

PROPOSED LAND TRANSACTIONS

TABLE OF CONTENTS

Decision Page.....		i
Budget Page.....		ii
Proposed Acquisition	Miller Harrison Phase 2 Property	
	Okanogan County	1
Hiways Map		1a
Methow Map		1b
Aerial Map.....		1c
Proposed Acquisition	Thornburgh Property	
	Okanogan County	2
Hiways Map		2a
Wildlife Area Map		2b
Aerial Map.....		2c
Proposed Easement	Cottonwood Island	
	Skagit County	3
Wildlife Area Map		3a
Wildlife Area Map		3c
Aerial Map.....		3b
Proposed Access Site Acquisition	Methow Trading Company	
	Okanogan County	4
Hiways Map		4a
Aerial Map.....		4b

GREEN SHEET

Meeting/Workshop August 3 & 4, 2012

Agenda Item: PROPOSED LAND TRANSACTIONS

Staff Contact: Dan Budd

Presenter: Dan Budd

Background:

The Department is recommending the following actions:

Item 1 - Proposed Acquisition of 40 acres in Okanogan County

Item 2 - Proposed Acquisition of 373.35 acres in Okanogan County

Item 3 - Proposed Dike Easement in Skagit County

Item 4 - Proposed Acquisition of 6.3 acre Fishing Access 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, and addressing responsible property management.

Public involvement process used and what you learned:

Items 1 and 2 – These projects are funded by grants from the Washington Wildlife and Recreation Program and US Fish and Wildlife Service; they involve a public review and budget appropriation process. The Department's Lands 20/20 process was used.

WDFW has been meeting with Okanogan County commissioners where project information was shared and specific parcels including these were discussed. Recently the Board of Okanogan County Commissioners has expressed their opposition to WDFW fee title land acquisitions.

Item 3 – This action is supported by the local agricultural community. This action has also been reviewed with the Skagit Watershed Council. There is no known opposition to this action.

Item 4 – The acquisition and subsequent development of this proposed fishing access site on the Methow River has been reviewed and funded by the legislature under the Jobs Bill designed to create local construction employment opportunities.

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 fish and wildlife habitat, provide public recreational opportunity, and address responsible property management.

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

August 3, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION
MILLER-HARRISON PHASE II PROPERTY
METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has negotiated an Option to purchase the 40 acre Miller-Harrison property, in Okanogan County. This purchase will be jointly funded by a U.S. Fish and Wildlife Service grant and a Washington Wildlife and Recreation Program grant under the Methow Watershed project, which was evaluated and approved through the Department's Lands 20/20 process. Authority for this acquisition is provided by the capital budget.

This property is located in the Methow Valley approximately 3 miles east of the town of Winthrop, along Bear Creek Road. The property is currently used primarily for seasonal grazing of livestock and contains a recreational cabin. The property provides critical mule deer winter range and is part of the mule deer migratory corridor. The property also contains sensitive shrub steppe habitat. This property abuts WDFW lands on both the East and West sides.

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 \$320 annually to address weed control and other routine stewardship issues as part of the larger wildlife area. Annual payments in lieu of taxes to Okanogan County are estimated at \$200. 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:

40 acres for \$480,000.

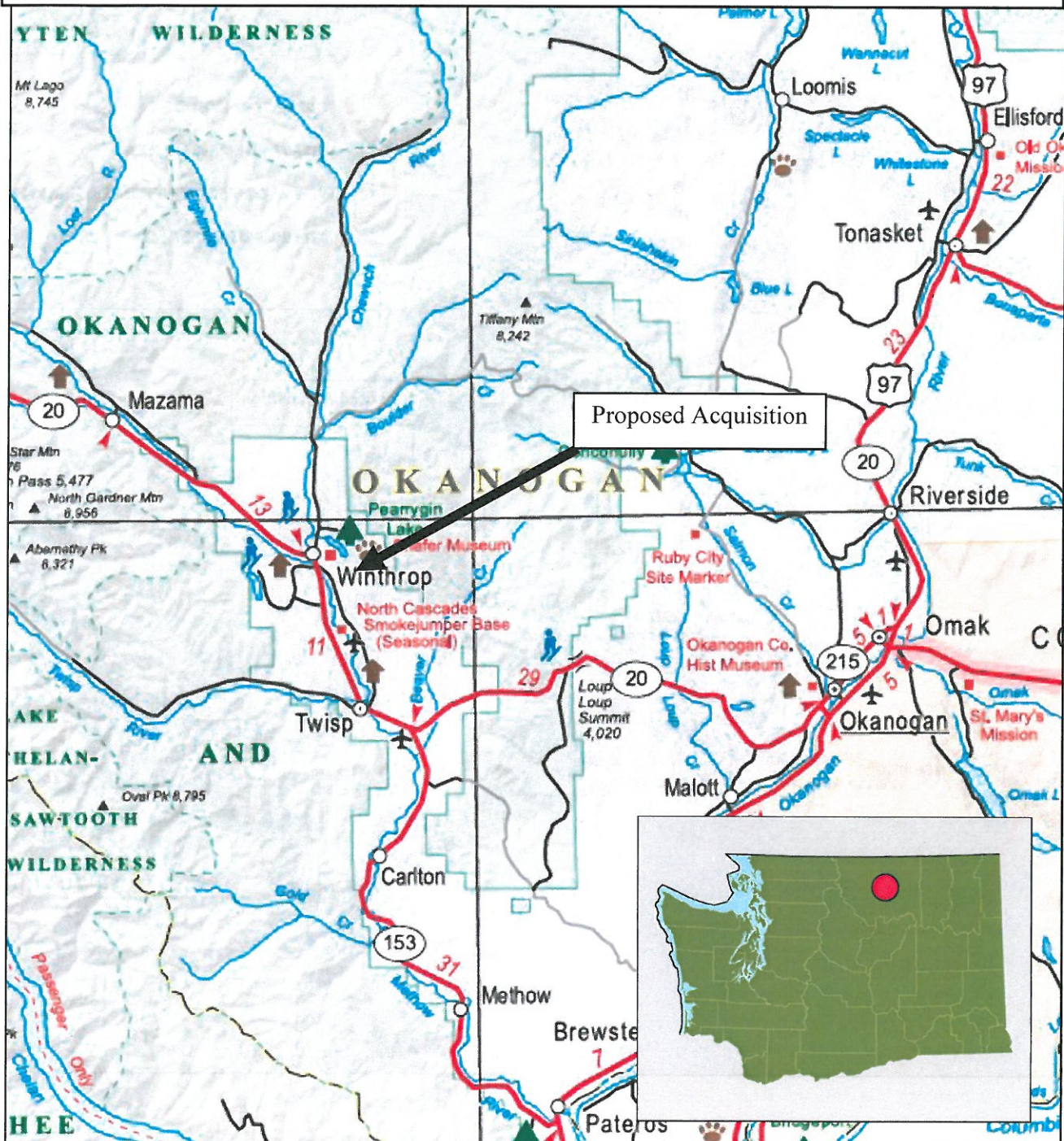
The Department recommends the Commission approve the acquisition of the 40-acre Miller-Harrison property for the appraised value of \$480,000.

ITEM 1: PROPOSED ACQUISITION MILLER - HARRISON PHASE II PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 7 & 8, TOWNSHIP 34N, RANGE 22E, W.M.

ACRES: 40

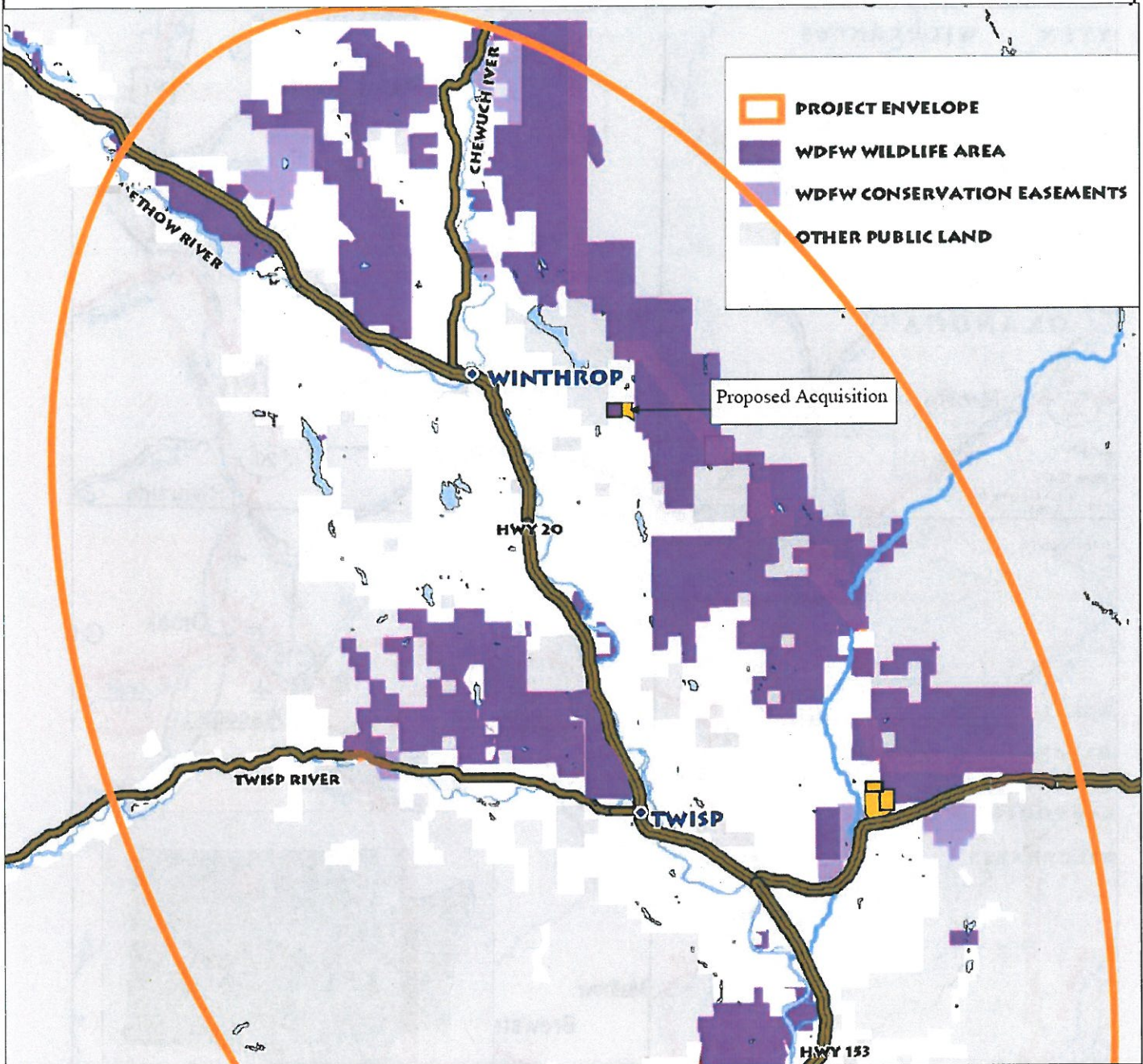


ITEM 1: PROPOSED ACQUISITION MILLER - HARRISON PHASE II PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 7 & 8, TOWNSHIP 34N, RANGE 22E, W.M.

ACRES: 40

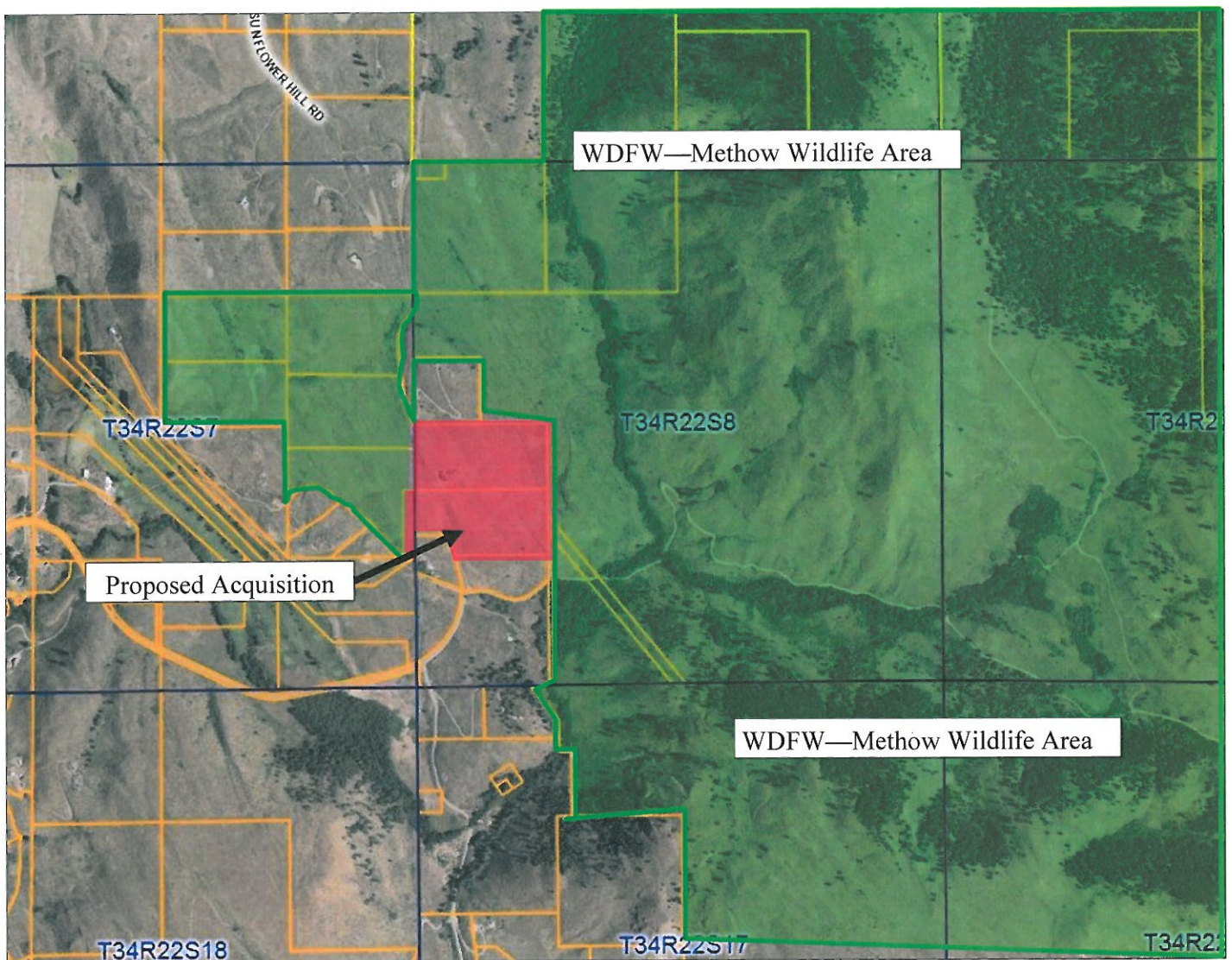


ITEM 1: PROPOSED ACQUISITION MILLER - HARRISON PHASE II PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 7 & 8, TOWNSHIP 34N, RANGE 22E, W.M.

ACRES: 40



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

August 3, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACQUISITION
THORNBURGH/TOP NOTCH RANCH, LLC PROPERTY
SCOTCH CREEK WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 373.35 acres from Thornburgh/Top Notch Ranch, LLC. This acquisition is part of the Okanogan – Similkameen watershed project, which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to enhance riparian, shrub-steppe and big game habitat management opportunities. This project is being funded by grants from the U.S. Fish and Wildlife Service under the Section 6 program and from the Washington Wildlife and Recreation Program. Authority for this acquisition is provided by the capital budget.

This property is located in Okanogan County, approximately 2 miles southeast of Conconully and adjacent to WDFW's Scotch Creek Wildlife Area. The property is primarily natural grasses and shrub-steppe habitat, which provide habitat for mule deer and sharp-tailed grouse. The Scotch Creek Wildlife Area is critical to the recovery of Sharp-tailed grouse populations. Sharp-tailed grouse most likely would have been extirpated in the Scotch Creek Basin if it hadn't been for the protection and enhancement of habitat, and the supplementation of birds from Idaho. Acquisitions such as this protect critical habitat for sharp-tailed grouse and lessens the need for further federal action.

The property will be managed within the Wildlife Program by Jim Olson as part of the Scotch Creek Wildlife Area. Annual payments in lieu of taxes to Okanogan County are estimated at \$750. Operation and maintenance costs are anticipated to be \$3,000 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget however there is a potential for operation and maintenance to be funded by Bonneville Power Administration.

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

373.35 acres for \$560,000.

The Department recommends the Commission approve the acquisition of the 373.35-acre Thornburgh/Top Notch Ranch, LLC, property for the appraised value of \$560,000.

**ITEM 2: PROPOSED ACQUISITION
THORNBURGH/TOP NOTCH RANCH, LLC, PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 8 & 9, TOWNSHIP 35 N, RANGE 25 E, W.M.

ACRES: 373.35

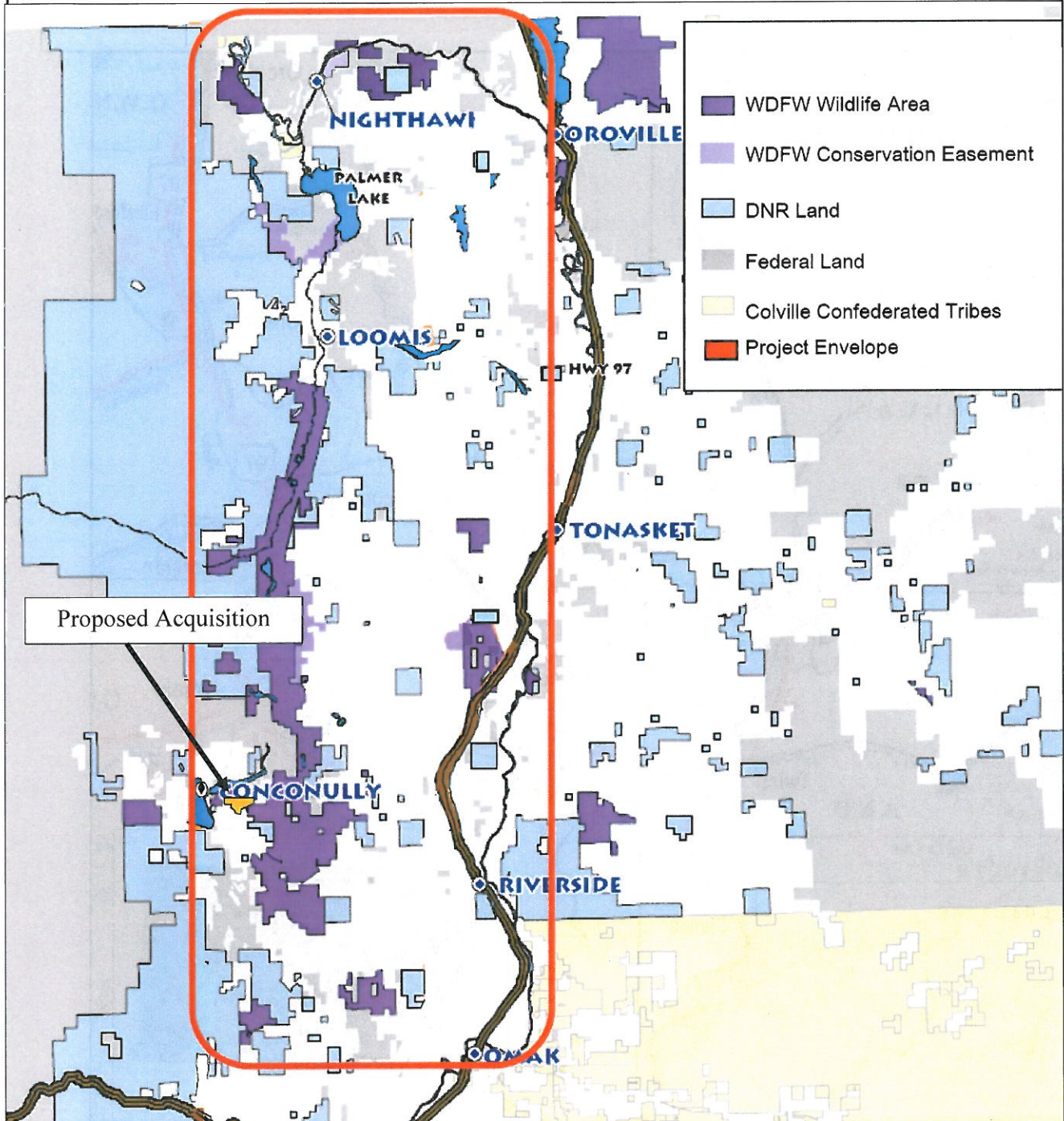


**ITEM 2: PROPOSED ACQUISITION
THORNBURGH/TOP NOTCH RANCH, LLC, PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 8 & 9, TOWNSHIP 35 N, RANGE 25 E, W.M.

ACRES: 373.35

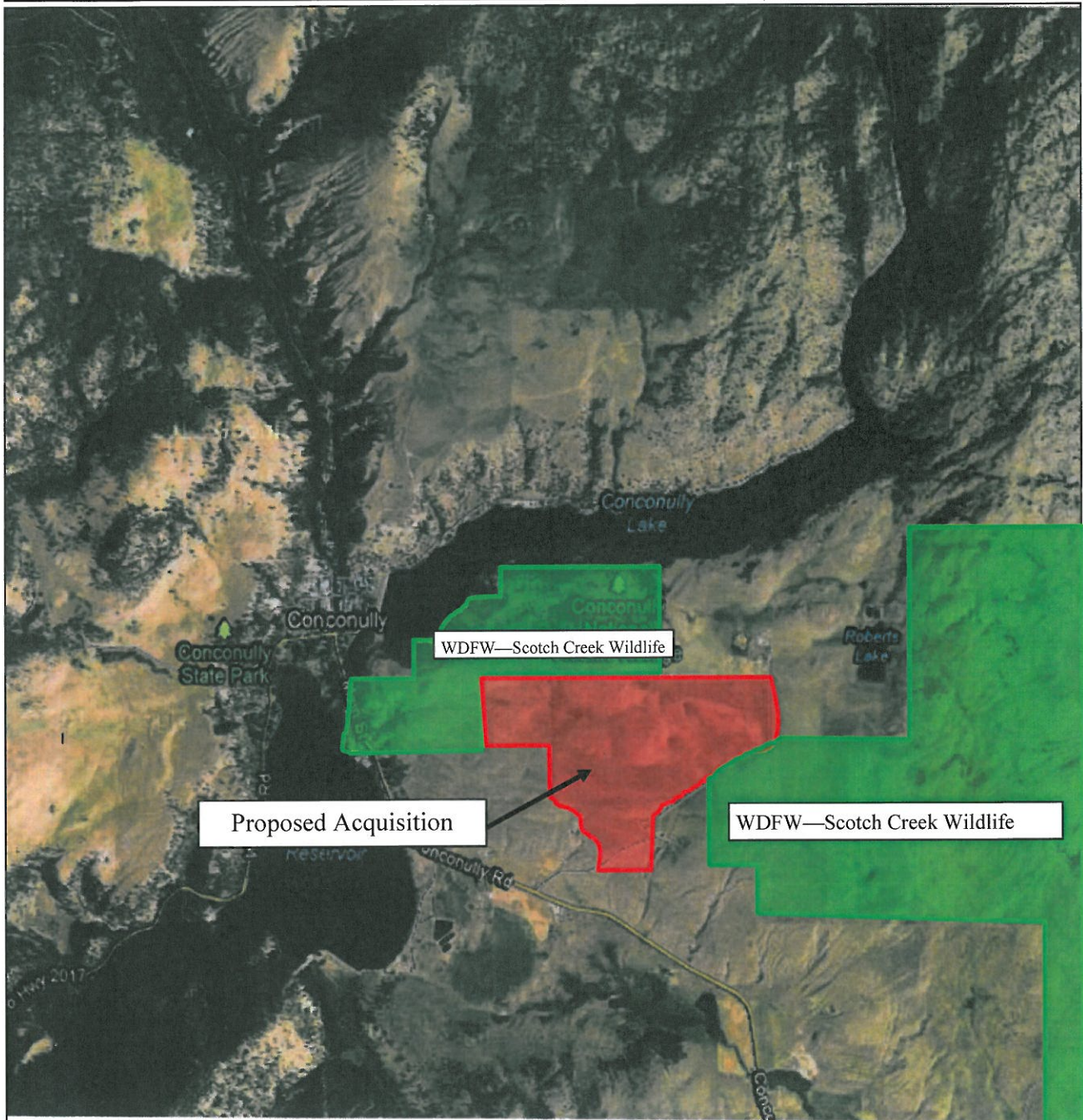


**ITEM 2: PROPOSED ACQUISITION
THORNBURGH/TOP NOTCH RANCH, LLC, PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTIONS 8 & 9, TOWNSHIP 35 N, RANGE 25 E, W.M.

ACRES: 373.35



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

August 3, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 3: EASEMENT REQUEST
SKAGIT COUNTY DIKE DISTRICT NO. 1
COTTONWOOD ISLAND, SKAGIT COUNTY**

WDFW owns 170 acres adjacent to the Skagit River, known as Cottonwood Island. The main ownership is located on the river side of a dike and is passively managed as riverine forested wetland habitat. Approximately 10 acres of WDFW ownership is located on the land side of the dike and is actively farmed.

Skagit County Dike District No.1 owns and manages the dike located on this parcel. The dike protects the farmlands in the area from flooding. The district is requesting the purchase of an easement adjacent to the existing dike for the purpose of stabilizing the existing dike system. The total acreage affected will be 1.5 acres. The District is offering to purchase the easement for \$11,200.

This proposal has been reviewed and approved by regional staff that has determined there will be no adverse impact to fish and wildlife from this action.

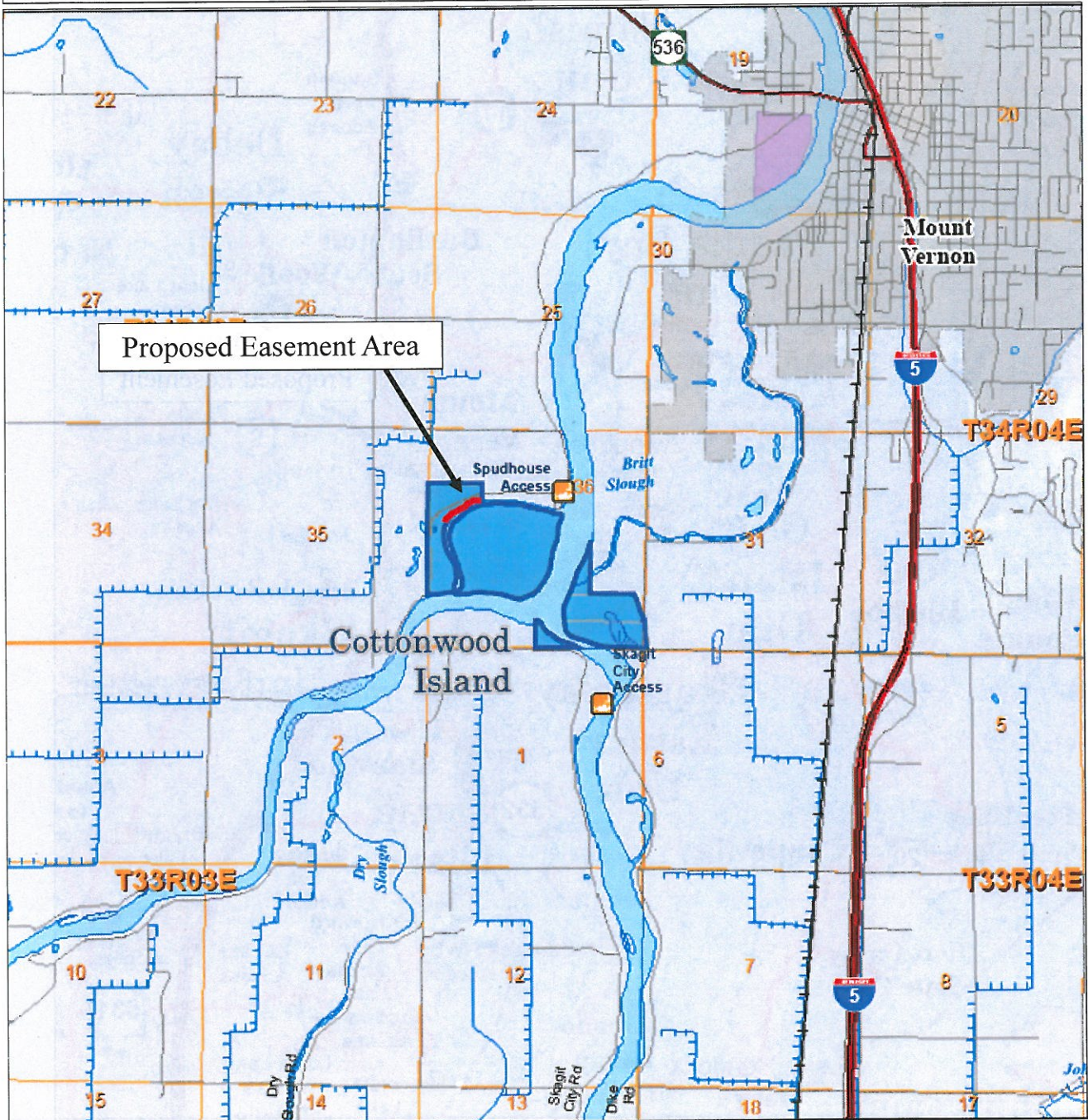
The Department recommends the Commission approve the sale of a 1.5-acre easement to Skagit County Dike District No. 1 for \$11,200.

ITEM 3: PROPOSED EASEMENT - COTTONWOOD ISLAND

COUNTY: SKAGIT COUNTY

LEGAL: SECTION 36, TOWNSHIP 34N, RANGE 3E, W.M.

ACRES: 1.5 ACRES

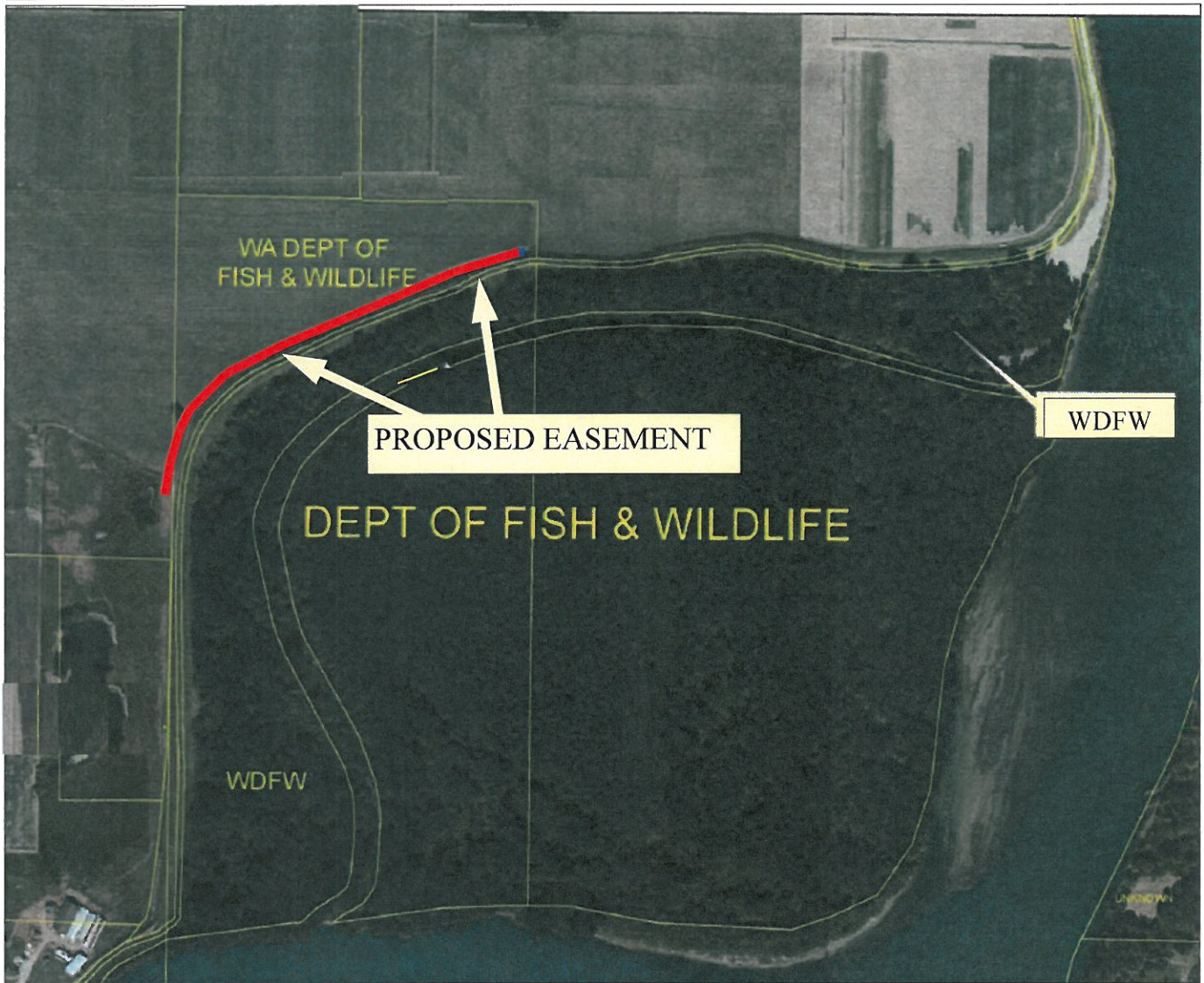


ITEM 3: PROPOSED EASEMENT - COTTONWOOD ISLAND

COUNTY: SKAGIT COUNTY

LEGAL: SECTION 36, TOWNSHIP 34N, RANGE 3E, W.M.

ACRES: 1.5 ACRES



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

August 3, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 4: PROPOSED ACQUISITION
METHOW TRADING COMPANY ACCESS SITE PROPERTY
METHOW WILDLIFE AREA, OKANOGAN COUNTY**

The Department of Fish and Wildlife (WDFW) has negotiated an Option to purchase approximately 6.3 acres of the 34-acre Methow Trading Company property on the Methow River, in Okanogan County, for an access site. This purchase will be funded with mitigation money under the Grant County Public Utility District and funds from the Jobs Bill. This project was evaluated and approved through the Department's Lands 20/20 process. Authority for this acquisition is provided by the capital budget.

This property is located in the Methow Valley adjacent to Highway 153, approximately 4 miles west of the town of Pateros. The property will be developed to provide a much needed public fishing access on the Methow River.

The property will be managed within the Wildlife Program as a public fishing access site. Operation and maintenance costs are anticipated to be \$1,500 annually to address weed and litter control and other routine stewardship issues. Funding will be provided from the existing access area budget.

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

6.3 acres for \$173,000.

The Department recommends the Commission approve the acquisition of the 6.3-acre Methow Trading Company Access Site Property for the appraised value of \$173,000.

ITEM 4: PROPOSED ACQUISITION METHOW TRADING COMPANY PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 28, TOWNSHIP 30N, RANGE 23E, W.M.

ACRES: 6.3



**ITEM 4: PROPOSED ACQUISITION METHOW TRADING COMPANY
PROPERTY**

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 28, TOWNSHIP 30N, RANGE 23E, W.M.

ACRES: 6.3

