

SNOHOMISH COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD

MEETING MINUTES May 9, 2011

Members Present: Ann Boyce, County Councilperson Dave Somers, Brian Parry (representing the Snohomish County Executive), County Councilperson Stephanie Wright, Dan Bartelheimer and City Councilperson Randy Lord

Staff: Marc Krandel, Planning Supervisor, Snohomish County Department of Parks and Recreation and Tom Teigen, Director, Snohomish County Department of Parks and Recreation.

The meeting was called to order at 4:05 p.m. in the Jackson Board Room, Drewel Office Building, 8th floor, 3000 Rockefeller Avenue, Everett, Washington. A quorum of the Board was in attendance.

The Board proceeded to select a Chairperson of the Board. County Councilperson Dave Somers was nominated for Chairperson of the Board by County Councilperson Stephanie Wright. The nomination was seconded by Ann Boyce. The Board approved the nomination of Dave Somers unanimously, 6-0.

Minutes from the July 23, 2009 Board meeting were reviewed. Councilperson Randy Lord moved that the minutes from the July 23, 2009 Board meeting of the Conservation Futures Program Advisory Board should be approved. Councilperson Stephanie Wright seconded the motion. The motion passed unanimously, 6-0.

Debbie Terwilleger, Director, Snohomish County Surface Water Utility, and Beth Lidell, Planner, Surface Water Utility, reported to the Board regarding the status of Conservation Futures funding that was awarded to the Department of Planning and Development Services and subsequently transferred to Surface Water Management for a Purchase of Development Rights (PDR) program for Agriculture. The County Council awarded \$3,600,000 for the PDR program by Resolution 02-008 and \$600,000 by Motion 04-461 totaling \$4,200,000. Over the life of the program acquisitions have totaled \$3,195,581. In addition to fee simple acquisition of development rights, state and federal grants were applied for and \$738,603 was reimbursed to the County. This has left a balance of \$1,743,022 in the program. There are currently three projects in the pipeline with appraisals being reviewed by NRCS. \$1,720,000 from the fund is required to complete these acquisitions. At such time as the acquisitions are completed, the County will receive partial reimbursements from state of federal grants now in process. The \$1,743,022 is reserved for the acquisition of the three aforementioned

development rights acquisitions. There will be funds reimbursed to the County from the granting agencies at such time as the acquisitions are completed.

The Board discussed the potential for using some of those reimbursements to assist in the funding of other proposals for acquisition with Conservation Futures funding. The Board also was informed by project proponents that the application for the purchase of development rights for the Jensen Property, to be discussed later, was directed at the \$1,743,022 banked for current purchase of development rights projects. Staff alerted the Board that the PDR program has specific geographical boundaries and that the Jensen Property was outside of those boundaries and therefore not eligible for that program.

Chairperson Somers suggested that all of the proposals submitted to the Board should be presented before any consideration is given to recommending funding for any of the projects.

The Board agreed by consensus that actions could now be taken with regard to moving funding to Conservation Futures Fund Balance.

Tom Teigen, representing Snohomish County Parks, introduced a proposal to return \$400,000 of Conservation Futures funding previously awarded to Parks to purchase property at Lake Serene to fund balance.

*Brian Parry moved that **\$400,000** previously awarded to Snohomish County Parks for purchase of property at Lake Serene be moved to fund balance. Stephanie Wright seconded the motion. The motion passed unanimously, 6-0.*

Mr. Teigen then introduced a proposal to return \$30,000 previously awarded to Snohomish County Parks for purchase of the Dashiell property to fund balance.

*Randy Lord moved that **\$30,000** previously awarded to Snohomish County Parks for the purchase of the Dashiell property be moved to fund balance. Ann Boyce seconded the motion. The motion passed unanimously, 6-0.*

Chairman Dave Somers drew the attention of the Board to unused funding that could be moved to fund balance from completed projects including \$99,370 from Snohomish County Parks' Lawson Property and \$150,000 from the City of Everett's Deckman property.

*Randy Lord moved that **\$99,370** left over after Snohomish County Parks' purchase of the Lawson property be moved to fund balance. Stephanie Wright seconded the motion. The motion passed unanimously, 6-0.*

*Randy Lord moved that **\$150,000** left over after the City of Everett's purchase of the Deckman property be moved to fund balance. Stephanie Wright seconded the motion. The motion passed unanimously, 6-0.*

In a previous action the Board has recommended the \$320,000 be awarded to Snohomish County Parks to assist in the purchase of the Cutter Property. The County Council did not act on that recommendation. The Board decided to act to remove the project from their list of recommendations.

Randy Lord moved that the Board's previous recommendation to award \$320,000 to Snohomish County Parks to assist in the purchase of the Cutter Property be rescinded. Stephanie Wright seconded the motion. The motion passed unanimously, 6-0.

Chairman Dave Somers requested that the Board listen to all ten proposals submitted for funding before the Board's final consideration and recommendations for funding.

Lake Stickney Property Acquisition: Tom Teigen introduced Snohomish County Parks' proposal to acquire additional property at Lake Stickney. Snohomish County Parks has previously acquired properties at Lake Stickney with Conservation Futures funding. There are several parcels available adjacent to the property previously acquired. Some parcels offer access to the water, others better access to the aggregated parcels that will be developed into a regional park facility. Parks has requested **\$400,000** to acquire as many of the parcels as it can. Joyce Altaras, a leader of the citizen group that has advocated for the acquisition and development of the properties and led a citizen volunteer project which has been improving the property testified in support of the acquisition.

West Lake Roesiger Property Acquisition: Tom Teigen introduced Snohomish County Parks' proposal to acquire property west of Lake Roesiger in partnership with the Washington Department of Natural Resources (DNR). The proposal covers 2845 acres of timber land to be acquired by the DNR which would be placed in their forest management program and 40 acres of partially developed property to be acquired by Snohomish County Parks by Snohomish County Parks that would be developed for parking and recreational vehicle camping. Snohomish County will also be purchasing a conservation easement on 200 of the acres to be acquired by the DNR. The cost of acquisition for Snohomish County Parks is **\$1,383,400**, which is their request for funding from the Conservation Futures Program. Paul Levitt from the Cascade Land Conservancy spoke in favor of the project and indicated that the purchase of the property by Snohomish County Parks and the DNR directly meets the goals of the CLC's Cascade Agenda.

Lake Gardener Park Addition Acquisition: Mayor Haroon Saleem and Brent Kirk from the City of Granite Falls introduced Granite Falls' proposal to acquire additional property adjacent to the City's Lake Gardener Park. Lake Gardner Park was developed by the City of Granite Falls and originally purchased with a grant from the Conservation Future Program. The additional acreage with

enlarge the park and provide space for additional amenities and facility development opportunities. The City is asking for **\$25,000** to assist in the acquisition of the property.

Harborview Park Addition Acquisition: Paul Kaftanski, City of Everett Parks Director, presented a proposal to acquire 9.33 acres of abandoned railroad right-of-way from the Burlington Northern Santa Fe Railroad. The property is adjacent to the City's Harborview Park and connects the park with the waterfront. The City will match the contribution of funds from the Conservation Futures Program. The City is asking for **\$500,000** of Conservation Futures funding.

Quinn's Crossing Acquisition: Laura Hartman and Neil Freidman presented a proposal to acquire property from a failed subdivision adjacent to the Snohomish County Parks' Paradise Valley Conservation Area. The proponents explained the environmental value of the property. It includes the headwaters of Bear Creek and supports wildlife habitat with a substantial amount of exposed ground water. The citizen group is asking for **\$225,000** of Conservation Futures funding to provide match for a WRIA 8 grant that has been applied for in cooperation with Snohomish County Parks.

Japanese Gulch Acquisition: Mayor Joe Marine and Councilperson Richard Emory from the City of Mukilteo presented a proposal for Conservation Futures funding to assist in the acquisition of property in Japanese Gulch, adjacent to the City of Mukilteo. The City has already purchased a number of parcels in the Gulch as has the City of Everett. What is left is substantial aggregated parcels that would complete the acquisition of properties that would provide for conservation and recreational opportunities in this corner of South Snohomish County. The City indicated that a great deal of funding will be necessary to carry this acquisition to completion. The City is asking for **\$600,000** to start the accumulation of financial resources to acquire the entire property. The City hopes to contribute \$2 million and is asking from \$1 million from the State of Washington as part of the fund raising necessary to accumulate enough money to complete the acquisition. The Cascade Land Conservancy spoke in support of the acquisition of the property.

Ebey Slough (Spoelstra) Acquisition: Debbie Terwilleger, Snohomish County Surface Water Utility, presented a proposal to acquire property adjacent to Ebey Slough. There are three parcels of interest which, when a cross dike is completed by SWM, the property will provide habitat protection and protection of the City of Everett main waterline. The property will continue to be an agricultural site. The Snohomish County Surface Water Utility is requesting up to **\$184,747** (\$109,110 for their 1st priority acquisition and \$75,637 for their 2nd priority).

Jensen Farm Purchase of Development Rights: Paul Levitt from the Cascade Land Conservancy presented a proposal to the purchase of development rights on the Jensen Farm to preserve the agricultural use of the property. Mr. Levitt

suggested that the County could fund the request from conservation futures funds that are in the Agricultural Purchase of Development Rights program now managed by Snohomish County SWM. He also suggested that Snohomish County could hold the development rights. The proposed **\$450,000** would match a potential NRCS grant and, with the purchase of the development rights, preserve the agricultural use of the property. The earlier mention of the fact that the property is not within the geographical boundaries of the existing PDR program would preclude the use of those funds. The proposal, if funded, would have to come from the Conservation Futures fund balance or another source if determined by the Snohomish County Council.

South Everett/Swamp Creek Acquisition: Jamie Jensen, citizen and owner of the property, proposed that Snohomish County purchase the 1.33 acres property on Swamp Creek. The property has two older houses on it and is surrounded on three sides by Swamp Creek. With the 200 foot buffers of the creek that are required by County Code there is virtually no developable property left. Mr. Jensen suggested that both of the houses could be razed and the property could be enhanced to improve the wetlands. It would be a valuable piece of open space and habitat in a densely developed area. The request is for **\$341,200** of Conservation Futures funding.

North Creek Forest/Boy Scout Property Acquisition: Members of the Friends of North Creek Forest and a representative of the City of Bothell presented a proposal for the acquisition of 31 acres of property on the County line near the City of Bothell owned by the Boy Scouts. King County has contributed toward the completed purchase of the remainder of the 64 acre parcel which is located across the County line in King County. The request is for **\$600,000** from the Snohomish County Conservation Futures program. The property offers large stands of 100 year old trees in substantially pristine condition. The property is rated a high priority property by WRIA 8. The proposal is endorsed by the City of Bothell.

The Board entertained a presentation by Patrick Nolan from the Jefferson Woods Nature Park Committee about a future proposal that they wished to share with the Board regarding the purchase of property in Eastmont associated with the Jefferson Elementary School. The Committee has been working to acquire 21 acres of natural area that is part of the Jefferson Elementary School property. The Everett School District is studying all of the property that it owns and evaluating the future needs for buildable school property. Out of this study will come the possibility that some properties will be surplus and sold. The property around the Jefferson Elementary School could be one of the surplus properties. The study will not be completed for three years. The Committee has made presentations to the Everett School Board and to the County Council regarding their desire to preserve the natural area and turn it into a parks resource. They will be back requesting funding if the property becomes available.

The Board agreed by consensus that actions could now be taken with regard to project funding.

*Randy Lord moved that the Snohomish County Parks be awarded **\$1,383,400** for the purchase of the West Lake Roesiger Property, **\$380,000** for the purchase of additional property at Lake Stickney, and **\$225,000** for the purchase of property at Quinn's Crossing; that City of Granite Falls be awarded **\$25,000** for the purchase of additional property at Lake Gardner Park; that the City of Everett be awarded **\$400,000** for the purchase of additional property at Harborview Park; that the City of Mukilteo be awarded **\$500,000** for the purchase of property in Japanese Gulch; and that the City of Bothell be awarded **\$200,000** for the purchase of the Boy Scout Property advocated by the Friends of North Creek Forest. Stephanie Wright seconded the motion. The motion passed unanimously, 6-0.*

Motions reflecting the recommendations of the Conservation Futures Program Advisory Board will be prepared by staff and sent through the Office of the Snohomish County Executive to the Snohomish County Council for their review and consideration.

There being no additional business, Chairperson Somers declared the meeting adjourned at 7:35 p.m.