

# PROPOSED LAND TRANSACTIONS

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December 14th, 2018

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## Summary Sheet

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**Meeting dates:** December 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:** Merrill Lake Phase 3 & Donation - This proposal is to acquire a total of 140 (+/-) acres which includes a donation of 30 (+/-) acres in Cowlitz County. The appraised value for the nearly 108 acre purchase is \$911,487. This acquisition will be the third and final phase of the Merrill Lake Project and focuses on riparian ground including frontage on the Kalama River. A diverse suite of species will benefit from the Merrill Lake project including coho, steelhead and Chinook salmonids, elk, martin, western toad, spotted owl and osprey. O&M is anticipated to be \$1,800 per year.

**Item 2:** The department is seeking to exchange 4,375 square feet of land at the Kenmore water access site in King County for equivalent land. The city of Kenmore proposes to replace a two-lane bridge with a new structure that has an added 16-foot-wide bicycle and pedestrian path to meet current standards of the Americans with Disabilities Act (ADA). The only option for widening the bridge is to add additional right-of-way on its western side which is bounded property owned by WDFW.

We are requesting the authority to exchange the requested right-of-way on our eastern border with the city of Kenmore for an equivalently-sized addition to our western border by Statutory Warranty Deed, subject to the expected state Recreation and Conservation Office (RCO) and National Park Service (NPS) approvals.

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

Protecting critical fish and wildlife habitat and providing public recreational opportunities.

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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:

Item 1 was 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 communication plans:

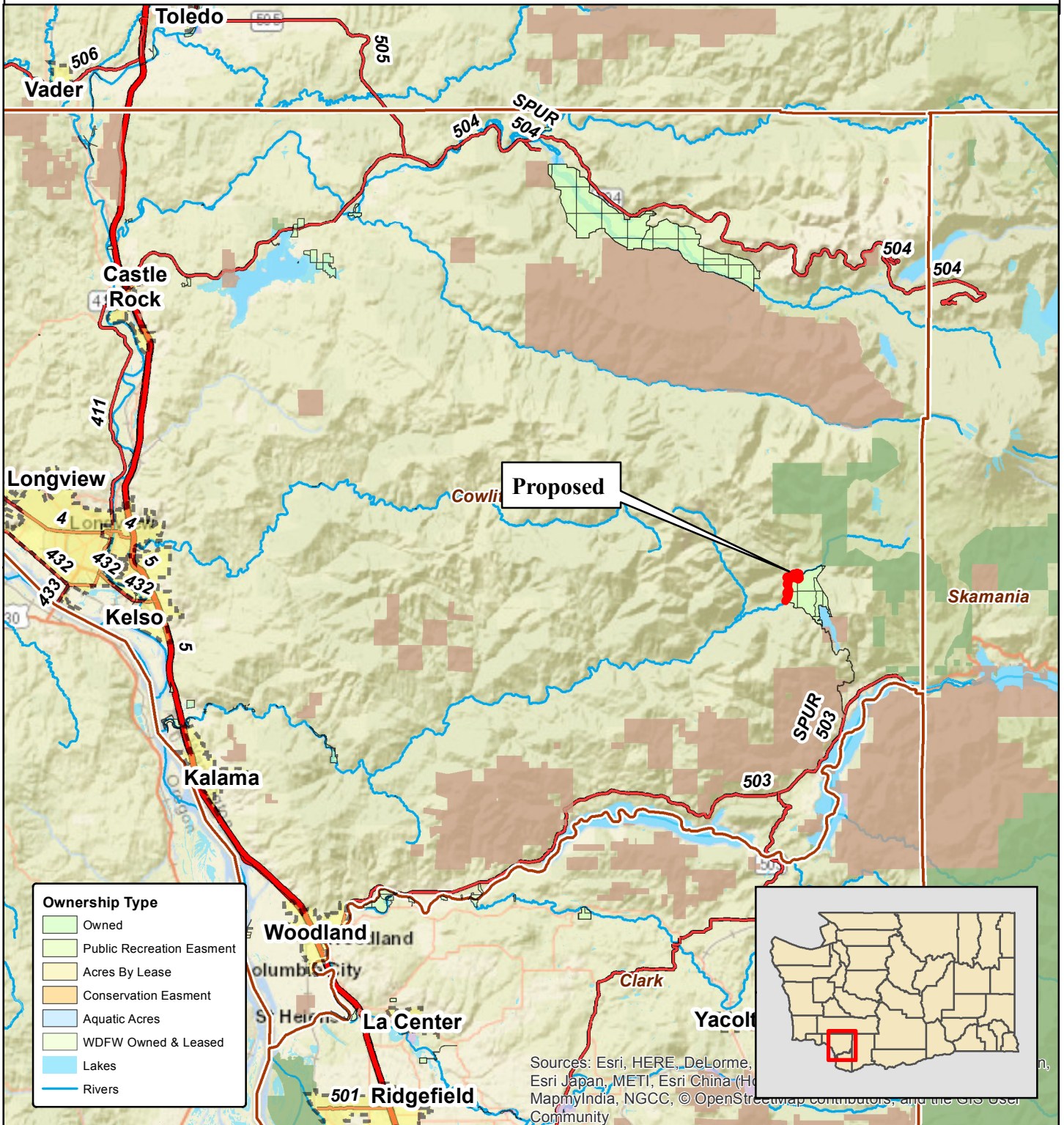
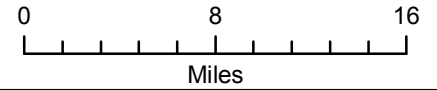
WDFW will distribute a press release informing the public of this action and proceed to closing.

# ITEM:1 PROPOSED ACQUISITION MERRILL LAKE PHASE 3 & DONATION

COUNTY: COWLITZ

LEGAL: SECTIONS 5, 6, & 7, TOWNSHIP 17N, RANGE 4E, W.M.

ACRES: 140 (+/-)

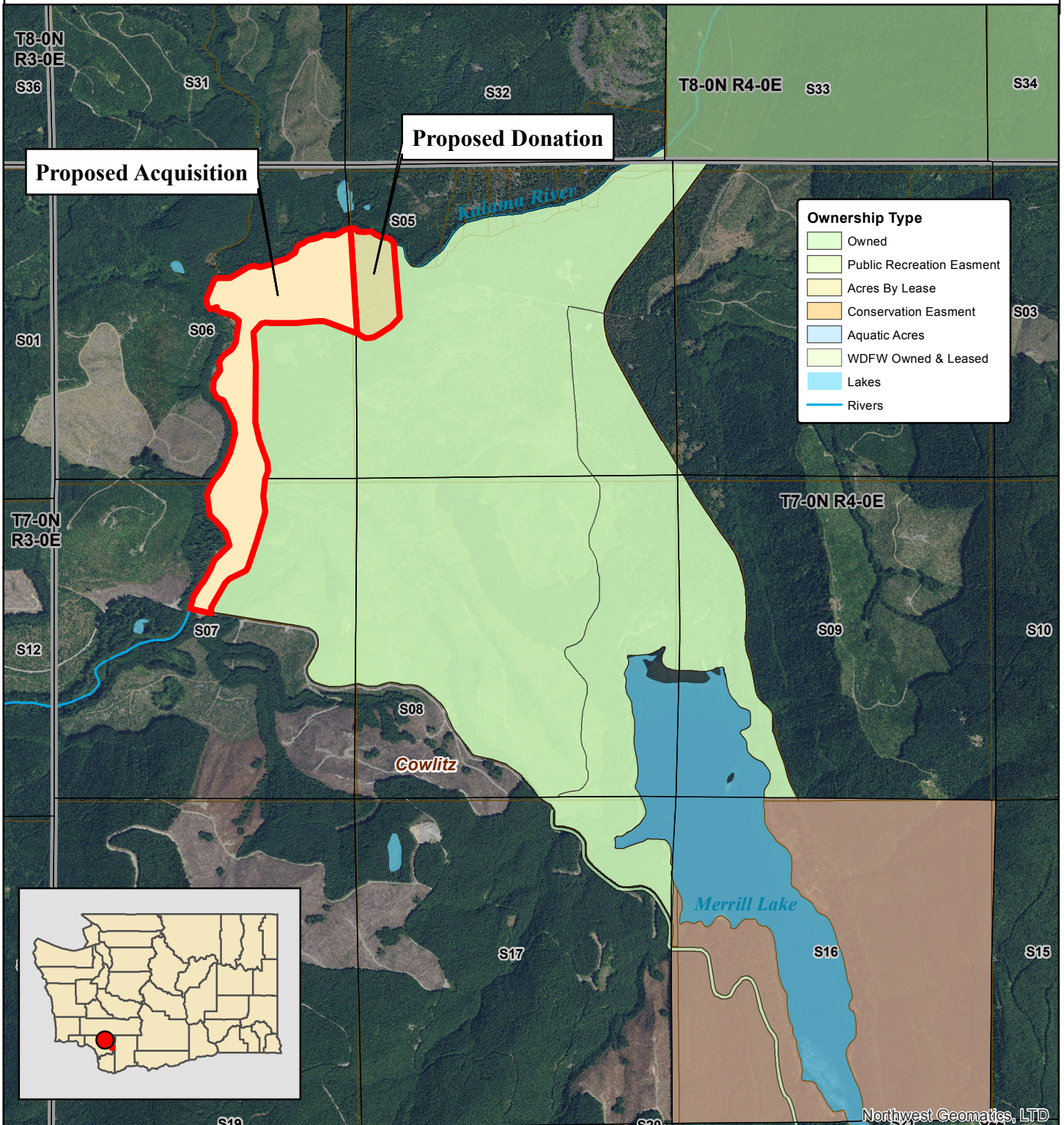
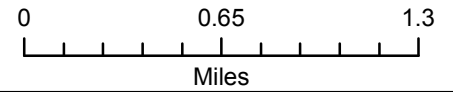


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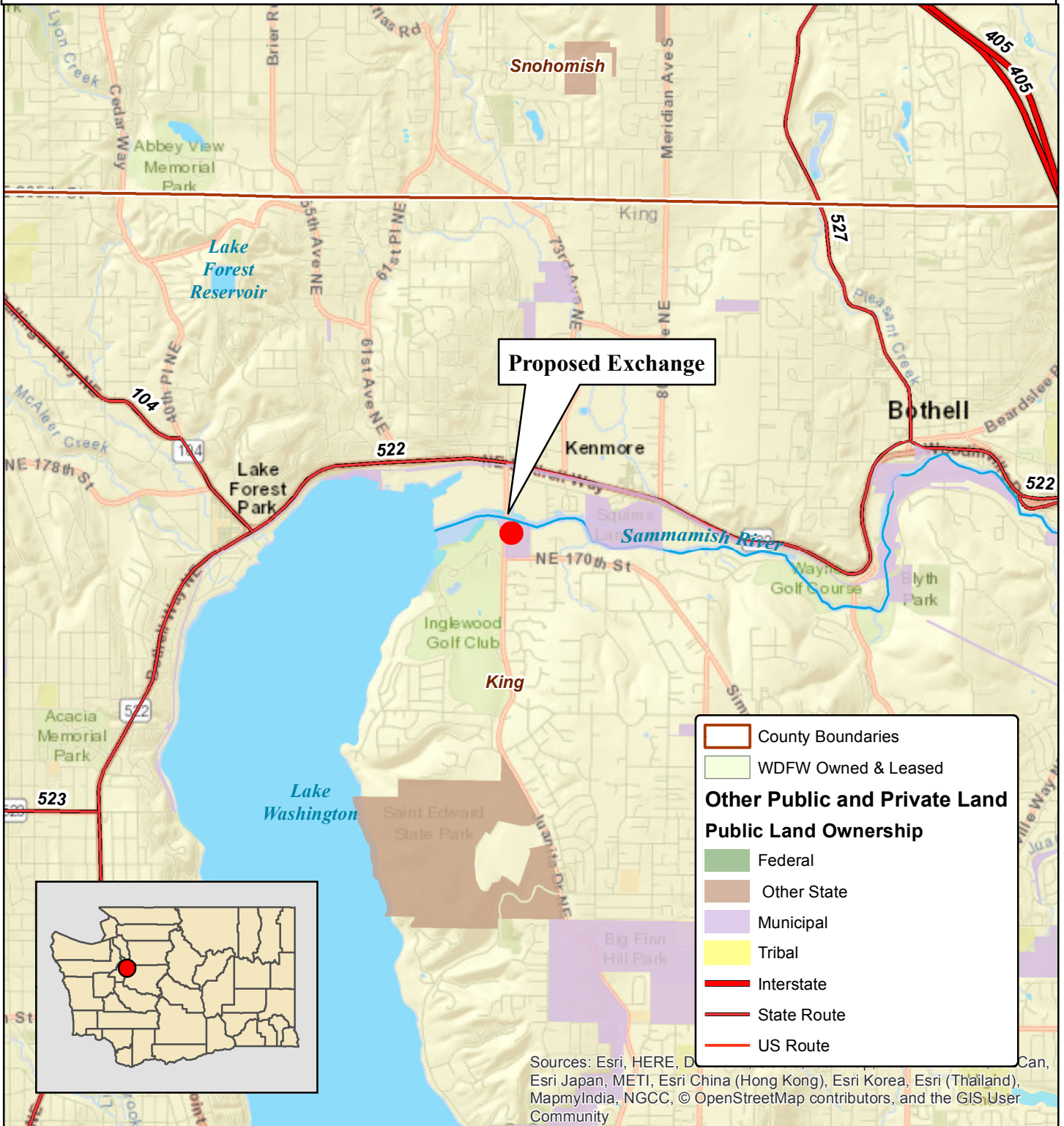
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# ITEM 2: PROPOSED EXCHANGE KENMORE WATER ACCESS

COUNTY: KING COUNTY

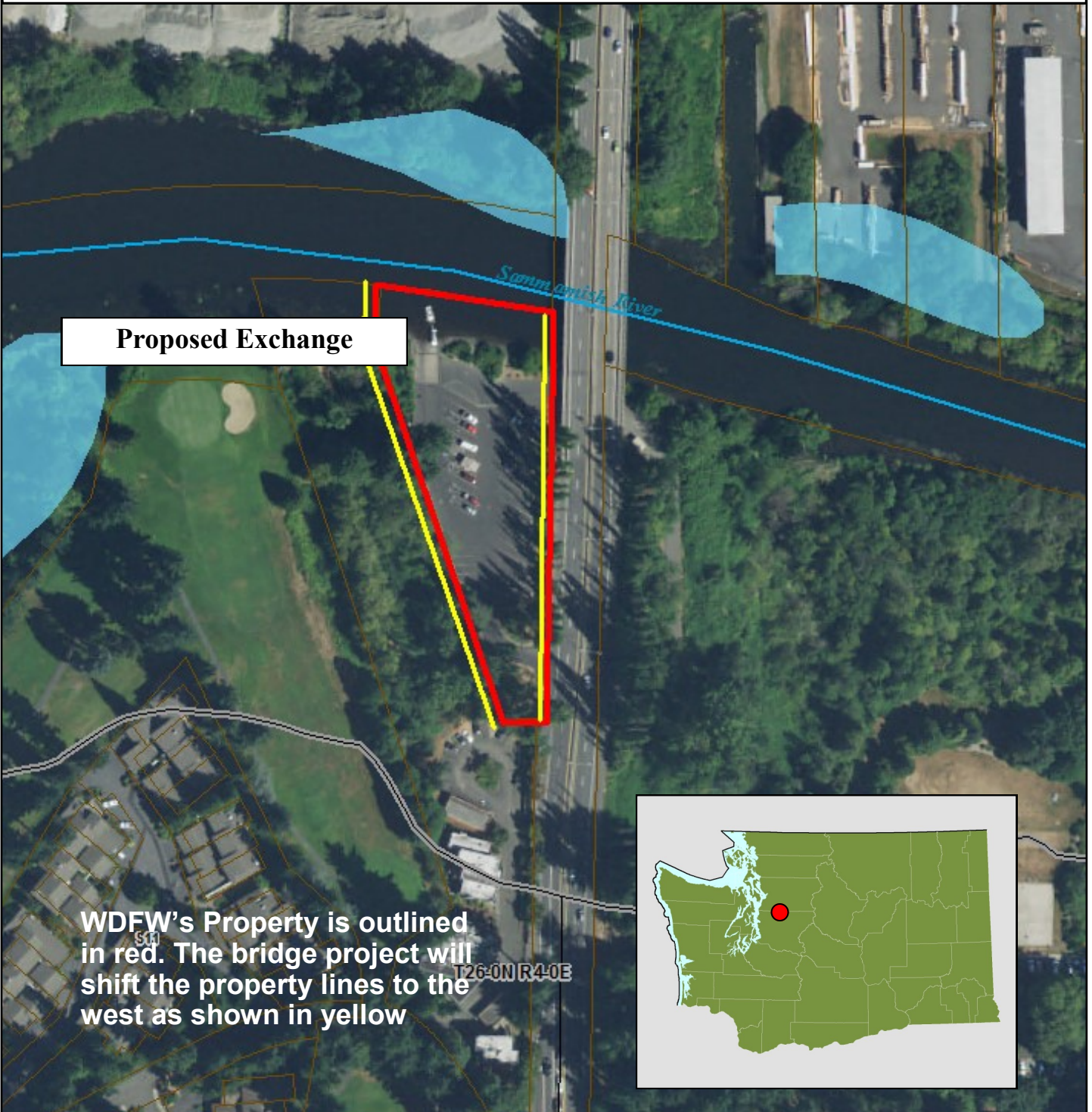
LEGAL: SECTION 11, TOWNSHIP 26N, RANGE 4E, W.M.



**ITEM 2: PROPOSED EXCHANGE  
KENMORE WATER ACCESS**

**COUNTY: KING**

**LEGAL: SECTION 11, TOWNSHIP 26N, RANGE 4E, W.M.**



**Proposed Exchange**

**WDFW's Property is outlined in red. The bridge project will shift the property lines to the west as shown in yellow**