

# PROPOSED LAND TRANSACTIONS

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## Summary Sheet

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**Meeting dates:** APRIL 11 & 12, 2014  
**Agenda item:** PROPOSED LAND TRANSACTIONS

**Presenter(s):** Dan Budd

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**Background summary:**

The Department is recommending the following actions:

- Item 1 – Proposed Acquisition of 640 acres in Chelan County
  - Item 2 – Proposed Transfer of .99 acres in Yakima County
  - Item 3 – Proposed Exchange of .77 acres in Pierce County
  - Item 4 – Proposed Pipeline Easement in Grays Harbor County
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**Policy issue(s) you are bringing to the Commission for consideration:**

Protecting critical fish and wildlife habitat, providing public recreational opportunity, and responsible property management.

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

Item 1 – This acquisition is a partnership project with Chelan County and Rocky Mountain Elk Foundation. This project is being funded in part by a grant from the Recreation and Conservation Office that was secured through a public competitive process. This project was approved through the Department's Lands 20/20 process and enjoys strong local public support.

Item 2 – This transfer from the Washington State Department of Transportation is part of a road improvement project on Highway 12. The proposed transfer of this property to WDFW was identified in the widely distributed Joint Aquatic Resource Permit Application. There is no known opposition to the transfer.

Item 3 – This is a direct transaction with the City of Sumner. Because this project improves public access while at the same time improving public utilities no public objection to the project is anticipated. This project will also go through the SEPA process where public input will be sought.

Item 4 – This project involves the City of Aberdeen voluntarily granting an easement to WDFW. The project has been reviewed and is supported by the City of Aberdeen. There is no known opposition to upgrading the hatchery water supply.

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**Action requested:**

Approval of the proposed land transactions as presented.

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**Draft motion language:**

Move to approve the proposed land transactions as presented.

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**Justification for Commission action:**

This action will provide protection for critical fish and wildlife habitat, provide public recreational opportunity, and address responsible property management.

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**Communications Plan:**

WDFW will provide a press release informing the public of this action and proceed forward to closing these transactions.

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**Budget Detail for April 11 & 12, 2014 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
Longview Timberlands, LLC	640.00	\$ 382,390.00	Stemilt Basin Acquisition	Legislative Appropriation	I26	\$ 138,044.00	\$ 200,000.00	\$ 138,044.00	\$ 39,578.58
			Wildlife Lands Conservation	USFWS - PR	Q53	\$ 6,083,579.00	\$ 1,099,000.00	\$ 314,891.00	\$ 19,494.72

USFWS -PR = US Fish & Wildlife Service Pittman-Robertson Grant

\*\* 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**

April 11, 2014

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE LONGVIEW  
TIMBERLANDS, LLC, PROPERTY, STEMILT BASIN UNIT,  
COLOCKUM WILDLIFE AREA, CHELAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase approximately 640 acres of Longview Timberlands, LLC property. This acquisition is part of the Stemilt Basin project which was evaluated and approved through the Lands 20/20 process. This is a partnership project with Chelan County and the Rocky Mountain Elk Foundation involving approximately 4,010 acres. This project is supported by the Stemilt Partnership which includes over 20 member organizations and was formed to conserve the Stemilt and Squilchuck Watersheds. WDFW's portion of this project is jointly funded by a USFWS Pittman-Robertson grant and a legislative appropriation. Authority for this acquisition is provided in the capital budget.

This property is located in Chelan County, approximately 7 miles south of Wenatchee. The property is integral to a large, public land protection complex that includes additional lands owned by WDFW. This project will protect a critical wildlife migratory corridor and provide connectivity at a landscape level for elk, deer and large carnivore. Acquisition of this property is also consistent with the goals of the Upper Columbia Salmon Recovery Plan, as endorsed by the federal government and supported by watershed groups in the region.

Longview Timberlands LLC is actively marketing their properties. Any public access on these lands now available for camping, hunting, fishing, and hiking would be lost under most development scenarios. The threat of lost recreational access is significant due to potential development opportunities.

The property will be managed within the Wildlife Program by Pete Lopushinsky as part of the Stemilt Basin Unit, Colockum Wildlife Area. Operation and maintenance costs are estimated to be \$6,500 annually to address weed and litter control and payment in-lieu of property tax. 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:

\$382,390 for 640 acres

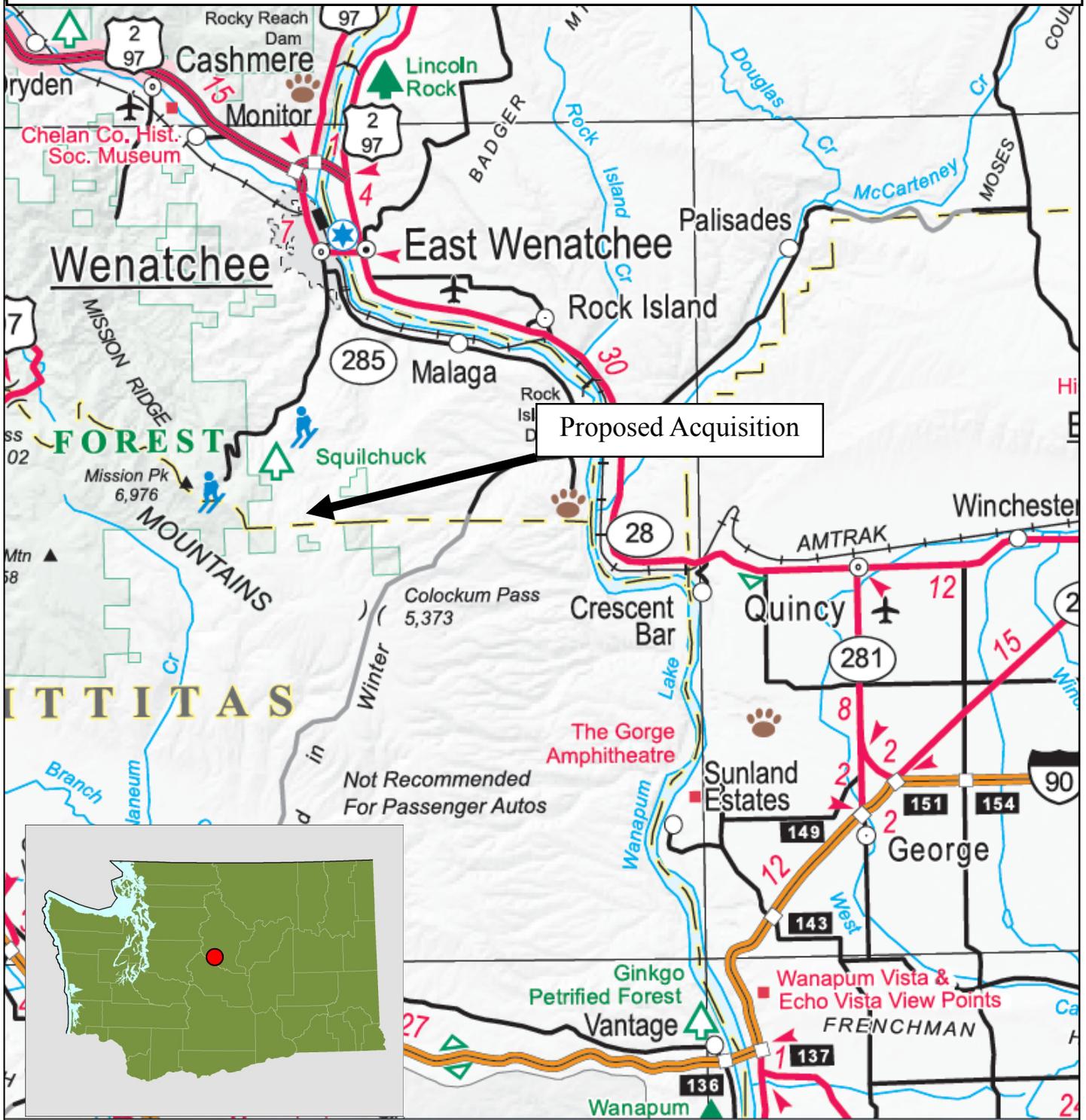
The Department recommends the Commission approve the acquisition of the 640-acre Longview Timberlands, LLC. property for the appraised value of \$382,390.

**ITEM 1: PROPOSED ACQUISITION  
LONGVIEW TIMBERLANDS LLC. PROPERTY  
STEMILT BASIN**

**COUNTY: CHELAN COUNTY**

**LEGAL: SECTION 33, T 21N, R 20E, W.M.**

**ACRES: 640**

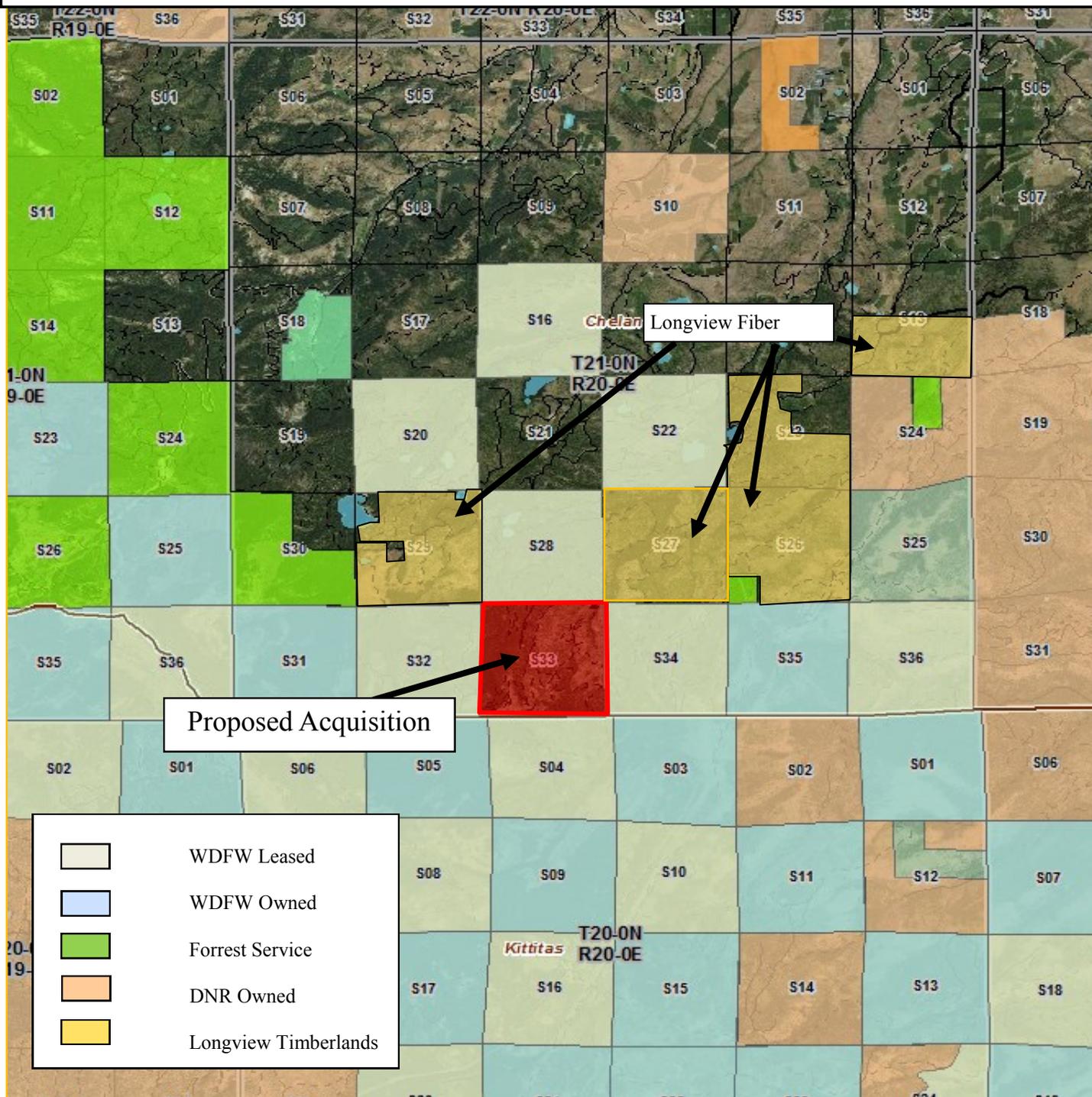


**ITEM 1: PROPOSED ACQUISITION  
LONGVIEW TIMBERLANDS LLC. PROPERTY  
STEMILT BASIN**

**COUNTY: CHELAN COUNTY**

**LEGAL: SECTION 33, T 21N, R 20E, W.M.**

**ACRES: 640**

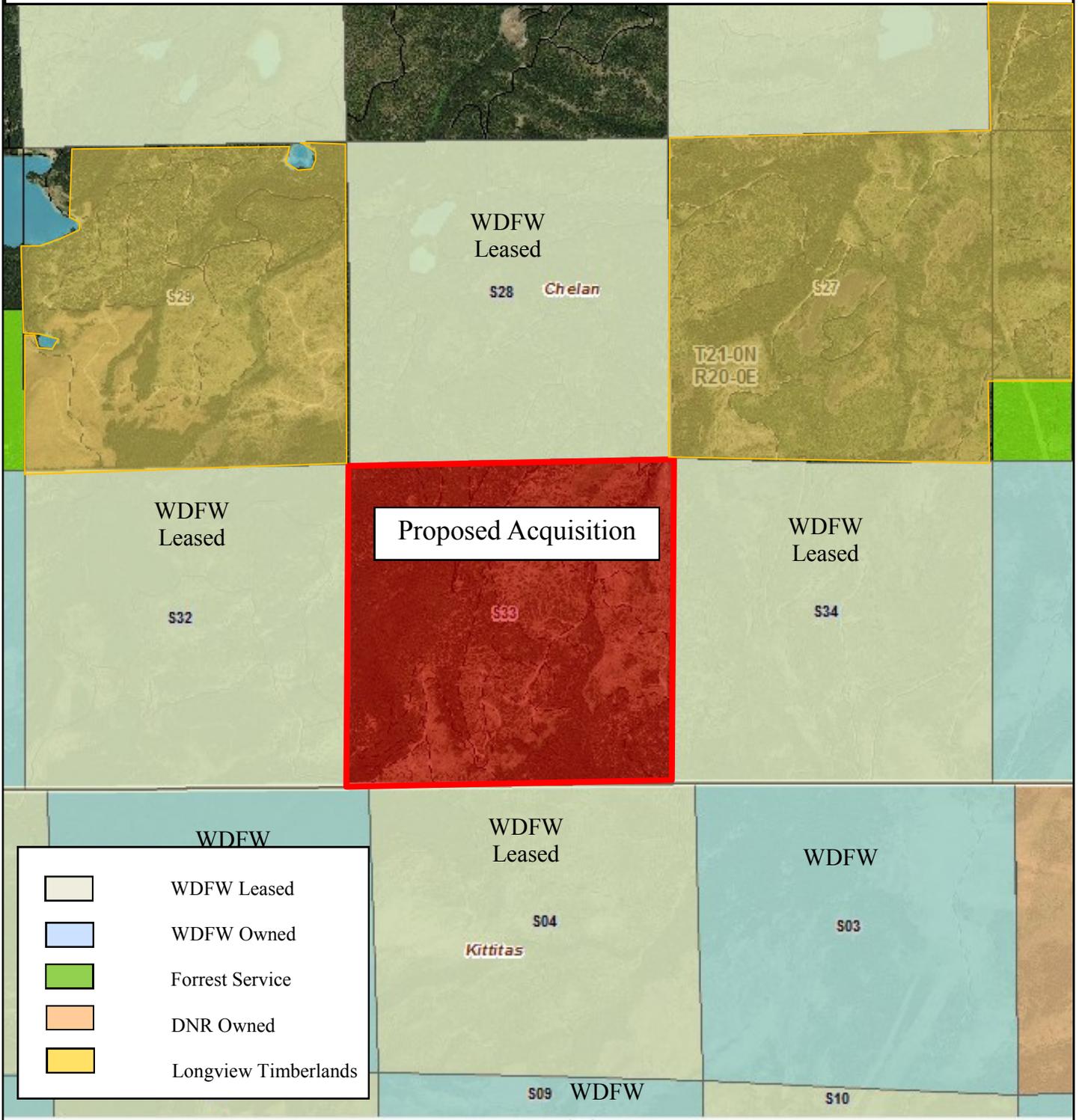


**ITEM 1: PROPOSED ACQUISITION  
LONGVIEW TIMBERLANDS LLC. PROPERTY  
STEMILT BASIN**

**COUNTY: CHELAN COUNTY**

**LEGAL: SECTION 33, T 21N, R 20E, W.M.**

**ACRES: 640**



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

April 11, 2014

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

**SUBJECT: ITEM 2: PROPOSED ACQUISITION OF THE WASHINGTON  
DEPARTMENT OF TRANSPORTATION PROPERTY, OAK CREEK  
WILDLIFE AREA, YAKIMA COUNTY.**

The Department of Fish and Wildlife (WDFW) has received an offer of a no cost transfer from the Washington State Department of Transportation (WSDOT) for a .99 acre parcel which is an inholding to the WDFW's Oak Creek Wildlife Area. The property was purchased by WSDOT from a private party in 2008 for the reconstruction of two bridges on Highway 12 west of the Oak Creek Headquarters.

When WSDOT submitted their plans for the bridge work, they indicated that this property would eventually become surplus with ownership proposed for transfer to WDFW upon completion of the bridge project. WSDOT has removed fill placed at the site, installed a guard rail, and restored the habitat and shoreline of the property. As an inholding on the Oak Creek Wildlife Area, WDFW ownership of this property will protect the integrity of the wildlife area.

The property will be managed within the Wildlife Program by Ross Huffman 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.

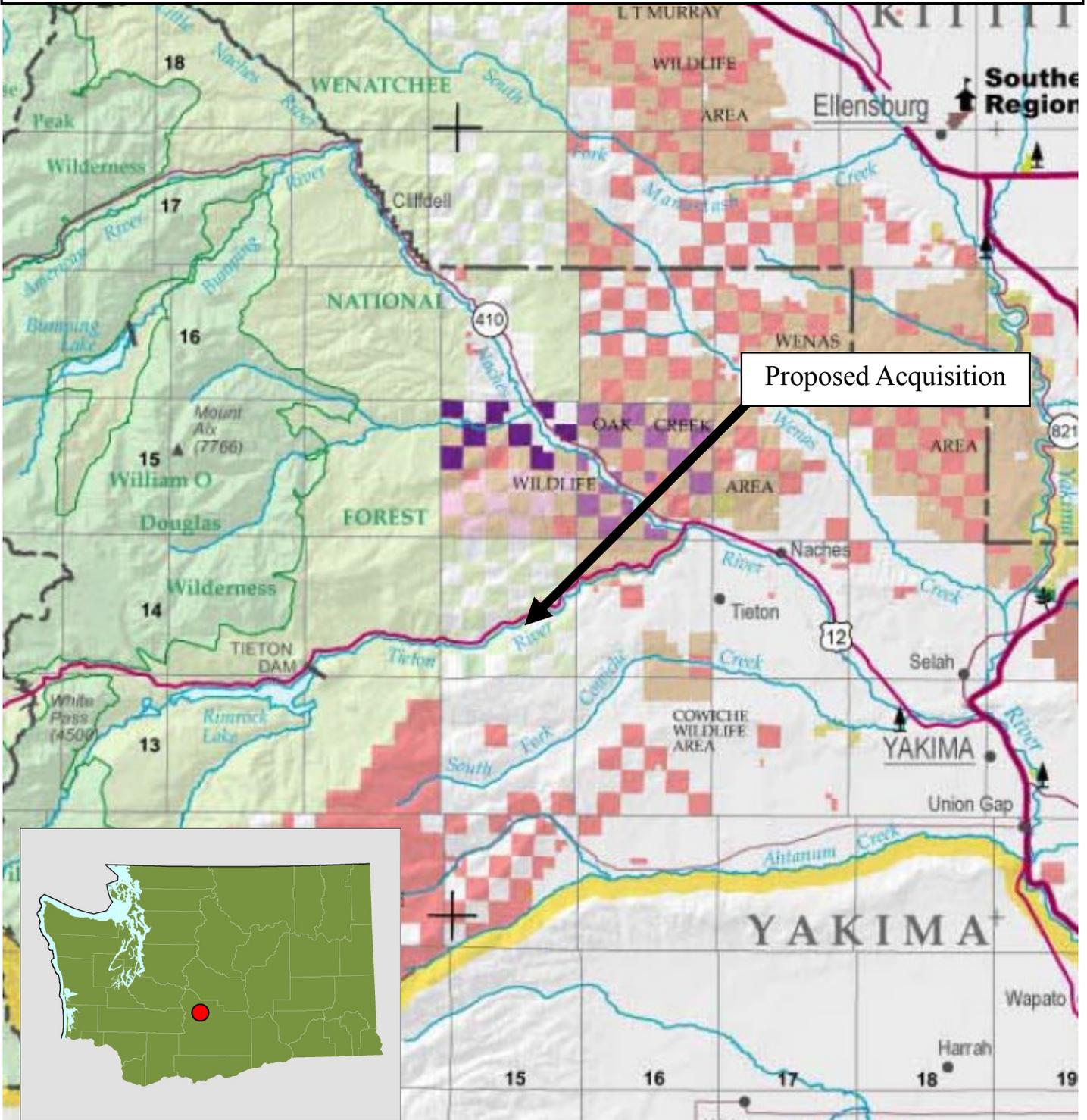
The Department recommends the Commission approve accepting the no cost transfer of this .99 acre parcel from WSDOT.

**ITEM 2: PROPOSED ACQUISITION**  
**WASHINGTON DEPT. of TRANSPORTATION/OLSON PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTION 23, T 14N, R 15E, W.M.**

**ACRES: .99 (+/-)**



**ITEM 2: PROPOSED ACQUISITION  
WASHINGTON DEPT. of TRANSPORTATION/OLSON PROPERTY**

**COUNTY: YAKIMA COUNTY**

**LEGAL: SECTION 23, T 14N, R 15E, W.M.**

**ACRES: .99 (+/-)**



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

April 11, 2014

TO: Philip Anderson, Director

FROM: Dan Budd, Real Estate Manager

**SUBJECT: ITEM 3: PROPOSED EXCHANGE OF LAND,  
CITY OF SUMNER, PIERCE COUNTY**

The Department of Fish and Wildlife (WDFW) has received a request from the City of Sumner for a .77 acre parcel of land at the north end of WDFW's 2.23-acre public water access site on the Puyallup River in Sumner. The City owns the adjacent property where its wastewater treatment facility is located. Federal standards require the City to enlarge its facility and a portion of the adjacent WDFW property is the most viable option.

The WDFW property was intended to be a parking area for river recreation, but it is heavily wooded and accessed by a too-narrow easement. As a result, the current WDFW site is walk-in only which means it is rarely used: users prefer closer parking areas.

The City has offered to replace the .77 acre parcel of WDFW property with an equal amount of its own land on the east side of WDFW's access site. This replacement land is cleared and would be immediately available as a much needed parking area. WDFW would retain all of its land along the river. In addition, the City would grant an easement to WDFW for public use along its river frontage.

WDFW has had the exchange appraised and found the two parcels to be equal in value at \$28,000 apiece. Because the original purchase of the WDFW property was funded by the National Park Service (NPS) through the Recreation and Conservation Office (RCO) approval of the final configuration was required by both agencies. We now have approval from both NPS and RCO and are prepared to move forward with the exchange. The City of Sumner in their SEPA process held a 30 day public review and there were no objections to the project

The department recommends the approval of the proposed land exchange with the City of Sumner.

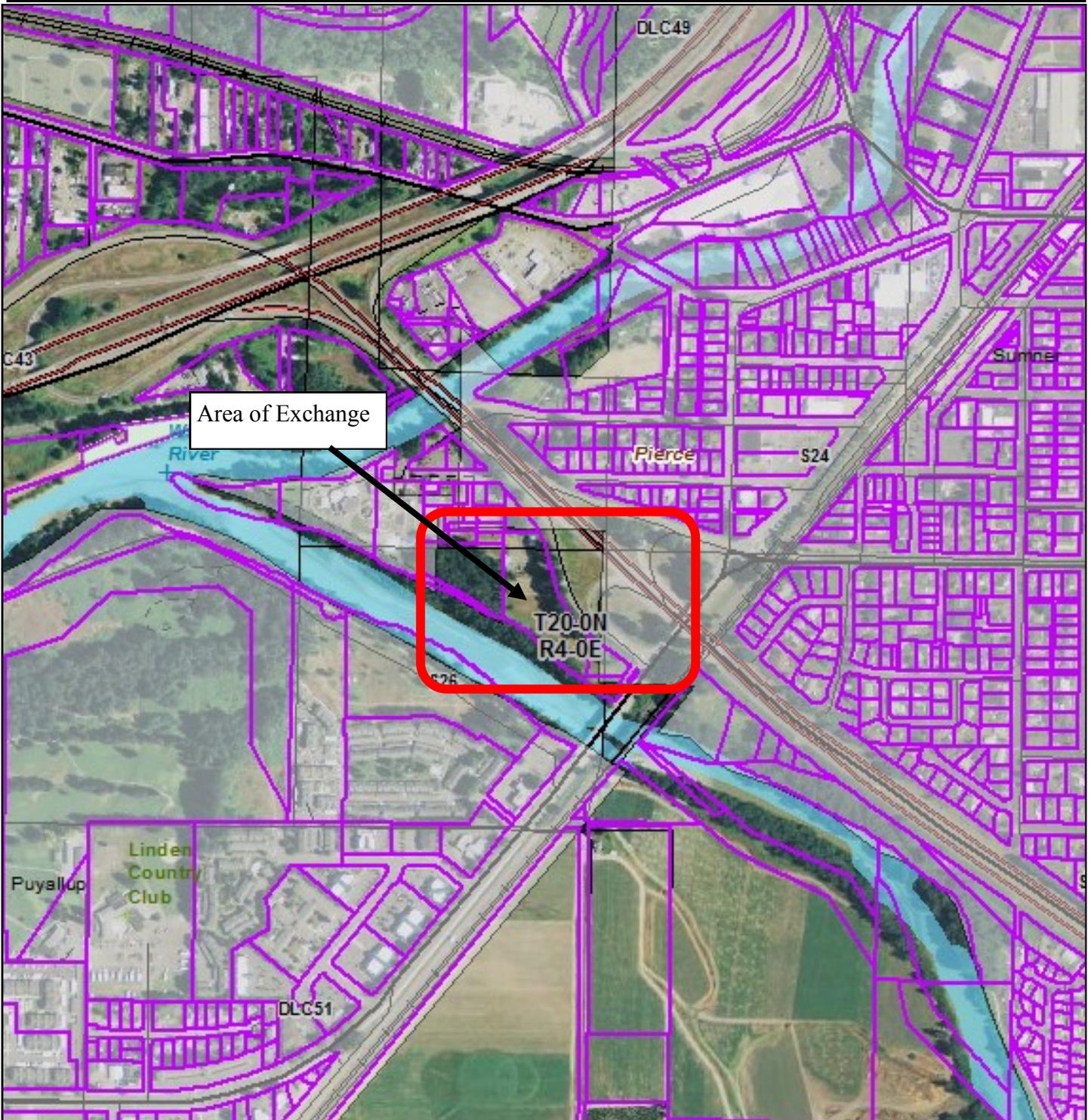


**ITEM 3: PROPOSED EXCHANGE OF LAND  
SUMNER PROPERTY**

**COUNTY: PIERCE COUNTY**

**LEGAL: SECTION 26, T 20N, R 4E, W.M.**

**ACRES: .77 (+/-)**

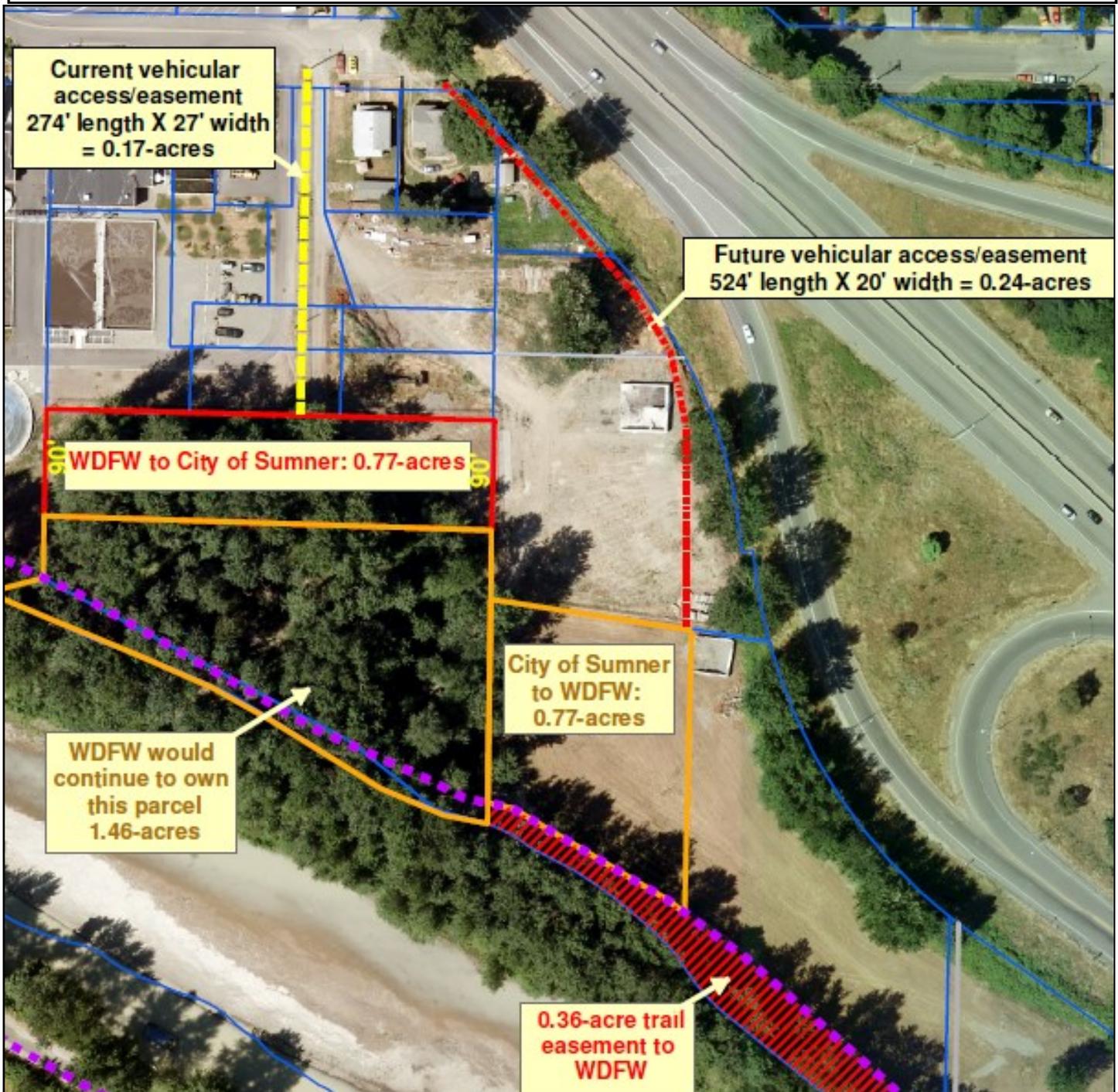


**ITEM 3: PROPOSED EXCHANGE OF LAND  
SUMNER PROPERTY**

**COUNTY: PIERCE COUNTY**

**LEGAL: SECTION 26, T 20N, R 4E, W.M.**

**ACRES: .77 (+/-)**



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

April 11, 2014

TO: Philip Anderson  
Director

FROM: Dan Budd  
Real Estate Manager

**SUBJECT: ITEM 4: PROPOSED PIPELINE EASEMENT AT LAKE ABERDEEN,  
ABERDEEN HATCHERY, GRAYS HARBOR COUNTY**

The Department of Fish and Wildlife (WDFW) is proposing to acquire a waterline easement across the bottom of Lake Aberdeen which is owned by the City of Aberdeen. The current supply of rearing water for the WDFW owned Aberdeen Steelhead Hatchery comes directly from inlets located at the south end of the lake. Summer Lake Aberdeen temperatures and parasite content are too high for efficient rearing of fish. This easement will allow WDFW to place a 24 inch pipe that will cross the lake from North to South for approximately 3,900 feet and supply the Aberdeen Steelhead Hatchery with clean cool water.

Lake Aberdeen is a popular local recreation lake that provides fishing opportunities for anglers from around the area. The lake is open to the public year round and is accessible to small non-motorized boats only. The City supports the hatchery operation at the site and sees no impacts to their operations at the lake.

The City has determined there will be no fees for the easement. The Department recommends the Commission approves acquiring this easement.

**ITEM 4: PROPOSED PIPELINE EASEMENT  
LAKE ABREDEEN HATCHERY**

**COUNTY: GRAYS HARBOR COUNTY**

**LEGAL: SECTION 1, T 17N, R 8W, W.M.**

**ACRES: 3,900 LINEAR FEET**





**ITEM 4: PROPOSED PIPELINE EASEMENT  
LAKE ABREDEEN HATCHERY**

**COUNTY: GRAYS HARBOR COUNTY**

**LEGAL: SECTION 1, T 17N, R 8W, W.M.**

