



**Date:** May 22, 2006  
**To:** Habitat Advisory Group (HAG)  
**From:** Tom Martin  
**Subject:** HAG Meeting Final Summary for January 18, 2006- 10:00 AM

**Attendees:**

|                               |                                   |                              |
|-------------------------------|-----------------------------------|------------------------------|
| <b>Members attending:</b>     |                                   |                              |
| Dennis Hadaller, Lewis County | Bart Madison, Conservation Groups | Tom Martin, Tacoma Power     |
| <b>Others attending:</b>      |                                   |                              |
| Mark LaRiviere, Tacoma Power  | Ted Lyons, Tacoma Power           | Larry Unzelman, Lewis County |
| Larry Keeton, Lewis County    |                                   |                              |
| <b>Members absent:</b>        |                                   |                              |
| Brian Peck, USFWS             | Hal Beecher, WDFW                 |                              |

**Summary**

The Habitat Advisory Group (HAG) meeting was held in the Commissioners Conference Room at the Lewis County Courthouse.

The meeting summary from the previous meeting was reviewed and approved by the HAG.

Ted Lyons reviewed the status of the efforts to purchase the properties adjacent to Massey Bar. The two properties for which options to purchase have been signed- the Worden Timber property and the Berlin Living Trust property. The options were signed and mailed to the representatives along with a check for the option payments of \$2,500.00 each. Tom and Ted explained to the group that the Tacoma Public Utility Board approved a resolution giving blanket authorization for the purchase or properties, easements or the granting of funds for the entire amount of the Fish Habitat Fund-including interest. It was noted that this will streamline the purchase process.

Ted explained the problems that we have run into with the legal description of these properties. This included apparent errors in the surveys and question of ownership of the land within the meander lines of the river. He said that Chris Butler has been retained to perform resurvey to in order to meet American Land Title Association standards. He noted there is an access problem for the Berlin

property and discussed how the value is reduced because of this. Lack of access renders the property unsuitable for building.

Mark and Ted reviewed maps and photos of these two properties projected using Power Point. Ted pointed out the location of the former river bed and discussed ownership issues. He reviewed the differences between avulsion and accretion and the impact on property ownership. Avulsion - a sudden removal of property due to river action – does not result in loss of ownership, but loss of property due to accretion does. Ted said he would be contacting Washington Department of Natural Resources (DNR) about ownership of the property within the meander on the Worden property.

Larry reviewed the status of the other two properties that are adjacent to the Berlin and Worden properties. Brian Peck requested at the last meeting that the purchase of these two properties be pursued. In the case of one of these, the Dykstra property, the owners informed Larry at a meeting that they did not want to sell. The other property is owned by Wasser & Winter Company. A letter has been sent to the company, but to date, no response has been received.

Otter Creek, one of the other target sites was discussed. An aerial photo with property lines superimposed was projected. Ted said that there were several properties at this site that were of interest. These lie to the east of the large tract owned by members of the Cowlitz Tribe. There was some question about DNR ownership in that area. Ted will check with DNR on that issue.

Lacamas Creek, the third target site was reviewed. Mark pointed out on a projected aerial photo the chum habitat that this site provides. He noted that there is not much chum habitat on this river.

Dennis said that he is getting calls from the Coles, heirs to the Kirkendall property on the river. They are interested in selling the property. Larry said that he would get information on that property and provide it to the HAG.

Larry was given the go ahead by the HAG to start working on Lacamas Creek properties and then the Otter Creek properties. Larry and Ted agreed that they could handle the workload.

Larry reviewed his proposal to subscribe to a local Multiple Listing Service through a local realtor. This would provide Lewis County information on properties for sale on the river. Larry said that targeting properties that are already for sale and located in target areas would obviously improve chances of buying properties that are needed. The cost for this subscription is about \$840 per year and would be paid for out of the Fish Habitat Fund. The HAG approved the subscription.

Tom reviewed the Salmon Recovery Fund Board partnership or grant opportunity on Baxter Creek. The project is the replacing of a culvert-type road crossing with a bridge. This would open up about 12 miles of creek for spawning. Baxter Creek flows into Arkansas Creek which flows into the Cowlitz near Castle Rock. The matching funds need is about \$60,000. Bart strongly supported this project. Tom noted that this location is outside the primary focus area for this funding which is upstream from the mouth of the Toutle River. Mark said that there are a number of projects like this outside of the focus area and granting this would open likely evoke a number of other requests. Mark will check out the location and get back to the HAG. There was also a concern that this project may fall under RMP and be required. Dennis suggested calling Jeff Breckel for more information.

Tom then reviewed that action items or tasks from this meeting.

***Next Meeting***

It was agreed to schedule the next meeting for April or May 2006. Tom said he would be contacting members for their availability during that time.

cc: P. McCarty  
D. Young