

# PROPOSED LAND TRANSACTIONS

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September 14, 2018

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## Summary Sheet

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**Meeting dates:** September 14 & 15, 2018 COMMISSION MEETING  
**Agenda item:** PROPOSED LAND TRANSACTIONS  
**Presenter(s):** Julie Sandberg, Real Estate Services Manager

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### Background summary:

**Item 1:** Tucannon Access – Acquisition of this 58 (+/-) acre timbered property in Columbia County will provide for new road access into the Wooten Wildlife Area and additional important habitat for elk and mule deer. This property is an inholding to the Wooten Wildlife area and will be acquired from the Rocky Mountain Elk Foundation. This acquisition will facilitate opportunities for compatible public recreation such as hunting, hiking, horseback riding, and wildlife viewing.

The property is valued at \$185,000 and will be acquired with a Pittman Robertson Federal Grant.

Annual PILT payment to Columbia County is estimated at \$40 and O & M at \$750.

**Item 2:** WSDOT Mt St Helens Transfer- This transaction completes the transfer of 130 +/- acres in Cowlitz County into the Mt St Helens Wildlife Area. The land transfer satisfies an agreement related to the construction of SR 504 (Spirit Lake Highway) resulting from the recovery efforts associated with the eruption of Mt St Helens.

WDFW currently operates a fish collection facility located on the proposed transfer property. The fish collection facility is on the main stem of the Toutle River and supports the North Toutle River Fish Hatchery.

The property will be managed by the fish program and will support operations at the North Toutle Fish Hatchery. Annual O&M costs are anticipated to be approximately \$1,700 annually.

**Item 3:** Puyallup Hatchery Right-of-Way and Utility Easement - This proposal is to: (1) grant right-of-way to the City of Puyallup in order to curve the sidewalk around WDFW's property corner; and (2) grant a utility easement to Puget Sound Energy for new underground electrical service to the hatchery, which is located in the City of Puyallup, Pierce County. These improvements are part of the project funded in the department's capital budget to rebuild this 70-year-old hatchery which, historically, has been used to rear rainbow trout. With this project, WDFW will be able to add facilities to rear spring Chinook, coho and steelhead for the Puyallup River basin.

**Item 4:** City of Tumwater Easement for a Pedestrian Trail – The City is requesting 180 linear feet of easement (20 feet wide) through two WDFW parcels on the west bank of the Deschutes River in order to construct a pedestrian trail linking the WDFW Tumwater Falls Hatchery to the mouth of the river at Capitol Lake. The City has offered \$9,100 for the easement. The trail is part of the City's park improvements for public recreation.

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### Policy issue(s) and expected outcome:

Protecting critical fish and wildlife habitat and providing public recreational opportunities.  
Improving infrastructure for a proposed facility that will protect critical fish species.

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### Fiscal impacts of agency implementation:

See Operations and Maintenance costs above.

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

Items 1 and 2 were approved through the agency's Lands 20/20 Process.

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### Action requested and/or proposed next steps:

Approval of the Land Transactions as presented

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### Draft motion language:

Motion: I move to approve the transactions as presented by staff.

Is there a "second"?

If so, then motion maker discusses basis for motion; other Commissioners discuss views on motion; amendments, if any, proposed and addressed

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### Post decision communications plan:

WDFW will distribute a press release informing the public of this action and proceed to closing.

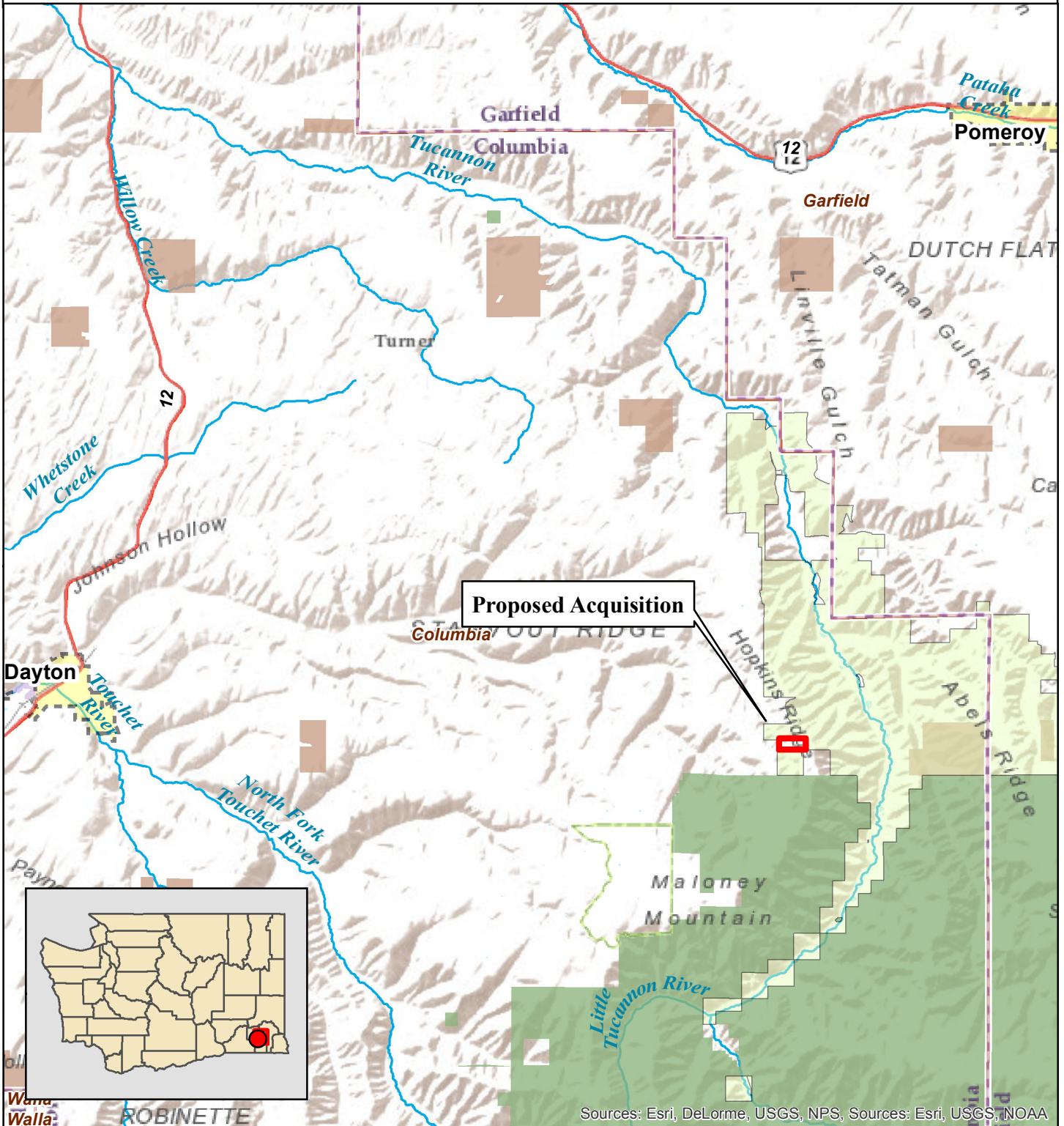
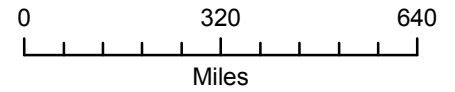
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**ITEM 1: PROPOSED TUCANNON ACCESS**

**COUNTY: COLUMBIA**

**LEGAL: TOWNSHIP 10N, RANGE 41E, SECTIONS 32 & 33**

**ACRES: 58 (+/-)**



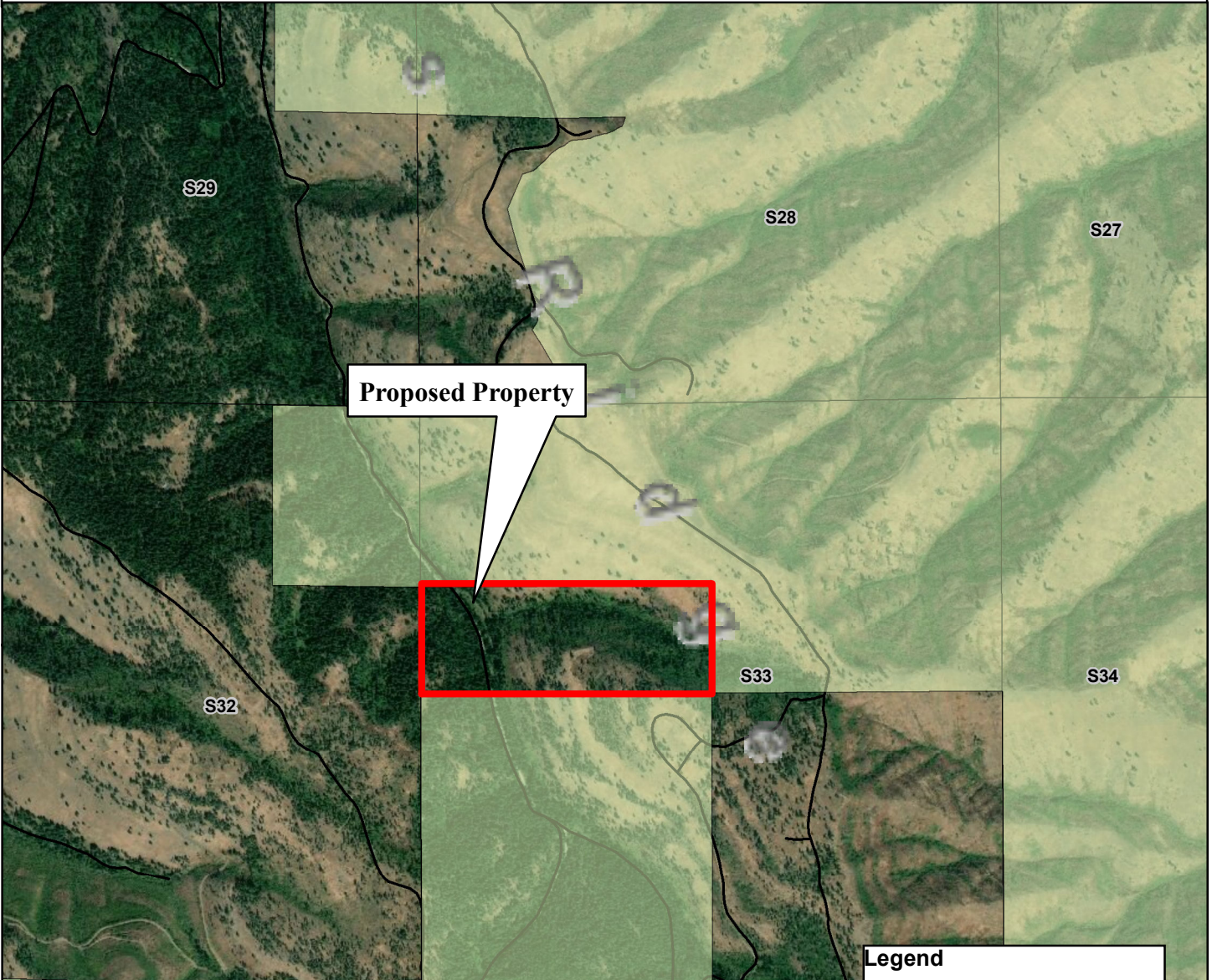
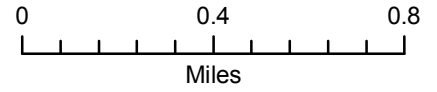
Sources: Esri, DeLorme, USGS, NPS, Sources: Esri, USGS, NOAA

**ITEM 1: PROPOSED TUCANNON ACCESS**

**COUNTY: COLUMBIA**

**LEGAL: TOWNSHIP 10N, RANGE 41E, SECTIONS 32 & 33**

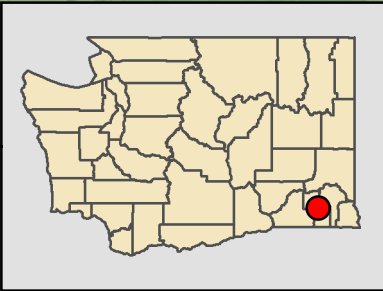
**ACRES: 58 (+/-)**



**Proposed Property**

**Legend**

- WDFW Owned & Leased
- Other Public and Private Land**
- Public Land Ownership**
- Federal
- Other State
- Municipal
- Tribal
- Lakes
- Rivers



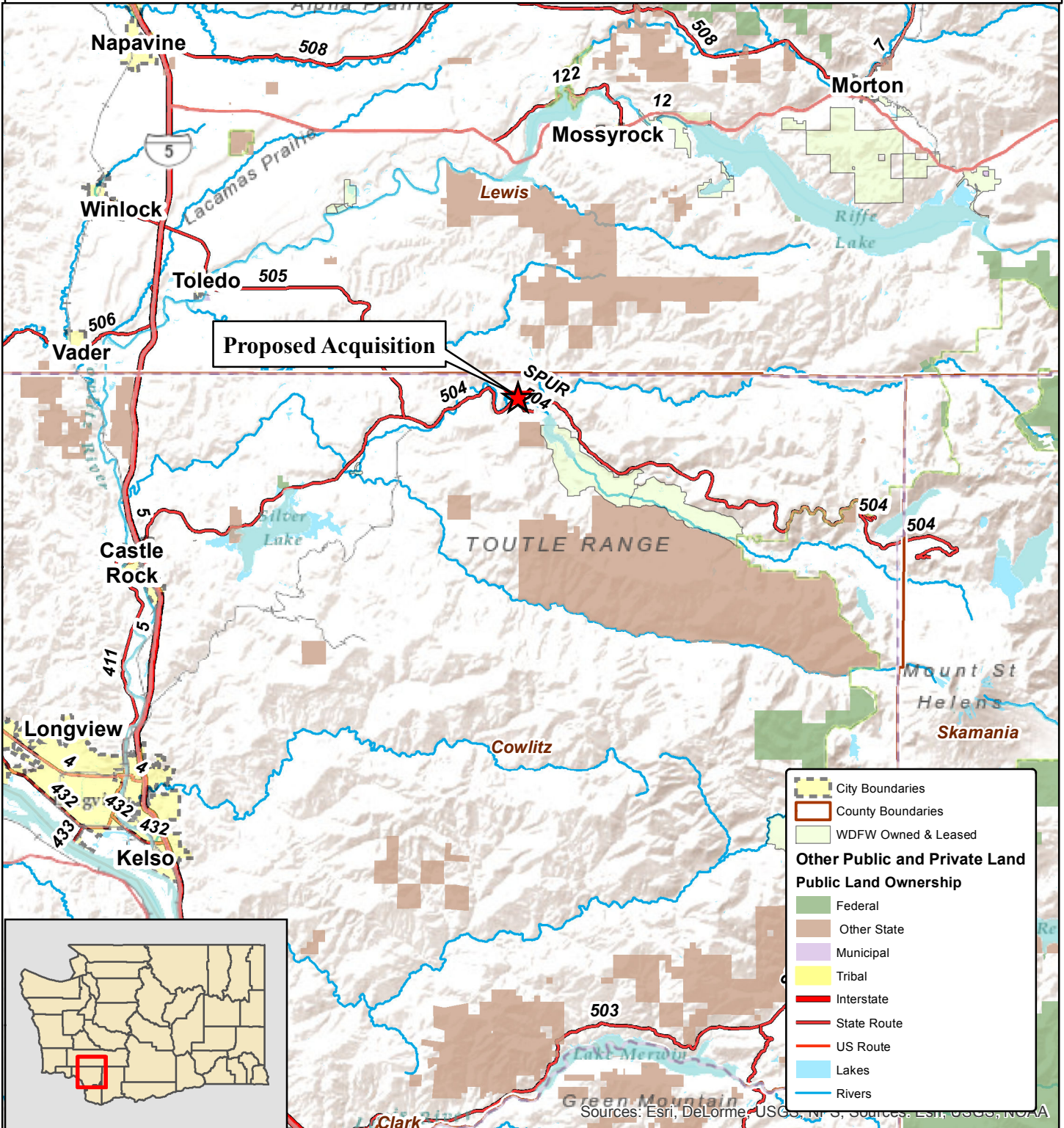
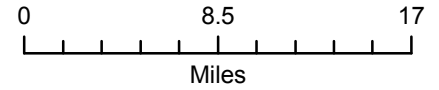
Sources: Esri, DeLorme, USGS, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# ITEM 2: WSDOT MT.ST. HELENS PROPERTY

COUNTY: COWLITZ

LEGAL: SECTIONS 4, 5, 8 & 9, TOWNSHIP 10N, RANGE 2E, W.M.

ACRES: 130 (+/-)

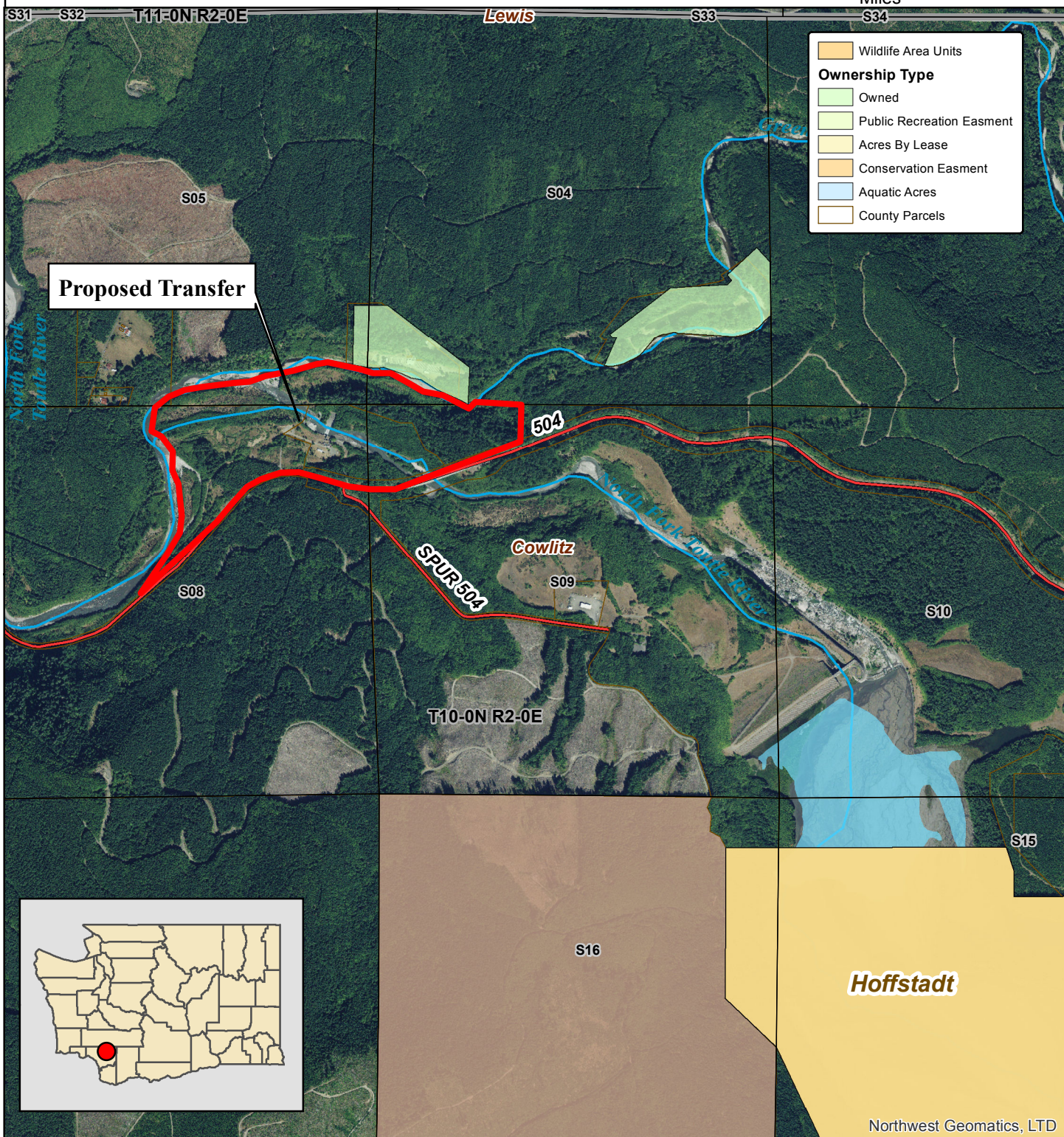
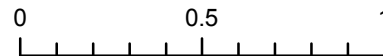


**ITEM:2 WSDOT MT. ST. HELENS PROPERTY**

**COUNTY: COWLITZ**

**LEGAL: SECTIONS 4, 5, 8, & 9, TOWNSHIP 10N, RANGE 2E, W.M.**

**ACRES: 130 (+/-)**



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# ITEM 3: PUYALLUP HATCHERY RIGHT OF WAY AND UTILITY EASEMENT

COUNTY: PIERCE

LEGAL: SECTION 33, TOWNSHIP 20N, RANGE 4E W.M.

