

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: August 5 & 6 2011
Agenda Item: PROPOSED LAND TRANSACTIONS
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following actions:

Item 1 - Proposed easement along 720 feet of highway north of Wenatchee in Chelan County

Item 2 – Proposed purchase of 105.08 acres at the Methow Wildlife Area in Okanogan County.

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

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

Public involvement process used and what you learned:

Item 1 – This item addresses a public safety issue.

Item 2 – This transaction is a continuation of the Methow Watershed project which have been reviewed with Okanogan County government on numerous occasions. WDFW continues to meet regularly with the Okanogan County commissioners to provide updates and most recently, specific maps of the transactions.

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

Approval of the proposed land transactions as presented.

Draft motion language:

Move to approve the proposed land transactions as presented.

Justification for Commission action:

These actions will protect critical habitat and address public safety.

**Budget Detail for August 5-6, 2011 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
Miller-Harrison	105.08	\$ 800,000	Methow Watershed PH 6	WWRP	Z41	\$ -	\$ 3,500,000	\$ 886,035	\$ 62,035

WWRP = Washington Wildlife and Recreation Program

** Post Action Grant Balance

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

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

August 5, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED EASEMENT, SWAKANE WILDLIFE AREA,
CHELAN COUNTY**

The Department of Fish and Wildlife (WDFW) has received a request from the Washington State Department of Transportation (WSDOT) for a slope easement along 720 feet of highway frontage at WDFW's Swakane Wildlife Area, north of Wenatchee in Chelan County. This segment of Highway 97A is plagued by the hazards created as the steep rock bluffs of WDFW's property shed rocks onto the highway. The WSDOT plan is to do rock scaling and to install netting to prevent the hazard.

An administrative offer of \$900 is being made for the easement which is a strip of land 110 to 160 feet wide, encompassing 2.14 acres. Department staff have evaluated this request and determined that it will promote public safety and will not interfere with the wildlife area or its operations.

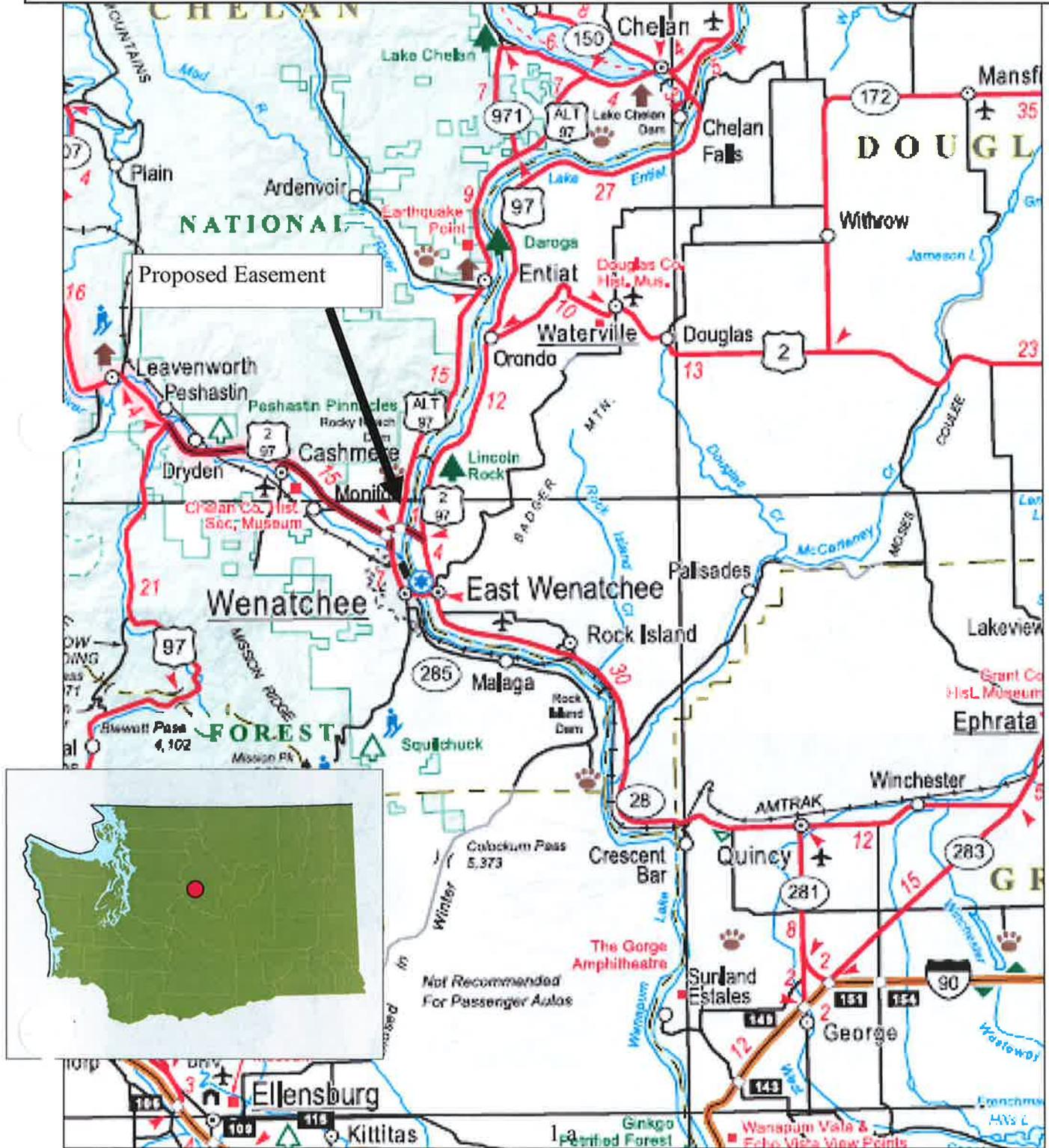
The Department recommends the Commission approve the grant of easement to WSDOT for \$900.

ITEM 1: PROPOSED EASEMENT SWAKANE WILDLIFE AREA

COUNTY: CHELAN COUNTY

LEGAL: SECTION 10, TOWNSHIP 23 N, RANGE 20E, W.M.

ACRES: 2.14

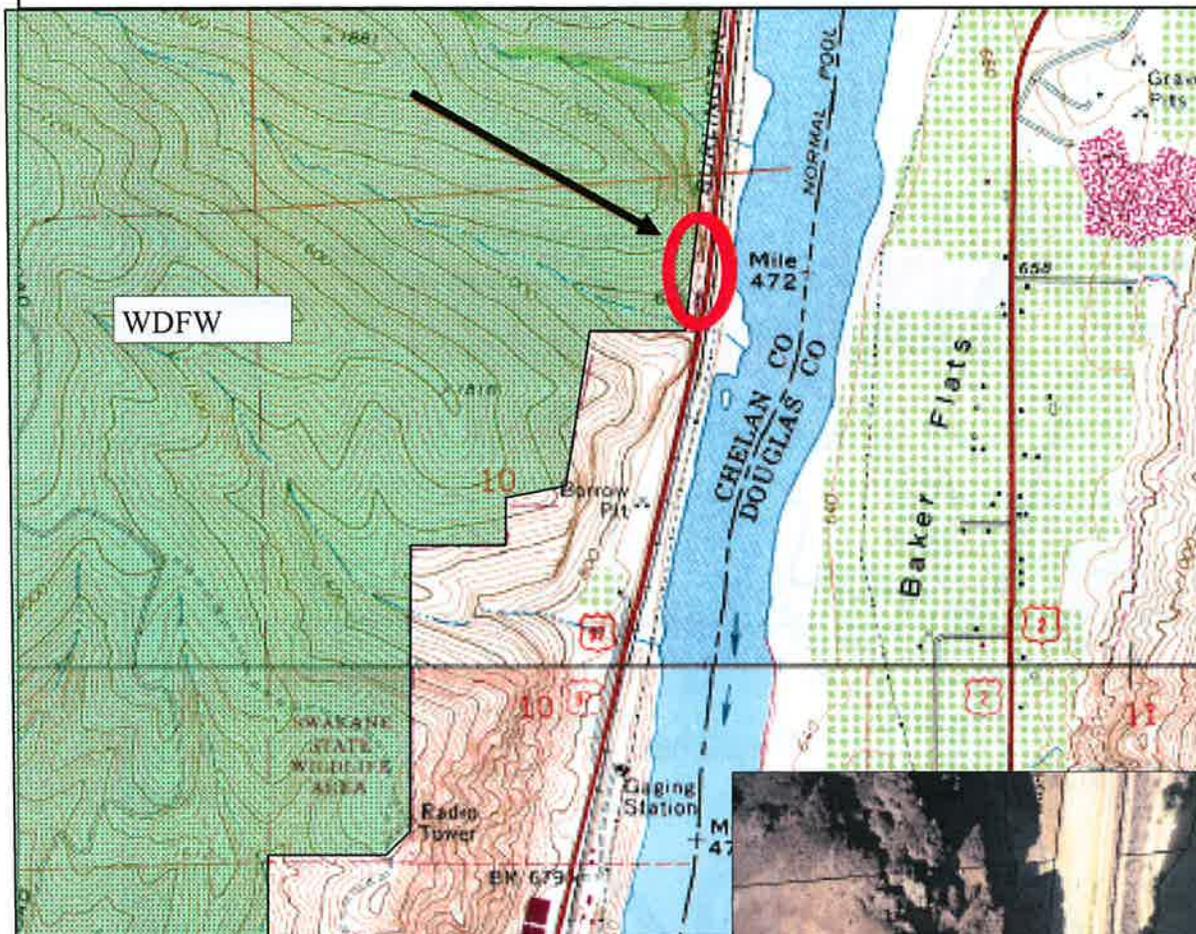


ITEM 1: PROPOSED EASEMENT SWAKANE WILDLIFE AREA

COUNTY: CHELAN COUNTY

LEGAL: SECTION 10, TOWNSHIP 23 N, RANGE 20E, W.M.

ACRES: 2.14



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

August 5, 2011

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE MILLER-HARRISON
PROPERTY, METHOW WILDLIFE AREA, OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has negotiated an Option to purchase approximately 105.08 acres of the Miller-Harrison property, in Okanogan County. This project will be jointly funded by a U.S. Fish and Wildlife Service grant and a Washington Wildlife and Recreation Program grant. Authority for this acquisition is provided by the capital budget.

This property is located in the Methow Valley approximately 3 miles west of the town of Winthrop, along Bear Creek Road. The property is currently used primarily for seasonal grazing of livestock, but it has been platted into 5 lots for conversion into subdivision and residential development. The property provides significant habitat for mule deer, including a beneficial migration corridor for significant winter range for mule deer. The property also contains sensitive shrub steppe.

The property will be managed within the Wildlife Program by Tom McCoy as part of the Methow Wildlife Area. Operation and maintenance costs are anticipated to be \$1,700 annually to address weed control and other routine stewardship issues. Annual payments in lieu of taxes to Okanogan County are estimated at \$420. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of:

105.08 acres for \$800,000

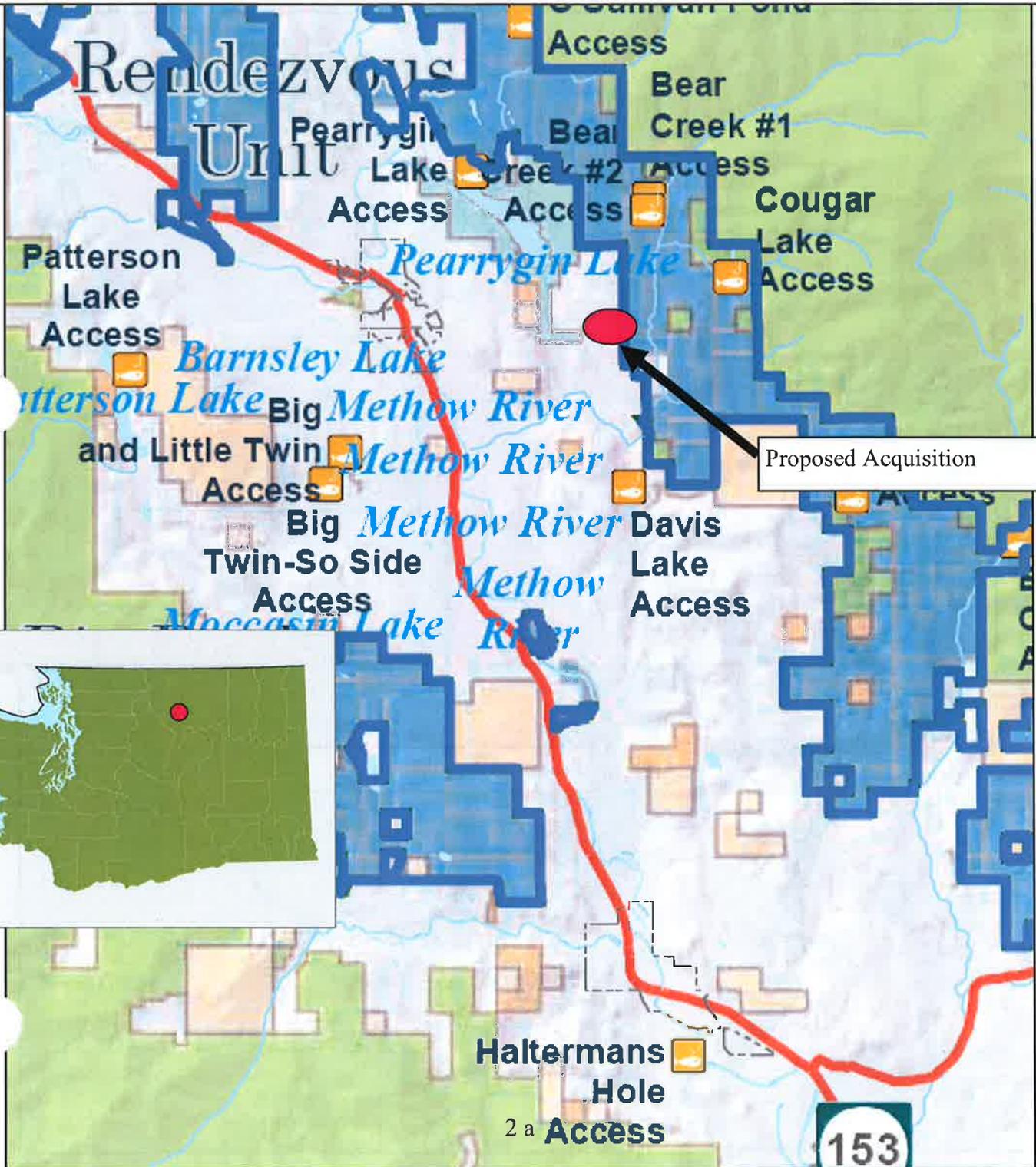
The Department recommends the Commission approve the acquisition of the 105.08-acre Miller-Harrison property for the appraised value of \$800,000.

ITEM 2: PROPOSED ACQUISITION MILLER - HARRISON PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 7, TOWNSHIP 34N, RANGE 22E, W.M.

ACRES: 105.08



ITEM 2: PROPOSED ACQUISITION MILLER-HARRISON PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 7, TOWNSHIP 34N, RANGE 22E, W.M.

ACRES: 105.08

