



RESOLUTION NO. 39182

1 A RESOLUTION relating to real property; authorizing the acceptance of the
 2 donation of real property consisting of approximately 567 acres owned by the
 3 Washington State Department of Natural Resources, to the Department of
 4 Public Utilities, Power Division (d.b.a. "Tacoma Power"); for conservation
 5 purposes at the Nisqually Hydroelectric Project.

6 WHEREAS the Washington State Department of Natural Resources ("DNR")
 7 regularly participates in the transfer of land to other public entities through its Trust
 8 Land Transfer Program ("Program"), said property being more particularly
 9 described as follows:

10 **Section 16 Property:** A portion of Section 16, T15N, R4E, W.M.
 11 Thurston County, Washington

12 Land Description: That portion of the SW 1/4 of the NE1/4, the SE1/4 of
 13 the NW1/4, the E1/2 of the SW1/4, the NW1/4 of the SE1/4 and the S1/2
 14 of the SE1/4 of Section 16, Township 15 North, Range 4 East, W.M.,
 15 Thurston County, Washington, not included in the Amended Petition for
 16 Condemnation Filed in the Superior Court of the State of Washington in
 17 and for Thurston County, under Cause No. 19480, and filed as
 18 Washington Department of Natural Resources Condemnation No. 212
 19 and as shown on the Condemned Property Map, drawing No. A.S. 1093,
 20 Sheet 7 of 8, dated November 12, 1943 on file with the Office of the
 21 Commissioner of Public Lands, Olympia, Washington.

22 Tax Parcel No. 24516120000

23 **Section 21 Property:** A portion of Section 21, T15N, R4E, W.M.,
 24 Thurston County, Washington

25 Land Description: Those lands within Section 21, Township 15 North,
 26 Range 4 East, W.M., Thurston County, Washington, described by the
 document recorded December 23, 1985 in Vol. 1383, at Pages 173
 through 187, under Auditor's File No. 8512230140, Thurston County
 Records, being described therein as the NE1/4, the E1/2 of the NW1/4
 and those portions of the W1/2 of the NW1/4 NOT conveyed to the City
 of Tacoma for Alder Lake Reservoir.

Tax Parcel No. 24521000000



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Section 22 Property: A portion of Section 22, T15N, R4E, W.M.,
Thurston County, Washington

Land Description: Those lands within Section 22, Township 15 North,
Range 4 East, W.M., Thurston County, Washington, described by the
document recorded December 23, 1985 in Vol. 1383, at Pages 173
through 187, under Auditor's File No. 8512230140, Thurston County
Records, being described therein as those portions of the NW 1/4 NOT
conveyed to the City of Tacoma for Alder Lake Reservoir (including
minerals).

Tax Parcel No. 24522200000;

and

WHEREAS the Program allows the DNR to transfer state trust lands with
limited potential for timber revenue to more appropriate ownership, and

WHEREAS the DNR, in turn, is compensated for those lands with funds
appropriated by the state legislature, which enables it to acquire more productive
land in exchange, and

WHEREAS, because approximately 567 acres of property is located
adjacent to Tacoma Power's Nisqually Hydroelectric Project wildlife lands at Alder
Lake, the Department of Public Utilities, Power Division (d.b.a. "Tacoma Power"),
was identified as the appropriate recipient of property owned by the DNR, and

WHEREAS the DNR land will come with a deed restriction that will require
the land to be used for conservation, recreation, and/or open space, which uses are
compatible with how Tacoma Power's adjacent wildlife lands are managed, and



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WHEREAS the 567 acres support conifer and mixed conifer-hardwood forest ranging from relatively young second-growth to mature second-growth forest and abuts land currently owned by Tacoma Power that borders Alder Lake, and

WHEREAS the assessed value of the property is \$4,256,000 for the timber and \$424,000 for the land, for a total value of \$4,680,000, and

WHEREAS the anticipated cost to the City would be approximately \$4,000, which includes staff time related to property inspection, communication with the DNR, and internal proceedings related to the acquisition, and

WHEREAS acceptance of the donated property will expand Tacoma Power's ownership around Alder Lake and provide additional opportunities for meeting Federal Energy Regulatory Commission ("FERC") license obligations at virtually no cost to the City, and

WHEREAS Tacoma Municipal Code 1.06.280 requires that negotiated acquisition of real property must be recommended by the Public Utility Board and approved by the Tacoma City Council, and

WHEREAS the proposed land donation was approved by the Public Utility Board at its meeting of April 22, 2015; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the proper officers of the City of Tacoma are hereby authorized to accept conveyance of approximately 567 acres of real property located adjacent to Tacoma Power's Nisqually Hydroelectric Project wildlife lands at Alder Lake, from



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the Washington State Department of Natural Resources, at the anticipated cost to the City of approximately \$4,000, which includes staff time related to property inspection, communication with the DNR, and internal proceedings related to the acquisition, for the purposes hereinabove enumerated.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property Description Approved:

Chief Surveyor
Public Works Department

Requested by Public Utility Board
Resolution No. U-10772