



# Land Transactions

April 11 & 12, 2014

# Acquisition Steps

Scoping  
and Need

Evaluation and  
Prioritization

Land  
Transaction

Integrating  
Ownership

# Acquisition Steps

Scoping  
and Need

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# 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
  - WDFW Chief Appraiser Shawn Kyes, MAI
  - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County

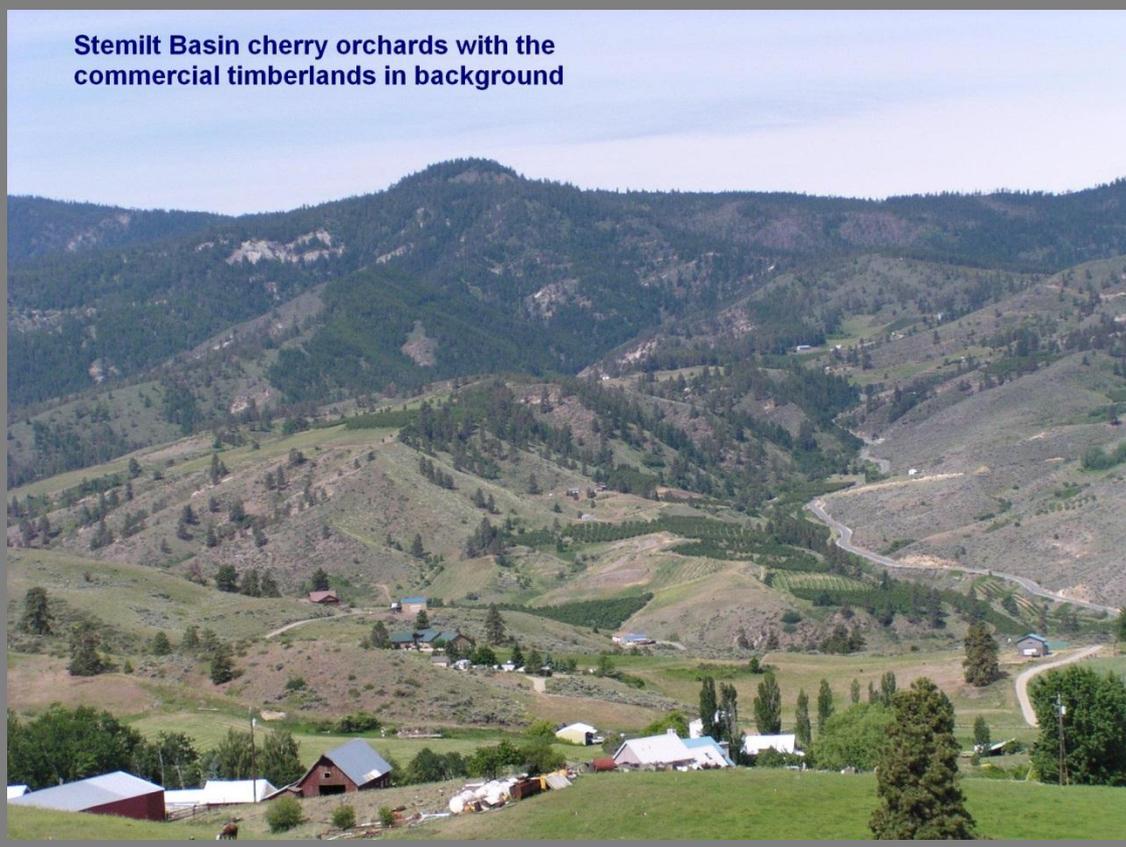
**Project Location**

***WDFW Lands 20/20***



# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County

Stemilt Basin cherry orchards with the commercial timberlands in background



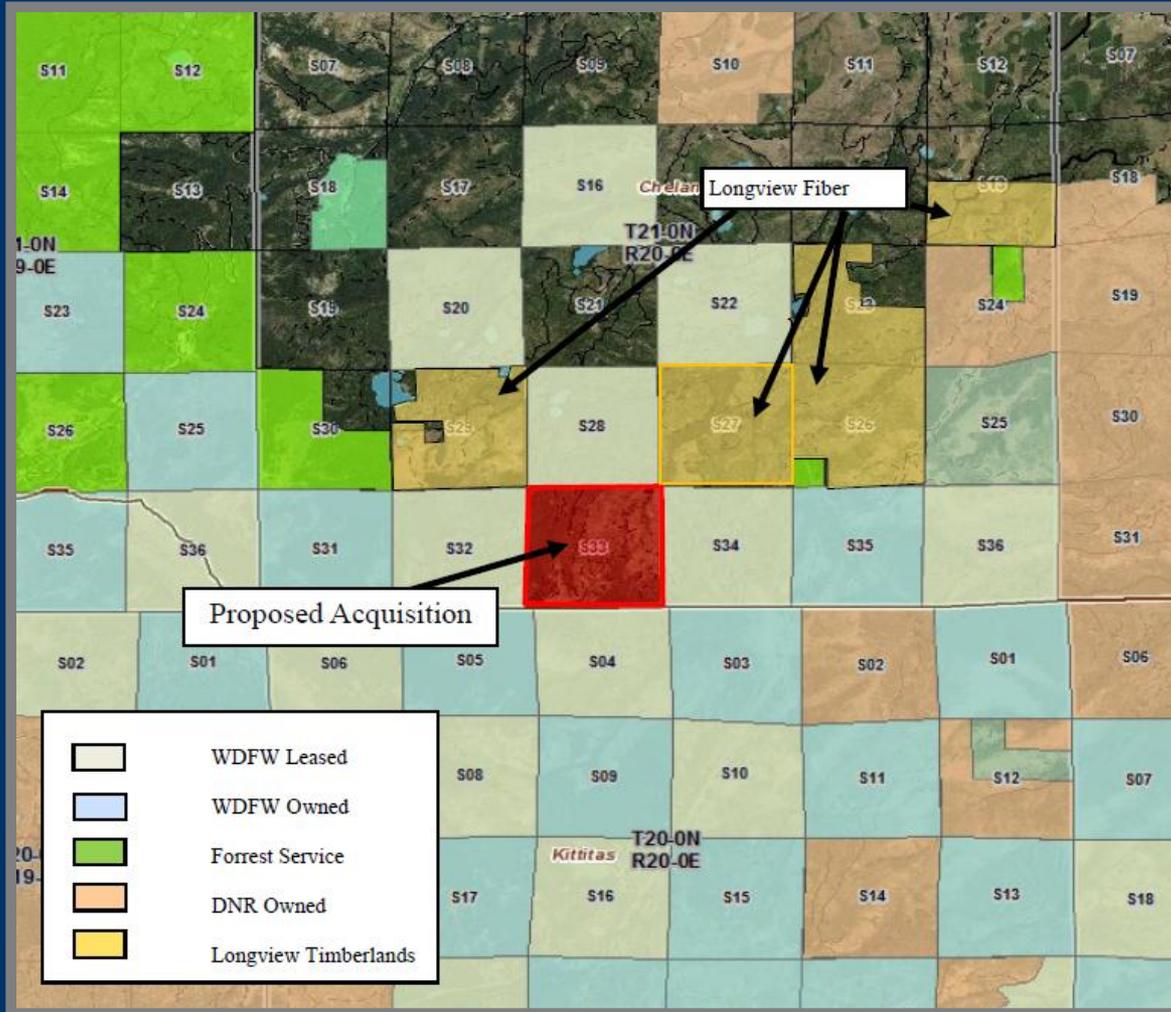
## A. STEMILT PARTNERSHIP MEMBERS

The Stemilt Partnership (Partnership) is composed of more than 20 organizations representing a variety of interests in the Stemilt-Squilchuck watershed. The Partnership was formed in spring 2007 in response to the proposed sale of four sections of public land owned and managed by the Washington Department of Natural Resources (DNR). In July 2007, DNR removed the four sections of land from the land-exchange effort per the request of Chelan County and the Partnership.

Members of the Stemilt Partnership include:

Apple Country Snowmobile Club	Squilchuck Water Users Association
Beehive Irrigation District	Stemilt Irrigation District
Chelan County	The Trust for Public Land
Chelan County Public Utility District	Three Lakes Maintenance Corporation
Chelan-Douglas Land Trust	U.S. Forest Service
Citizens and Growers of the Stemilt and Squilchuck Basins	Washington Department of Fish and Wildlife
Highline Ditch Company	Washington Department of Natural Resources
Lake Cortez Water Association	Washington State Parks
Lockwood-Canady Irrigation Company	Wenatchee Heights Reclamation District
Lower Stemilt Irrigation District	Wenatchee Sportsmen's Association
Malaga-Colocum Community Council	Wenatchee Valley Fly Fishers
Malaga Water District	WRIA 40A Watershed Planning Unit
Mission Ridge Ski and Snowboard Resort	
Rocky Mountain Elk Foundation	

# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County



- WDFW to Acquire 640 Acres (marked in red)
- Chelan County to Acquire 3,370 Acres (marked in yellow)

# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County

Stemilt Basin irrigation reservoir and snowpack

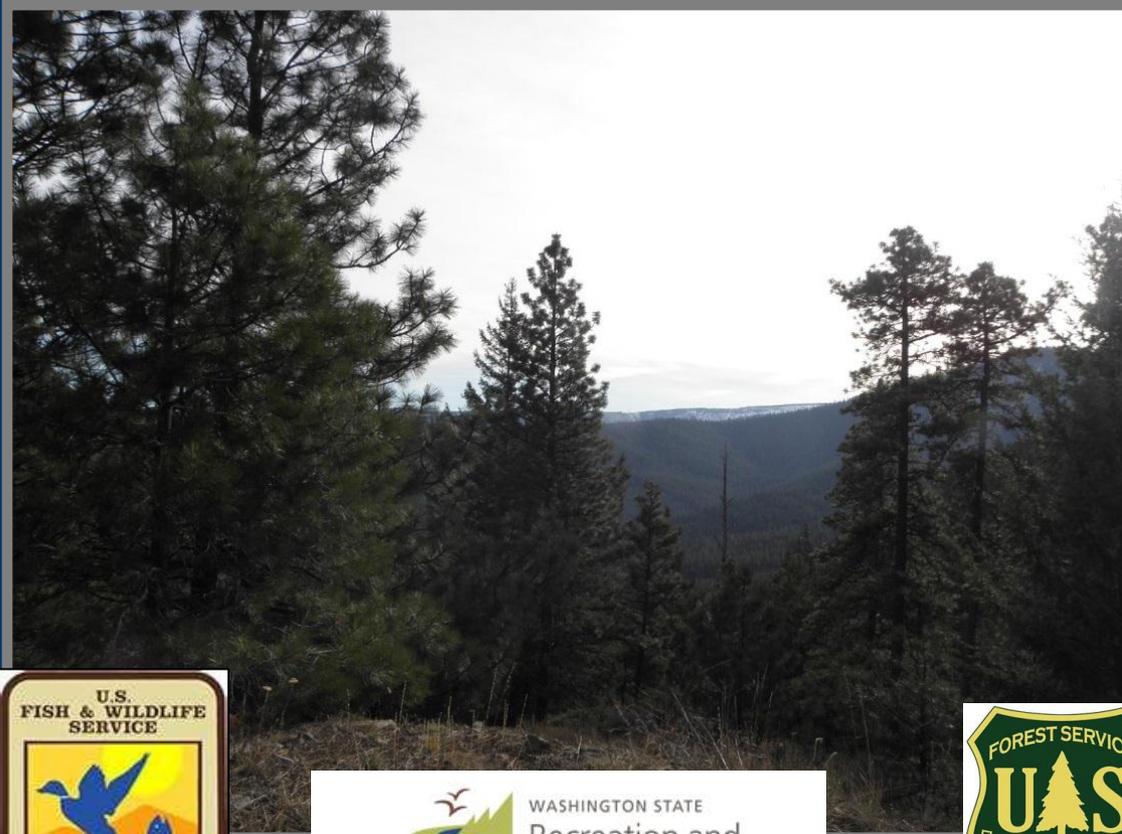


# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County

Several reservoirs are stocked annually with trout, creating an accessible recreational opportunity for lower income families



# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County



- Stemilt Basin Unit, Colockum Wildlife Area
- Annual Operating and PILT Estimated at \$6,500
- 640 Acre Purchase Funded by U. S. Fish and Wildlife Service
- Chelan County 3,370 Acres Funded by Washington Wildlife and Recreation Program and the US Forest Service



# Weyerhaeuser Columbia Timberlands LLC Stemilt Basin Unit, Chelan County



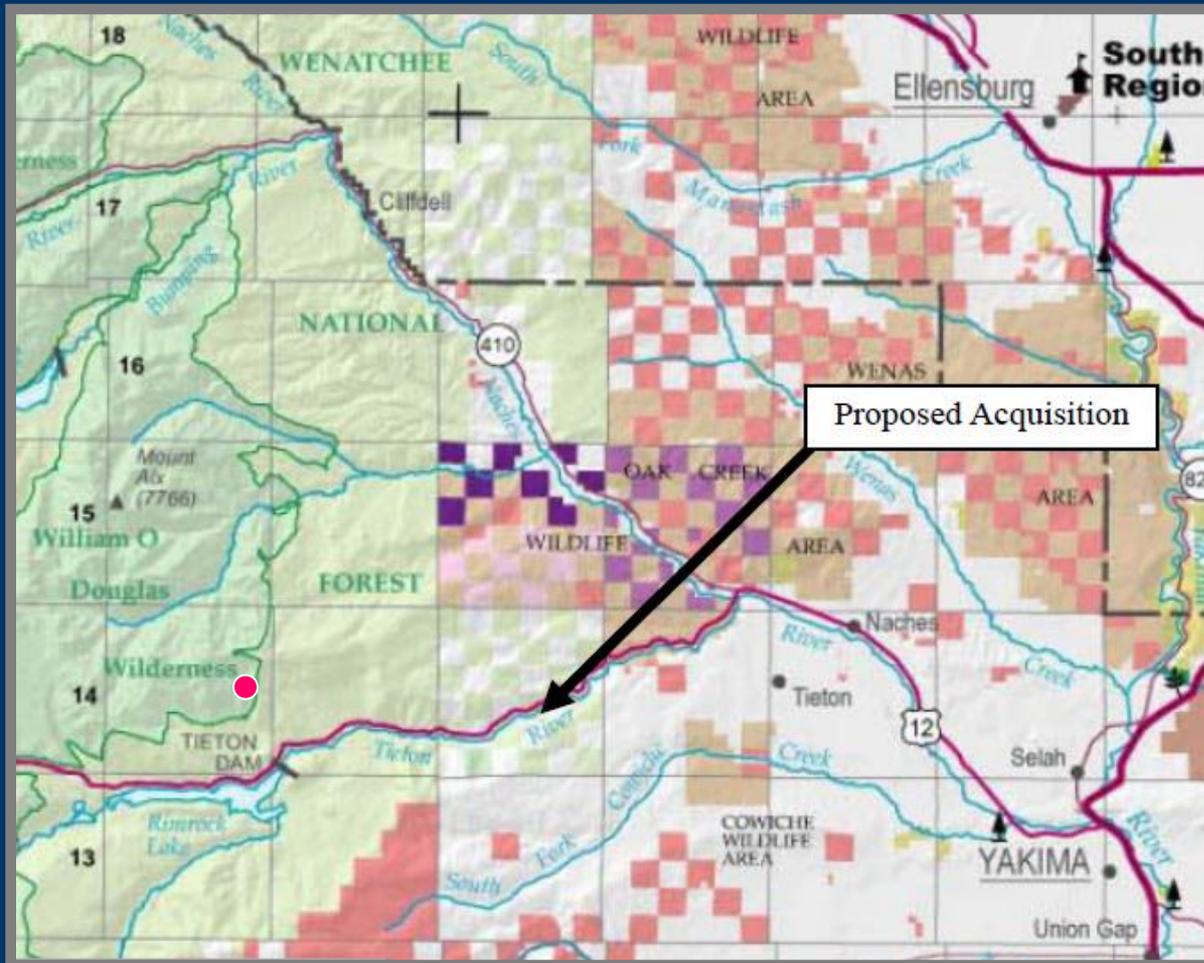
# Washington Dept. of Transportation Property Yakima County

**Project Location**

***WDFW Lands 20/20***



# Washington Dept. of Transportation Property Yakima County



# Washington Dept. of Transportation Property Yakima County



# Washington Dept. of Transportation Property Yakima County



- Oak Creek Wildlife Area
- Annual Operation and Payment In-lieu of Taxes Estimated at \$100

# City of Sumner Exchange Pierce County

**Project Location**

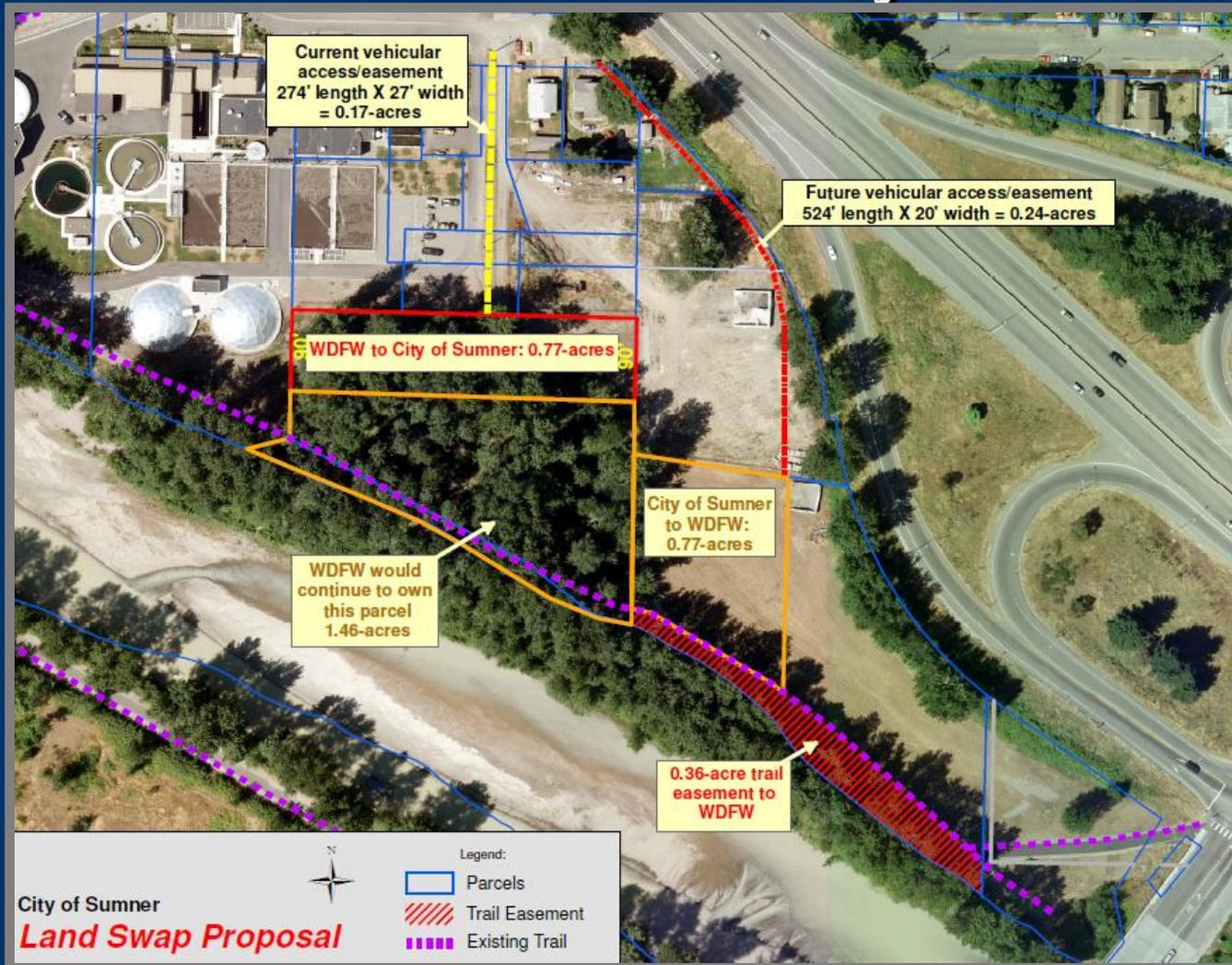
***WDFW Lands 20/20***



# City of Sumner Exchange Pierce County



# City of Sumner Exchange Pierce County



# Lake Aberdeen Pipeline Easement Grays Harbor County

## Project Location



# Lake Aberdeen Pipeline Easement Grays Harbor County



# Lake Aberdeen Pipeline Easement Grays Harbor County



- Easement Length  
Approximately 3,900 Feet
- Provided by the City of  
Aberdeen at no cost

# **PUBLIC COMMENT**

## **Land Transactions**

- **April 11 & 12, 2014**