

Meeting Date: March 22, 2018

Agenda Item No. 6B

Agenda Item: Freund Life Estate – Pend Oreille
WMA (**Action**)

Bureau Chief Approval:

Prepared by: Katherine Cousins and Gregg Servheen

Background:

The project is a purchase of the Freund life estate on 46.57 acres adjacent to the Rapid Lightning Creek habitat segment of the Pend Oreille Wildlife Management Area (WMA) and the 14,760-acre Hancock Forest Management Access Yes property. The property to be purchased is mostly forested with seasonal riparian habitats and a small grass meadow to the west. The parcel's riparian areas connect the Pack River floodplain to the montane forested habitat of the Cabinet Mountains. The landowners currently have a small storage shed and barn-cover for parking a recreational vehicle (RV). The cost to acquire the property with a life estate is \$280,500.00.

Under the life estate, the owners agree to not harvest any timber, introduce or maintain any livestock and will refrain from using any motorized vehicles on the property except to access the existing RV area. They also agree to maintain the existing RV area, outbuildings and access to this area at their own expense. The Department agreed to manage and maintain all areas of the property during the life estate consistent with the management of the Pend Oreille WMA. The public will be allowed to access all areas of the property except around the RV area, and the Department will post and maintain appropriate signage to manage the public access.

No fee-in-lieu of taxes (FILT) for the property is required until the end of the life estate.

This was a proposal presented to the Commission during Executive Session on November 16, 2017.

Statutory Authority and/or Policy Issues:

Land acquisition in accordance with Commission and Department land acquisition policy.

Public Involvement Process:

The public is supportive of Department ownership and management. County commissioners will be notified of pending acquisition.

Justification:

Protecting riparian and upland habitats, while enhancing public access on the 46.57-acre parcel is consistent with the Department mission and management on the Pend Oreille WMA.

Staff Recommendation:

The Lands Committee recommends proceeding forward as a fee-title purchase of a Life Estate.

Action Requested:

Approval of Commission to proceed with the acquisition of a Life Estate.

Suggested Motion: Approve completion of the Freund Life Estate land acquisition for the benefit of wildlife habitat protection and public access on Pend Oreille WMA.