



## Fish and Wildlife Commission Presentation Summary/Decision Sheet

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**Meeting date:**

10/25/2024

**Agenda item:**

4. Land Transactions

**Presenter(s):**

Matthew Trenda, Real Estate Manager, & Lisa Coffman, Lands 20/20 and Acquisition Funding Coordinator

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**Item 1: Acquisition of 25(+/-) Acres in Clallam County, Region 6  
North Olympic Wildlife Area, Water Access, Sol Duc Property**

**Background summary:**

The proposed Sol Duc Water Access project is the acquisition of 25(+/-) acres in the North Olympic Wildlife Area in Clallam County. This acquisition would provide access to world class steelhead, salmon, and cutthroat trout fishing. People travel from all over the world to fish the Sol Duc River and angle for the multiple species it holds. This site is extremely important for access not only for launching a vessel but also retrieval. The property is downriver of the Sol Duc Hatchery boat launch and would provide the only public access below this area for over a 16-mile stretch. This parcel has more than 2,600 feet of water frontage with nearly 1,200 feet of easily accessible fishing and recreation opportunities including an opening on the south end of the property that provides a natural boat launch site.

This project will replace the Whitcomb-Diimmel Water Access Area that was destroyed in two weather events that occurred in December 2021 and January 2022. These events significantly changed the landscape in the area.”

The property was approved through Lands 20/20 in December 2022, and the appraised value of the property is \$650,000. Funding is provided through a Recreation and Conservation Office (RCO), Washington Wildlife and Recreation Program (WWRP), Water Access grant awarded in 2023. Additionally, WDFW has a current lease of this property negotiated with the landowner for use and WDFW secured the release of an easement from DNR in the amount of approximately \$168,700 to secure the acquisition.

Ongoing operation and maintenance costs for this proposed property are expected to be approximately \$16,000 annually and will be included in WDFW’s 9v decision package for ongoing operation and maintenance for newly acquired land.

Per [RCW 77.12.201](#), Clallam County does not currently opt into PILT (Payment in Lieu of Taxes) as provided for in [RCW 77.12.203](#).