Kuhnis Road
Cowlitz County

Direct Transfer
to
Port of Woodland
**Kuhnis Road**

**Property Location**

- North of the Lewis River
- East of the Columbia River
- West of I-5

Subject Parcel: Kuhnis Road, 02-093906, Board of Natural Resources; September 5, 2017
Kuhnis Road
Property Details

- 300+ acres Common School Trust land

- Subject is 153.3 Acres
Kuhnis Road

History

- Leased for Agricultural Purposes
- Current Annual Income $11,000 + / year
Kuhnis Road

History

- Port requested to purchase from DNR
- Zoning and current use is Agricultural
- Agricultural lease will be assumed by Port
Kuhnis Road

SEPA

WAC 197.11.800(5) (b)

Sale of state land is categorically exempt unless:

- designated for specific use
- and
- used by the public for that purpose
Kuhnis Road

SEPA

• WDFW Pheasant Release Site

• Open to the Public for hunting
Kuhnis Road

SEPA

• Based on the completed SEPA Checklist, a Threshold Determination of Non-Significance was issued

• Upon review of public comments, the Notice of Final Determination was issued

• The Determination of Non-Significance was retained
Kuhnis Road

Value and Benefit

• Appraised Value and Sale Price $1,700,000

• Total revenue will go in the Real Property Replacement Account

• Used to acquire more productive lands for the Common School Trust
Kuhnis Road

The Department requests approval of Resolution #1507