservation easement does not constitute WDFW approval of solar or geothermal development at the site.

While no development would, of course, be preferable, the current proposal is an improvement on PSE's original intention to reserve the right to develop all sources of alternative energy (biomass, energy crops, landfill gas, etc.) across the entire site. This easement limits the development potential to just solar and geothermal energy and limits its scope to the southern end of the property, an area that is away from the springs, creeks, and the core of the wildlife habitat. On balance, WDFW staff recommends the acceptance of this conservation easement because it removes the threat of residential development in an area that is interior to WDFW's wildlife areas. It also prevents all other commercial and industrial development on the site, with the exception of solar and geothermal energy production in the southern portion.

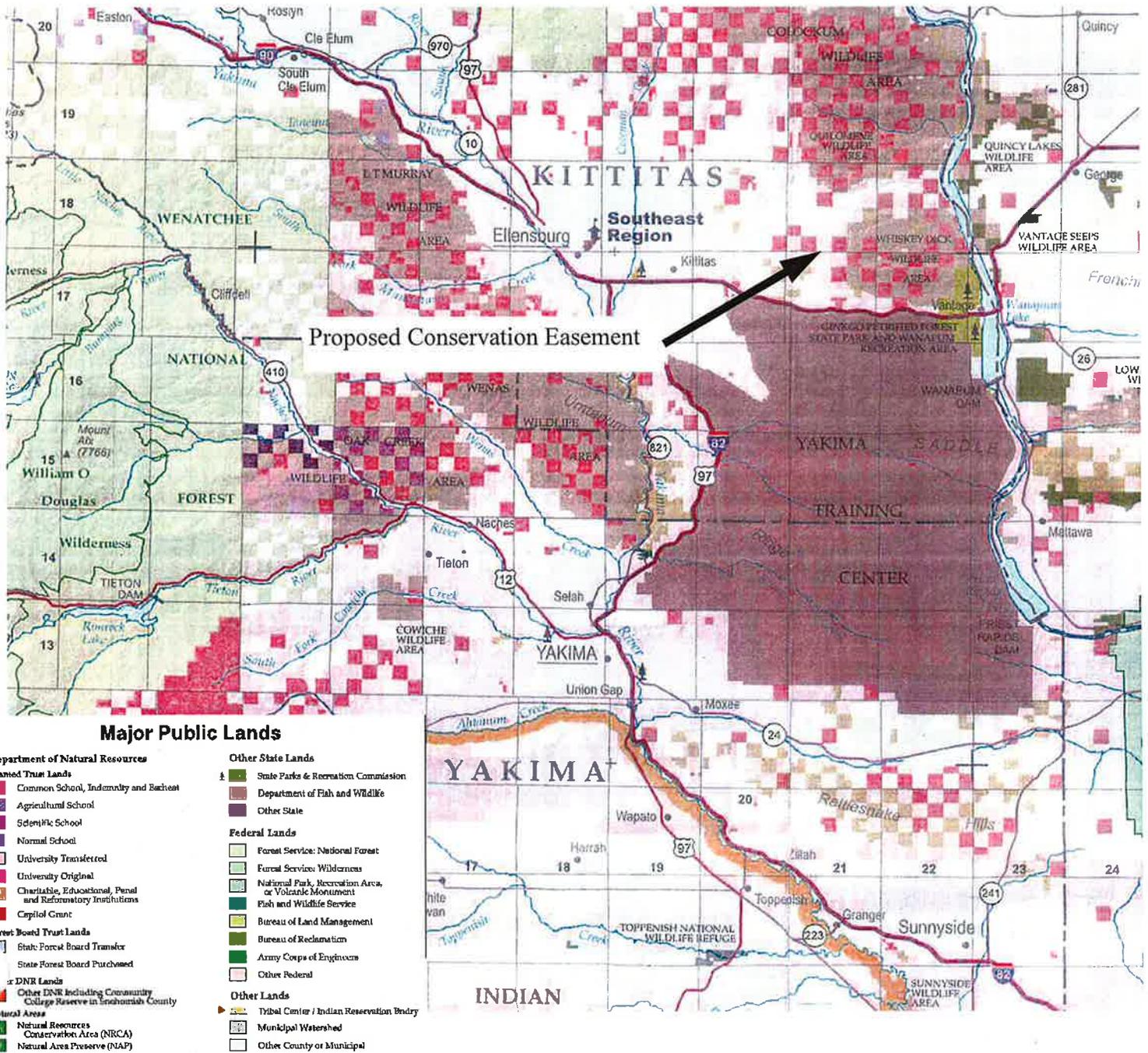
WDFW recommends approval of the acceptance of a donated conservation easement over 6,500 acres to protect critical fish and wildlife habitat and provide public recreation opportunity.

**TITLE: ITEM 5: PROPOSED CONSERVATION EASEMENT  
WHISKEY DICK WILDLIFE AREA (PSE)**

**COUNTY: KITTITAS COUNTY**

**LEGAL: TOWNSHIP 17, 18 N, RANGE 21E. W.M.**

**ACRES: 6,500 ACRES**

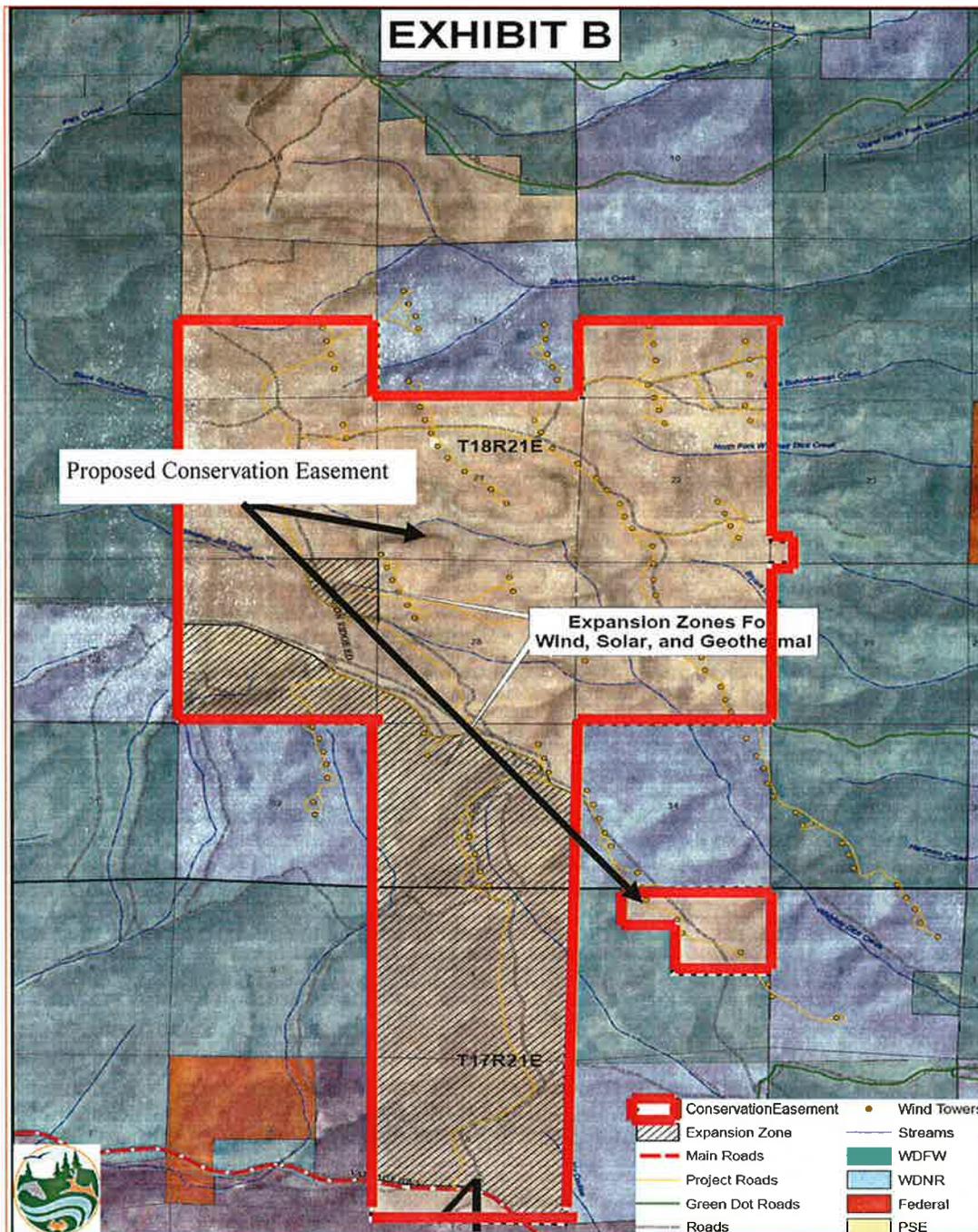


**TITLE: ITEM 5: PROPOSED CONSERVATION EASEMENT  
WHISKEY DICK WILDLIFE AREA (PSE)**

**COUNTY: KITTITAS COUNTY**

**LEGAL: TOWNSHIP 17, 18 N, RANGE 21E. W.M.**

**ACRES: 6,500 ACRES**



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

November 7, 2008

**MEMORANDUM**

TO: Jeff P. Koenings, Ph.D.  
Director

FROM: Dan Budd  
Real Estate Manager

SUBJECT: **ITEM 6 PROPOSED AGREEMENT ALLOWING WILLIAMS PIPELINE  
TO INSTALL UNDERGROUND CATHODIC PROTECTION ON  
EXISTING PIPELINE, LT MURRAY WILDLIFE AREA,  
KITITAS COUNTY**

The Washington Department of Fish and Wildlife (WDFW) has received a request from Williams Pipeline to install a 500 ft underground cathodic protection line adjacent to its existing pipeline under the LT Murray Wildlife Area in Kittitas County. WDFW proposes to issue a 20-year agreement, not a perpetual easement.

This request is necessary in order for Williams Pipeline to comply with U.S. Department of Transportation Pipeline Safety regulations and the Federal Energy Regulatory Commission (FERC) for the safe operation of its adjacent gas pipeline.

Williams will re-seed the disturbed area (approximately one-quarter acre) and will provide a one-time \$10,000 payment in advance.

The request has been evaluated and it has been determined that this agreement will not adversely impact WDFW's needs at the property. The Department has reviewed the company's offer of \$10,000 and determined it to be just compensation.

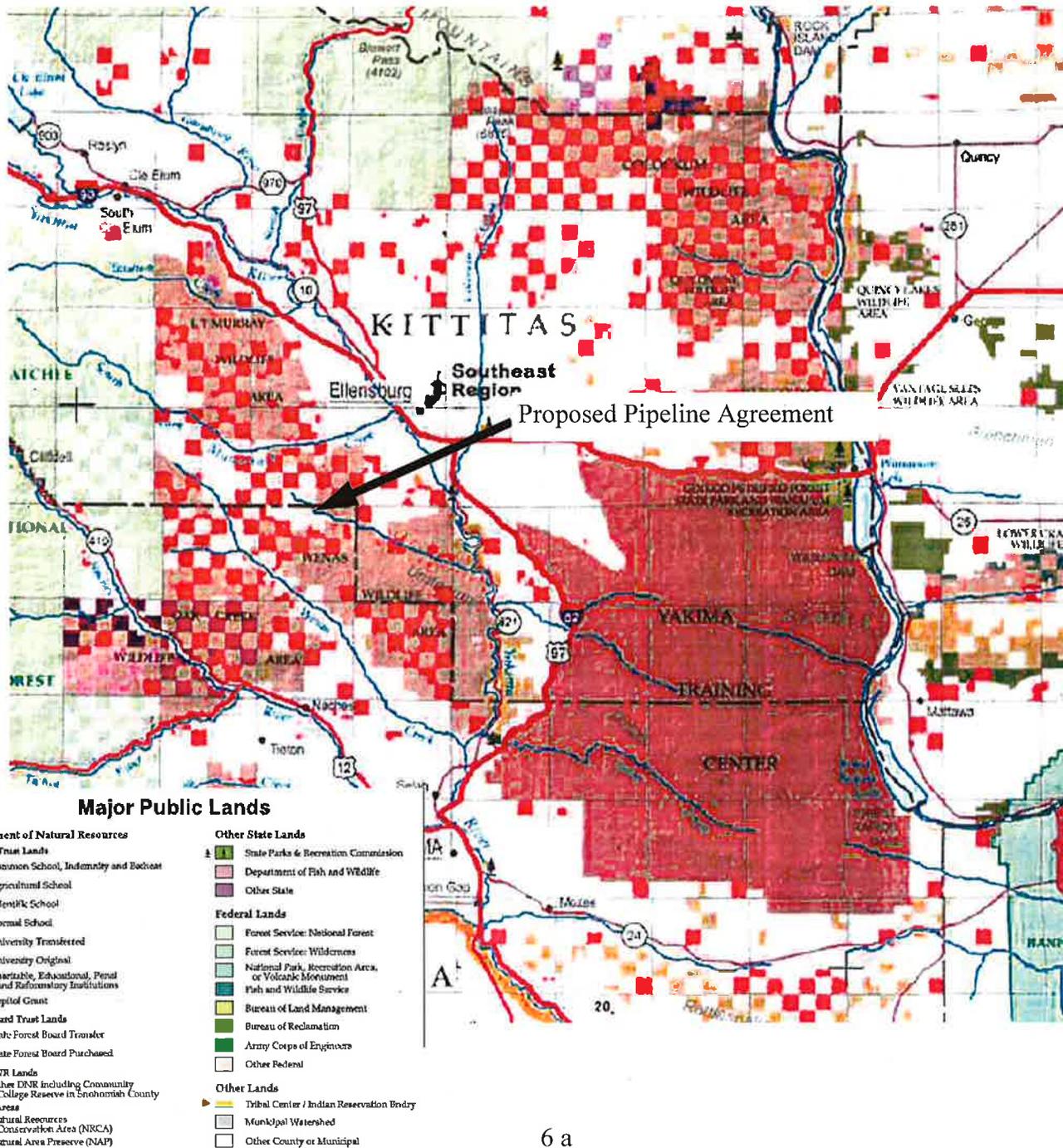
The Department recommends the Commission approve a 20-year agreement with Williams Pipeline for \$10,000.

**TITLE: ITEM 6: PROPOSED AGREEMENT  
LT MURRAY WILDLIFE AREA (PSE)**

**COUNTY: KITTITAS COUNTY**

**LEGAL: SECTION 2, TOWNSHIP 16 N, RANGE 18E. W.M.**

**ACRES: 1/4 ACRE**



**TITLE: ITEM 6: PROPOSED AGREEMENT  
LT MURRAY WILDLIFE AREA (PSE)**

**COUNTY: KITTITAS COUNTY**

**LEGAL: SECTION 2, TOWNSHIP 16 N, RANGE 18E. W.M.**

**ACRES: 1/4 ACRE**

