



Montana State Parks & Recreation Board

Agenda Item Cover Sheet

THE **OUTSIDE** IS IN US ALL.

Meeting Date: March 3, 2022

Agenda Item: Land Exchange to Increase Lake Frontage at Lake Mary Ronan State Park

Action Needed: Final **Time Needed on Agenda:** 15 Minutes

Background: The Sandau family owns property on the shoreline of Lake Mary Ronan just north of the Lake Mary Ronan ("LMR") public boat ramp. For several years, FWP and the Sandaus and their predecessors in interest have engaged in land trade negotiations. Following the development of an environmental assessment in 2018, a previous proposal was abandoned due to a change in the Sandaus' building design. In 2020, an issue arose regarding legal access to the Sandaus property. The Sandaus had been using park property to access their property due to a permanent obstruction that had been built by the neighbor to the north within a platted access easement. Also, the Sandaus wanted additional width in their shoreline property to develop a drain field for a single residential dwelling. A recent survey indicated that access to their property, along with a new boundary fence built by the Sandaus, encroached onto LMR.

FWP & the Sandaus now propose a smaller version of the land exchange contemplated in 2018 to remedy these issues. The parties have negotiated a proposed trade, whereby the Sandaus propose to exchange 0.09 shoreline acres bordering the existing LMR boating & day-use area ("Portion B" in the preliminary survey) for 0.117 woodland acres of LMR land immediately east of their intended building site ("Segment 1"). The proposal also includes selling to the Sandaus for \$3,733.00 (negotiated based roughly on fair market value) a 0.069-acre parcel of LMR land adjacent to the parcel immediately to the north of Sandau land ("Segment 2") to resolve the current usage issues and to make the new boundary consistent with the current fenceline. This exchange would provide an additional 67.41 feet of shoreline to the park's existing shoreline. FWP believes that the proposal would benefit the public. LMR is the only publicly owned access point to the 1,512-acre LMR. The lake receives approximately 21,000 angler days annually, making it one of the most popular fishing lakes in FWP's Region 1. The day-use portion of the park is quite small, and the additional shoreline footage would create the opportunity to develop more shore fishing and picnicking opportunities and would act as a buffer between the boat ramp and any development on the Sandaus land. The 0.117 acre of LMR land proposed for disposal is in a region of LMR with no developed amenities & sees little use by park visitors. The amount of land exchanged is based on the value ratio established by a 2018 appraisal, which showed the Sandaus' lakefront land to be more valuable than FWP's uplands. The Sandaus would be entirely responsible for the maintenance and condition of the areas on their side of the fence. FWP would maintain the fence.

Public Involvement Process & Results: A MEPA process was completed in the spring of 2019, and public comment was received from April 20, 2019, through May 20, 2019. There were no significant issues raised during public review, and the benefits to the public remain the same.

Alternatives & Analysis

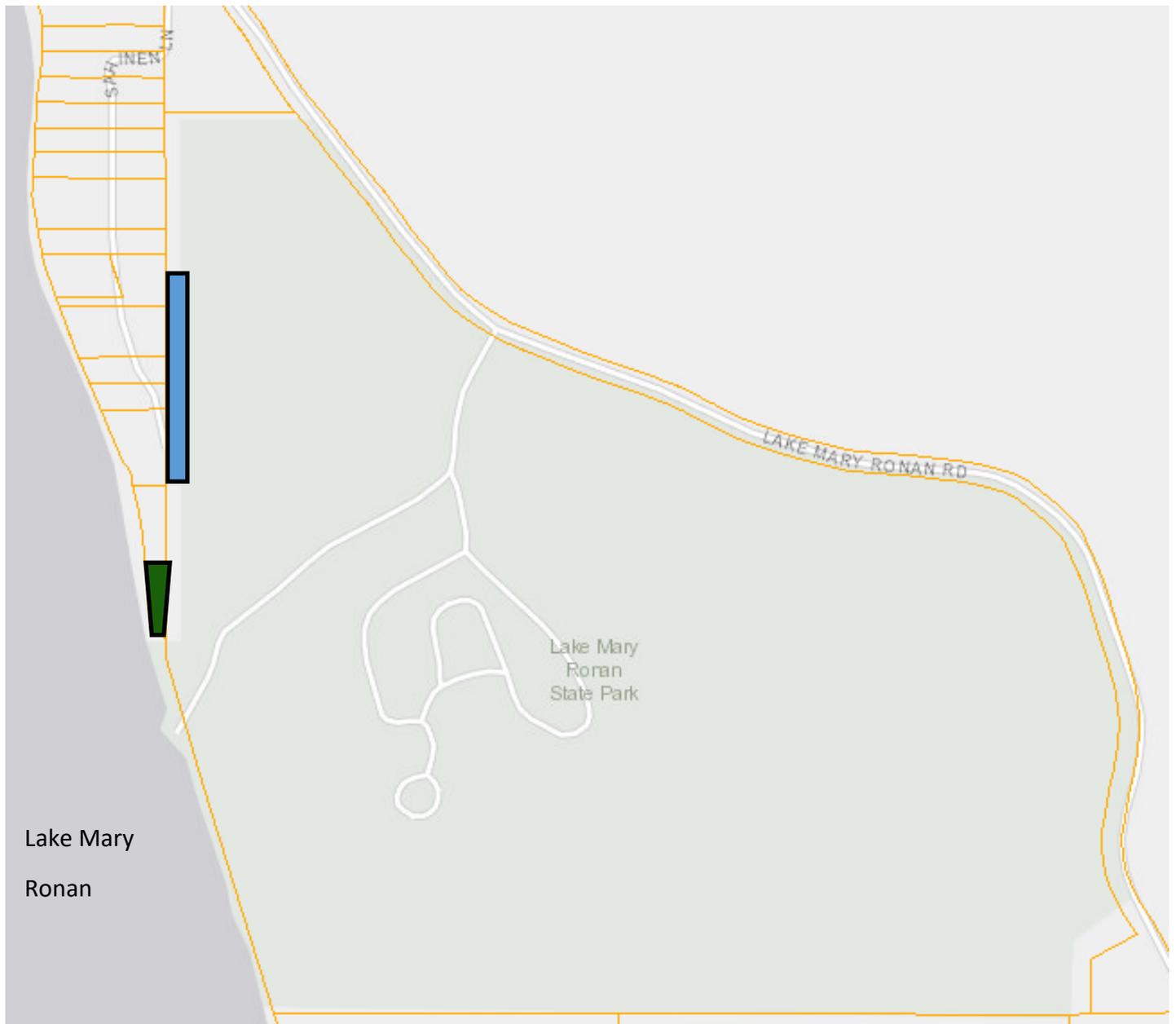
Alternative A: No Action - Under the No Action alternative, FWP would not participate in a land exchange with the Sandau family, & lot configurations would remain the same.

Alternative B: Proposed Action - FWP proposes an exchange of 0.117 acre of wooded uplands in LMR for 0.09 acre of private land that borders the lake, and for FWP to sell 0.069 acre to the Sandaus for \$3,733.00. This exchange would extend the LMR shoreline by 67.41 feet. The values of each exchanged parcel are proportionate.

Agency Recommendation & Rationale: FWP believes this proposal would benefit the public by slightly increasing LMR's shoreline acreage and buffer while resolving an access and boundary issue with the adjoining private property.

Proposed Motion: I move that the Parks & Recreation Board authorize FWP to proceed with the land exchange and sale with the Sandau family, and to approve the proposed Exchange and Purchase Agreement, for the purposes of adding public shoreline footage to LMR and resolving a boundary and legal access issue for this park neighbor.

APPROXIMATE DEPICTION OF COS 5336 SANDAU—FWP LAND EXCHANGE.



Parcel transferred to Sandau ■

Parcel transferred to FWP ■



— Road
 Lake

Park Boundary
 Park Land Parcel

Acquisition Type	Legal Acres
Fee Title	119.53
Easement	0.00
Lease	0.00



Disclaimer: Roads not displayed within Park unless bisecting Park or within Park easement. Park boundaries and adjacent features (lakes, roads, land ownership) may have visual gaps or overlaps due to differences in mapping accuracy. Map not intended to depict property ownership outside Park. Credits: Parks Administrative boundaries and FWP Lands data from MTFWP. All other data from Montana State Library. Map produced by: Geographic Data Services Bureau, MTFWP.

