



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Peter Goldmark - Commissioner of Public Lands  
Kyle Blum - Deputy Supervisor for State Uplands

## BBQ FLATS EXCHANGE

### PROPOSAL

The Department of Natural Resources proposes to exchange 80 acres, more or less, of Common School Trust property in Yakima County for 80 acres, more or less, of property owned by John C. and Linda L. Ashbaugh, husband and wife, individually and as trustees under the Ashbaugh Living Trust dated March 14, 2003, also in Yakima County.

### BENEFITS

The exchange will benefit the property asset base by consolidating State ownership in a blocked unit, thus improving management options, and by enhancing access for management and potential recreational opportunities.

### GENERAL LOCATION

Both properties are approximately 14 miles southwest of Ellensburg, 22 miles northwest of Yakima, and are within Sections 10 and 15, Township 16 North, Range 16 East, W.M., in Southeast Region.

### PUBLIC HEARING

A public hearing was held in Selah, WA on January 20, 2015. Approximately 40 people attended and no one testified. Six written comments in support of the exchange were received.

### VALUATION SUMMARY

Common School Trust - 03	BEFORE EXCHANGE		AFTER EXCHANGE	
	<u>Acres</u>	<u>Market Value</u>	<u>Acres</u>	<u>Market Value</u>
	80	\$64,000	80	\$64,000

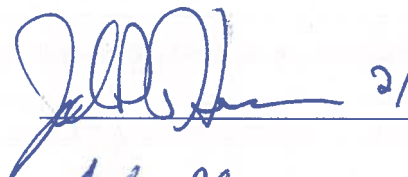
### COMMENTS

Conveyance of State title will be by quitclaim deed and mineral rights will be reserved in the Common School Trust. Conveyance of the Exchange parcel will be by statutory warranty deed; State will acquire all mineral rights not previously reserved by prior owners.

As part of the overall plan but under a separate proposal, the State is also recommending an acquisition, which will eliminate a private in-holding and further enhance management options. The 2013 Legislature appropriated \$500,000 specifically to improve access to BBQ Flats. Using

a portion of the appropriated funds, the State will also purchase a 60-foot-wide strip totaling 3.11 acres and pay all closing costs associated with the proposed transactions out of the same appropriation.

Division Manager

 2/23/15

Deputy Supervisor  
for State Uplands



Date of Board Approval

\_\_\_\_\_