

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: May, 8 & 9, 2009
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following action:

1. Proposed Acquisition of a 14.92 acre property in Yakima County
2. Proposed Trail Agreement on the Tennant Lake Unit of Whatcom Wildlife Area in Whatcom County.

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

Protection of Critical Habitat and providing public wildlife related recreation opportunity.

Public involvement process used and what you learned:

Item 1 – Acquisition is strongly supported by several conservation organizations. This support is demonstrated through their donation of one half of the purchase price.

Item 2 - This trail is widely supported by the local community and is being constructed by local government.

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

Approval of the proposed land transactions as presented.

Draft motion language:

Motion to approve the proposed land transactions as presented.

Justification for Commission action:

This action will protect critical wildlife habitat and provide public wildlife related recreation.

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

May 8, 2009

MEMORANDUM

TO: Philip Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE BURGER PROPERTY,
OAK CREEK WILDLIFE AREA, YAKIMA COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase 14.92 acres in the Yakima Valley from Terry and Patricia Burger. This property has been approved for acquisition by the Department and will be funded by the surplus lands sales account and donations by non-profit organizations. Authority for this acquisition is provided by the capital budget.

This property is located off the Old Naches Highway, in Yakima County, approximately 4 miles west of Naches. It borders the south boundary of a unit of the Oak Creek Wildlife Area and shares a common boundary on the west side, totally approximately 2,000 feet of common boundary. Acquisition of this property will complement the existing wildlife area, benefiting elk, mule deer and big horn sheep, and also significantly reduce survey and fencing costs for WDFW to construct and maintain wildlife area boundary elk fencing.

The property will be managed within the Wildlife Program by John McGowan as part of the Oak Creek Wildlife Area. Operation and maintenance costs are anticipated to be \$100 annually to address weed control and litter issues. Payments in lieu of property tax are estimated at \$10.50. Funding will be provided from the existing wildlife area budget.

The Department has been negotiating for the purchase of this property for nearly three years. An appraisal conducted at the start of negotiations indicated a value of \$45,000. Due to the inability to reach agreement at that price, four conservation organizations contributed a collective \$30,000 towards the purchase price which has lead to the department securing an option to purchase the property for \$60,000. The contributing organizations are the Washington Chapter of the Foundation for North American Wild Sheep, the Mule Deer Foundation, the Rocky Mountain Elk Foundation, and Conservation Northwest.

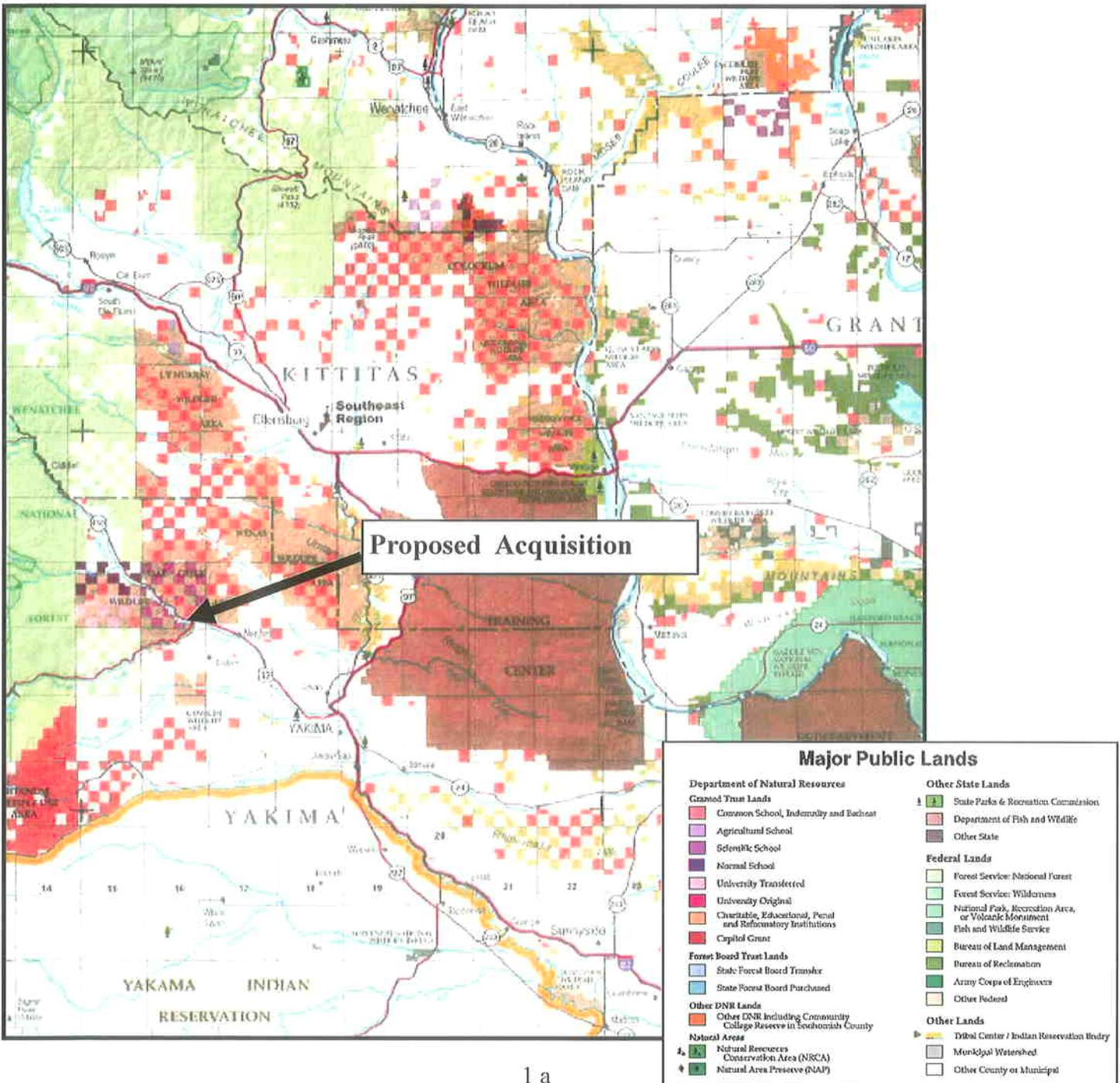
The Department recommends the Commission approve the acquisition of the 14.92-acre Burger property for \$60,000.

**TITLE: ITEM 1: PROPOSED ACQUISITION
BURGER PROPERTY
OAK CREEK WILDLIFE AREA**

COUNTY: YAKIMA COUNTY

LEGAL: SECTION 36, TOWNSHIP 15N, RANGE 16E W.M.

ACRES: 14.92 ACRES

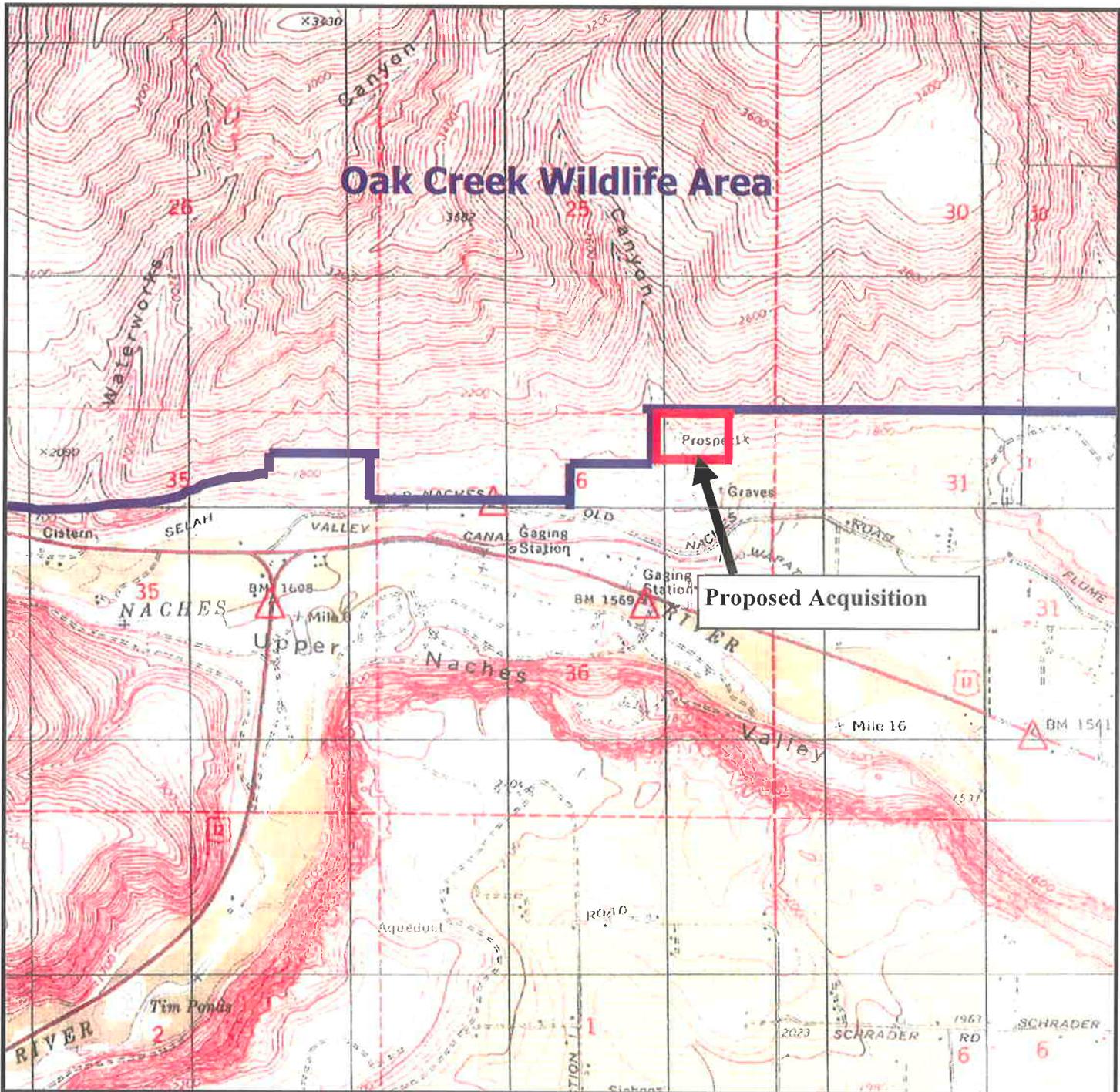


**TITLE: ITEM 1: PROPOSED ACQUISITION
 BURGER PROPERTY
 OAK CREEK WILDLIFE AREA**

COUNTY: YAKIMA COUNTY

LEGAL: SECTION 36 TOWNSHIP 15N, RANGE 16E W.M.

ACRES: 14.92 ACRES



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

May 8, 2009

MEMORANDUM

TO: Phil Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED TRAIL AGREEMENT, NOOKSACK RIVER,
TENNANT LAKE UNIT, WHATCOM WILDLIFE AREA,
WHATCOM COUNTY**

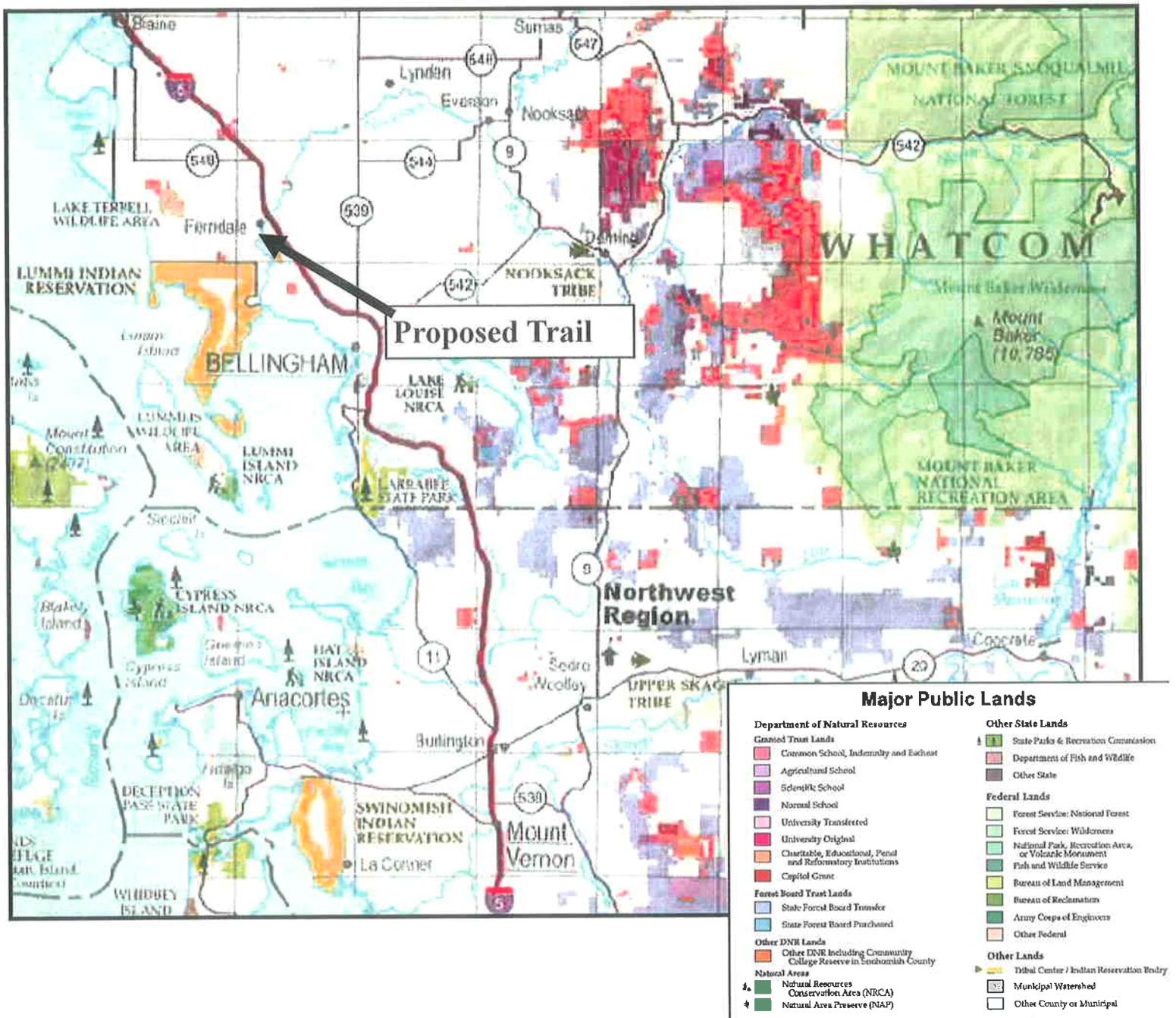
The Department of Fish and Wildlife (WDFW) has received a request from the Whatcom County Parks & Recreation Department for a 50-year agreement that allows the county to construct a multi-use trail along an existing service road beside the Nooksack River. The trail will continue onto adjacent county property for a distance of two miles in all. The trail will be ADA accessible and 10 feet wide. Parking for trail users will be at the WDFW parking lot at Slater Road on the Tennant Lake wildlife area unit and at the Tennant Lake Interpretive Center on the county owned property. The county will assume ongoing maintenance and management of the trail. The trail will provide good birding and wildlife viewing for the public and will offer views of the new (fall 2009) restoration project on WDFW's adjacent land.

The Department recommends the Commission approve the grant of a 50-year, renewable trail agreement with Whatcom County Parks and Recreation, with maintenance to be assumed by the county.

**TITLE: ITEM 2: PROPOSED TRAIL
TENNANT LAKE UNIT
WHATCOM WILDLIFE AREA**

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 29, 30, 31 & 32 TOWNSHIP 39N, RANGE 2E W.M.



TITLE: ITEM 2: PROPOSED TRAIL
TENNANT LAKE UNIT
WHATCOM WILDLIFE AREA

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 29, 30, 31 & 32 TOWNSHIP 39N, RANGE 2E W.M.

