



WASHINGTON STATE DEPARTMENT OF
Natural Resources

Peter Goldmark - Commissioner of Public Lands
Kyle Blum - Deputy Supervisor for State Uplands

BBQ FLATS REPLACEMENT PURCHASE

PROPOSAL

The Department of Natural Resources proposes to purchase 567.54 acres, more or less, of real property owned by Ruth V. Schroeder, Christopher A. Coffin, Thomas W. Coffin, Sarah J. Coffin and Rocky Prairie, LLC and located in Yakima County. The purpose of this purchase is to replace Common School Trust property previously transferred and acquire land that is productive forest land. The purchase is authorized by RCW 79.17.210 and RCW 79.19.020 and by the appropriation and provision of Biennium 13-15 Capital Budget, Laws of 2013 2nd Spec. Sess., Ch. 19, § 3238.

BENEFITS

The acquisition will benefit the Common School Trust by eliminating an in-holding, improving management options, and by providing potential opportunities for recreation.

GENERAL LOCATION

The property is approximately 14 miles southwest of Ellensburg, 22 miles northwest of Yakima, and is within Section 5, Township 16 North, Range 16 East, W.M., in Southeast Region.

VALUATION

Purchase price is \$284,000.

COMMENTS

Conveyance of title will be by Statutory Warranty Deed; minerals not previously reserved will be acquired. Using funds from a \$500,000 2013-15 Capital Budget appropriation specifically identified for acquiring access and financing improvements to BBQ Flats area, the State will also purchase a 60-foot-wide strip totaling 3.11 acres. In addition, the appropriation will be used to purchase toilets, fencing, signage, pay for closing costs and road building expenses. As part of the transaction strategy, the State is also proposing an exchange under Resolution 1441, which will further enhance access and management options and reduce public encroachment on private lands.

Division Manager

Deputy Supervisor
for State Uplands

Date of Board Approval




