

Meeting Date: July 26, 2018

Agenda Item No. 5G.b

Agenda Item: Freeman's Eddy Exchange N.F. Coeur
d'Alene River (Therrian Exchange)

Bureau Chief Approval:

STR

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Background:

In 2015, IDFG accepted a fee title donation of an 11.86-acre parcel from the Idaho Transportation Department (ITD) for purposes of providing public access located along the North Fork of the Coeur d'Alene (CDA) River three (3) miles upstream from Kingston in Shoshone County. The site provides public access to the river and for a new float boat launch. There is a small pond on the property that could be stocked as family fishing water and the habitat is fairly intact black cottonwood floodplain which are increasingly rare as riverside properties are converted to RV parking and recreational areas.

During public access development permitting in 2016, the downstream property boundary was challenged by adjacent landowners (Therrian family). The original survey, obtained by ITD at the time of transfer to IDFG did not agree with a survey the Therrian family conducted in 2017. Rather than a legal challenge, the Therrians proposed a land exchange to resolve the matter. The final exchange involves IDFG giving the Therrians five acres on the upstream end of the property in exchange for the Therrians giving IDFG about four acres on the southern boundary. Some land is the disputed survey area, while the remainder is land currently held in fee title by the Therrians. Additionally, a 25 foot vegetative buffer easement along the river and the boundary between the IDFG and Therrian properties will encumber the five acres to be received by the Therrians. The easement will protect the shoreline from becoming developed for recreational use. Upon approval, IDFG will hold title to about 11 acres allowing public access to be fully developed according to original plans as well as the buffer easement.

The estimated annual operations and maintenance (O&M) costs are expected to be approximately \$500.00. IDFG fee in lieu of taxes (FILT) costs are estimated at \$47.63 for the subject property. This project was presented to the Commission in Executive Session on November 17, 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 contacted and have been supportive of past exchanges.

Justification:

Protecting aquatic, riparian, and upland habitats, while enhancing public access on approximately 11 acres is consistent with the Department mission.

Staff Recommendation:

The Lands Committee recommends proceeding with the land exchange.

Action Requested:

Approval of Commission to close on the land exchange.

Suggested Motion: Commission approve completion of the Freeman's Eddy (Therrian) land exchange for the benefit of fishing access and habitat protection.