

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

JANUARY 30, 2019 REGULAR MEETING MINUTES

5:30 P.M. – 7:30 P.M.

**Adopt-A-Stream Foundation
600 128th St. SE, Everett, WA**

Members Present: County Council Member **Terry Ryan** (2018 Chair), County Council Member **Sam Low**, County Executive Representative **Ken Klein**, Large City Representative **Kyoko Matsumoto-Wright**, Small City Representative **Carla Nichols**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Board Staff: **Kye Iris**, **Sharon Swan** and **David McConnell**

Guests Present:

Tom Teigen, Parks Director, Snohomish County Department of Parks, Recreation & Tourism
Peggy Hurd, Member, 108th Street Point Homeowners' Association
Tom Murdock, Parks Naturalist, Director of Northwest Stream Center and Adopt-a-Stream Center
Tracey Pencoskey, Position Title, City of Bothell
Julie Chittender, King's Ridge Homeowners Association
John Evans, E-P2 Companies
Sally Lider, League of Women Voters

1. CALL TO ORDER

2018 Board Chair Terry Ryan called the meeting to order at 5:35 p.m.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. ELECTION OF 2019 BOARD CHAIR AND VICE CHAIR

2018 Board Chair Terry Ryan opened the floor for nominations for the positions of 2019 Chair and Vice Chair.

2019 Chair – Board Member Ken Klein nominated Terry Ryan for 2019 Board Chair. Board Member Ann Boyce seconded the motion. The motion carried 7 in favor, 0 opposed.

2019 Vice Chair – Board Chair Terry Ryan nominated Board Member Sam Low. Board Member Carla Nichols seconded the motion. The motion carrier 7 in favor, 0 opposed.

Election Results: Board Member Terry Ryan was elected 2019 Chair. Board Member Sam Low was elected 2019 Vice Chair.

4. APPROVAL OF MINUTES

Board Chair Terry Ryan asked for additions or corrections to the minutes for the June 25th 2018 meeting. Board Member Ann Boyce noted that in Section 8, on the chart, the City of Mountlake Terrace is misspelled and should be corrected.

Board Member Kyoko Matsumoto-Wright moved to approve the minutes with corrections, Board Chair Terry Ryan seconded, and the motion carried 7 in favor, 0 opposed (**Attachment A**).

5. PUBLIC COMMENT

Board Chair Terry Ryan asked for public comments.

- a. **Peggy Herd**, 108th Street Point and Kings Ridge Home Owners Associations (HOA) – Ms. Herd representing the 108th Street Point and Kings Ridge Home Owners Associations (HOA) addressed the Board and made a short presentation (**Attachment B**) regarding an emerging opportunity called the Go-East Landfill, also known as the Baker View Development.

The site is approximately 40 acres, is partially wooded with mature growth forest and has a large open meadow in the upper portion. The site is a former aggregate mine and landfill that has been filled in. The landfill was closed and the owner worked with the Snohomish County Health District and Snohomish County Public Development Services (PDS) to develop a 97 home residential plat on the site.

The HOA has concerns about the proposed use of the site and believes that the site would be better used for open space as a park. The site is in the middle of a large suburban neighborhood. The HOA opposes the development of the site and requests that the County investigate the possibility of purchasing the site. The HOA believes the owners may be willing sellers and is willing to provide matching funds and to help write grants to purchase the site.

Discussion followed.

6. EMERGING & POTENTIAL PROJECTS

Staff Member Kye Iris summarized the proposed project. The Erickson property is an approximately 2 acre parcel located in the former Steelhead Haven neighborhood. It is immediately north of SR 530 and the Whitehorse Trail and is landlocked with no legal access for the owner. The land is in the slide zone of the Oso Landslide and cannot be developed due to zoning restrictions. The owner also cannot rebuild on the site. Snohomish County previously offered the property owner \$45,000 dollars for the property but the owner was unwilling to sell. Due to the complicated history of the site, Ms. Iris estimated that the property would need supplemental or substitution funding due to a potential duplication of benefits determination between \$10,000 dollars and \$50,000 dollars.

Discussion followed.

Board Member Carla Nichols moved that the Board recommend funding the acquisition at a range of \$10,000 dollars to \$50,000 dollars. Board Member Ann Boyce seconded. The motion carried 7 in favor, 0 opposed.

7. PROJECT STATUS

Staff Member Kye Iris updated the Board on the status of funded projects (Attachment B). Project proponents, if present, were invited to update the Board on their projects.

Project Status

- a. CF 17-03 Forterra NW – Lake Serene Trail Acquisition
The Lake Serene Trail acquisition has closed and the project has been completed.
- b. CF 17-05 City of Bothell – Shelton View Forest Acquisition
Tracy Perkosky, Parks Planning and Grants Program Manager for the City of Bothell reported on the status of the City of Bothell's Shelton View Forest acquisition. The City and the property owner are in negotiations and are working to resolve access issues. Discussion followed.

c. CF 17-06 City of Stanwood – Johnson Farmland Preservation
The Johnson Farm acquisition has closed, and the project is completed. 171 acres of agriculture land preserved in active farming. Discussion followed.

d. CFB 16-02 City of Sultan – Sultan River Nature Trail
The Sultan River Nature Trail acquisition has closed and the project has been completed.

e. CF 18-01 Town of Woodway - Deer Creek Park – Final Phase

The Town of Woodway is making progress working through issues related to covenants placed on the property they are working to acquire. They are working with Staff Member Kye Iris to resolve the issues and are continuing to negotiate with the land owner. The issues must be resolved before the acquisition can proceed. Discussion followed.

f. CF 18-02 City of Mountlake Terrace - Terrace Creek Park Addition
The ILA with the City of Mountlake Terrace has been executed. The City in negotiations with the landowner. Discussion followed.

g. CF 18-03 PCC Farmland Trust - Reiner Farm
PCC Farmland Trust has purchased the Reiner Farm and has enabled the farmer on site to continue to farm the land. The Tulalip Tribe will be purchasing all the riparian and fiver front property for future fish enhancement. Discussion followed.

h. CF 18-07 City of Monroe - East Monroe Heritage Site

The City of Monroe is has completed an appraisal of their proposed acquisition and the appraisal is currently under review. They will update Staff when the appraisal review is complete. Discussion followed.

i. CF 18-04 Snohomish County Department of Parks and Recreation - Heirman Family Property
The Heirman Family Property acquisition is complete and the project is closed. Ms. Iris also noted that the Heirman family had the property appraised and when the appraisal came in well above the agreed upon sale price for the property, the family donated the \$700,000 dollars difference in value to the County for park purposes. Discussion followed.

j. CF 18-06 Snohomish County Department of Parks and Recreation - Messer Addition to Squire Creek Park, SCPRT

The Messer Addition to Squire Creek Park has been acquired and the project has been completed. Discussion followed.

8. DISCUSSION ITEMS

a. Grant Recipient Compliance Issues & Resolution

Staff Member Kye Iris summarize the background leading to this discussion issue. The Conservation Futures Program has provided approximately \$78,000,000 dollars in grant funding to acquire and preserve property since the inception of the program. Snohomish County is in the process of developing a GIS layer to be provided to PDS to monitor for future land uses that are not permitted by the conservation easements placed on Conservation Futures funded land acquisitions.

Ms. Iris described several instances in the past where municipalities sold or developed sites or portions of sites out of compliance with the conservation easements. Sale of Conservation Futures Funded properties are permitted, but if a property is sold the conservation easement requires that the seller pay back the Conservation Futures program the value of the funding used to purchase the property. If the purchasing entity does not agree to pay back the Conservation Futures Program funding, then the entity would be ineligible for future grant rounds until they resolve the issue to the County's satisfaction.

Ms. Iris also discussed the need for title review to be required as part of the grant application and property acquisition process. She cited several examples where title review would have prevented problems in past property acquisitions and she asked the Board to consider title review should be required as part of the grant application process. Discussion followed.

Board Chair Terry Ryan asked Staff to provide language for a motion to change Board Policy and address this issue. Staff and the Board discussed and agreed on language for a motion.

Board Chair Terry Ryan moved that if a previous grant recipient is out of compliance with the Interlocal Cooperation Agreement (ILA) or conservation easement from a previous conservation futures program grant, then the entity is ineligible to receive future grant funding until the issue is resolved to the County's satisfaction." Board Member Ken Klein seconded. The motion carrier 7 in favor, 0 opposed.

b. Neighbor Requests for Development on Conservation Futures Funded Properties

Snohomish County Department of Parks And Recreation Director Tom Teigen addressed the Board and summarized a request from a landowner adjacent to the Storm Lake property. The property was acquired with Conservation Futures program funding. Mr. Teigen described that the landowner would like to develop the property in the future and contacted him requesting that the County consider a land swap. The issue was previously brought before the Board for consideration and rejected. Similar requests in the past have also been rejected by the Board and by Staff. The landowner has an alternative access option that is more expensive to develop and instead would like to acquire a 30 foot wide by 240 foot long driveway access from the County. Mr. Teigen agreed to bring the request before the Board again for consideration. He noted that this may set a precedent for the County accepting similar requests in the future. Discussion followed.

Board Chair Terry Ryan asked Staff to research the issue further, provide an aerial map and other details, and to report back to the Board at their next meeting in May 2019. The Board will review the request at that time.

c. Review of Program Fund Balance

Staff Member Sharon Swan summarized the Conservation Futures Program Fund Balance report and indicated that there would be approximately \$1,500,000 dollars in available funding by the end of 2019 to allocate should the Board decide to authorize a grant round. Discussion followed. The Board decided by consensus to authorize a grant round for 2019.

d. Potential 2019 Grant Round Processes – Review application package, key dates, any changes?

Staff Member Sharon Swan reviewed the current grant application package, policies, and project scoring with the Board. Ms. Swan also indicated that the title review requirement would be worked into the new grant application package. She asked the Board if they wanted any further changed in the policies or the application package. Discussion followed.

Ms. Swan and Snohomish County Parks and Recreation Director Tom Teigen informed the board that the Conservation Futures Program may be providing \$500,000 dollars in seed funding to help

start a new program for preservation of agriculture lands in active farming. The program was currently under discussion but details had not been finalized. Discussion followed. The Board took no action on this proposal. Board Chair Terry Ryan requested more details from Staff.

The Board and Staff discussed the timing for a grant round in 2019. It was agreed by consensus that the announcement would occur in the next few weeks and that approximately 8 weeks would be provided for applicants to create and submit their applications. Applications would be due in mid to late April and the next meeting of the Board would be tentatively scheduled in May. Staff agreed to prepare the grant package, survey the Board for meeting dates, announce the grant round and schedule the May meeting.

9. SET DATE & TIME FOR MAY 2018 REGULAR MEETING

The Board agreed by consensus to tentatively schedule their next meeting in May based on the timing for a 2019 grant round.

10. COMMENTS FROM THE BOARD

Board Chair Terry Ryan asked if Board Members had any general comments to make before adjourning the meeting.

Board Chair Terry Ryan asked Staff to brief the Board on the replacement of Board Members Ann Boyce and Ban Bartelheimer who are term limited. Staff Member Sharon Swan indicated that Snohomish County Code defines the limits of how long board members can serve and allows board members to serve for a short time following the end of their last term as replacement board members are recruited. Residents of Snohomish County can go to the Snohomish County website on the Boards and Commissions webpage and find an online application for openings in all county boards and commissions. All interested parties are encouraged to apply.

Board Member Ken Klein indicated that the Executive has requested a legal opinion on term length for board members and that the Executive's Office has reached out to potential candidates.

Board Member Sam Low thanked Peggy Herd for taking the time to speak to the Board on behalf of her community and for presenting a potential open space acquisition for the Board's consideration.

Board Members Ann Boyce and Dan Bartelheimer commented that with the conclusion of their terms they both greatly enjoyed the opportunity to serve with a talented and diverse group of people and to preserve many valuable open space properties.

11. ADJOURN

Board Chair Terry Ryan adjourned the meeting at 7:20 p.m.

ATTACHMENTS:

Attachment A – Presentation – Go-East Landfill/Baker View Development

Attachment B – CFP Board Draft Minutes for June 25th 2018

Attachment C – Project Status Report January 2019

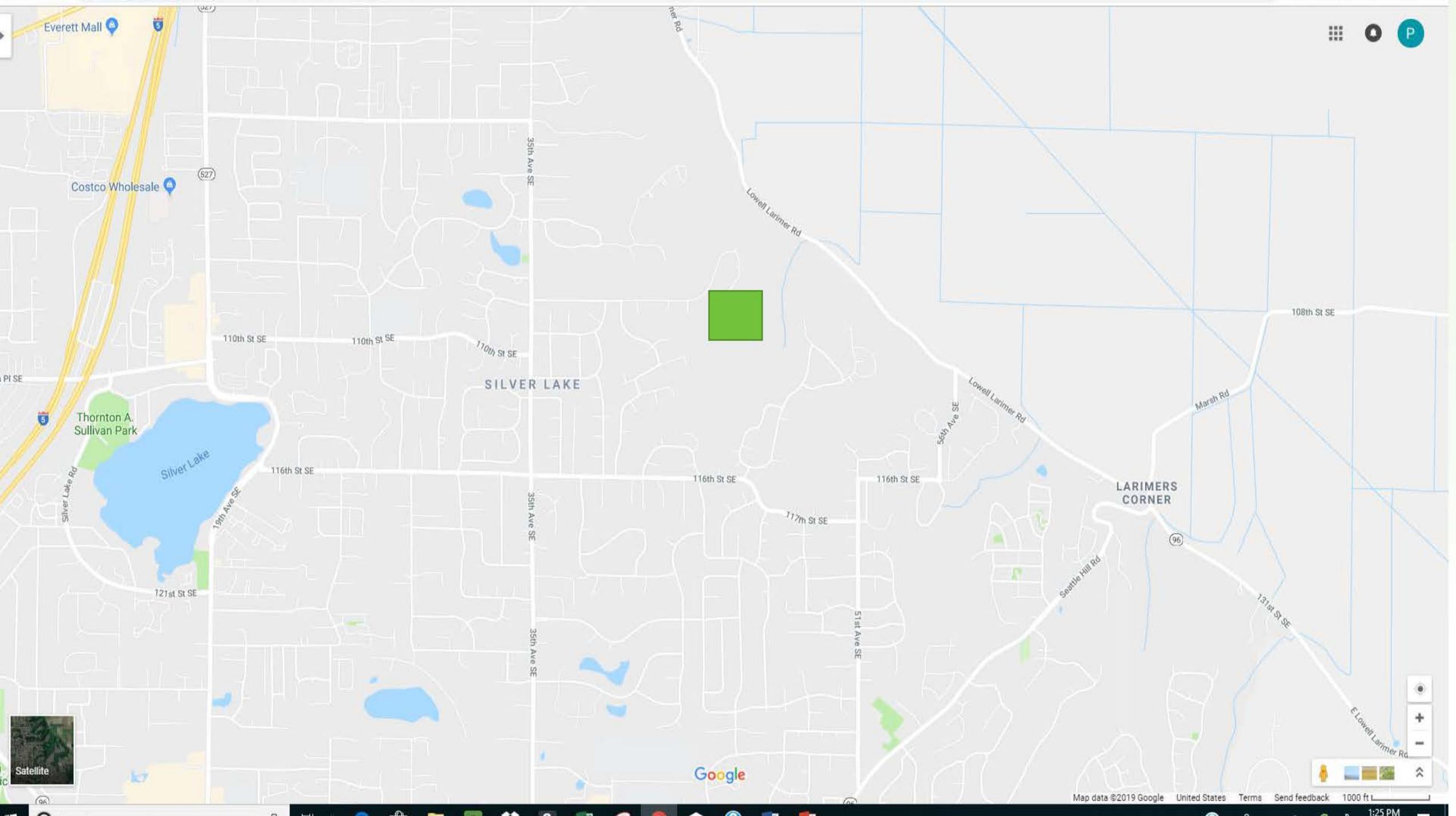
WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS: Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Parks and Recreation, Reception Desk, 6705 Puget Park Drive, Snohomish. For more information, call Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE: Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.

Attachment A
01-30-2019 CFPA Board Meeting Minutes

Snohomish County Conservation Futures Program Advisory Board

Proposal for Go-East Landfill



Everett Mall

Costco Wholesale

Thornton A. Sullivan Park

Silver Lake

SILVER LAKE

LARIMERS CORNER

Google

Primary



1-30 10576

Forums

Jim Bucklin & Newman, LL... 11

er than the rest of the grou... 10

ey All he needs today is aut... 10

te Suite 500 Seattle, WA 98... 8

point would be much more... 9

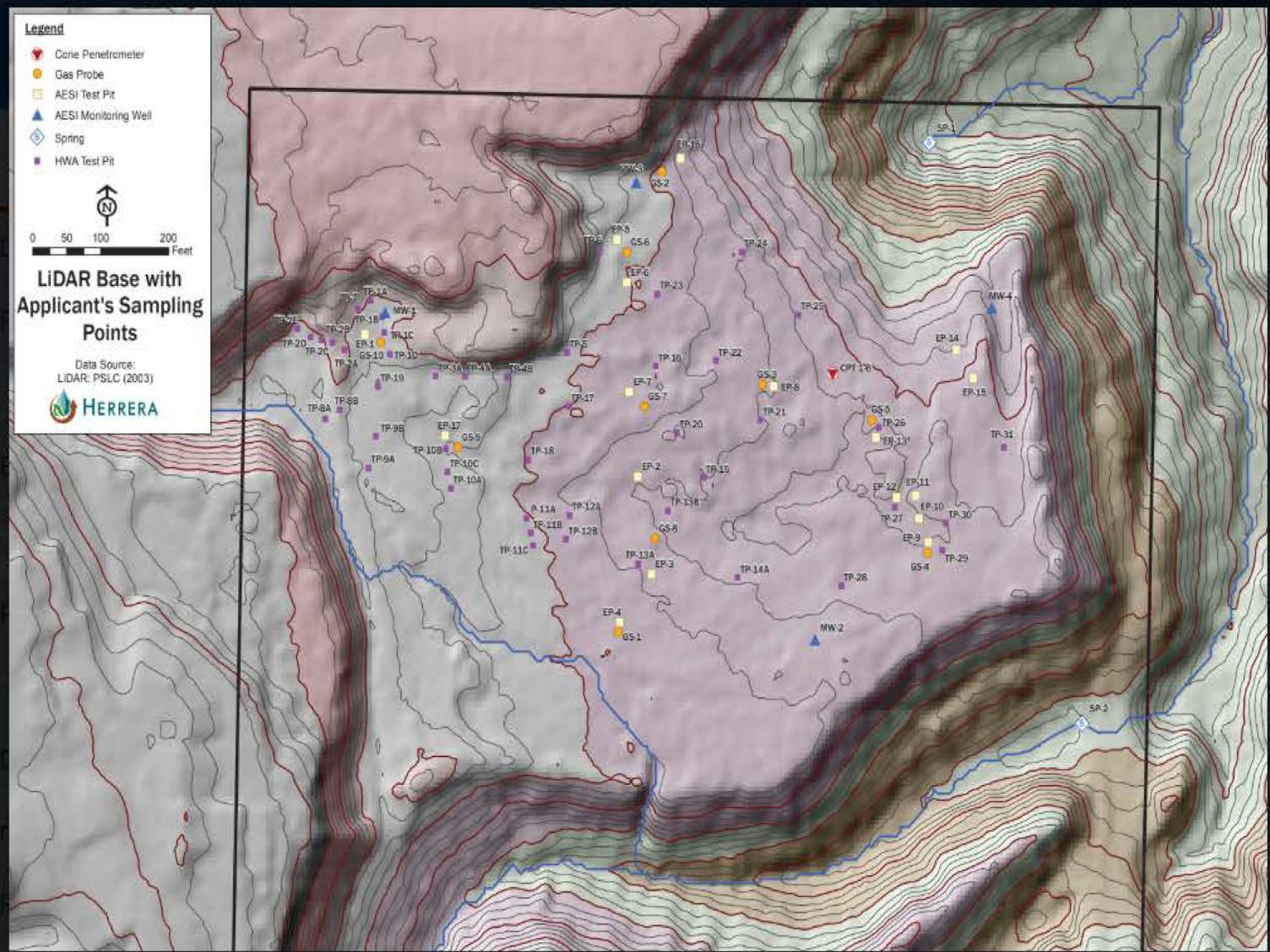
with it yo... Sent 3 days ago, Follow

HOA Board 1-22 HOA Board 1-22

Dave, me

FW: Expert Deposition Rates I just received a photo, a video and a download attachment from you. Is there a map that sh...

8



1-50 of 10,376

Forums

Phillip Bucklin & Newman, LLC 11:41 AM

11:01 AM

er than the rest of the grou... 10:55 AM

All he needs today is out... 10:40 AM

z, Suite 500 Seattle, WA 98... 9:10 AM

point would be much more... 9:08 AM

with it yo... Sent 3 days ago. Follow up?

HOA Board 1:22 HOA Board 1:22

Days me

FW: Expert Deposition Rates | I just received a photo, a video and a download attachment from you. Is there a map that sh...

8:35 AM

History of the Property

- 1960s – Far south of town
- 1969 – Sand and gravel excavation started
- 1972 – Rekoway, Inc. became owner of the property; sand, gravel excavation continued, solid waste disposal of wood, mineral and concrete permitted; 200 cubic yards of material containing magnesium, phosphate and aluminum dust dumped at landfill
- 1974 – Explosion and fire at landfill; landfill closed, “potentially dangerous situation”; nearby residents prepared emergency evacuation plan. On fire again in 1976 and 1977
- 1979 – Go-East Corporation acquired the Rekoway landfill; wood waste was permitted to be dumped
- 1983 – Landfill on fire again.
- 2010 – Go-East sent the county plan to close landfill and develop land for 107 houses



pam
381
PRACT
1342 TR
EAST W
509-846
9 Attac

Legend

 Landfill parcel

 0 150 300 600 Feet

Site Property with 1983 Aerial

23
5,349
2,357
12,556

erial series pl...



Legend

 Landfill parcel

 0 150 300 600 Feet

Site Property with 2015 Aerial

pam

PRACT
1342 TR
EAST W
509-846

9 Attac



Peggy Hurd <phurd2005@gmail.com>

11:17 AM (44 minutes ago)



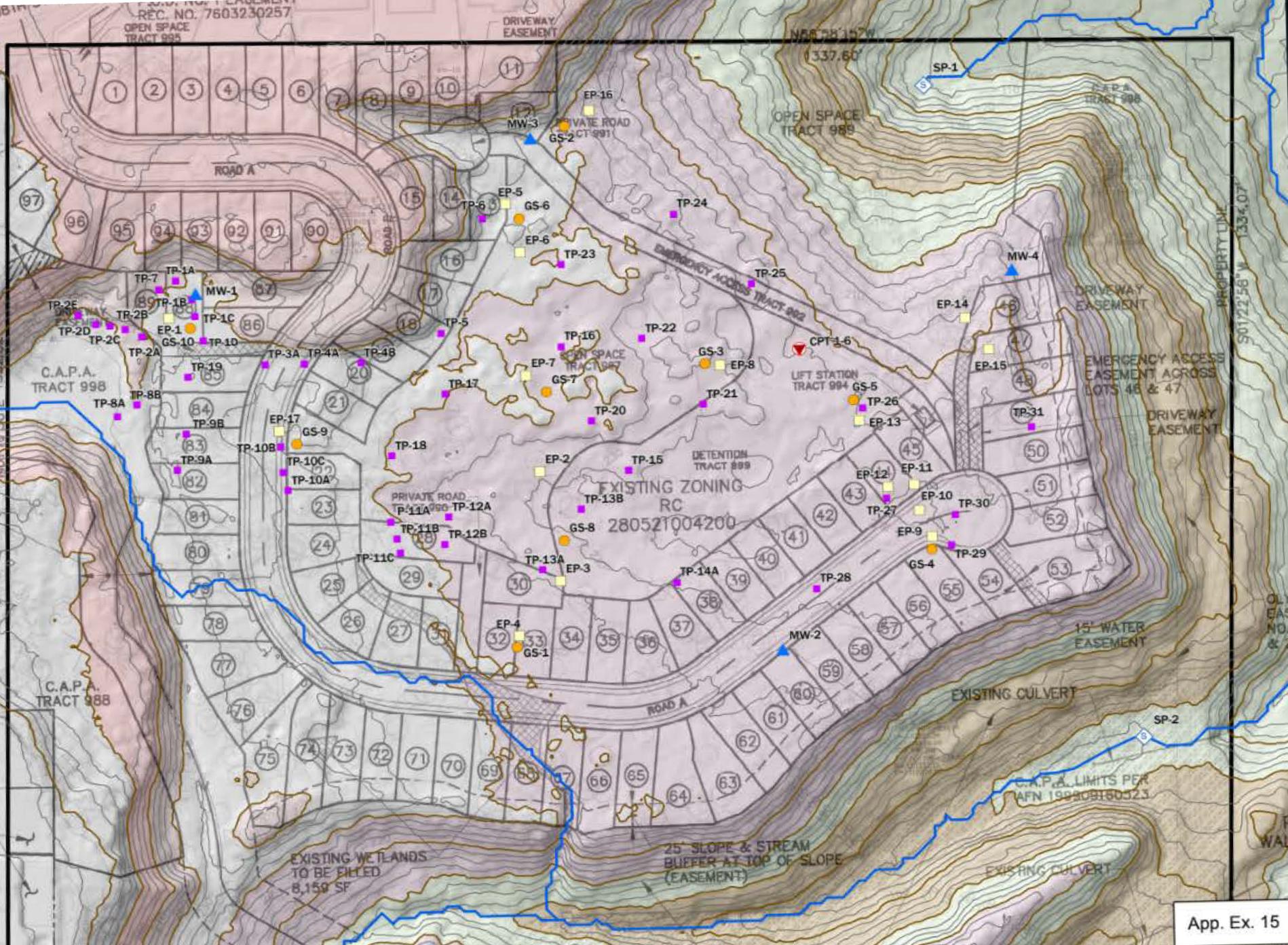
Line Penetrometer
 Gas Probe
 CESI Test Pit
 CESI Monitoring Well
 Sampling
 GWA Test Pit

**LIDAR Base with
 Significant Sampling
 Points and 2017
 Preliminary Plat**

Data Source:
 LIDAR: PSLC (2014)



07560000099700
 10' STREAM RESTORATION
 CORRIDOR, SEE SHEET 2
 OF 9 OF THE TARGETED
 DRAINAGE PLAN AND SEE
 CRITICAL AREA STUDY



App. Ex. 15

1-50 of 10,379

Foru

for the second...

5 - 8 minutes to p

to conserve your

klín Bricklín & Nev

Pam Jenkins <jen

er than the rest of

Rationale for Purchasing the Property to Make it a Snohomish County Park

- Recreation within walking distance for 2000 county residents
- Wildlife refuge and travel corridor along the pipeline and power lines
- Low liability for the county with no homes on the landfill property
- Relief for great expense of development and liability for current owner
- Protection for existing homeowners from the hazardous effects of opening the landfill—and for home buyers on the Go-East property.
- Protection for the land in the Snohomish River valley below.

Go-East Landfill

January 30, 2019

I. Description of land

Beautiful 40-acre quarter of a quarter section; four neighborhoods surround it
Former deep ravine, 90 to 160 feet deep, dropping down to Snohomish River Valley

II. History

Way out of town at one time, sand and gravel excavated in late 1960s, Rekoway owned property in 1972, wood, mineral, concrete allowed to be dumped; explosion in 1974, Golden and East became owners, wood waste dumped, fire again in 1983 which burned for several years. Landfill closure and a 97-home residential plat proposed to Snohomish Health District and Snohomish County Planning and Development Services

III. Plan for landfill closure and residential plat

The landfill closure plan and residential plat have multiple inadequacies, exposing the existing homeowners, construction workers and future home buyers to health hazards, risks from the fill decomposition, landslides on steep slopes, long term expense in maintaining the landfill closure systems and legal liability for the county and current landfill owner.

IV. Better plan: a park to preserve some open space, provide a refuge and corridor for wildlife, develop a park for recreation, dog-walking, wildlife observation close to dense population areas

V. Benefits of a park

- Recreation within walking distance for 2000 county residents
- Wildlife refuge and travel corridor along the pipeline and power lines
- Low liability for the county with no homes on the landfill property
- Relief for great expense of development and liability for current owner
- Protection for existing homeowners from the hazardous effects of opening the landfill—and for home buyers on the Go-East property.
- Protection for the land in the Snohomish River valley below.

Presented by 108th Street Point and Kings Ridge Homeowners' Associations
Contact: Peggy Hurd, (425) 220-3908

Attachment B
01-30-2019 CFPA Board Meeting Minutes

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

JUNE 25, 2018 REGULAR MEETING MINUTES

4:00 P.M. – 6:30 P.M.

**Adopt-A-Stream Foundation
600 128th St. SE, Everett, WA**

Members Present: County Council Member **Terry Ryan** (Chair), County Council Member **Stephanie Wright** (Vice-Chair), County Executive Representative **Ken Klein**, Large City Representative **Kyoko Matsumoto-Wright**, Small City Representative **Carla Nichols**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Board Staff: **Kye Iris**, **Sharon Swan** and **David McConnell**

Guests Present:

Jeff Betz, Recreation and Parks Director, City of Mountlake Terrace

Ken Courtmanch, Park Services & Property Management Superintendent, City of Mountlake Terrace

Tom Teigen, Parks Director, Snohomish County Department of Parks, Recreation & Tourism

Amy Lucas, Senior Planner, Snohomish County Department of Parks, Recreation & Tourism

James Yap, Planning Supervisor, Snohomish County Department of Parks, Recreation & Tourism

Hilary Aten, Conservation Director, PCC Farmland Trust

Robin Fay, Conservation Manager, PCC Farmland Trust

Eric Faison, Town Administrator, Town of Woodway

Deborah Knight, City Administrator, City of Monroe

Jordan Ottow, Water Quality Storm Water Supervisor, City of Monroe

Tracey Perkosky, Parks Planning & Grants Program Manager, City of Bothell

Claire Heirman, Landowner & Willing Seller

Don Heirman, Landowner & Willing Seller

1. CALL TO ORDER

Board Chair Terry Ryan called the meeting to order at 4:15 p.m.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. APPROVAL OF MINUTES

Board Chair Terry Ryan asked for additions or corrections to the minutes for the March 21st 2018 meeting. Board Member Stephanie Wright moved to approve the minutes as written, Board Member Kyoko Matsumoto-Wright seconded and the motion carried 7 in favor, 0 opposed. (Attachment A).

4. PUBLIC COMMENT

Board Chair Terry Ryan asked for public comments. None were offered.

5. PROJECT STATUS

Staff Member Sharon Swan updated the Board on the status of funded projects (Attachment B). Project proponents, if present, were invited to update the Board on their projects.

Project Status

a. CF17-03 Forterra – Lake Serene Trail Acquisition

Forterra NW is completing the appraisal process. Negotiations with the landowner are anticipated to be completed in July. Property acquisition to close in the fall following completion of timber harvest.

b. CF17-05 City of Bothell – Shelton View Forest Acquisition

The City of Bothell is completing the appraisal process and is anticipated to begin negotiations with the landowner soon after.

c. CF17-06 City of Stanwood - Johnson Farmland Preservation and Estuary Access

The City of Stanwood has closed on the property and Staff will close out project. Easements have been recorded and funding distribution to City to be completed soon.

6. DISCUSSION ITEMS

a. Use of Conservation Futures to support appraisals, etc. for other conservation programs

Staff Member Sharon Swan summarized staff research on the use of Conservation Futures program funding to support appraisals and related non-acquisition costs as the only Conservation Futures contribution to potential acquisitions funded through other sources. At the previous meeting, PCC Farmland Trust had requested that the Board allow the use of Conservation Futures funding for non-acquisition tasks such as appraisals for acquisitions they were pursuing with other grant funding. Staff met with the Snohomish County Parks Department District Prosecuting Attorney (DPA) Sean Reay and verified that using Conservation Futures funds for this expense is not prohibited. The proposed process going forward would be that Staff would require an easement to be placed on the property to ensure that the typical Conservation Futures program requirements are met for the use of the property.

b. Easement Request Summary & Potential Sale of Conservation Futures Funded Properties

Staff Member Sharon Swan summarized associated with current Conservation Futures easement requirements and requests received for alternative use of acquired properties, which do not meet easement requirements. Examples include park properties which are targeted for more active improvements, grants of utility easements, or other minor modifications. Currently, there is no mechanism to allow this kind of use on Conservation Futures funded sites due to the strength of the encumbrances. The only legal methods to remove easement restrictions are eminent domain, or court order. In the previous Conservation Futures Program Advisory Board meeting, the possibility of allowing buy-out of acquisitions with Board approval and at currently appraised value, was discussed and the Board asked if this was a possibility. Staff met with Deputy Prosecuting Attorney Sean Reay and confirmed that easement language could be modified to allow buy-outs, which could be beneficial in certain circumstances.

Staff showed an example of the standard easement language currently used and discussed with the Board (See Attachment C).

7. PROPOSED PROJECT PRESENTATIONS

Board Chair Terry Ryan asked staff how much funding is available as of today to allocate for projects. Staff Member Sharon Swan replied that \$1.9 million is available in the program fund in addition to the \$100,000 in Surface Water Management, Public Development Rights (PDR) funding (See Attachment D) to be released back to fund balance so a total of \$2,000,000.

Board Chair Terry Ryan asked representatives of each of the potential future projects to summarize their projects in 10 minutes or less reminded the Board to keep questions to 5 minutes.

- a. CF 18-01, Deer Creek Park, Final Phase – Eric Faison, Town Administrator – Town of Woodway

Eric Faison, Town Administrator for the Town of Woodway presented the proposal for the final phase of the Deer Creek Park assemblage (See Attachment E). The site is approximately 9 acres, is covered with mature growth forest next to the Deer Creek Watershed. The site supports a variety of plant and animal species including bald eagles, pileated woodpeckers, coyotes and deer. The proposed uses for the site include future trails, trail amenities and parking. Acquisition of this site if funded will represent an increase in acreage of more than 50%. The total project cost for this project is \$1,120,950. The match funding for this project is \$531,200. The total Conservation Futures funding request for this project is \$589,750. The percent of total project cost requested from Conservation Futures is 52.6%. Discussion followed.

- b. CF 18-02, Terrace Creek Park Addition, Tassoff – Jeff Betz, Director of Recreation & Parks – City of Mountlake Terrace

Jeff Betz, Recreation and Parks Director and Ken Courtmanch, Park Services & Property Management Superintendent for the City of Mountlake Terrace, presented the City's proposed Terrace Creek Park Addition (See Attachment F). The site is located between the existing 53 acre Terrace Creek Park and the Recreation Pavilion and is a 1.78 acre forested property that if acquired will improve pedestrian connectivity to surrounding recreation amenities. The site is currently zoned for single family residential use and is under threat of development. If the property is successfully acquired, the City would use the site for pedestrian trails but would leave the site otherwise forested and undisturbed. The total project cost for this project is \$247,500. The match funding for this project is \$56,000. The total Conservation Futures funding request is \$191,500. The percentage of total project cost requested from Conservation Futures is 77%. Discussion followed.

- c. CF 18-03, Reiner Farm - Robin Fay, Conservation Manager - PCC Farmland Trust

Robin Fay, Conservation Manager, for PCC Farmland Trust presented the Reiner Farm (See Attachment G). The farm is located south of the Skykomish River and Highway 2, just outside of the City of Monroe. The property is 260 acres total, of which 160 acres in agricultural land will be protected under the agricultural conservation easement supported by this request. The remaining 100 acres of riparian habitat will be conserved in partnership with State Agencies and the Tulalip Tribes. The farmable land is 98% USDA Prime soil. The site has water rights for irrigation & stock water as well as high quality riparian buffer providing critical fish habitat along the Skykomish River. The riparian area supports fish species including Coho, Dolly Varden/Bull Trout, Fall Chinook, Fall Chum, Pink Salmon, and Winter Steelhead. The total project cost for this project is \$848,500. The match funding for this project is \$424,250. The total Conservation Futures funding request for this project is \$424,250. The percentage of total project cost requested from Conservation Futures is 50%. Discussion followed.

- d. CF 18-04, Heirman Family Property - James Yap, Planning Supervisor – Snohomish County Department of Parks, Recreation and Tourism

James Yap, Planning Supervisor for Snohomish County Department of Parks, Recreation and Tourism presented the Heirman Family Property (See Attachment H). This property is currently owned by the Heirman family, longtime residents of the City of Snohomish. The site is located in northwest portion of the city, east of Bickford Avenue, West of Highway 9, south of Weaver Way and north of 66th Street. The site is 3.59 acres with mixed habitat forest, category 3 wetlands, and existing trails. The City of Snohomish is developing a trail connection to the site and would use the site for passive recreation. The County proposed to acquire the site for the City and hold it for a future transfer to City ownership in order to preserve the opportunity for open space and passive recreation. The total project cost for this project is \$510,320. The match funding for this project is \$100,000. The funding request for this project is \$410,320. The total project cost requested from Conservation Futures is 80%. Discussion followed.

Board Chair Terry Ryan called a 10 minute break.

- e. CF 18-05, Puget Sound Energy (PSE) Corridor Acquisition from Snohomish to Everett – James Yap, Planning Supervisor – Snohomish County Department of Parks, Recreation and Tourism

James Yap, Planning Supervisor for Snohomish County Department of Parks, Recreation and Tourism presented the PSE Corridor trail acquisition (See Attachment I). The PSE Corridor runs parallel to the south side of the Snohomish River and the BNSF Railroad between the City of Snohomish and the City of Everett. The corridor is 4.2 miles long and approximately 61 acres. The corridor if acquired will form the backbone of a future connection between the Cities of Snohomish an Everett and will form an important future link between the Burke Gillman, Centennial, Interurban and Whitehorse Trails. A 5 year trail development plan to connect existing trails and communities is underway with multiple partners including Snohomish County, Puget Sound Energy, cities in the region, and other interested parties. The total project cost for this project is \$8,760,320. The match funding for this project is \$8,510,320. The total Conservation Futures funding request is \$250,000. The percentage of total project cost requested from Conservation Futures is 3%. Discussion followed.

- f. CF 18-06 Messer Addition to Squire Creek Park – Amy Lucas, Senior Planner – Snohomish County Department of Parks, Recreation and Tourism

Amy Lucas, Senior Planner, Snohomish County Department of Parks, Recreation and Tourism presented the Messer Addition to Squire Creek County Park (See Attachment J). Squire Creek County Park is located three miles west of the Town of Darrington on Highway 530. The Messer property is located immediately east of and contiguous to the existing park. Squire Creek County Park is currently 29 acres and offers a day use area with shelters, three points of water access, 33 campsites and one restroom. Squire Creek runs along the southwestern boundary of the park and provides prime spawning habitat for Pink and Chinook salmon. The park serves as a basecamp for many additional recreational opportunities in Darrington area and also as an outdoor classroom for students. The Messer property is 11.6 acres and is forested. The site was last logged 1989 - 1990 and the old logging skid roads are still present and can be used to form a looped trail system of more than a mile of new trails. There is easy access to the site from the exiting park and from Highway 530 and additional future access to the Whitehorse trail and other recreational opportunities such as the Darrington Rodeo Grounds can be developed to form existing connections. The total project cost for this project is 4124,650. There is no match for this project. The total Conservation Futures funding request for this project is \$124,650. The percentage of project cost requested from Conservation Futures is 100%. Discussion followed.

- g. CFB 18-07, East Monroe Open Space Acquisition – Deborah Knight, City Manager – City of Monroe

Deborah Knight, City Manager for the City of Monroe presented the East Monroe Open Space Acquisition (See Attachment K). Located east of the City of Monroe and north of Highway 2 and the Skykomish River on the edge of the City's Urban Growth Area (UGA). The site consists of five

parcels under single ownership totaling 210 acres. The natural features of the site include farmable wetland, an isolated oxbow channel, and forested upland along the northern portion of the property. There is a 100 foot long undersized culvert that allows water movement but not fish passage. The property owner has submitted a clear and grade permit to fill approximately 11 acres of upland habitat to bring the site out of the floodplain. The property owner is not prepared to postpone development activity while the city seeks funding to purchase the property. If funding is approved and the property acquired, the City proposes to install a loop trail, wildlife viewing area, portable restroom, a small amount of parking, and trail connections to the City. The total project cost for this acquisition is \$2,064,500. The Conservation Futures program funding request is for \$500,000. The project match from other funding sources is \$1,564,500. Discussion followed.

8. DELIBERATIONS

Board Chair Terry Ryan asked the Board to remember that \$2,000,000 in funding is available and that the board may or may not allocate all of the funding. Deliberations followed.

Following the conclusion of deliberations, Board Chair Terry Ryan proposed to recommend funding of the selected projects at the amounts indicated in the chart below:

Project Code	Sponsor	Proposal	Council District	Acres	Ask	Board Recommendation
CF 18-01	Town of Woodway	Deer Creek Park – Final Phase	District 3	2.46	\$589,750	\$350,000
CF18-02	City of Moultlake Terrace	Terrace Creek Park Addition	District 4	1.78	\$191,500	\$191,500
CF 18-03	PCC Farmland Trust	Reiner Farm	District 5	160	\$424,250	\$424,250
CF 18-04	Snohomish County Department of Parks, Recreation & Tourism	Heirman Family Property	District 5	3.59	\$410,320	\$410,320
CF 18-05	Snohomish County Department of Parks, Recreation & Tourism	PSE Corridor Acquisition Everett to Snohomish	Districts 2 & 5	61.72	\$250,000	\$0.00
CF 18-06	Snohomish County Department of Parks, Recreation & Tourism	Messer Addition to Squire Creek County Park	District 1	11.6	\$124,650	\$124,650
CF 18-07	City of Monroe	East Monroe Heritage Site	District 5	42.83	\$500,000	\$500,000
			TOTALS	283.98	\$2,490,470	\$2,000,720

Board Member Carla Nichols seconded and the motion carried 6 in favor, 0 opposed, Board Member Stephanie Wright left the meeting prior to the vote.

9. SET DATE & TIME FOR MAY 2018 REGULAR MEETING

Board Chair Terry Ryan asked the Board to consider a time for their next meeting in the spring. Discussion followed. It was agreed by consensus that Staff Member David McConnell would survey the Board and that the preferred date range was the 4th week in January 2019.

10. COMMENTS FROM THE BOARD

Board Chair Terry Ryan asked if Board Members had any general comments to make before adjourning the meeting. There were no comments.

11. ADJOURN

Board Chair Terry Ryan adjourned the meeting at 7:30 p.m.

ATTACHMENTS: Revise

Attachment A – CFPA Board Draft Minutes for March 21st 2018

Attachment B – Project Status Report June 2018

Attachment C – Sample Standard Easement Language

Attachment D – Memorandum, Return Funding from SWM PDR

Attachment E – Presentation, Deer Creek Park

Attachment F – Presentation, Terrace Creek Park Addition - Tassoff

Attachment G – Presentation, Reiner Farm

Attachment H – Presentation, Heirman Family Property

Attachment I – Presentation, PSE Corridor Acquisition

Attachment J – Presentation, Messer Property Addition to Squire Creek County Park

Attachment K – Presentation, East Monroe Open Space Acquisition

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS: Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Parks and Recreation, Reception Desk, 6705 Puget Park Drive, Snohomish. For more information, call Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE: Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Dave McConnell at 425-388-6627 or by email at david.mcconnell@snoco.org.

DRAFT

Attachment A – CFPA Board Draft Minutes for March 21st 2018
June 25th 2018 CFPA Board Meeting

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

MARCH 21, 2018 REGULAR MEETING MINUTES

5:30 P.M. – 7:30 P.M.

**Snohomish County Parks Administration Building
6705 Puget Park Drive, Snohomish, WA**

Members Present: County Council Member **Terry Ryan** (Chair), County Council Member **Stephanie Wright** (Vice-Chair), County Executive Representative **Ken Klein**, Large City Representative **Kyoko Matsumoto-Wright**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Member Participating Remotely: Small City Representative Mayor **Carla Nichols**

Board Staff: Kye Iris, Sharon Swan and David McConnell

Guests Present: **Linda Neunzig**, Agricultural Coordinator, Snohomish County Agricultural Advisory Board; **Ron Howser**, Board Member, Picnic Point Preservation Committee; Ryan Larsen, City Administrator, City of Stanwood; **Charlie Raines**, Forest Conservation Director, Forterra; **Adam Draper**, Staff Attorney & Acting VP of Conservation & Stewardship; **Deborah Knight**, City Administrator, City of Monroe; **Lauren Tray**, Funding Coordinator, Surface Water Management Division, Snohomish County Department of Public Works; **Jeff Betz**, Recreation and Parks Director, City of Mountlake Terrace; **Ken Courtmanch**, Park Services & Property Management Superintendent, City of Mountlake Terrace; **Tom Teigen**, Parks Director, Snohomish County Department of Parks, Recreation & Tourism; **Hilary Aten**, Conservation Director, PCC Farmland Trust; **Robin Fay**, Conservation Manager, PCC Farmland Trust

1. CALL TO ORDER

Board Chair Terry Ryan called the meeting to order at 5:32 p.m.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. ELECTION OF BOARD CHAIR & VICE CHAIR

Board Chair Terry Ryan opened the floor for nominations for 2018 Board Chair. Board Member Ann Boyce nominated Terry Ryan as 2018 Board Chair, Board Member Dan Bartelheimer seconded and the motion carried 7 in favor, 0 opposed.

Board Chair Terry Ryan opened the floor for nominations for 2018 Board Vice-Chair. Board Chair Terry Ryan nominated Board Member Stephanie Wright as the 2018 Board Vice-Chair. Board Member Ann Boyce seconded and the motion carried 7 in favor, 0 opposed.

4. APPROVAL OF MINUTES

- a. March 30, 2017 Regular Meeting/April 5, 2017 Continuation

Board Chair Terry Ryan asked for corrections or additions to the March 30th 2017 Regular Meeting Minutes with Continuation to April 5th 2017 (Attachment A). No corrections or additions were offered and Board Chair Terry Ryan asked for a motion to approve the minutes as written. Board Vice-Chair Stephanie Wright moved to approve the minutes as written. Board Member Ann Boyce seconded and the motion carried 7 in favor, 0 opposed.

5. PUBLIC COMMENT

Board Chair Terry Ryan asked for public comments. None were offered.

6. PROJECT STATUS

Staff Member Sharon Swan updated the Board on the status of funded projects (Attachment B). Project proponents, if present, were invited to update the Board on their projects.

Project Status

a. CF17-03 Forterra – Lake Serene Trail Acquisition

The funding agreement between Snohomish County and Forterra for the Lake Serene Trail Acquisition is complete. Forterra has received a preliminary appraisal and is waiting on the final appraisal report. Forterra plans to enter into negotiations with the landowner. The deadline to close on the acquisition is July 2018.

b. CF17-05 City of Bothell – Shelton View Forest Acquisition

The Interlocal Cooperation Agreement (ILA) between Snohomish County and the City of Bothell for the Shelton View Forest Acquisition is complete. The City is completing a property appraisal and then plans to begin negotiations with the landowner.

c. CF 17-09 Snohomish County Department of Parks and Recreation - Portage Creek Addition

Snohomish County Department of Parks Recreation and Tourism has successfully acquired the King property addition to the Portage Creek Wildlife Area. This is the last acquisition to complete this assemblage.

d. CF17-06 City of Stanwood - Johnson Farmland Preservation and Estuary Access

The City of Stanwood is in the process of negotiations with the property owner on a purchase and sale agreement and had requested permission to amend its ILA with the County to allow for the sale of a portion of the property it plans to acquire. However the City dropped its request after discussions with Staff. The question raised by the City was whether or not sale of a portion of property acquired with Conservation Futures funding could be sold as surplus land with funds received through the sale returned to the Conservation Futures program fund. Currently, the language in the ILA used by the County does not allow for such a sale. Staff recommends that this be a future Board policy discussion item to allow the sale of Conservation Futures funded properties in certain situations. Discussion followed. The Board agreed by consensus to refer the City's question to Staff to research and propose a draft policy for the Board to consider.

e. CFB16-02 City of Sultan – Sultan River Nature Trail

The City of Sultan has just closed on this portion of the Sultan River Nature Trail project. The City and the County are currently working on deed and conservation easements for the acquisition. Invoices for the acquisition will be submitted to the County soon.

7. EXISTING PROJECT DISCUSSION ITEMS

City of Everett – Deckmann Property

Staff Member Sharon Swan informed the Board that the City of Everett's Deckman project had been removed from the agenda at the City's request. She also provided the Board with some background on the City's project and the City's question regarding impervious surface requirements in the project ILA.

Snohomish County Surface Water Management Division & Forterra – French Creek Transfer of Development Rights

Ms. Swan then asked Lauren Tracy from the Snohomish County Surface Water Management Division of Public Works (SWM) and Adam Draper from Forterra to discuss the French Creek Transfer of Development Rights (TDR) project and to provide a project update (Attachment C). Ms. Tracy and Mr. Draper summarized the current status of the project.

In December 2016 SWM requested that the Board allow the reallocation of \$100,000 in previously approved Conservation Futures Program funding for Purchase of Development Rights (PDR) in the Tualco Valley area reserved from a 2004 pilot project originally created by the Snohomish County Planning and Department Public Development Services (PDS) and now managed by the SWM. In 2012, SWM requested by motion that the Snohomish County Council return approximately \$1,000,000 in approved funding to the Conservation Futures Program fund balance but reserved \$100,000 for use by the PDR program. The program has remained dormant since 2012 and the \$100,000 has not been used. Recently, Forterra has identified the opportunity to use the TDR program to purchase development rights on parcels in the French Creek area. Forterra approached SWM in 2016 and inquired as to whether SWM was using the funding and whether SWM would support reallocating SWM's PDR funding to TDR funding for Forterra's French Creek project. Presently, SWM is routing a motion to the Snohomish County Council requesting that the Council reallocate the funding. The motion should be reviewed by the Council in approximately six weeks.

Ms. Swan reminded the Board that funding for the PDR/TDR program comes from the Conservation Futures Program fund balance but is not subject to review and approval by the Board. This update to the Board is given as a courtesy so the Board is aware of what occurs with the funding under discussion.

Mr. Draper explained how SWM and Forterra would use the existing \$100,000 in TDR funding to acquire several of the estimated 21 development rights available on 214 acres currently leased for farming purposes including the production of hay and corn. Development rights purchased with County funds will go into the County's nascent TDR bank or will otherwise be held by the County. As the landowner has stated its willingness to sell additional development rights over time, Forterra's goal is to eventually buy all but one or two of the property's development rights. Discussion followed.

8. POTENTIAL PROJECT DISCUSSION ITEMS

Board Chair Terry Ryan asked representatives of each of the potential future projects to summarize their projects in 5 minutes or less.

- a. Picnic Point Preservation Committee – Ron Howser, Board Member, Picnic Point Preservation Committee – Picnic Point Ravine/Horseman's Trail, LLC

Ron Howser, Board Member of the Picnic Point Preservation Committee (PPPC) asked the Board to help in the preservation of property called Picnic Point Ravine, also known as the Horseman's Trail Development, scheduled to be developed at Picnic Point (Attachment D). Mr. Howser reported that PPPC has been looking for other funding from national and state grant sources and has between 500 and 1,000 active supporters. PPPC would like to request Conservation Futures Program funding if a grant round is approved by the Board. The proposed acquisition is approximately 22 acres of coastal, undeveloped land near the current Picnic Point Park. If PPPC is successful in securing funding and acquiring the proposed acquisition, the site would be given to the County. Discussion followed.

- b. City of Mountlake Terrace – Jeff Betz, Director of Recreation & Parks – Terrace Creek Park Addition, Tassoff

Jeff Betz, Recreation and Parks Director and Ken Courtmanch, Park Services & Property Management Superintendent, summarized the City's proposed Terrace Creek Park Addition (Attachment E). The Board previously approved Conservation Futures Program funding for the Harms property and last year, the City presented this project known as the Tassoff property to the Board for consideration (See April 4th 2017 Conservation Futures Program Advisory Board Meeting Minutes, Attachment H). The site is located between the existing 53 acre Terrace Creek Park and the Recreation Pavilion and is a 1.78 acre forested property that if acquired will improve pedestrian connectivity to surrounding recreation amenities. The site is currently zoned for single family residential use and is under threat of development. If a grant funding round is approved by the Board, the City will request \$200,000 dollars in Conservation Futures Program funding. If the property is successfully acquired, the City would use the site for pedestrian trails but would leave the site otherwise forested and undisturbed. Discussion followed.

- c. City of Monroe, Deborah Knight, City Administrator – East Monroe Open Space Acquisition

Deborah Knight, City Manager, City of Monroe, summarized the City's proposed acquisition for the Board (Attachment F). The proposed acquisition is a 42.81 acre site consisting of 5 parcels of riparian and agricultural land with class 2 and class 3 wetlands and some steep slopes. 20 acres of the site are farmable and have been historically farmed. The site is within the City's Urban Growth Area and has numerous opportunities for agriculture and habitat restoration. The property owner has requested a rezone from Limited Open Space to General Commercial and plans to import approximately 60,000 cubic yards of fill to raise the site above the floodplain. If the site is successfully acquired, the City supports keeping the farmable portion of the site in agricultural use. If the Board decides to open a grant round, then the City will request \$500,000 in Conservation Futures Program funding. Discussion followed.

- d. City of Sultan – Water Access Property South of SR 2

There were no representatives from the City of Sultan regarding this proposed acquisition.

- e. Snohomish County Parks, Tom Teigen, Director – Squire Creek Addition

Tom Teigen, Parks Director, Snohomish County Department of Parks, Recreation and Tourism described the County's proposed Squire Creek Property addition. The site is 11 acres adjacent to the existing Squire Creek Park. The proposed acquisition, if acquired, will improve access and connectivity between the existing park, State Route 530, and the Whitehorse Trail and will facilitate the expansion of camping and trails at the park. If the Board decides to open a grant round, then the County Parks Department will request \$100,000 in Conservation Futures Program funding to acquire the site. Discussion followed.

f. Snohomish County Parks, Tom Teigen, Director – Ed & Hazel Heirman Park Acquisition

Mr. Teigen described the County's proposed Ed and Hazel Heirman Park. The site is a 3.5 acre site consisting of wetlands and mature second growth forest located within the City of Snohomish city limits. The site was historically farmed and used as a multi-generational homestead by the Heirman family. The City does not have funding to pursue the acquisition and requested assistance from the County. The wetlands have limited value and are surrounded by high density housing. If the Board decides to open a grant round, the County will request \$400,000 in Conservation Futures Program funding to acquire the site. If the acquisition is successful, then the County may hand off the site to the City of Snohomish which will preserve the natural areas of the park as open space. Discussion followed.

g. Snohomish County Parks, Tom Teigen, Director – Snohomish Mill Acquisition

Mr. Teigen described the County's proposed Snohomish Mill acquisition. The mill site has been on the market for approximately 2 years and is located in a density fringe area. The site is 33.69 acres zoned Density Fringe Agriculture and would make a strategic future trailhead for access to City of Snohomish, current and future Centennial Trail, the Everett to Snohomish Trail, the Snohomish to Monroe Trail and a future Snohomish Park-and-Ride. The site includes an improved levy, industrial, agricultural and natural areas. Portions of the site are paved and could be repurposed to become a trailhead. The current price is approximately \$7,000,000 dollars. The Parks Department is exploring whether the property owner is willing to sell a portion of the site. If the Board decides to open a grant round, the County may request funding to be set aside for a future acquisition. Discussion followed.

h. Snohomish County Parks, Tom Teigen, Director– Swamp Creek Assemblage

Mr. Teigen described the County's proposed Swamp Creek assemblage. The County, working with the City of Lynnwood, proposes to acquire approximately 6 parcels in the Swamp Creek area to create a greenway assemblage that can support future pedestrian trails and boardwalks and that will improve pedestrian connectivity. The project will also provide significant opportunities for wetland mitigation and enhancement. The sites are all small in the 1 to 2 acre range. The exact cost, acreage and location of the project is yet to be determined. If the Board decides to open a grant round, the County will request funding to begin acquiring parcels in this area. Discussion followed.

i. Snohomish County Parks, Tom Teigen, Director – Centennial Trail South Project Funding

Mr. Teigen described the County's proposed Centennial Trail South Trail corridor acquisition. The rail-trail corridor consists of 12 miles of railroad right-of-way. The County has completed 50% design and is seeking to perfect the property rights to prepare for development. The County is pursuing other funding sources but may request Conservation Futures Program Funding as a match for the other funding sources. If the Board decides to open a grant funding round, the County may request Conservation Futures Program funding for this project. Discussion followed.

j. Snohomish County Parks, Tom Teigen, Director – Snohomish to Everett Trail Corridor Acquisition

Mr. Teigen described the County's proposed Snohomish to Everett Corridor. The proposed acquisition consists of a 9 mile utility corridor owned by Puget Sound Energy. The corridor runs from the City of Snohomish to Lowell Road. This proposed trail link has been identified on Parks Department trail planning documents for over 30 years. The draft design for the trail was completed in 1998 and the County is investigating the potential to acquire the corridor from Puget Sound Energy. The trail corridor, if acquired, would link the Cities of Snohomish and Everett to each other and to the Centennial and Interurban Trails. If the Board decides to open a grant funding round, the County may request Conservation Futures Program funding for this project. Discussion followed.

- k. PCC Farmland Trust, Robin Fay, Conservation Manager, PCC Farmland Trust – Stillaguamish Valley Farmers/Appraisal Costs

Robin Fay, Conservation Manager, PCC Farmland Trust described the partnership of the Stilly Valley Protection Initiative (SVPI) between PCC Farmland Trust, Forterra, Snohomish County, Snohomish Conservation District (SCD), Washington State Department of Fish and Wildlife (WDFW), The Nature Conservancy, and Tristan Klesick. The SVPI is an effort to increase awareness and demand for voluntary farmland conservation tools in the Lower Stillaguamish Valley, increase funding for farmland conservation and conserve large contiguous blocks of farmland in combination with habitat restoration and other natural resource benefits. Project partners have conducted two workshops with over 30 farmers attending, representing over 3,000 acres of farmland. More than 20 of those farmers expressed a strong interest in conservation, and having secured some early funding through the Natural Resources Conservation Service (NRCS) Regional Conservation Partnership Program (RCP) program. The group plans to move forward with 6-8 farmland conservation easement (PDR) projects.

PCC Farmland Trust and its partners are exploring the possibility of requesting Conservation Futures Program Funding as grant match to help cover project hard costs (appraisals, Phase I environmental assessments, etc.) not covered by the NRCS funding. If the Board decides to open a grant funding round, PCC Farmland Trust and its partners will request Conservation Futures Program Funding for this project provided the Board agrees that this is an allowable use of Conservation Futures funding. Discussion followed. After discussion, the Board agreed by consensus that Staff should investigate this proposal further and bring it back to the Board as a future discussion item.

- l. Snohomish Conservation District – Kristen Marshall

This item was pulled from the agenda at the request of the Snohomish Conservation District.

9. FUND BALANCE

- a. Potential Grant Round Discussion

Staff Member Sharon Swan reviewed the Conservation Futures Program Fund balance with the Board and reported that approximately 1.9 million is projected to be available to the Board for a potential grant round by the end of 2018. Discussion followed.

After discussion, the Board agreed by consensus to approve a grant round for 2018 and to use the same process as utilized in the last grant round. The Board requested that Staff complete the needed preparations. Specific details for the 2018 grant round will be advertised soon. Grant applications and presentations will be scheduled some time between July and September.

10. AGRICULTURAL POLICY DISCUSSION/DELIBERATIONS

- a. PCC Farmland Trust & Linda Neunzig, Snohomish County Agricultural Advisory Board

Staff Member Sharon Swan asked Linda Neunzig, Agricultural Coordinator, Snohomish County Agricultural Advisory Board, Hilary Aten, Conservation Director, PCC Farmland Trust, and Robin Fay, Conservation Manager, PCC Farmland Trust to address previous Conservation Futures Program Advisory Board discussions related to the Conservation Futures programs role in agricultural projects and discuss their thoughts regarding conserving agricultural land with the Board (Attachment G).

Ms. Neunzig and Mr. Fay summarized current challenges with conserving agricultural land in the region and in Snohomish County and proposed an approach where the County and other partners could work together to conserve and protect larger regions or agricultural land from future

development while also encouraging new farmers and recreational opportunities. The two big takeaways are first, that the Conservation Futures Program is an important funding source for farmland conservation, especially as local match to State and Federal farmland conservation funding. Second, that there are established criteria to evaluate and prioritize conservation at both state and local levels which could be a useful reference for the Board in evaluating farmland conservation projects going forward. Ms. Neunzig and Mr. Fay closed by offering their assistance to the Board in developing a plan for future agricultural land conservation efforts. Discussion followed.

11. SET DATE & TIME FOR MAY 2018 REGULAR MEETING

Board Chair Terry Ryan asked the Board and Staff to consider when to schedule the next meeting. The Board decided by consensus to tentatively schedule the next regular meeting of for the week of July 23rd 2018 from 5:30 p.m. to 7:30 p.m. with the dates to be determined after Staff survey the Board. Given that this meeting will be for grant presentations, the Board agreed that the meeting should be two consecutive or close together dates, one for presentations and the other for deliberations.

Board Member Ann Boyce asked that Board Chair Terry Ryan request that the location of the next meeting and future meetings be relocated to McCollum Park or some other south Snohomish County location where possible. Board Chair Terry Ryan asked Snohomish County Parks Director Tom Teigen and Staff to make it happen.

12. COMMENTS FROM THE BOARD

Board Chair Terry Ryan asked if Board Members had any general comments to make before adjourning the meeting. There were no comments.

13. ADJOURN

Board Chair Terry Ryan adjourned the meeting at 7:20 p.m.

ATTACHMENTS:

- Attachment A – March 30th and April 4th Approved CFP Board Regular Meeting Minutes
- Attachment B – March 21st 2018 Conservation Futures Program – Project Status Report
- Attachment C – December 19th 2019 Memorandum from Will Hall, SWM Director to CFP Board
- Attachment D – Picnic Point Ravine/Horseman's Trail, LLC
- Attachment E – Terrace Creek Park Addition – Tassoff Property
- Attachment F – East Monroe Open Space Acquisition
- Attachment G – Farmland Conservation Criteria & Sample Matrix

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS: Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Parks and Recreation, Reception Desk, 6705 Puget Park Drive, Snohomish. For more information, call Dave McConnell at 425-388-6627 or by email at david.mccconnell@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE: Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Dave McConnell at 425-388-6627 or by email at david.mccconnell@snoco.org.

**Attachment A – March 30th and April 4th Approved
CFPA Board Regular Meeting Minutes**

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

MARCH 30th 2017 REGULAR MEETING MINUTES

March 30th 2017

3:00 – 5:30 P.M.

**Snohomish County Parks Administration Building
6705 Puget Park Drive, Snohomish, WA**

Members Present: County Council Member **Terry Ryan** (Chair), County Council Member **Stephanie Wright**, County Executive Representative **Lisa Dulude**, Large City Representative **Randy Lord**, Small City Representative Mayor **Carla Nichols**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Members Excused/Absent: None.

Staff: Dianne Bailey, Sharon Swan and David McConnell

Guests: **Tom Teigen** (Director), Snohomish County Department of Parks and Recreation, **Ken Klein** (Executive Director), Snohomish County, **Adam Draper**, (Staff Attorney), Forterra, **Darcey Hughes**, (Senior Project Manager), Forterra, **David Baine**, (Board Member), Sno-King Watershed Council, **Hillary Sanders**, (Board Member), Shelton View Forest Stewards, **John Keats**, (Parks Director), City of Bothell, **Hilary Aten**, (Conservation Director), PCC Farmland Trust, **Kathryn Strecker**, (Citizen) Town of Woodway, **Ken Courtmanch**, (Superintendent), City of Mountlake Terrace, **Jeff Betz**, (Parks Director), City of Mountlake Terrace, **Deborah Knight** (City Manager), City of Stanwood, **Eric Faison**, (Town Administrator), and **Cheryl Stanford**, (President), Shelton View Forest Association

1. CALL TO ORDER

Board Chair Terry Ryan called the meeting to order at 3:15 pm.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. ELECTION OF BOARD CHAIR & VICE CHAIR

Board Chair Terry Ryan opened the floor for nominations for 2017 Board Chair. Board Member Ann Boyce nominated Terry Ryan as 2017 Board Chair, Board Member Dan Bartelheimer seconded and the motion carried 7 in favor, 0 opposed.

Board Chair Terry Ryan opened the floor for nominations for 2017 Board Vice Chair. Board Member Randy Lord nominated Board Member Stephanie Wright as the 2017 Board Vice Chair. Board Chair Terry Ryan seconded and the motion carried 7 in favor, 0 opposed, 0 abstained.

4. APPROVAL OF MINUTES

a. August 11, 2016 Special Meeting/Celebration (Attachment A)

Board Chair Terry Ryan asked for corrections or additions to the August 11th 2016 Special Meeting Minutes (Attachment A). No corrections or additions were offered and Board Chair Terry Ryan asked for a motion to approve the August 11th 2016 Minutes as written. Board Member Carla Nichols moved to approve the minutes as written. Board Member Randy Lord seconded and the motion carried 7 in favor, 0 opposed. 1 Board Member Stephanie Wright abstained.

b. August 30, 2016 Special Meeting (Attachment B)

Board Chair Terry Ryan asked for corrections or additions to the August 30th 2016 Special Meeting minutes (Attachment B). No corrections or additions were offered and Board Chair Terry Ryan asked for a motion to approve the August 30th 2016 minutes as written. Board Member Lisa Dulude moved to approve the minutes as written. Board Member Randy Lord seconded and the motion carried 5 in favor, 0 opposed. 2 Board Members Carla Nichols and Stephanie Wright abstained.

c. December 20, 2016 Special Meeting (Attachment C)

Board Chair Terry Ryan asked for corrections or additions to the December 20th 2016 Special Meeting minutes (Attachment C). No corrections or additions were offered and Board Chair Terry Ryan asked for a motion to approve the December 20th 2016 Special Meeting minutes as written. Board Member Lisa Dulude moved to approve the minutes as written. Board Member Carla Nichols seconded and the motion carried 6 in favor, 0 opposed. 1 Board Member Stephanie Wright abstained.

5. PUBLIC COMMENT

- a. David Bain, Board Member of the Sno-King Watershed Council – Six years ago, the Conservation Futures Program provided funding to the Friends of North Creek and the City of Bothell to purchase the Snohomish County portion of the North Creek Forest. Two months ago, the King County portion of the North Creek Forest was acquired. A ribbon cutting and dedication has been scheduled for April 28th 2017 from 9:30 a.m. to 12:30 p.m. Please see the Friends of North Creek [website](#) for information and to RSVP for the event. The public, members of the Conservation Futures Program Advisory Board, County and City elected officials are invited to participate.

6. GRANT PRESENTATIONS

Board Chair Terry Ryan opened the floor for grant proposal presentations to begin.

- a. CF17-01 PCC Farmland Trust – Reiner Farm Hilary Aten, PCC Farmland Trust

Presentation Summary

Board Staff Member Dianne Bailey introduced Hillary Aten, Conservation Director for PCC Farmland Trust. Ms. Aten explained that PCC Farmland Trust is a 501(c)3 nonprofit organization that focuses exclusively on conservation of threatened farmland in Washington State. The organization is currently focusing on threatened farmland in Puget Sound.

Site characteristics include:

- 1) 260 acre farm located in the Skykomish River Valley south of the City of Monroe Urban Growth Area (Attachments D & E);
- 2) 200 acres of farmland to be protected by agricultural conservation easement, 60 acres of riparian land to be protected by partnership with state and other conservation agencies;
- 3) Farm protected by a dyke system;
- 4) Farm has certificated water rights for irrigation and stock water supply;
- 5) Farm is zoned Ag-10.

The site is threatened with potential future development for subdivision into 10 acre lots and a portion of the site is currently on the market. The owner has proposed plans to convert the property into an RV park with ¼ acre lots under separate ownerships.

PCC Farmland Trust is requesting \$347,650 dollars in Conservation Futures funding to match \$814,010 in RCO WWRP funding from the Farmland Preservation program. The trust will purchase an agricultural conservation easement, similar to the one used in 2013 on the Bailey Farm, which will overlay all of the 200 acre site.

Discussion followed.

b. CF17-02 PCC Farmland Trust – French Slough Farm, LLC

Presentation Summary

Board Staff Member Dianne Bailey asked Hillary Aten, Conservation Director for PCC Farmland Trust to present the French Slough Farm, LLC project.

The French Slough Farm is a fifth generation, family owned farm owned by Dale and Lillian Bartelheimer (Attachments F & G).

Site characteristics include:

- 1) Farm is approximately 565 acres and is one of the largest family farms in Snohomish County;
- 2) Farm is located near the confluence of the Pilchuck and Snohomish Rivers, stretching from French Creek on the south up to the ridge along what is now Highway 2;

- 3) Farm is ideal candidate for conservation and is characterized by 99% prime farmland soils, ideal for long term production of row crops, hay and pasture;
- 4) Farm is classified under Ag-10 zoning and is presently made up of over 70 lots
- 5) Farm was homesteaded in 1920 by Fred and Agnes Bartelheimer;
- 6) Grandchildren of Mr. and Ms. Bartelheimer are interested taking over the farm.

PCC Farmland Trust is open to working with Snohomish County on options to phase the acquisition of the site. PCC Farmland Trust's request for Conservation Futures Program Funding is \$1.25 million dollars. The anticipated funding match from other sources includes \$1 million dollars from the RCO WWRP program and \$750,000 thousand dollars from the Natural Resources Conservation Service. Total project costs are anticipated to be \$2.8 to \$3 million dollars.

Discussion followed.

c. CF17-03 Forterra NW – Lake Serene Trail Acquisition

Presentation Summary

Staff Member Dianne Bailey introduced Adam Draper, Staff Attorney and Darcey Hughes, Senior Project Manager from Forterra to present the Lake Serene Trail Acquisition project (Attachments H & I).

Site characteristics include:

- 1) Goal of Forterra's project is to acquire fee-simple ownership of the site and all or a large portion of the timber on site;
- 2) Site is 200 acres;
- 3) Site characteristics include ecologically important lowland forest habitat and riparian fish habitat, scenic view sheds, access to Lake Serene and Bridal Veil Falls trails, and mature forest and has not been logged for 78 years;
- 4) Site is located on the lower slope of Mount Index near the Town of Index.

Acquisition of the site is urgent because the owner plans to log and then sell the property in the near term. They're willing to hold off logging and selling the property until Forterra secures funding for acquisition provided it happens soon. Forterra is asking for \$600,000 in Conservation Futures program funding and has an additional \$100,000 in match funding from private donors. The combined \$700,000 in funding will not be enough to purchase the site and all of the timber. If so, then Forterra will arrange to purchase a portion of the timber to protect the scenic trail access and allow for the logging of a portion of the site. Forterra plans to retain ownership of the site until a long term ownership plan can be

developed. There is the potential that the site will eventually be transferred to either the United States Forest Service or to Snohomish County.

Discussion followed.

d. CF17-04 City of Mountlake Terrace - Terrace Creek Park Addition

Presentation Summary

Staff Member Dianne Bailey introduced Jeff Betz, Parks Director, and Ken Courtmanch, Park Services & Property Management Superintendent for the City of Mountlake Terrace.

Project background and site characteristics include:

- 1) City was incorporated in 1954;
- 2) City's current population is 21,090 and the City occupies an area of 4.06 square miles;
- 3) There are 5,163 residents per square mile within the city limits;
- 4) City is equidistant between the Cities of Seattle and Everett;
- 5) City is rapidly growing and is experiencing commercial and residential growth in anticipation of the future light rail line in 2023;
- 6) City's Open Space Master Plan calls for adding an additional three acres of passive park land and 20 new passive recreation facilities over the next 20 years;
- 7) Proposed acquisition is a 1.78 acre property located contiguous to the existing 53.35 acre Terrace Creek Park (Attachment J);
- 8) Site is covered with mature growth conifer forest and is currently zoned for single family residential development.

The City's funding request is for \$159,000 dollars to cover acquisition costs including independent appraisal, appraisal review, boundary survey, closing costs and title. The City will provide an in-kind match to cover costs associated with invasive weed control and installation of boundary markers. The threat to the property is urgent. A developer to the immediate north has planned a large development to include multiple residential lots and is interested in purchasing the site for additional development.

Discussion followed.

e. CF17-05 City of Bothell – Shelton View Forest Acquisition

Presentation Summary

Staff Member Dianne Bailey introduced John Keats, Parks Director, City of Bothell, David Bain, Sno-King Watershed Council, Hillary Sanders, Board Member, Shelton View Forest Stewards, and Cheryl Stanford, President, Shelton View Forest Association.

Project background and site characteristics include:

- 1) City located at the north end of Lake Washington and straddles the King Snohomish County line;
- 2) City is expected to grow by approximately 20,000 over the next 17 years;
- 3) City's is approximately 44,000 according to the last census;
- 4) City's park system contains 24 parks, 20 in King County and 4 in Snohomish ;
- 5) City Council has placed a high priority on acquiring more parkland in Snohomish County;
- 6) Site made up of two parcels, a 16.53 acre parcel, owned by a private developer, and a 26 acre parcel owned by Washington State Department of Natural Resources (Attachments K & L). The privately owned parcel has never been developed and is a gift to the State of Washington by the Federal Government in 1889;
- 7) There are approximately 4 miles of informal trails on the site;
- 8) Site's mature forest cover is characterized by native tree species including Western Hemlock, Red Cedar, Douglas Fir, and Red Alder as well as typical native shrub species;
- 9) Site is listed by the Washington State Department of Fish and Wildlife as priority habitat and elements of old growth forest and glacial ravines are still evident;
- 10) Site is an important part of the Swamp Creek Watershed, which drains into the Sammamish River and potentially can support salmon;
- 11) The developer of the 16.53 acre parcel planned to develop the site and proposed a Planned Residential Development that includes 40 luxury homes. The developer is willing to sell to the City but is ready to proceed with development of the parcel.

The City of Bothell is requesting \$1,000,000 dollars in Conservation Futures program funding for acquisition of this site. The City also has secured \$839,000 dollars in matching funds. The total project cost is anticipated to be \$1,839,000 dollars.

Discussion followed.

- f. CF17-06 City of Stanwood – Johnson Farmland Preservation and Estuary Access

Presentation Summary

Staff Member Dianne Bailey introduced Deborah Knight, City Manager, City of Stanwood and Bob Sandos, Former Member of Planning Commission & City Parks Board, City of Stanwood.

Project background and site characteristics include:

- 1) Farm acquisition includes 30 acres of fee simple and 150 acres of agricultural conservation easement;
- 2) Farm is zoned Ag-10;

- 3) 30 acre section has agricultural buildings and is protected by a dyke and levee system & 150 acre section is actively farmed;
- 4) Farm was established in the early 1900's and is located at the confluence of the Skagit Bay and the Stillaguamish River;
- 5) Farm is designated as an Important Bird Area of Global Importance and a site of Regional Importance for shorebirds in the Western Hemisphere Shorebird Reserve Network;
- 6) Farm is one of the last farms in the area larger than 150 acres on Snohomish County;

The City and the Washington State Department of Fish and Wildlife (WDFW) have executed a Memorandum of Understanding designating the conservation of the Johnson Farm and their number 1 goal. The site is classified as "keystone" property because it provides multiple benefits for farming, flood protection, and fish habitat. Acquisition of the site will establish a trail corridor and natural area linkages between the Johnson Farm and surrounding properties including Leque Island, 297 acres of Skagit Bay tidelands and the Ovenell Farm purchased by the City in 2014 with Conservation Futures program funding. The acquisition will provide recreation access to replacement land to make up for the flooding of Leque Island as part of a Washington State Department of Fish and Wildlife project.

The City is requesting \$500,000 in Conservation Futures program funding to purchase the Johnson Farm ((Attachments M & N). The funding will purchase 30 acres of the site in fee simple and will also purchase an agricultural conservation easement on the remaining 150 acres of the farm. The City will be providing \$200,000 dollars in match funding.

Discussion followed.

g. CF17-07 Snohomish County Department of Parks and Recreation – Corson Site

Presentation Summary

Staff Member Dianne Bailey introduced Thomas Hartzell, Senior Planner, Snohomish County Department of Parks and Recreation.

Project background and site characteristics include:

- 1) Corson property is a 166 acre property configured as a single parcel (Attachment O);
- 2) Site is owned and operated by the Washington State Department of Fish and Wildlife (WDFW) as a wildlife preserve;
- 3) Site is located south of Lake Cassidy near the Centennial Trail;
- 4) Site access is through a private road off of 54th Place NE via a private road and WDFW working to perfect the access for public use;
- 5) Site is characterized by wetland and wetland forest ecosystems;

- 6) Catherine Creek flows through the eastern portion of the site and two larger wetlands are located in the approximate center portion of the site;
- 7) Infrastructure on the site includes an access road, parking area, trails, boardwalks, and a wildlife viewing platform;
- 8) Fish access has been improved by WDFW;
- 9) Site donated to the WDFW in 1976 with the intent of establishing a wildlife sanctuary or natural area recreation site. However, the property was not protected in perpetuity when donated and there is no reversionary cause in the deed.

The WDFW would like to surplus the site. The agency would like to sell the property to a like-minded entity that would support the current land use on the site if possible and is offering to sell the property to Snohomish County for 50% of the appraised value of \$348,500 dollars. This is a limited time offer and if Conservation Futures program funding is not awarded then the agency will place the property on the market for sale at the appraised market value. Snohomish County is requesting \$350,000 dollars to support the acquisition of this site.

Discussion followed.

h. CF17-08 Town of Woodway – Deer Creek Park Final Phase

Presentation Summary

Staff Member Dianne Bailey introduced Mr. Eric A. Faison, Town Administrator from the Town of Woodway.

Project background and site characteristics include:

- 1) Final acquisition of the Deer Creek Project (Attachments P & Q);
- 2) Current park is 4.38 acres, proposed acquisition is 2.46 acres and will allow for additional community trail connections to the rest of the town;
- 3) Site located in the center of the Town of Woodway and adjacent to Deer Creek Watershed and Deer Creek Park;
- 4) Site is heavily wooded with mature forest and there are many significant old growth trees on the site.

The proposed acquisition's assessed value is \$1,000,000 dollars. A donation value of \$431,200 dollars in addition to construction of additional trails has been offered by the seller. The Town's request for Conservation Futures program funding is for the amount of \$589,750 dollars.

Discussion followed.

i. CF17-09 Snohomish County Department of Parks and Recreation – Portage Creek Add.

Presentation Summary

Staff Member Dianne Bailey introduces Any Lucas, Senior Planner, Snohomish County Department of Parks and Recreation.

Project background and site characteristics include:

- 1) King property is a 10.75 acre site located on the southern edge of the Portage Creek Wildlife Reserve, a 157 acre nature reserve located to the north of the City of Arlington (Attachments R, S & T);
- 2) Original 20 acres of the reserve was purchased in 1995 with funding assistance from the Conservation Futures program;
- 3) Site has a Natural Resources Conservation Service (NRCS) agricultural conservation easement as part of the Wetland Reserve Program;
- 4) Typolt property addition was approved for Conservation Futures program funding and will be added to the Portage Creek Wildlife Reserve in April 14th 2017;
- 5) 10.75 acre King Property is located in the agricultural floodplains near the confluence of the Stillaguamish River and Portage Creek;
- 6) Site is zoned Ag-10 and has historically been farmed;
- 7) King Property and the surrounding refuge characterized by grassy meadowlands, creek systems and wetlands. The creeks support salmon and the wetlands support high quality peat bogs. There is also extensive beaver activity onsite and beaver dams have raised the water in many locations.

The 2017 assessed value of the property is \$84,700 dollars. The Snohomish County Parks Department is requesting \$94,700 dollars to cover all acquisition and closing costs. The King Property, if acquired, will complete the assemblage of the Portage Creek Wildlife Refuge.

Discussion followed.

Board Chair Terry Ryan closed the floor for presentations and Asked Staff Member Dianne Bailey to advise the Board on how best to proceed with the policy discussion and the deliberations on project funding recommendations. Ms. Bailey responded that it was after 6:00 p.m. and the meeting had run over. The Board could continue the meeting and deliberations or they could decide to suspend the meeting and continue it on another date the following week. Discussion followed.

The Board decided by consensus to continue the meeting on April 5th 2017 from 5:30 p.m. to 7:30 p.m. Dinner and refreshments would be provided and the meeting agenda would be amended to reflect the meeting continuation.

Board Member Randy Lord moved to suspend the meeting and continue it April 5th 2017 from 5:30 p.m. to 7:30 p.m. The motion was seconded by Board

Member Carla Nichols. There was no further discussion and the motion carried unanimously.

The meeting was suspended by consensus at 6:30 p.m.

APRIL 5th 2017 CONTINUATION OF REGULAR MEETING MINUTES

April 5th 2017

5:30 P.M. – 7:30 P.M.

**Snohomish County Parks Administration Building
6705 Puget Park Drive, Snohomish, WA**

Members Present: County Council Member **Terry Ryan** (Chair), County Council Member **Stephanie Wright**, County Executive Representative **Lisa Dulude**, Large City Representative **Randy Lord**, Small City Representative Mayor **Carla Nichols**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Members Excused/Absent: None.

Staff: Dianne Bailey, Sharon Swan and David McConnell

Guests: **Tom Teigen** (Director), Snohomish County Department of Parks and Recreation, **Robert Sandos**, (Real Estate Agent), City of Stanwood, **David Bain**, (Board Member), Sno-King Watershed Council, **Hilary Aten**, (Conservation Director), PCC Farmland Trust, **Cheryl Stanford**, (President), Shelton View Forest Association, **Kye, Iris**, (Lands Agent), Washington State Department of Fish and Wildlife, **John Keats**, (Parks Director). City of Bothell

Board Chair Terry Ryan called the meeting back into order at 5:40 p.m.

7. POLICY DISCUSSION & DELIBERATIONS

Board

a. Policy Discussion

Board Chair Terry Ryan asked Staff Member Dianne Baily and Board Members Randy Lord and Dan Bartelheimer to summarize the policy items raised at the end of the previous portion of the meeting on March 30th 2017.

Ms. Bailey summarized the issues raised for consideration after the first portion of the meeting.

Board Member Randy Lord expressed his concerns in how to fairly approach evaluating very different types of projects and commented that fairly evaluating farm conservation projects against open space projects was difficult and needed more discussion on how to fairly evaluate and score project proposals. Most importantly, what is the criterion for a good farm conservation project versus what is the criterion for a good open space project? If these types of project are in fact separate, how does the Board approach fairly allocating funding to both categories and what is an acceptable ratio of funding?

Board Member Dan Bartelheimer discussed a letter from the Snohomish County Farm Bureau regarding farmland preservation (Attachment U). He shared copies of the letter with the Board and summarized his concerns. Among the concerns discussed were:

- a. How to allocate funding for farmland preservation projects versus other categories of conservation futures projects for open space, recreation, sensitive habitat and forestry;
- b. How to designate a proportion of the available funding annually to be used for agricultural land preservation;
- c. How to approach funding agricultural land preservation projects given that most are large acreage and high cost projects;
- d. How to address the need for annual project monitoring for compliance with agricultural and conservation best management practices including asking the Snohomish Conservation District to conduct annual farm site monitoring based on a site or farm plan;
- e. How to ensure that agricultural land, once preserved, remains in active farming use;
- f. How to provide for ongoing public access to agricultural sites, especially in cases where trails on dykes and levees or access to water is possible.

Board Member Dan Bartelheimer proposed that the Conservation Futures Program Advisory Board consider allocating 40% of the annually available funding for agricultural land preservation and dispersing the other 60 % of the annually available funding among the other Conservation Futures program funding categories. Discussion followed.

Board Chair Terry Ryan asked that the discussion on Board policy and approach to recommending funding needed to finish up so that the Board could move on with determining the final funding recommendations. He went on to summarize the discussion and stated that the Board appears to agree that it needs to evaluate how to fairly evaluate and score agricultural projects going forward and he proposed a special committee or work group to be created within the Snohomish County Council process to research the ideas discussed by the Board today.

Board Chair Terry Ryan asked Staff Members Dianne Bailey and Sharon Swan to review the scoring method for projects and to review the development of the scoring matrix developed during the 2013 bond round. Ms. Bailey summarized the scoring approach as Ms. Swan showed the matrix on the overhead. Board Member Randy Lord was asked to explain how the scoring matrix was developed. Discussion followed.

Board Member Dan Bartelheimer asked the Board and Staff whether or not he should recuse himself from the deliberations given that his relatives owned two of the properties under discussion. After discussion, the Board and Staff concluded that it was unnecessary for Board Member Dan Bartelheimer to recuse himself.

b. Project Scoring Deliberations & Final Funding Award Recommendations

Board Chair Ryan opened the floor for scoring deliberations and reminded the Board that the goal of the deliberations was to produce a final funding recommendation to the Snohomish County Council by the end of the meeting. He then asked each Board Member to give their initial ranking of each of the projects and to group them into three groups: high, medium and low based on their individual scoring of the projects. Deliberations followed.

8. RECOMMENDATIONS FROM THE BOARD

Board

The Board deliberated and reached a final consensus on its recommendation to the Snohomish County Council. The table (Attachment V) summarized the CFPAB final recommendation to the Council.

Board Chair Terry Ryan asked for a motion to approve the final funding recommendation of the Conservation Futures Program Advisory Board to the Snohomish County Council. Board Member Ann Boyce moved to approve the funding recommendation as shown on the scoring matrix. Board Chair Terry Ryan seconded and the motion carried 7 in favor, 0 opposed.

9. SET DATE FOR JANUARY 2018 REGULAR MEETING

Board

Board Member Terry Ryan asked the Board and Staff to consider when to schedule the next meeting. The Board decided by consensus to tentatively schedule the next regular meeting of for January 2018, from 5:30 p.m. to 7:30 p.m., date to be decided later.

10. COMMENTS FROM THE BOARD

Board

Board Chair Terry Ryan asked if Board Members had any general comments to make before adjourning the meeting.

Board Member Randy Lord commented that he was not running for reelection the Mukilteo City Council and that this was most likely his last meeting as a member of the Conservation Futures Program Advisory Board. He reflected on his tenure as a member of the Board and on the success of the program and the project selection process.

11. ADJOURN

Chairperson

Board Chair Terry Ryan adjourned the meeting at 7:25 p.m.

ATTACHMENTS:

- Attachment A – Minutes, August 11, 2016 Special Meeting/Celebration (Attachment A)
- Attachment B – Minutes, August 30, 2016 Special Meeting (Attachment B)
- Attachment C – Minutes, December 20, 2016 Special Meeting (Attachment C)
- Attachment D – Presentation, CF17-01 PCC Farmland Trust – Reiner Farm
- Attachment E – Letters of Support, CF17-01 PCC Farmland Trust – Reiner Farm
- Attachment F – Presentation, CF17-02 PCC Farmland Trust – French Slough Farm, LLC
- Attachment G – Letters of Support, CF17-02 PCC Farmland Trust – French Slough Farm, LLC
- Attachment H – Presentation, CF17-03 Forterra NW – Lake Serene Trail Acquisition
- Attachment I – Letters of Support, CF17-03 Forterra NW – Lake Serene Trail Acquisition
- Attachment J – Presentation, CF17-04 City of Mountlake Terrace - Terrace Creek Park Addition
- Attachment K – Presentation, CF17-05 City of Bothell – Shelton View Forest Acquisition
- Attachment L – Letters of Support, CF17-05 City of Bothell – Shelton View Forest Acquisition
- Attachment M – Presentation, CF17-06 City of Stanwood – Johnson Farmland Preservation and Estuary Access
- Attachment N – Letter of Support, CF17-06 City of Stanwood – Johnson Farmland Preservation and Estuary Access
- Attachment O - CF17-07 Snohomish County Department of Parks and Recreation – Corson Site
- Attachment P – Presentation, CF17-08 Town of Woodway – Deer Creek Park Final Phase
- Attachment Q – Letters of Support, CF17-08 Town of Woodway – Deer Creek Park Final Phase
- Attachment R – Presentation, CF17-09 Snohomish County Department of Parks and Recreation – Portage Creek Add.
- Attachment S – Handout, CF17-09 Snohomish County Department of Parks and Recreation – Portage Creek Add.
- Attachment T – Letters of Support, CF17-09 Snohomish County Department of Parks and Recreation – Portage Creek Add.
- Attachment U – Handout, Board Member Dan Bartelheimer
- Attachment V – Final Board Funding Recommendation to Snohomish County Council

SNOHOMISH COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD

SPECIAL MEETING MINUTES

August 11, 2016

3:30 – 5:00 P.M.

1st FLOOR Public Meeting Rooms COUNTY ADMINISTRATION BUILDING

Members Present: Snohomish County Executive **Dave Somers** (Chairperson), County Council Member **Terry Ryan** (Vice Chair), County Executive Representative **Lisa Dulude**, Large City Representative & City Council Member, City of Mukilteo **Randy Lord**, Small City Representative Mayor **Carla Nichols**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Members Excused/Absent: County Council Member **Hans Dunshee**

Staff: Sharon Swan, David McConnell, Russ Bosanko, James Yap, Emily Druschba

Guests: **Tom Teigen** (Director, Snohomish County Department of Parks and Recreation), **Jeff Betz** (Director, City of Mountlake Terrace Park Department), **Lynn Sordel** (Parks Director, City of Lynnwood), **Karen Guzak** (Mayor, City of Snohomish), **Kari Bray** (Reporter, Everett Herald), **Donna Murphy** (Grants & Volunteer Coordinator, City of Sultan), **Ken Walker** (City Administrator, City of Sultan), **Mick Matheson** (Public Works Director, City of Sultan), **Jean Fike** (Northwest Regional Manager, Washington State Department of Natural Resources), **Benjamin Hale**, (Cascade District Recreation Manager, Washington State Department of Natural Resources), **Kamille Norton** (Council President, City of Marysville), **Adam Draper**, (Staff Attorney & Project Manager, Forterra), **David Bain** (Board Member, Friends of North Creek), **Will Hall** (Director, Snohomish County Surface Water Management), **Lori Cummings** (Parks Director, City of Everett), **John Peterson** (Assistant Parks Director, City of Everett), **Carolyn Eslick** (Mayor, City of Sultan), **Kye Iris** (Real Estate Services, Washington State Department of Fish and Wildlife), **Kaleen Cottingham** (Director, Washington State Recreation and Conservation Office), **Emily Sprong** (Executive Director, Friends of North Creek), **Hilary Aten** (Conservation Director, PCC Farmland Trust), **Robin Fay** (Conservation Manager, PCC Farmland Trust), **Erik Tillman** (Vice Chair, Centennial Trail Coalition of Snohomish County), **John Briney** (Council District 3, Snohomish County Parks Advisory Board), **Kristiana Johnson** (Council President, City of Edmonds), **Jennifer Gregerson** (Mayor, City of Mukilteo), **Laura Koenig** (City Clerk, City of Sultan), **Liz Johnson** (Director of Conservation Planning and Strategy, Forterra), **Russ Bosanko** (Parks Capital, Operations & Community Partnerships Manager, Snohomish County Parks & Recreation Department), **Rich Patton** (Park Operations Supervisor, Snohomish County Parks & Recreation Department) **James Yap** (Parks Planning Supervisor, Snohomish County Parks & Recreation Department), **Emily Druschba** (Parks Reservation Facilities Specialist, Snohomish County Parks & Recreation Department).

1. CALL TO ORDER

Chairperson Dave Somers called the meeting to order at 3:36 pm.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. ELECTION OF BOARD CHAIRPERSON & VICE-CHAIRPERSON

Chairperson Dave Somers asked for nominations for Chairperson. Board Member Ann Boyce nominated Board Member Terry Ryan as the 2016-2017 Chairperson of the Conservation Futures Program Advisory Board. Board Member Dan Bartelheimer seconded and the motion carried.

Outgoing Chairperson Somers asked for nomination for Vice Chairperson. Board Member Boyce nominated Board Member Hans Dunshee for Vice Chairperson. Board Member Randy Lord seconded and the motion carried.

Incoming Chairperson Ryan invited Snohomish County Executive and Board Member Dave Somers to speak on the Conservation Futures Program and the celebration.

4. SUCCESS CELEBRATION

a. Dave Somers, Snohomish County Executive & Conservation Futures Board Member

Executive Somers summarized the history of the Conservation Futures program in Snohomish County (See Attachment 1 – Press Release).

Washington State created a Conservation Futures Program by Senate Bill No. 185 in 1971 which authorized purchases by counties, cities, towns or metropolitan municipal corporations to purchase development rights termed “conservation futures” and certain other rights and interests in real property and provided a method of taxation by such jurisdictions to finance purchases.

Snohomish County created a Conservation Futures Program on November 23rd 1988 by Ordinance No. 88-097. The Ordinance authorized Snohomish County to levy taxes authorized by RCW 84.34.230 to provide a reliable and predictable funding source to help acquire interests in open space, wetlands, farm and agricultural land, and timber land in both the unincorporated and incorporated portions of Snohomish County.

Between 1988 and 2010, the Conservation Futures Program contributed over fifty million (\$50,000,000) dollars in funding to assist in acquiring approximately 5,000 acres of open space. In addition, between 2011 and 2016 a number of non-bond projects were funded through the Conservation Futures program. In total over six million dollars (\$6,000,000) was expended on funding eligible projects.

The celebration recognized projects from 2011 to present, which included bond funded projects and non-bond funded projects. In total sixteen (16) projects were acquired by cities, three (3) projects by non-profits, and twenty (20) projects by the County. The list of projects was provided as a handout and includes completed projects from 2011 to 2016 (See Attachment 2 – Celebration Summary Spreadsheet). The acquisition map on display showed both the historic acquisitions and acquisitions completed between 2011 and 2016 (See Attachment 3 – Conservation Futures Acquisition Map).

b. Terry Ryan, Snohomish County Council, Conservation Futures Incoming Chairperson

Chairperson Ryan thanked the Board, Staff and guests for attending and for their hard work in making the program a success. He went on to comment on the great working relationship between the Snohomish County Council, the Executive, the Board, and other program recipients. Chairperson Ryan also noted the amazing accomplishments of the program over the last few decades and concluded his remarks by emphasizing the need to preserve open space and sensitive habitat.

c. Snohomish County Futures Program Advisory Board Members

Members of the Board offered their own thanks and comments on the program and its accomplishments and each Board Member noted several projects of significance.

Board Member Randy Lord commented that he had been chosen to serve as the Large City Representative on the Board one month after his election to the City Council of Mukilteo. Board Member Lord went on to state that this was the hardest working and most fun of all the boards that he had served on in the past 11 years.

Board Member Dan Bartelheimer commented that several decades in the past, there had not been as much of a need for parks, open space preservation and habitat preservation, but that leaders with foresight had predicted future growth and the Conservation Futures Program had been created to preserve open space for future generations.

Board Member Carla Nichols commented that the Conservation Futures Program creation led to her involvement in the program as a grant applicant, her election as Mayor of the Town of Woodway, and her selection as the Small City Representative to the Board. Board Member Nichols went on to recount some of the history of the program and of the acquisitions made possible for her community by the program. Board Member Nichols concluded her remarks by emphasizing the need for good stewardship of public lands and for giving back to the communities where we all live.

Board Member Ann Boyce commented on the urgent need to preserve sensitive habitat and on the amazing and significant accomplishments of the program since 1991. Board Member Boyce went on to comment that having background in habitat restoration and watershed education gave her an opportunity to advocate for acquisition of sensitive habitat projects and for opportunities for public participation and environmental education. Board Member Boyce concluded by stating that the Conservation Futures Board has been one of the most rewarding and fun boards that she has had the opportunity to serve on.

d. Guests

Executive Somers asked Snohomish County Parks and Recreation Department Director Tom Teigen to introduce each of the guest speakers who wished to comment.

Director Kaleen Cottingham of the Washington State Recreation Conservation Office (RCO), commented on the longstanding collaborative relationship between RCO open space programs and the County level Conservation Futures programs and highlighted key accomplishments where a combination of RCO and Conservation Futures funding had facilitated the acquisition and preservation of open space.

Director Cottingham stated that RCO celebrated its 50th anniversary this year and is one of the few state departments created by citizen's initiative. State wide, RCO has provided a total of \$1.3 billion dollars in funding for parks, open space, salmon recovery, and habitat restoration and has assisted with close to 6,000 projects across the state.

In Snohomish County in the last 5 years, RCO has helped fund 10 projects for a total of \$5.5 million dollars of match funding for Conservation Futures projects. In total since the founding of the Conservation Futures program, RCO has funded 60 projects for a total of \$32 million dollars of matching funds. The largest grant ever funded in the state was for the Smith Island Restoration project near Everett with \$2,250,000 million dollars in RCO funding provided.

Director Cottingham concluded her remarks by explaining the three qualities that make a great partner. First, high quality, dedicated and assertive staff whom excel and marketing their projects, second, strong community support, and third, strong legislative support for the RCO program budget and Congressional support for Federal programs including Salmon Recovery, Washington Wildlife & Recreation and Land & Water Conservation.

Mayor Jennifer Gregerson, City of Mukilteo, commented on the integral role of Conservation Futures funding for the acquisition of Japanese Gulch, a 140 acre acquisition of mature forest. The City has completed a master plan for the project and is proceeding with the development of the site as an open space preserve. The City also is developing a stewardship program for the site and looks forward to applying for RCO funding for site development in the future.

Mayor Carolyn Eslick, City of Sultan, commented on the role of Conservation Futures and RCO funding for the acquisition of the Sultan River Trails project. The project consists of a river trail connecting River and Osprey Parks and includes water access and interpretive signs.

Mayor Karen Guzak, City of Snohomish, commented on how funding from Conservation Futures, Puget Sound Keepers, the Sportsman's Club and Washington State Department of Fish and Wildlife assisted with the acquisition and development of the 20 acre Stocker property into a community boat launch for river access on the Snohomish River as well as trail connection to Cady Park and the City's existing trail system.

Parks Director Lynn Sordel, City of Lynnwood, commented on how Conservation Futures funding assisted with the Seabrook Heights property adjacent to Lund's Gulch. The Seabrook acquisition is the third Conservation Futures funded acquisition to preserve Lund's Gulch, adjacent to Meadowdale Beach Park. Director Sordel concluded by praising the longstanding and successful relationship between the City and the County to acquire approximately 90 acres of open space.

Assistant Director John Peterson, City of Everett, thanked the Board for providing Conservation Futures funding for the 1.8 acre Mattison-Morgan property (also known as the Deckman property). This property is a great example of trying to preserve open space property in a rapidly urbanizing area for passive recreation.

City Council President Kamille Norton, City of Marysville, commented on how Conservation Futures and RCO funding assisted with the acquisition of the 10 acre Crane Property. The project will provide passive recreation as a future park as well as public access to the Qwuloolt Estuary by a system of 3.2 miles of waterfront trails funded by RCO. Additional trail connections are being developed and the Qwuloolt Estuary restoration project is the second largest project of its kind in the state.

Recreation and Parks Director Jeff Betz, City of Mountlake Terrace, thanked the Board for Conservation Futures funding assistance for the acquisition of the 3 acre Harms property adjacent to the 60 acre Terrace Creek Park. The acquisition will add additional neighborhood access. In addition, acquisition allowed the City to complete an RCO property conversion for an additional park project.

Legal Counsel and Project Lead Adam Draper, Forterra, commented on the role of Conservation Futures funding on the Whitehorse Trail project near Darrington as well as Port Susan Farms, Lower Wallace River, and Japanese Gulch. Mr. Draper concluded his remarks by emphasizing the importance of maintaining strong funding sources for these types of acquisitions.

Snohomish County Parks and Recreation Director Tom Teigen commented on the West Lake Roesiger project. Snohomish County and Washington Department of Natural Resources worked with Forterra to acquire the 2,885 acre property, where a clustered development of 6,000 homes was planned. DNR provided \$6 million in funding and Conservation Futures contributed \$1.5 million. The property is now preserved for passive recreation on the Conservation Futures funded portion of the property and active forest and recreation on the DNR funded portion of the property.

Conservation Director Hilary Aten, PCC Farmland Trust, commented on the role of Conservation Futures and RCO funding in acquiring an agricultural conservation easement for the Bailey Farm. PCC Farmland Trust is a state wide farmland preservation organization and recent preservation efforts have focused on the Puget Sound region and Snohomish County where farmland has been rapidly disappearing. Conservation Futures and RCO have been critical funding sources for the work of preserving farmland in the region.

Director Will Hall, Snohomish County Surface Water Management Division thanked the Board, the County Executive, the Snohomish County Council and RCO for the outstanding funding and support for the successful past projects including Smith Island.

Director Teigen went on to thank Staff including Surface Water Management Director Will Hall, and Program Staff, Dianne Bailey, Sharon Swan, and David McConnell.

Board Vice President David Baine, Friends of North Creek Forrest commented on the role of Conservation Futures funding for the acquisition of the Boy Scout property. The Conservation Futures program has helped change the City of Bothell by encouraging additional acquisitions through King County Conservation Futures and RCO funding. The success of these projects has also led to a collaborative relationship between the community and the City on open space preservation.

e. Map and Slide Show

Following the comments from the Board, Executive, guests and County Staff, Director Teigen invited attendees to watch a slide show representing the 2011 through 2016 project acquisitions and to look at the acquisition map on display.

Chairperson Ryan and Executive Somers concluded the event by praising Program Staff and program recipients for all of their hard work to make the Conservation Futures Program a success.

f. Set Date for Next Special Meeting

Chairperson Ryan surveyed the Board and Program Staff to determine if a special meeting in November would be feasible. The Board agreed by consensus to set a date and time for an early November meeting and other subsequent meetings if needed. Chairperson Ryan asked that Program Staff survey the Board and determine a date for the next meeting.

5. ADJOURN

Chairperson

Chairperson Ryan adjourned the meeting at 5:00pm.

DRAFT

ATTACHMENTS:

Attachment 1 – Press Release

Attachment 2 – Celebration Summary Spreadsheet

Attachment 3 – Conservation Futures Acquisition Map

DRAFT

For Immediate Release

Contact: Tom Teigen, Director
Department of Parks and Recreation
tom.teigen@snoco.org
425-388-6600 Ext. 6617

Conservation Futures Program Advisory Board Special Meeting and Celebration

Celebrating the Successful Acquisition of Approximately 5,000 Acres of Open Space

EVERETT, Wash., August 8, 2016—The Snohomish County Conservation Futures Program Advisory Board announces the successful acquisition of approximately 5,000 acres of open space for public use and enjoyment. **A celebration will be held on August 11, 2016 from 3:30 p.m. until 5:00 p.m. in the County Administration Building East on the Snohomish County Campus in Public Meeting Rooms 1 and 2.**

1. Conservation Futures Program Start

- a. Washington State created a Conservation Futures Program by Senate Bill No. 185 in 1971 which authorized purchases by counties, cities, towns or metropolitan municipal corporations to purchase development rights termed “conservation futures” and certain other rights and interests in real property and provided a method of taxation by counties to finance such purchases.
 - b. Snohomish County created a Conservation Futures Program on November 23rd 1988 by Ordinance No. 88-097. The Ordinance authorized Snohomish County to levy taxes authorized by RCW 84.34.230 to provide a reliable and predictable funding source to help acquire interests in open space, wetlands, farm and agricultural land, and timber land in in both the unincorporated an incorporated portions of Snohomish County.
2. **Historic Acquisitions** - Between 1988 and 2010, the Conservation Futures Program has contributed over fifty million (\$50,000,000) dollars in funding to assist in acquiring approximately 5,000 acres of open space.
 3. On March 20, 2013, the Snohomish County Council approved Ordinance No. 13-018 which provided twenty five million dollars (\$25,000,000) of bond proceeds to the Conservation Futures program, for funding eligible projects.
 4. In addition, between 2011 and 2016 a number of non-bond projects were funded through the Conservation Futures program. In total over six million dollars (\$6,000,000) was expended on

funding eligible projects. This brings the total of bonded and non-bonded projects to over \$31 million between 2011 and 2016.

5. The current celebration includes projects from 2011 to present, which includes bond funded projects and non-bond funded projects. In total sixteen (16) projects were acquired by cities, three (3) projects by non-profits, and twenty (20) projects by the County.

6. The list below includes completed projects from 2011 to 2016:

Sponsor	Project	Acquisition Type	Conservation Futures Contribution	Acres
City of Brier	Brier Nature Park	Fee Simple	\$553,355	5.17
City of Bothell	Boy Scout Property	Fee Simple	\$200,000	31.45
City of Edmonds	Civic Field	Fee Simple	\$500,000	6.02
City of Everett	Deckman Property	Fee Simple	\$347,268	1.78
City of Granite Falls	Lake Gardner Park Addition	Fee Simple	\$24,918	23
City of Lynnwood	Seabrook Property Acquisition	Fee Simple	\$5,000,000	13.02
City of Marysville	Crane Property Acquisition (Qwuloolt Trail Project)	Fee Simple	\$240,000	10.13
City of Mountlake Terrace	Terrace Creek Park Addition	Fee Simple	\$280,921	3.02
City of Mukilteo & Forterra	Japanese Gulch	Fee Simple	\$3,297,500	116.41
City of Snohomish	Stocker Farm Property Acquisition	Fee Simple	\$500,000	23.39
City of Stanwood	Ovenell Port Susan Bay Estuary Habitat	Fee Simple	\$1,289,215	62.78
City of Stanwood	Stillaguamish River - Tidal Estuary Access	Fee Simple	\$156,000	2.01
City of Sultan	Sultan River Nature Trails	Fee Simple & Lease	\$324,600	3.36
Forterra	Lower Wallace River	Fee Simple	\$279,031	238.14
Forterra	Riverbend Farm	Fee Simple	\$100,000	130

Forterra	Whitehorse Stilly (Pending)	Fee Simple	\$250,000	33
Forterra/Snohomish County	Port Susan Farms, LLC.	Easement	\$904,948	194.31
PCC Farmland Trust	Bailey Farm	Easement	\$582,000	287.45
Snohomish County	PDR - Cabe Farm	Easement	\$181,000	33.29
Snohomish County	PDR - People's Ranch	Easement	\$33,620	321.26
Snohomish County	PDR - Willie Green's Organic Farm	Easement	\$341,000	42.38
Snohomish County	Eastside Rail	Fee Simple	\$3,508,000	170.36
Snohomish County	Esperance School Acquisition - SW County UGA	Fee Simple	\$823,950	3.35
Snohomish County	Flowing Lake Park	Fee Simple	\$1,630,910	156.63
Snohomish County	Heybrook Ridge - Multiple Parcels	Fee Simple	\$299,000	9.13
Snohomish County	Hooven Bog (Bear Creek Headwaters) Acquisition & Restoration	Fee Simple	\$1,650,000	60.92
Snohomish County	Hwy 530 Memorial	Fee Simple	\$131,832	13.37
Snohomish County	Lake Stickney Addition	Fee Simple	\$1,304,950	2.47
Snohomish County	Meadowdale Park Access Acquisition	Fee Simple	\$508,285	1.43
Snohomish County	O'Reilly Acres	Fee Simple	\$612,275	117.99
Snohomish County	Steelhead County Park	Fee Simple	\$170,378	23.55
Snohomish County	Storm Lake Waterfront	Fee Simple	\$1,250,000	163.89
Snohomish County	West Lake Roesiger	Easement	\$933,692	202.03
Snohomish County	West Lake Roesiger	Fee Simple	\$439,913	43.49
Snohomish County	Whitehorse Trail Fortson Mill Acquisition - Dashiell	Fee Simple	\$264,614	16.15

Snohomish County	Whitehorse Trailhead	Fee Simple	\$352,328	3.53
Town of Darrington	Dashiell Land Purchase	Fee Simple	\$149,500	0.83
Town of Darrington	Evans Land Acquisition Phase 2	Fee Simple	\$81,347	5.2
Town of Woodway	Deer Creek Park	Fee Simple	\$1,630,000	4.38
TOTALS			\$31,126,350	2,580.07

###

Snohomish County Conservation Futures Program
Property Acquisitions 2011 - 2016

Sponsor	Project	Acquisition Type	Conservation Futures Contribution	Acres
City of Brier	Brier Nature Park	Fee Simple	\$553,355	5.17
City of Bothell	Boy Scout Property	Fee Simple	\$200,000	31.45
City of Edmonds	Civic Field	Fee Simple	\$500,000	6.02
City of Everett	Deckman Property	Fee Simple	\$347,268	1.78
City of Granite Falls	Lake Gardner Park Addition	Fee Simple	\$24,918	23
City of Lynnwood	Seabrook Property Acquisition	Fee Simple	\$5,000,000	13.02
City of Marysville	Crane Property Acquisition (Qwuloolt Trail Project)	Fee Simple	\$240,000	10.13
City of Mountlake Terrace	Terrace Creek Park Addition	Fee Simple	\$280,921	3.02
City of Mukilteo & Forterra	Japanese Gulch	Fee Simple	\$3,297,500	116.41
City of Snohomish	Stocker Farm Property Acquisition	Fee Simple	\$500,000	23.39
City of Stanwood	Ovenell Port Susan Bay Estuary Habitat	Fee Simple	\$1,289,215	62.78
City of Stanwood	Stillaguamish River - Tidal Estuary Access	Fee Simple	\$156,000	2.01
City of Sultan	Sultan River Nature Trails	Fee Simple & Lease	\$324,600	3.36
Forterra	Lower Wallace River	Fee Simple	\$279,031	238.14
Forterra	Riverbend Farm	Fee Simple	\$100,000	130
Forterra	Whitehorse Stilly (Pending)	Fee Simple	\$250,000	33
Forterra/Snohomish County	Port Susan Farms, LLC.	Easement	\$904,948	194.31
PCC Farmland Trust	Bailey Farm	Easement	\$582,000	287.45
Snohomish County	PDR - Cabe Farm	Easement	\$181,000	33.29
Snohomish County	PDR - People's Ranch	Easement	\$33,620	321.26
Snohomish County	PDR - Willie Green's Organic Farm	Easement	\$341,000	42.38
Snohomish County	Eastside Rail	Fee Simple	\$3,508,000	170.36
Snohomish County	Esperance School Acquisition - SW County UGA	Fee Simple	\$823,950	3.35
Snohomish County	Flowing Lake Park	Fee Simple	\$1,630,910	156.63
Snohomish County	Heybrook Ridge - Multiple Parcels	Fee Simple	\$299,000	9.13
Snohomish County	Hooven Bog (Bear Creek Headwaters) Acquisition & Restoration	Fee Simple	\$1,650,000	60.92
Snohomish County	Hwy 530 Memorial	Fee Simple	\$131,832	13.37
Snohomish County	Lake Stickney Addition	Fee Simple	\$1,304,950	2.47
Snohomish County	Meadowdale Park Access Acquisition	Fee Simple	\$508,285	1.43
Snohomish County	O'Reilly Acres	Fee Simple	\$612,275	117.99
Snohomish County	Steelhead County Park	Fee Simple	\$170,378	23.55
Snohomish County	Storm Lake Waterfront	Fee Simple	\$1,250,000	163.89
Snohomish County	West Lake Roesiger	Easement	\$933,692	202.03

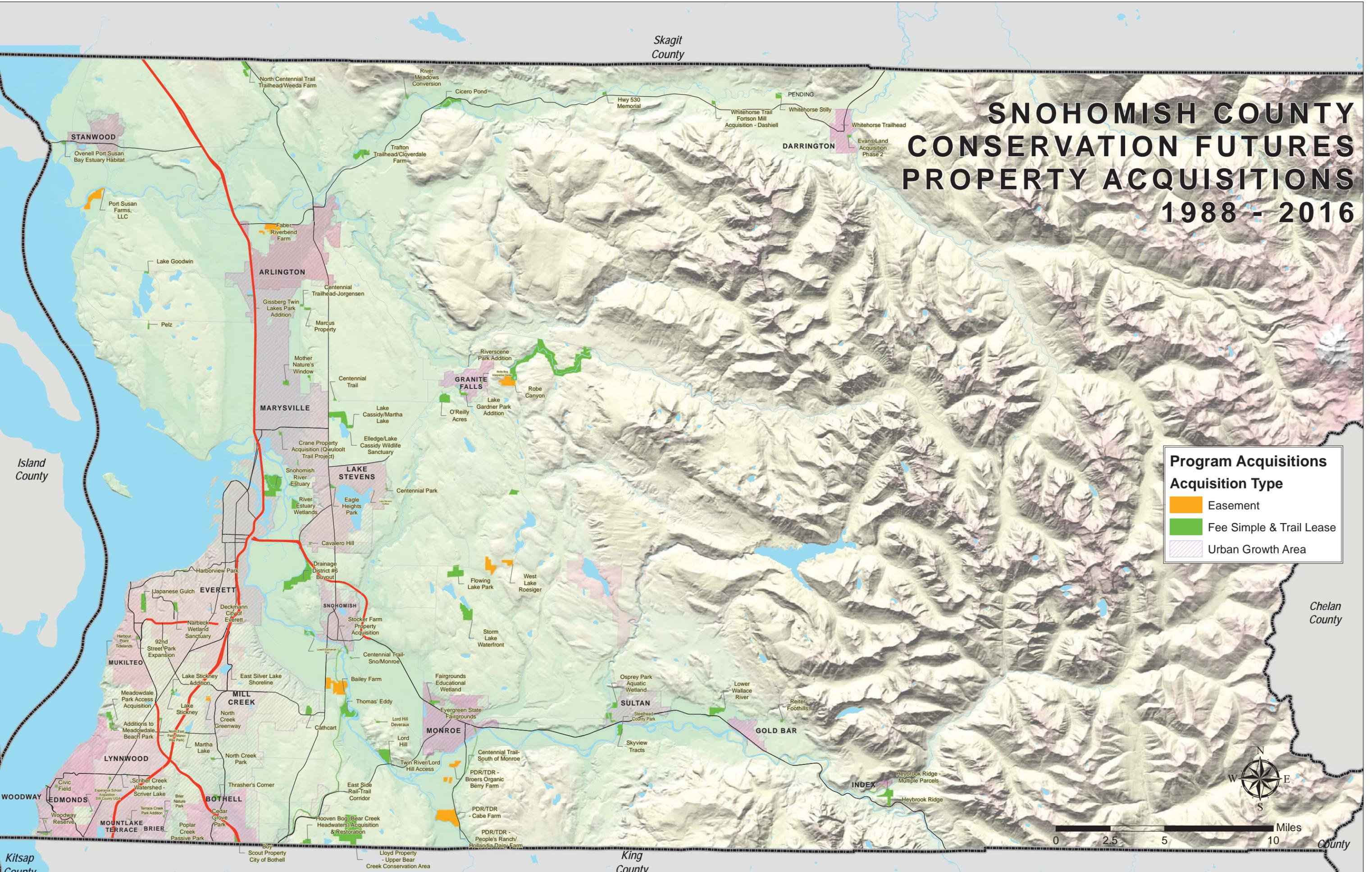
Snohomish County	West Lake Roesiger	Fee Simple	\$439,913	43.49
Snohomish County	Whitehorse Trail Fortson Mill Acquisition - Dashiell	Fee Simple	\$264,614	16.15
Snohomish County	Whitehorse Trailhead	Fee Simple	\$352,328	3.53
Town of Darrington	Dashiell Land Purchase	Fee Simple	\$149,500	0.83
Town of Darrington	Evans Land Acquisition Phase 2	Fee Simple	\$81,347	5.2
Town of Woodway	Deer Creek Park	Fee Simple	\$1,630,000	4.38
TOTALS			\$31,126,350	2,580.07

SNOHOMISH COUNTY CONSERVATION FUTURES PROPERTY ACQUISITIONS 1988 - 2016

Program Acquisitions

Acquisition Type

- Easement
- Fee Simple & Trail Lease
- Urban Growth Area



**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

SPECIAL MEETING MINUTES

August 30, 2016

3:00 – 3:30 P.M.

**VISTA ROOM, SNOHOMISH COUNTY PARKS ADMINISTRATION
BUILDING**

6705 PUGET PARK DRIVE, SNOHOMISH

Members Present: County Council Chair **Terry Ryan** (Chair), County Council Member **Hans Dunshee** (Vice Chair), County Executive Representative **Lisa Dulude**, Large City Representative & City Council Member, City of Mukilteo **Randy Lord**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Members Excused/Absent: Small City Representative and Town of Woodway Mayor **Carla Nichols**
Staff: **Sharon Swan, David McConnell, Dianne Bailey**

Guests: **Tom Teigen** (Director, Snohomish County Department of Parks and Recreation), **Adam Draper**, (Staff Attorney & Project Manager, Forterra.

1. CALL TO ORDER

Chairperson Terry Ryan called the meeting to order at 3:05 p.m.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. PROJECT DISCUSSION

Chairperson Ryan asked for Staff and Adam Draper from Forterra to brief the Board on the current status the Whitehorse Stilly Project.

Staff Member Dianne Bailey showed the location of the Whitehorse Stilly property on an aerial map and explained some of the background on the project. The 33 acre property is bisected by a 1,000 foot section of the Whitehorse Trail and also is bordered on the north side by the Stillaguamish River. The site is mostly covered by mature forest. The Snohomish County Parks and Recreation Department plans to eventually offer primitive camping as well as day use and river access for fishing and paddling at the site. The County and later Forterra has pursued acquisition of the property for several years and acquiring public access to the property has been challenging because the property is landlocked. Ms. Bailey explained that the County hoped to eventually connect this property to Squire Creek County Park.

Mr. Draper explained that the process of acquiring the Whitehorse Stilly property started in 2012, the process has taken several years and between the initial appraisal and the final appraisal, enough time has passed that the value of the property has risen. In addition, the easement providing access to the property has been acquired which increased the value of the property in the final appraisal. Finally, there were title issues that needed to be cleared up by the seller. Mr. Draper passed out a handout summarizing the project status and explained that there was a \$60,000 dollar shortfall (See Attachment 1). The Whitehorse Stilly was awarded \$250,000 in Conservation Futures pre-bond funding for the project by Motion No. 13-048 on February 20, 2013.

Board Member Lord asked Staff to verify that there was sufficient funding to cover the request. Ms. Bailey replied that estimated fund balance as of August 30th was \$2,297,000.

Parks Director Tom Teigen addressed the Board and asked that the Board recommend approval of additional funding for the Whitehorse Stilly Project in an amount not to exceed \$60,000 dollars. Snohomish County Parks and Recreation Department is the sponsor in this additional funding request. The County will be the owner of the subject site when acquired.

4. ACTION ITEM

Chairperson Ryan called for a motion on the proposed action item.

Board Member Hans Dunshee moved to allocate additional Conservation Futures program funding in the amount not to exceed \$60,000 dollars to complete the acquisition of the Whitehorse Stilly property. Any unused funds to be returned to the Conservation Futures Fund. The motion was seconded by Board Member Randy Lord.

After further discussion the motion carried unanimously.

5. ADJOURN

Chairperson

Chairperson Ryan adjourned the meeting at 3:25 p.m.

ATTACHMENTS:
Attachment 1 – Project Summary Handout from Forterra

DRAFT

8/30/16

Whitehorse Stilly

Snohomish County Conservation Futures Funding

Awarded (July 2013)	\$250,000
Proposed Additional	up to \$60,000
Total (up to)	\$310,000

Hard Costs	Cost	Reimbursed by County
Purchase Price (appraised FMV)	\$290,000	
Due Diligence Costs (Incurred by Forterra)		
Northwest Real Estate (January 2014 appraisal)	\$3,900	\$3,900
The Eastman Company (March 2014 review appraisal)	\$750	\$750
Northwest Real Estate (August 2015 appraisal)	\$2,950	\$2,950
The Eastman Company (October 2015 review appraisal)	\$750	\$750
Eco Compliance (April 2016 Phase One ESA)	\$2,705	
Total	\$11,055	\$8,350

Estimated Closing Costs

Escrow Fee	\$1,650
Title insurance	\$1,250
Recording Fees	\$75
REET (typically paid by seller)	\$5,200
Other taxes	\$20
Total	\$8,195

Hard Costs GRAND TOTAL	\$309,250
Amount already reimbursed by County	\$8,350
Seller coverage of REET	\$5,200
Outstanding costs	\$295,700
Amount remaining in current CFT grant	\$241,650
Estimated current gap in cost coverage	\$54,050
Proposed additional CFT funding (up to amount)	\$60,000

(any amount remaining from the additional \$60,000 - currently anticipated to be \$5,950 - would be returned to CFT)

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

SPECIAL MEETING MINUTES

December 20, 2016

3:00 – 5:00 P.M.

**Snohomish County Parks Administration Building
6705 Puget Park Drive, Snohomish, WA**

Members Present: County Council Chair **Terry Ryan** (Chair), County Executive Representative **Lisa Dulude**, Large City Representative & City of Mukilteo Council Member **Randy Lord**, Small City Representative and Town of Woodway Mayor **Carla Nichols**, Community Representative **Ann Boyce**, Community Representative **Dan Bartelheimer**,

Members Excused/Absent: County Council Member **Sam Low**.

Staff: **Dianne Bailey** and **Sharon Swan**

Guests Present: **David Bain** (Vice President, Friends of North Creek Forest), **Adam Draper** (Staff Attorney, Forterra), **Carolyn Eslick** (Mayor, City of Sultan), **Wendi Hale** (Re/Max Broker), **John Keates** (Parks & Recreation Director, City of Bothell), **Deborah Knight** (City Administrator, City of Stanwood), **Amy Lucas** (Senior Planner, Snohomish County Department of Parks and Recreation), **Michael McGuinness** (Public Works Supervisor, Snohomish County Surface Water Management), **Charlie Raines** (Forest Conservation Director, Forterra), **Bob Rotabaugh** (Vice President, Shelton View Forest Stewardship Association), **Cheryl Stanford** (President, Shelton View Forest Stewardship Association), **Tom Teigen** (Director, Snohomish County Department of Parks and Recreation), **Jane Typolt** (Land Owner) and **Ken Walker** (City Administrator, City of Sultan)

A. CALL TO ORDER

Chair Ryan called the meeting to order at 3:05 p.m.

B. INTRODUCTION OF BOARD MEMBERS

Board members introduced themselves and Tom Teigen introduced himself and Board staff.

C. DISCUSS 2017 BOARD CHAIR & VICE CHAIR

Board discussed selection of Chair and Vice Chair for 2017 and decided to wait until first meeting of the year to make selections. Chair Terry Ryan confirmed that County Council Member Sam Low will be serving on the Board.

D. PUBLIC COMMENT

A number of members of the audience provided public comment:

1. John Keates, Parks & Recreation Director, City of Bothell – Mr. Keates provided information about property in North Bothell, referred to as the Shelton View Forest (handout provided and attached). The property totals 42.5 acres and is a combination of

land owned by Washington State Department of Natural Resources (DNR) and a private owner. The property has been identified for surplus (DNR) and development (private ownership) and the City is interested in acquiring the property and preserving it for open space and recreation. Mr. Keates indicated that the City is seeking funding for acquisition of the private ownership first and would apply for Conservation Futures funding when a grant round is opened. Acquisition cost of the two properties together is anticipated to be between \$2.5 - \$3.5 million for the property.

2. Bob Rotabaugh, Vice President, Shelton View Forest Stewardship Association – Mr. Rotabaugh spoke in support of the Shelton View Forest project and noted that both land owners are willing sellers.
3. Cheryl Stanford, President, Shelton Forest View Stewardship Association – Ms. Stanford spoke in support of the Shelton View project.
4. David Bain, Vice President, Friends of North Creek Forest – Mr. Bain thanked the Conservation Futures Board for support of previous project and asked for support of the Shelton View Forest project. Mr. Bain emphasized the value of the property as quiet space and the urgency to acquire as DNR plans to surplus the property if not acquired and the adjacent 16.5 acres will be developed for homes.
5. Adam Draper, Staff Attorney, Forterra – Mr. Draper introduced Charlie Raines to provide an overview of the Lake Serene Trail project.
6. Charlie Raines, Forest Conservation Director, Forterra – Mr. Raines provided an overview of the Lake Serene Trail property, which totals 190 acres and is currently owned by the Weyhaeuser company (handout provided and attached). The property contains approximately ½ mile of the Lake Serene Trail, which crosses the property without any formal agreement/easement. The remainder of the trail is located on Forest Service property. The Weyhaeuser property is mixed forest and will be logged at some point. Acquisition is proposed to secure trail use and protect the property for open space. Mr. Raines added that the property, if secured, could also potentially traded with the Forest Service for another property near Index, which has potential for managed camping and access to the Index climbing wall. Estimated property cost could be \$1.5 million and Forterra will be seeking funding sources for acquisition in the coming year. If Conservation Futures funding is utilized for a portion of the project, it would be focused on protecting the trail access.
7. Deborah Knight, City Administrator, City of Stanwood – Ms. Knight spoke in support of the City of Sultan's funding request and also provided information to the Board about an acquisition the City is interested in pursuing, near the recent Ovenell acquisition. The Johnson Farm is 180 acres and provides access to Skagit Bay and is in close proximity to land managed by the Washington State Department of Fish and Wildlife. Ms. Knight expressed appreciation to the Board for past funding support.

E. PROGRAM FUND BALANCE

Ms. Bailey provided the Board with an update on the current fund balance and anticipated balance at the end of the year. Accounting for projects which have funding committed and other program expenses, \$2,658,981 is anticipated to be available at the end of the year.

F. RECOMMENDATIONS FROM THE BOARD

- a. City of Stanwood – recommendation from the Board to amend the Conservation Futures Easement for Ovenell property

Ms. Bailey summarized a request from the City of Stanwood to amend the Conservation Easement for the Ovenell property, in order to provide additional time to rebuild buildings removed from the site. The easement currently allows eighteen months from the time of building demolition to replacement, otherwise rebuilding is not allowed. City Administrator Deborah Knight explained that the City is seeking to remove a building due to safety concerns, but does not have funding yet to replace it. The City is asking for the timeline for rebuilding be extended to seven years.

Board Member Carla Nichols moved to recommend amendment to the Ovenell property Conservation Easement to allow up to seven years for replacement of removed buildings. Board Member Randy Lord seconded the motion. Motion carried unanimously.

- b. City of Sultan – recommendation from the Board for allocation of approximately \$200,000 in additional funding for the Sultan River Nature Trail

Mayor Eslick and City Administrator Ken Walker presented a request to the Board for \$200,000 to acquire property in support of the Sultan River Nature Trails project, which was previously supported by the Board. Mayor Eslick explained that the project was recently awarded state funding to complete trail construction, which included a pedestrian bridge over a river channel. The cost of this improvement and restrictions on bridge placement however make new bridge construction infeasible. An existing bridge on an adjacent property was identified as an alternative and the property owner is a willing seller. The City of Sultan is asking for funding to acquire this property so that the trail project can move forward. The City had completed their earlier acquisition project for less than the Conservation Futures award and returned money to fund balance.

Board Member Randy Lord moved to recommend allocation of \$200,000 to the City of Sultan for acquisition of property for the Sultan River Nature Trail. Board Member Carla Nichols seconded the motion. Motion carried unanimously.

- c. Snohomish County Parks Department - recommendation from the Board for allocation of approximately \$69,000 for the Portage Creek addition

Amy Lucas, Senior Planner for the Snohomish County Department of Parks & Recreation, presented a request for funding to acquire 17.6 acres adjacent to the Portage Creek County Park. The property is currently for sale and is accessed through Portage Creek Park, via a shared use gravel road. The road has been increasingly wet in recent years due to beaver activity and associated flooding and reconstruction of the road would require a Biological Evaluation, hydrologic modifications and some level of construction. Portage Creek Park is considered a wildlife area and the preference is for the site to continue renaturalizing. \$69,000 is requested for acquisition and closing costs. Tom Teigen emphasized that the acquisition is time sensitive due to the risk associated with another buyer securing the property and requiring road improvements.

Chair Terry Ryan moved to recommend allocation of \$69,000 to Snohomish County acquisition of the Portage Creek addition property. Board Member Randy Lord seconded the motion. Motion passed 5-1.

G. DISCUSSION ITEMS

- a. Snohomish County Surface Water Management – update to the Board regarding use of \$100,000 currently budgeted for purchase of development rights

Michael McGuiness presented an update to the Board on funding held in support of the Purchase of Development Rights (PDR) program. Ms. Bailey provided background on the program and previous allocation, which was used to acquire development rights in the Tualco Valley area. Following completion of the acquisitions, \$100,000 was held for potential future projects and the remainder was returned to fund balance and reallocated for other projects. Mr. McGuiness indicated to the board that the remaining \$100,000 is planned to be utilized to acquire easements in the French Creek watershed within the next year or two. Ms. Bailey reminded the Board that recommendations for PDR and Transfer of Development Rights projects are handled by the Snohomish County Department of Planning and Development Services and funding for these programs can be identified for distribution from the Conservation Futures Fund by County Council.

- b. Potential 2017 grant round

The Board decided to open a competitive grant round in 2017. The grant process will be used to identify projects for recommendation of funding support. The Board decided to release the grant request in early January (before January 10th), distributing announcements to cities, towns and other eligible entities. Applications will be due March 1st and the Board will meet the last week of March to review applications and conduct other Board business. Applicants will have no more than 15 minutes to make presentations. A request was made for the code basis used to prioritize projects for funding and also a copy of the grant application. Staff will provide this material to Board Members and also send out a survey to select a date for the March meeting.

H. SET DATE & TIME FOR JANUARY REGULAR MEETING

The Board decided to hold the next meeting in the last week of March to review grant applications, elect Chair and Vice Chair and conduct other Board business.

I. COMMENTS FROM THE BOARD

Board Member Dan Bartelheimer noted that the process utilized by the Board to identify projects for funding is not necessarily the best for supporting agriculture. Mr. Bartelheimer suggested that the Board work with the Agriculture Board to develop a better way to preserve agricultural land. There was general support for this idea.

J. ADJOURN

Chair Ryan adjourned the meeting at 5:05 p.m.

Attachments:

Shelton View Forest handouts
Lake Serene handout

Ovenell Park handouts
Sultan Nature Trail handouts
Portage Creek Wildlife Reserve handouts & presentation

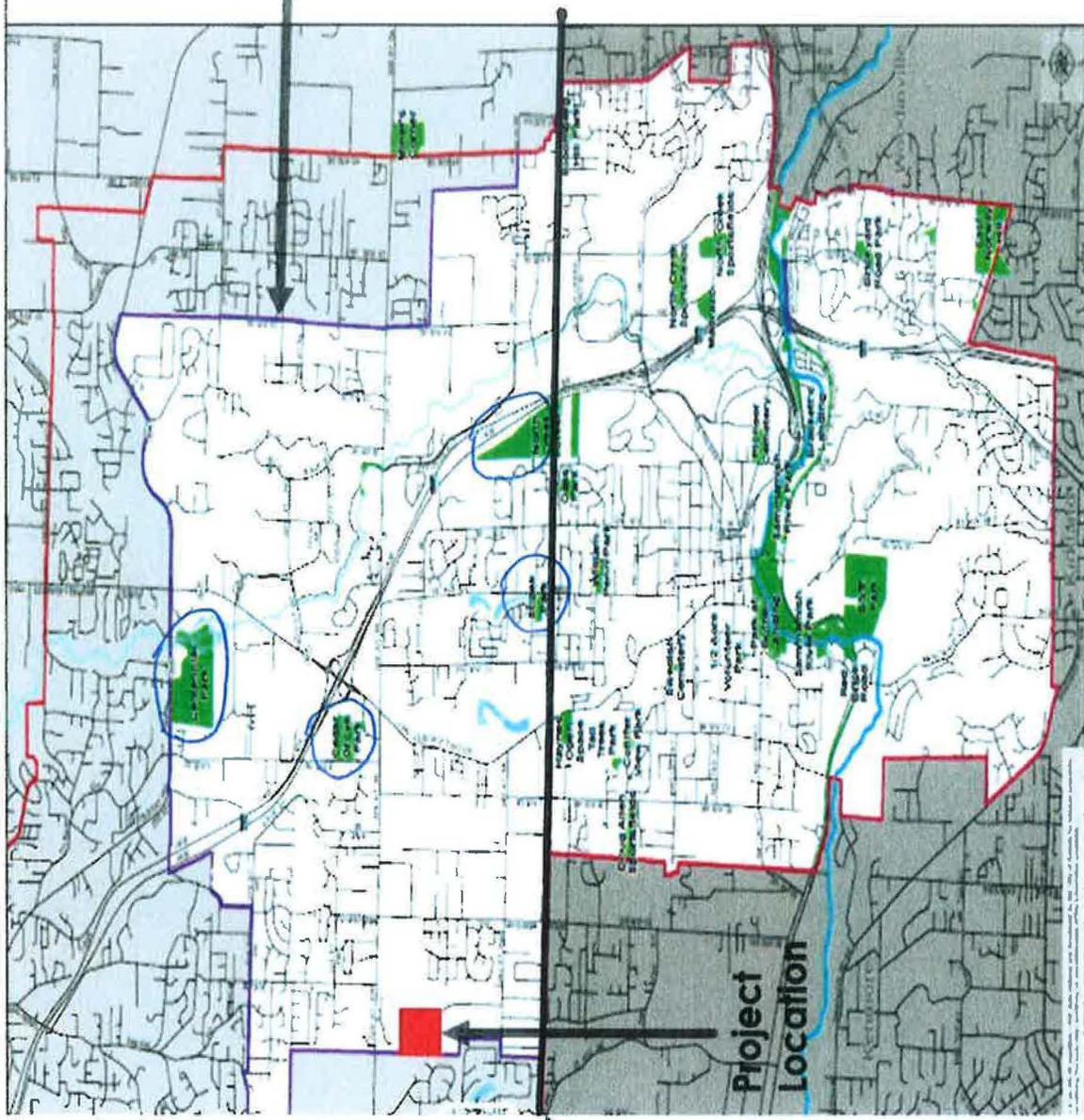
DRAFT

Shelton View Property

City of Bothell

**Shelton View Forest
Stewardship
Association**

23 Park Sites : 4 in North Bothell



City Limits

Project Location

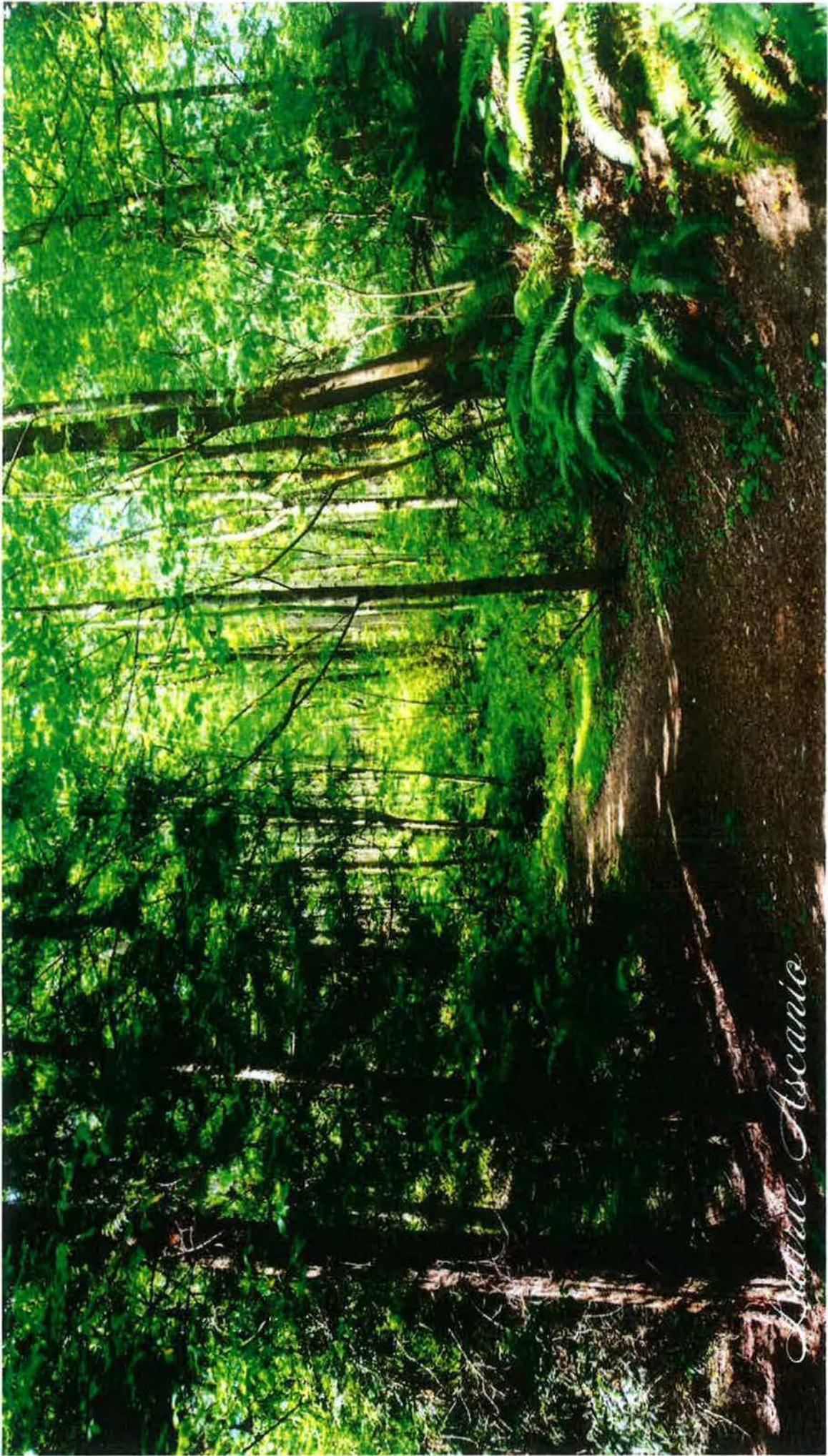
Snohomish County
King County Line

DNR PROPERTY

NEED



Disclaimer: The eCityGov Alliance or its member agencies do not guarantee that the information on this map is accurate or complete. This map is provided for information purposes only.



Quercus Ascanio



STATE OF WASHINGTON
DEPT. OF NATURAL RESOURCES
REAL ESTATE DIVISION



NO FIRES
NO CAMPING
NO MOTORIZED VEHICLES ALLOWED





SHELTON VIEW FOREST STEWARDSHIP ASSOCIATION

Councilman Terry Ryan, Chair
Snohomish County Conservation Futures Advisory Board
3000 Rockefeller Avenue
Everett, WA 98201

December 20, 2016

Dear Chair Ryan and Conservation Futures Board members,

The Shelton View Forest Stewardship Association supports the efforts of the city of Bothell to acquire the Shelton View Forest for recreational and educational purposes.

The Shelton View Forest is a 40+ acre forest on the edge of the city limits and provides miles of hiking trails along a lush ravine, valuable wildlife habitat, and a variety of educational opportunities.

We appreciate any assistance you can give to preserve this land for future generations.

Thank you,

Cheryl Stanford
President, Shelton View Forest Stewardship Association
24023 7th Pl W
Bothell, WA 98021
cherylstanford@gmail.com
425-503-9042



Directions

FROM DOWNTOWN BOTHELL

Go north on SR 527 (Bothell-Everett Hwy) to 240th St. SE. Turn left and go west exactly one mile, crossing Meridian Ave., to 7th Ave W. Turn right and continue to the trailhead at the end of the street. Park off pavement if possible.

FROM NORTH BOTHELL AND CANYON PARK

Travel south on SR 527, 1 mile south of Canyon Park. Turn right at 240th St. S.E. Go exactly one mile, crossing Meridian Ave., to 7th Ave W. Turn right and continue to the trailhead at the end of the street. Park off pavement if possible.

APPROXIMATE ADDRESS:

23500 7th Ave W, in Bothell

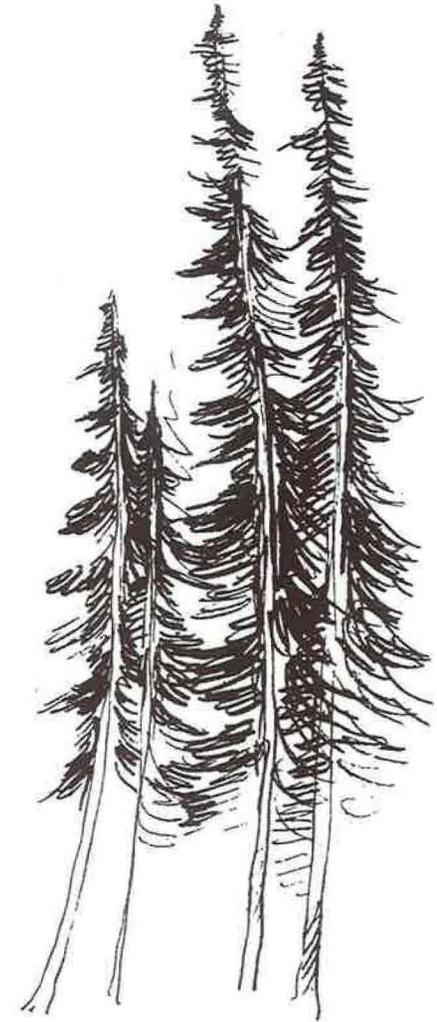
Protect the Forest!

Shelton View Forest is at risk of development! The Shelton View Forest Stewardship Association (SVFSA) is looking for your help. Volunteer time and money donated to SVFSA supports land acquisition efforts, community events, and educational activities. To find out more:

Visit us at sheltonviewforest.org

Follow us on facebook at
Save Shelton View Forest

Join our email list!
Contact sheltonviewforest@gmail.com

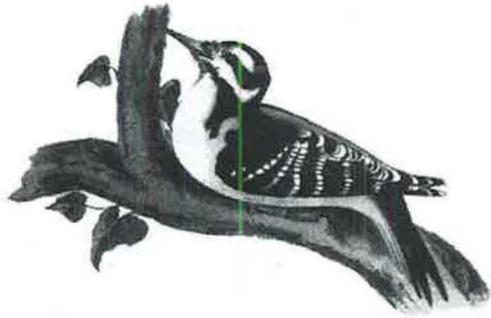


Shelton View Forest

Over 42 acres of woodland forest encompassing more than four miles of trails within. These woods are ideal open space and are being considered for acquisition by the City of Bothell for preservation and multi-use recreation.



**SHELTON VIEW FOREST
STEWARDSHIP ASSOCIATION**

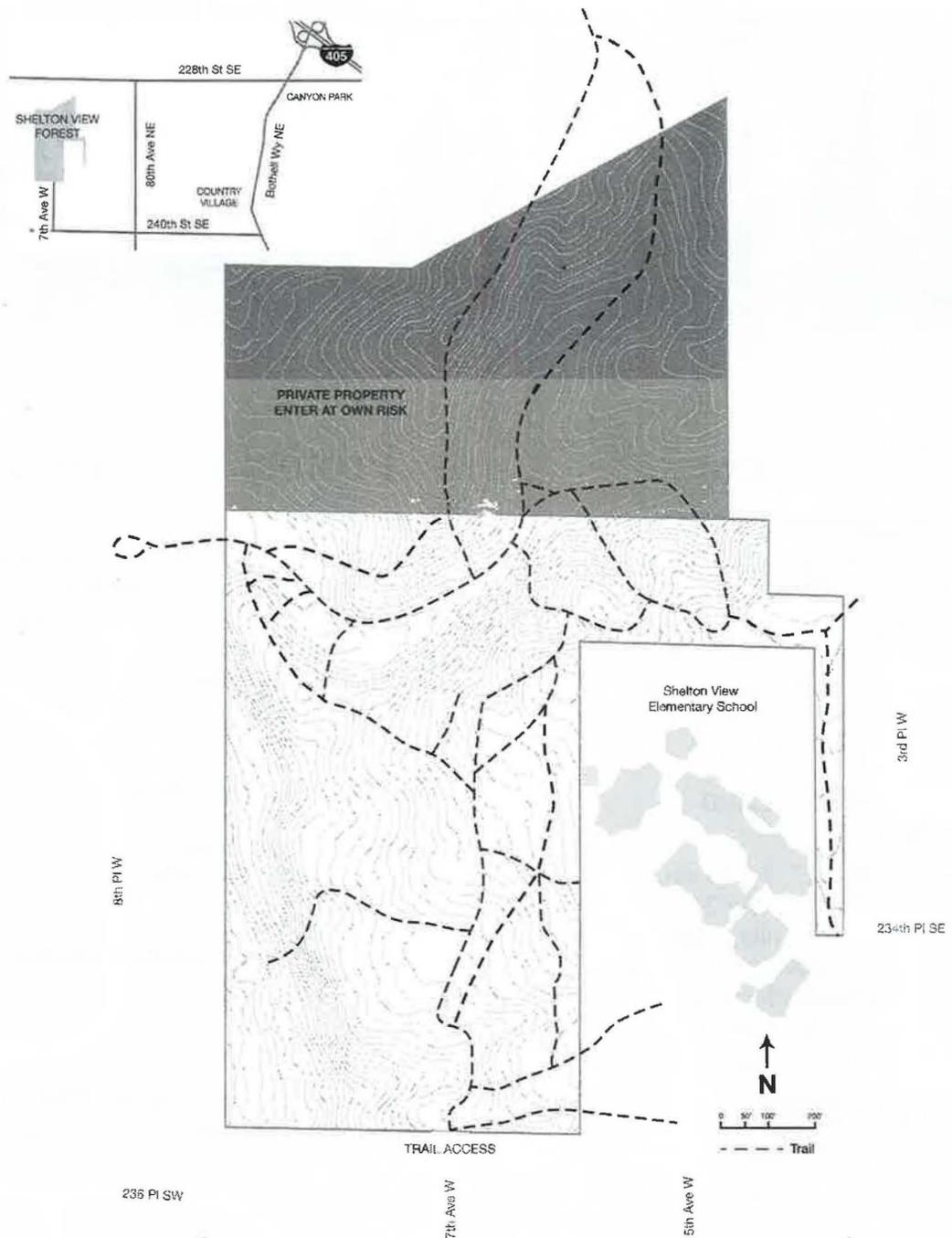


Explore Shelton View Forest

Over four miles of trails grace the ridges and ravines among mixed evergreen and deciduous plant life throughout Shelton View Forest. These woods have long been a favorite of locals, including dog walkers, runners, mountain bikers, hikers, wildlife photographers, and students.

More than twenty-five species of birds live or visit here, including owls and woodpeckers. A few wild animals may be found such as rabbits and tree frogs, and on rare occasion, deer and coyote have been seen. Plant life includes many native species, including ferns, salal, and Oregon grape, beneath a canopy of cedar, western hemlock, and Douglas fir.

Just a ten minute drive from downtown Bothell, and just one mile west of Canyon Park, this site is conveniently close to all residents of Bothell, and easily accessed by outdoor enthusiasts from throughout the region.



Lake Serene Trail

Conservation Acquisition Target

Snohomish County – Conservation Futures Program

December 20, 2016

The target conservation parcel is on the lower slopes of Mt. Index and is an integral part of the grand vista of that iconic peak and Bridal Veil Falls.

The Lake Serene Trail lies across the river from Highway 2 and the Town of Index. It is one of the most popular hiking trails in the region, accessing Lake Serene and Bridal Veil Falls. Most of the trail is on national forest land. About a half mile of this trail crosses the target parcel. Public use of that trail segment has not been restricted by the land owner, but there is no easement for public use.

- ✓ **Size:** 190 acres- mixed forest on steep slopes.
- ✓ **Location:** T27N, R10E, S30; south of Skykomish River near Index.
- ✓ **Elevation:** 800' - 2,700'
- ✓ **Public Access:** Half mile of trail, but no easement for public use.
- ✓ **Funding:** Forterra is exploring funding opportunities to supplement a Snohomish Co. CFT grant.
- ✓ **Owner willingness:** Forterra is working with the landowner on a transaction.
- ✓ **Potential additional benefits:** Potential trade of this parcel for the Forest Service parcel on the North Fork Sky River near Index, which Snohomish County Parks has expressed interest in to facilitate additional recreational use of the river and rock climbing wall.

MAIN OFFICE
901 5TH AVE, SUITE 2200
SEATTLE, WA 98164

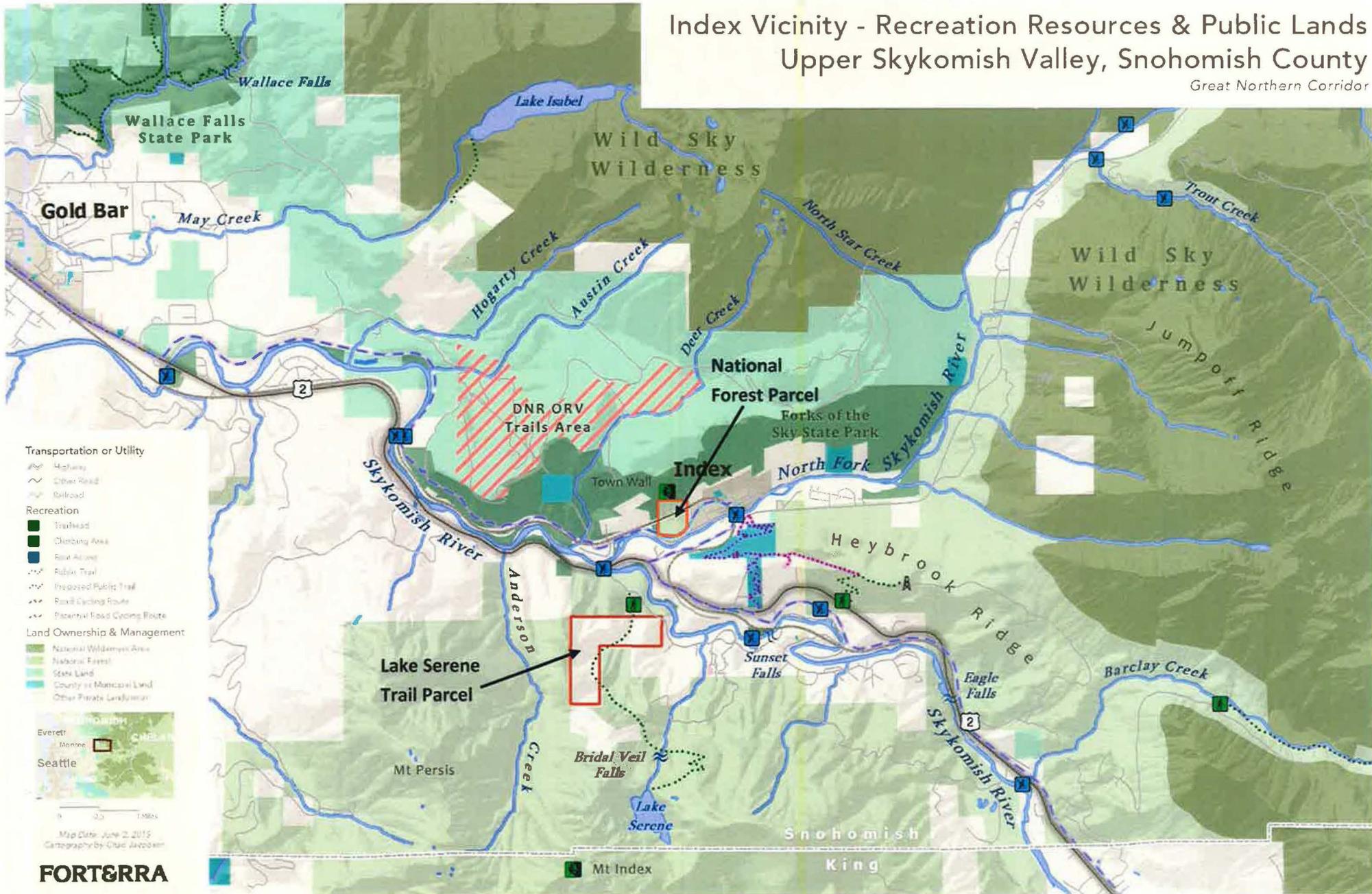
INFO@FORTERRA.ORG
FORTERRA.ORG

206.292.3907



Index Vicinity - Recreation Resources & Public Lands Upper Skykomish Valley, Snohomish County

Great Northern Corridor





Mt. Index

Lake Serene

Proposed Acquisition

Bridal Veil Falls

S. Fork Skykomish River

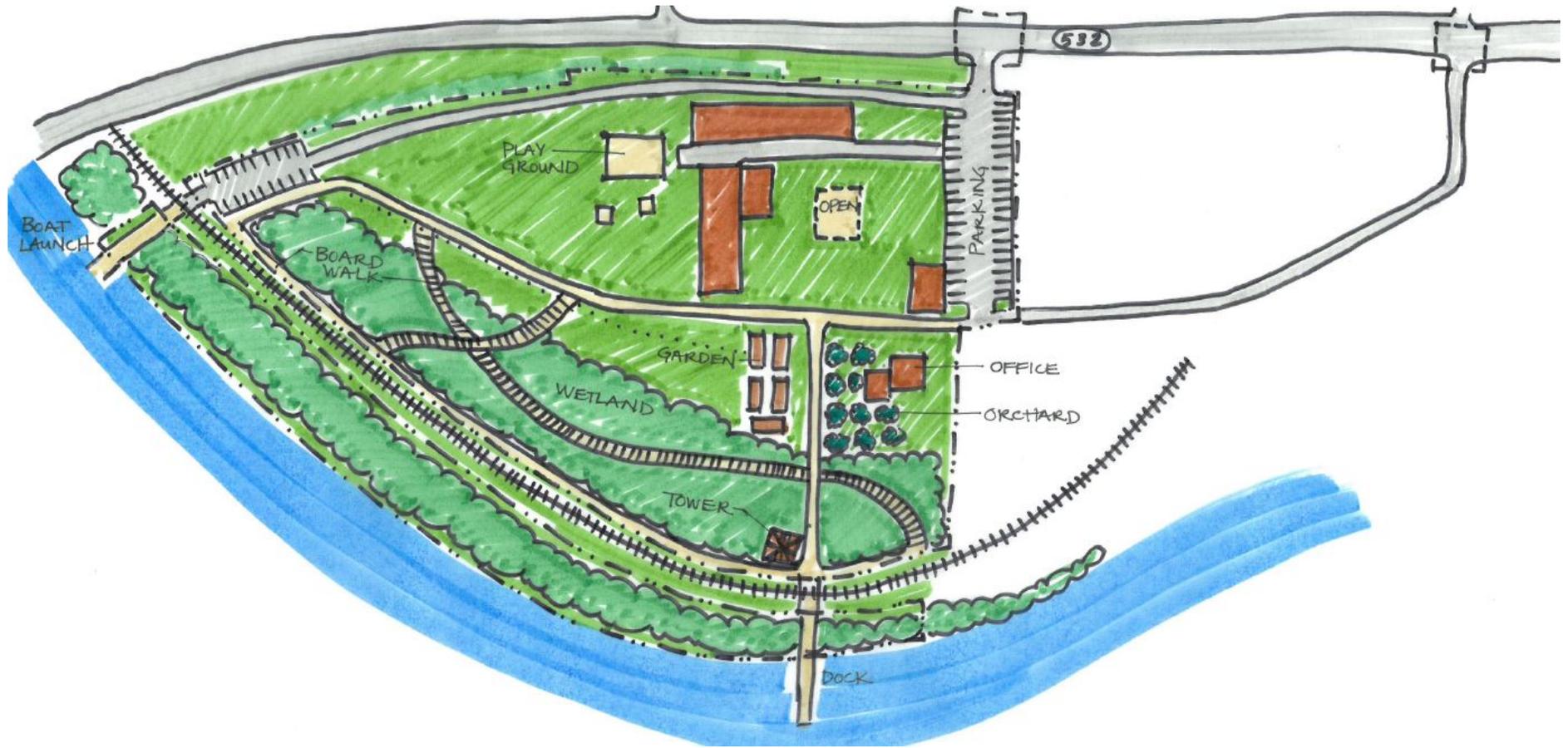
Sunset Falls

VIEW SW TO MT. INDEX

Lake Serene Trail (Approx) 

Proposed Acquisition (Approx) 

12/20/2016 **FORT&ERRA**



Ovenell Park Conceptual Plan

1. **Parking and Non-motorized Boat Launch** for kayaks, canoes, paddleboards etc
2. **Picnic Areas, Playground & Public Art**
3. **Indoor/Outdoor Venue for Local Events** such as the Farmers Market, holiday events, art shows, Snow Goose Festival, etc
+ **Multi-Purpose Community Space** (kitchen, bathroom, meeting room) for educational, event and community use
4. **Interpretive Center** for agricultural, historical, and habitat information and education
+ **Heritage Barn for family and community events**
5. **Large Open Grass Area/Amphitheatre/Stage** for picnics, outdoor movies, concerts etc
6. **FFA/4H Program and Display Space** for environmental, horticultural, agricultural programs
7. **Traffic Access & Parking** (final design to be determined)
8. **Wetland Restoration** for plants, wildlife, birds, education and viewing
9. **Boardwalks, Trails & Viewing Tower** for birdwatching, wildlife viewing and connecting to the estuary
10. **Offices/Working Space/Lodging** for research, maintenance and potential caretaker/rental space
+ **Orchard & Demonstration Garden** for community use
11. **Dock** for visiting non-motorized water craft





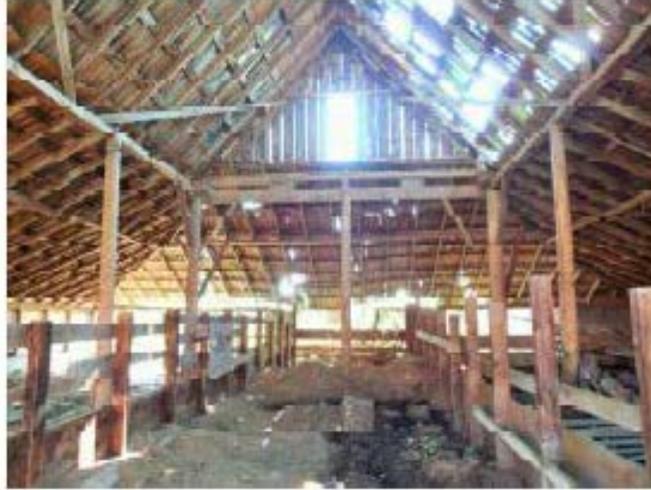
A waiver of the 18-month rebuild rule is respectfully requested for a 4,000 sqft wooden barn, located at Ovenell Park, due to safety and security risks.

- Ovenell Park contains 12 structures, including a house, a garage, several wooden barns and sheds and two large metal-framed loafing sheds.
- A Structural Assessment was completed in October, 2015 by OAC, which determined that the wooden barns and associated wooden dairy structures are unsound and cannot be renovated.
- The community-driven conceptual plan calls for all of these dairy-related wooden structures to be removed – except for one. Open Space will replace the remaining wooden structures, which will be used for festivals, fairs and extra farmer’s market space.
- The “Medium Barn” – approximately 4,000 sqft - will be rebuilt in a heritage style and used for concerts, family reunions, weddings, business meetings and community events.
- The state of this barn was outlined in the OAC report (photos included on the following page):
 - Roof framing and a portion of the exterior bearing wall has collapsed
 - Various wood framing elements were observed to have Powderpost beetle damage.
 - Portions of exterior walls show significant out-of-plane displacement.
 - Metal roofing and original shakes are missing from various areas
 - Metal siding was observed to be distressed and corroded.
 - In its current state, the building is not safe for public access.
- Weather and wind have caused further degradation to the already compromised wooden structures. The current state of the barns and associated dairy structures is presenting an increased safety and security risk.
- It is now imperative for the City to demolish these structures, and plans are being developed to do this early in 2017.
- Due to the complexity of the site, the City has engaged consultants to produce a detailed development plan which will outline the sequence and steps that should be followed as the wetland reclamation, river access and building construction is undertaken. In addition, a Capital Development Plan is being produced to identify all possible sources of funding – including state, federal, foundation, corporate and community funding.

- It is expected that the 4,000 sqft "Medium Barn" barn will be rebuilt within the next 5-7 years as a detailed design is developed and funds are raised.



19: Medium Barn, partial collapse at south elevation



20: Roof framing at Medium Barn, looking south



21: Decayed / buckled north wall framing



22: Powder-post beetle damage at bottom plate



City of Sultan

December 15, 2016

Snohomish County Conservation Futures
Project and Grant Program

Dear Conservation Futures Committee,

The City of Sultan received Conservation Futures funding to purchase properties along the Sultan River with the intention to construct a trail from River Park to Osprey Park, approximately $\frac{3}{4}$ mile. The properties were purchased for less than anticipated and the City returned \$164,000 back to the Conservation Futures Fund.

The City of Sultan then received a Legislative Proviso to construct the trail, which involved building a pedestrian bridge over a river channel. When the City consulted Tom Teigen, Snohomish County Parks Director, it was made clear that building a bridge in the designated area needed would not be cost effective and nearly impossible due to its location in the flood plain.

In 2012, Snohomish County PUD built a 12 foot wide bridge as part of their Side Channel Enhancement and Relicensing Requirements for the Spada Lake Culmback Dam. The bridge was built over the newly constructed channel to protect it from livestock crossing through the fish channel. This existing bridge will be included in the purchase of the 5 additional acres and provide a barrier free pedestrian access from River Park to Osprey Park.

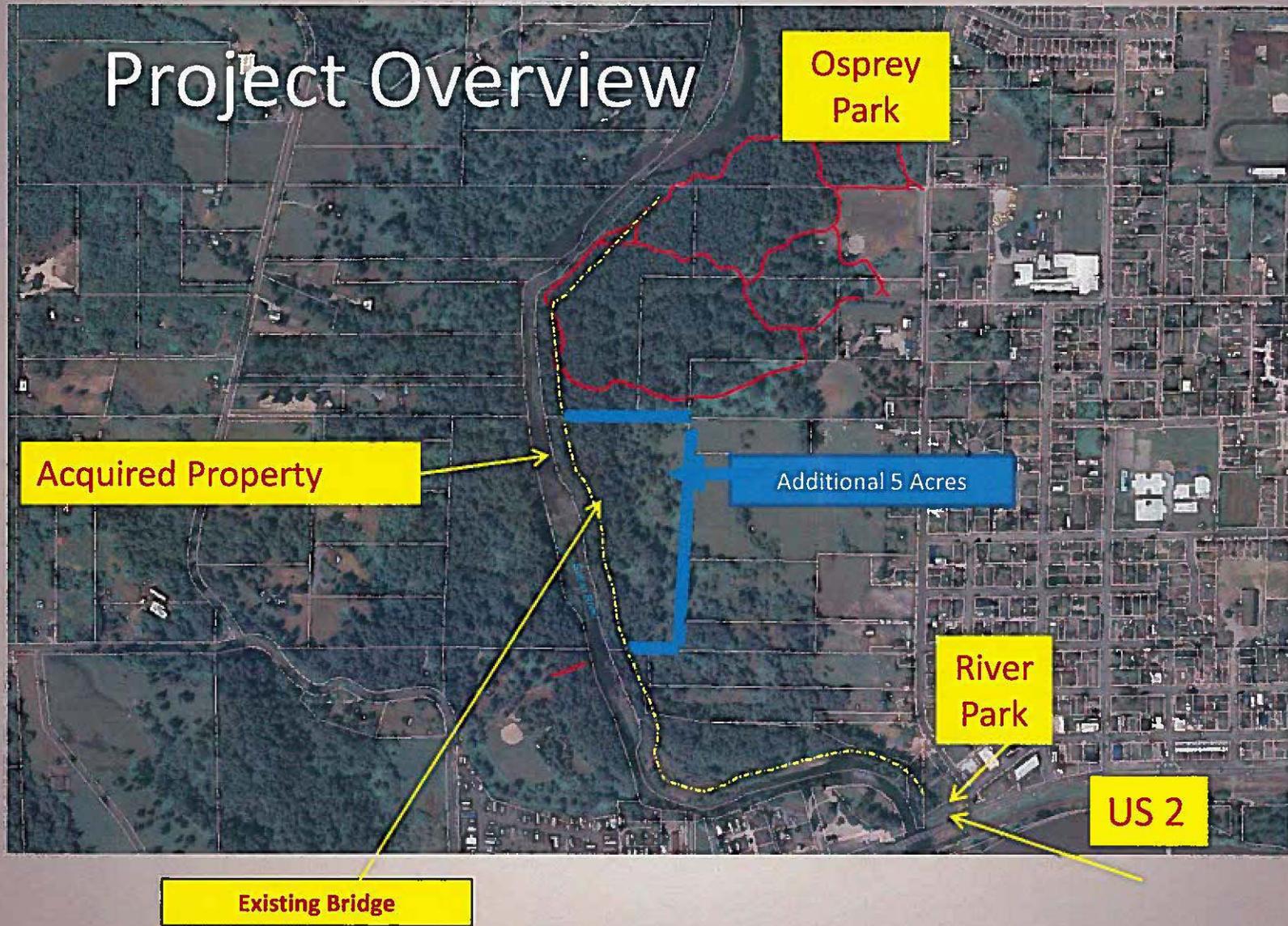
The City of Sultan is asking an audience with you at your December 20th meeting to request \$200,000 to purchase additional property from a willing seller that includes the existing bridge. This purchase will enable the City to move forward with construction of the trail without the need to build an additional bridge and provide trail access from River Park to Osprey Park. This request is at the guidance and recommendation of Tom Teigen.

The City of Sultan appreciates your consideration of this request.

Sincerely,

Carolyn Eslick,
Mayor

Project Overview





Snohomish County Parks and Recreation

Conservation Futures Funding Request Portage Creek Wildlife Reserve – Typolt Addition

Location: 5421 Cemetery Rd
Arlington, WA 98223-8730
County Council District 1

Current Owner: Arthur and Jane Typolt

Assessor's Parcel Number: 31051500201300

Land Use Status: Undeveloped (Vacant) Land - formerly used for agriculture

Zoning: Ag-10 SA (6 TDR credits exist on the property)

Lot Size: 17.60 Acres

Snohomish County 2017 Assessment: \$ 70,400

Asking Price: \$ 59,950

Amount Requested: \$69,000

NWMLS Number: 971692 (Owner is willing to sell)

Background and Description: Portage Creek Wildlife Reserve is a 157 acre, former dairy farm and peat mine that was acquired by Snohomish County between 1995 and 1996. The original 20 acres was purchased in 1995 with Conservation Futures funding and the additional 137 acres was acquired a year later with a Natural Resources Conservation Services (NRCS) easement on the property under the Wetland Reserve Program. The reserve offers visitors a unique opportunity to view fish and wildlife in an ecosystem that is slowly returning to nature.

The property contains grassy meadowlands, creek systems and their supporting wetlands that provide habitat for fish and wildlife including various amphibians, great blue heron, bald eagles, red tail hawks, migrating swans, coho salmon and many small mammals including an active beaver. The reserve truly is a refuge for fish and wildlife, as users are limited to a 2 mile trail system and its viewing platforms, and dogs are not allowed on the property.

Wetland and stream restoration have been performed over the last two decades with assistance from the Stillaguamish Tribe's Banksavers program, Sound Salmon Solutions (formerly the Stilly-Snohomish Fisheries Enhancement Task Force) and the City of Arlington. The site has been utilized by school



Snohomish County Parks and Recreation

groups ranging in age from elementary school to high school and it has also been used as an outdoor classroom for a continuing education course for professionals in the Natural Resources field.

Access to the reserve is limited to an official parking lot on the northeast side of the property off of 59th Ave NE, and an access road on the south side of the property off of Cemetery Road. The southern access road is in common ownership of Snohomish County, Arthur and Jane Typolt, and Legacy Creative Ventures, LLC, and all 3 owners share responsibility of the maintenance of the access road. The road has become flooded in several areas over the last 5 years, and is now completely underwater. While there is wildlife camera evidence of beaver activity, there is also evidence of stream channel collapse on private property to the east of Typolt property. The Stillaguamish Tribe has not found a beaver dam, and has not been able to trap the beaver captured on the wildlife camera.

Request to the Conservation Futures Board: The owners of the Typolt property are willing to sell their 17.6 acre parcel to Snohomish County which would become an addition to the Portage Creek Wildlife Reserve and bring it to a total of 175 acres. The southern portion of the Typolt property already supports a large wetland complex, and currently there is flooding to the north of this wetland. Parks staff performed a site visit to the southern portion of Portage Creek Wildlife Reserve and the Typolt property in August with Natural Resources staff from the Stillaguamish Tribe and the City of Arlington.

Much of the Typolt and Snohomish County properties appeared impaired by standing water possibly due to the channel collapse of My Creek to the east. In addition, the southern access road was inundated with standing and flowing water, and staff confirmed there was at least 1 beaver dam in the bog and creek. A beaver was later captured on a wildlife camera installed by the Stillaguamish Tribe, which also captured the nightly activity of a family of raccoons and a coyote.

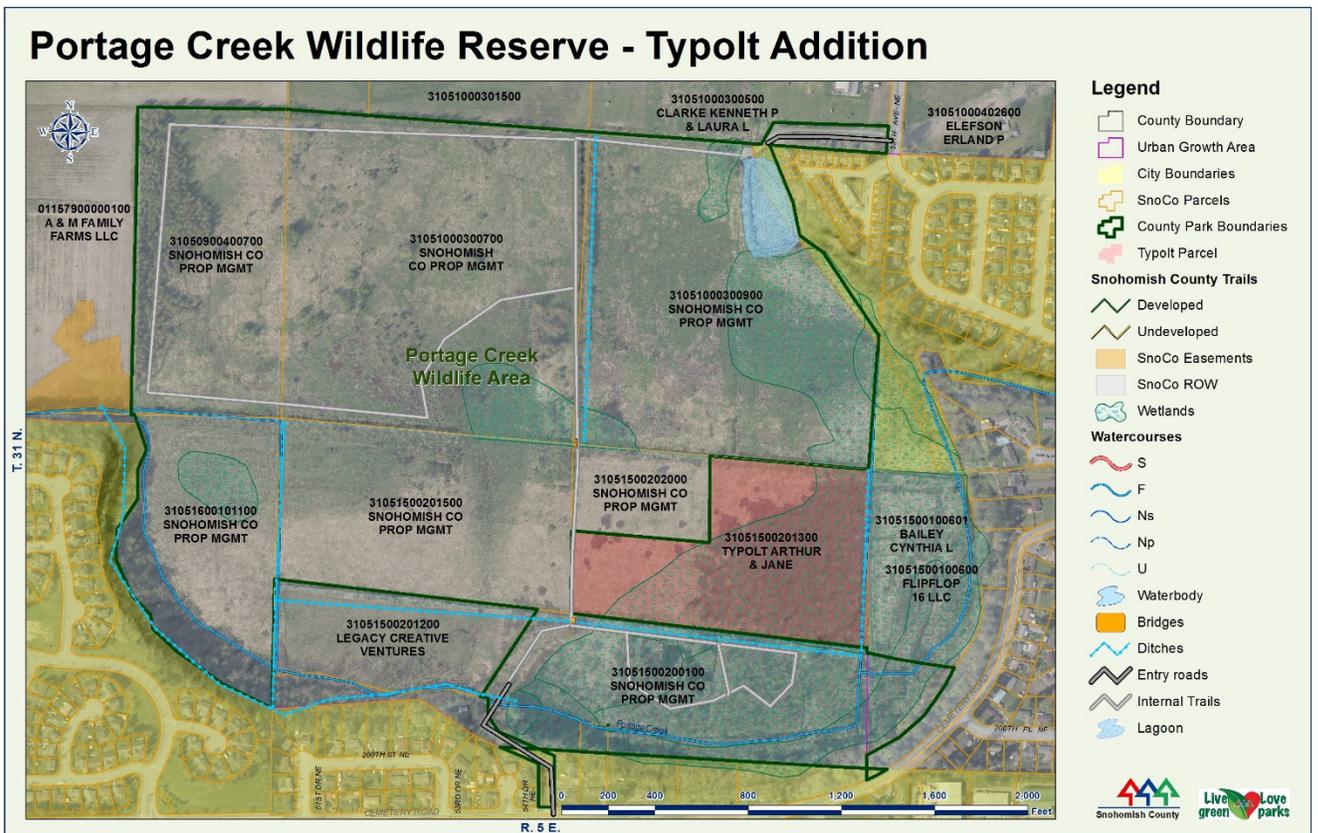
Subsequent GIS aerial research shows that channels and ditches once maintained for agricultural use have collapsed and may also have beaver dams located within them. It is evident from 10 years of aerial and satellite imagery that wetlands, ponding and hydric conditions have increased on both Parks and private properties in the vicinity. Parks is working with the Stillaguamish Tribe to install pond control structures and maintain existing structures, however without a complete biological survey of the ditches and channels in the area on both public and private properties, environmental and habitat staff cannot guarantee that flooding of the road will not continue.

Staff not only observed standing water on the properties, but also wetland plants and amphibians within them. The entire site of Portage Creek Wildlife Reserve is slowly rebuilding its natural ecological processes, and adding the Typolt property will protect and allow the same natural processes to continue on an additional 17 acres of a complex creek and wetland system. Acquisition of the Typolt Property



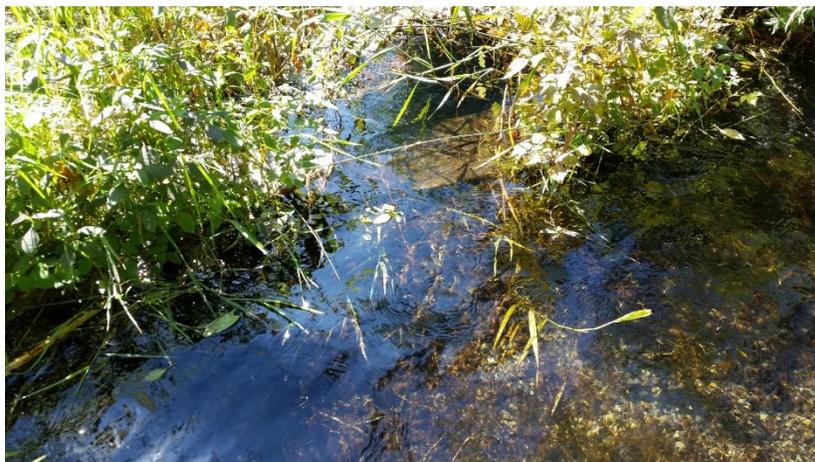
Snohomish County Parks and Recreation

fulfills the requirements of SCC 4.14.040 as the property will be converted to open space and will be an addition to a larger park system that provides both ecological and recreation benefits to residents of Snohomish County and the City of Arlington.





**Snohomish County
Parks and Recreation**



Beaver dam activity to the west of access road



Beaver trail branching to the east from flooded access road



Low flow and creek sheeting creating hydric soils on parcel 31051500201300



Snohomish County Parks and Recreation



Beaver activity on parcel 31051500200100



Coyote in flooded area



Raccoons in flooded area



5421 Cemetery Rd , Arlington 98223
 Property Sub Type: **Vacant Land**

Status: **Active** Acreage: **17.600 ac** List Price: **\$59,950**
 Listing #: **971692** Lot Size: **766,656 sf**
 County: **Snohomish**

Style: **44 - Recreational** Area: **770**
 Project: **Portage Creek** Community: **Arlington**
 Zoning: **Agricultural** Map: **317**
 First Refusal: **No** Grid: **A-4**

<u>School Information</u>	<u>Assessment Fees</u>
Sch District: Arlington	Tax Year: 2016
Elementary:	Annual Taxes: \$676
Jr. High:	Sr. Exemption: No
High Schl:	Assessment:

Property Details

Gas: **Not Available**
 Sewer: **Not Available**
 Water: **Not Available**
 Topography: **Level**
 Docs Available:
 Restrictions: **See Remarks**
 HOA Dues Incl:
 View:
 Lot Details: **Open Space**
 Improvements:
 Community Features: **Gated Entry**
 Terms:
 Road Information: **Access Easement**

Septic Information

Septic System Type: Septic Design Applied For: **No**
 Soils Feasibility Avail: **No** Septic Design Apprv Dt:
 Soil Test Date: Septic Design Expire Dt:

Directions:

Cemetery Rd. Access is at gravel parking area next lot west of 5423 Cemetery Rd. Go to back of parking area. Wear Rubber boots Walk down access road cross shallow creek. Follow trail to wood bridge.

Features:

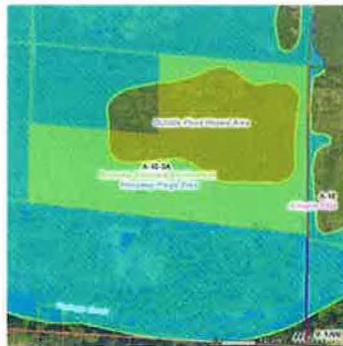
Pasture Land, Recreational, Stream/Creek

Marketing Remarks:

Portage Creek area. 17.6 level Acres Zoned for Agricultural. County TDR (Transfer Development Rights) Access is by easement road (gated & locked). New county wood bridge at edge of property. Beautiful area in its natural state. Currently undeveloped grassland. Excellent birding. Not a building site. No utilities, septic or well currently on this property. Potential for agricultural (possible blueberries), TDR and more. 2016-2017 Assessed Value \$70,400.

Listing #: 971692

5421 Cemetery Rd , Arlington 98223



Listing #: 971692

5421 Cemetery Rd , Arlington 98223





Snohomish County Parks and Recreation

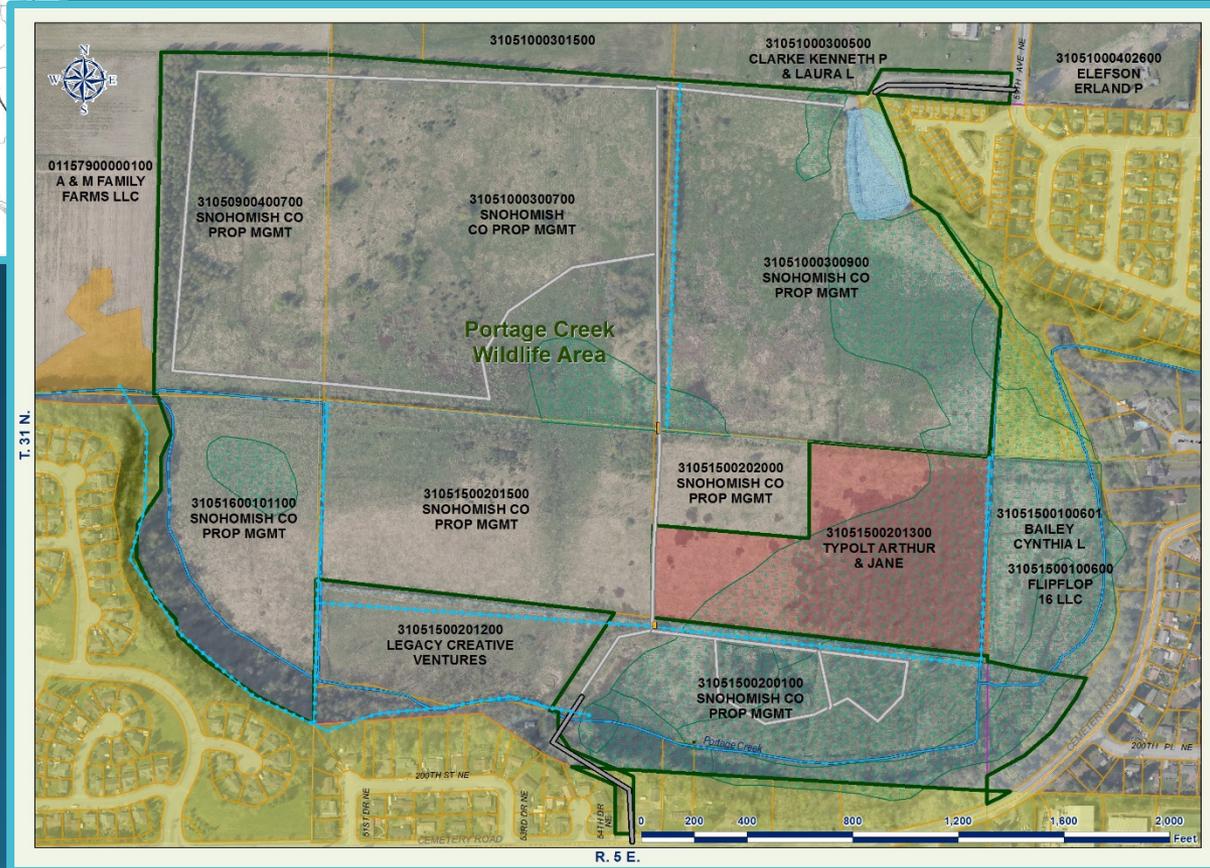
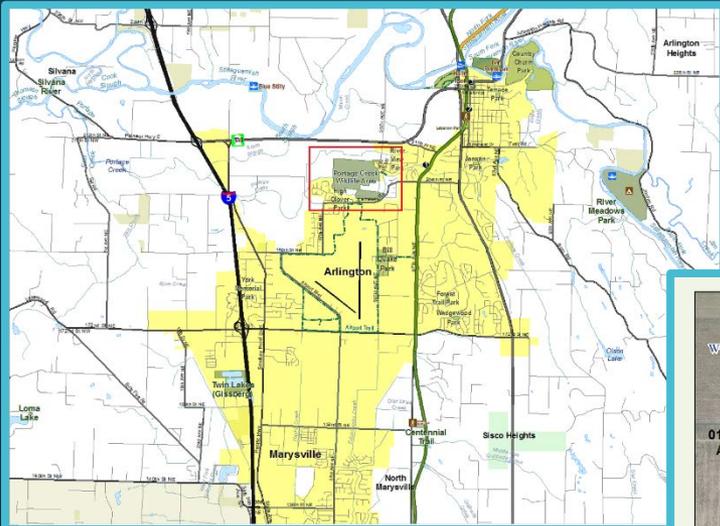
Portage Creek Wildlife Reserve – Typolt Addition

Presentation to the Conservation Futures Board
December 20, 2016
Amy Lucas, Sr. Planner
Snohomish County Parks and Recreation



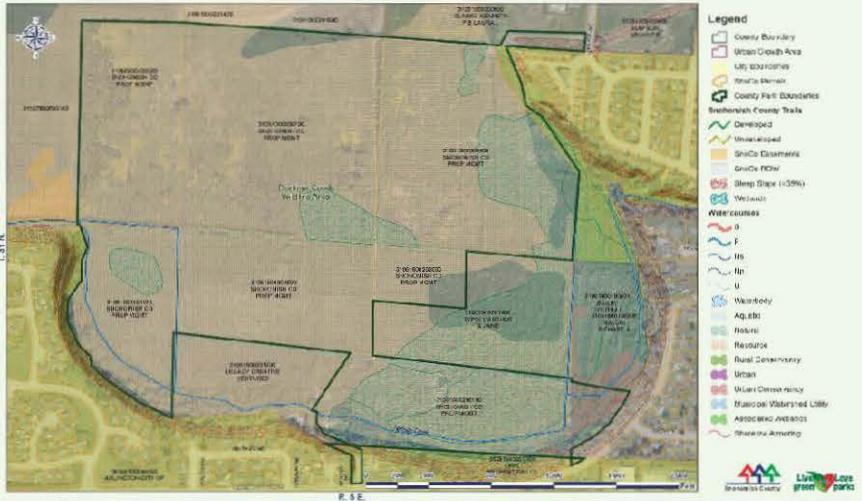
Portage Creek Wildlife Reserve

157 Acre Wildlife Reserve
Acquired in 1995
Addition in 1996



Portage Creek Wildlife Reserve

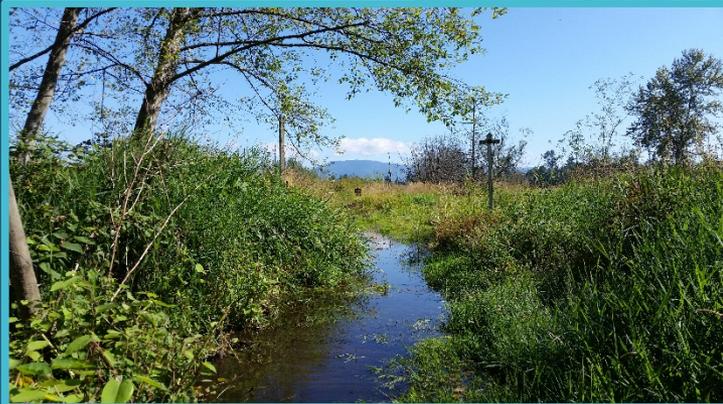
Portage Creek - Shoreline Management



Portage Creek - Zoning



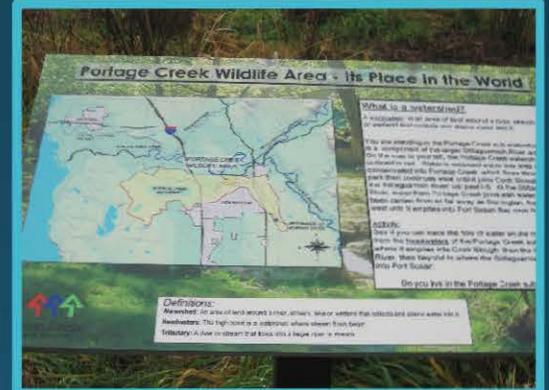
Portage Creek Wildlife Reserve



2 Access Points

- 59th Ave NE – Visitor Parking
- Cemetery Road – Flooded Access

Portage Creek Wildlife Reserve





Portage Creek Wildlife Reserve





Portage Creek Wildlife Reserve

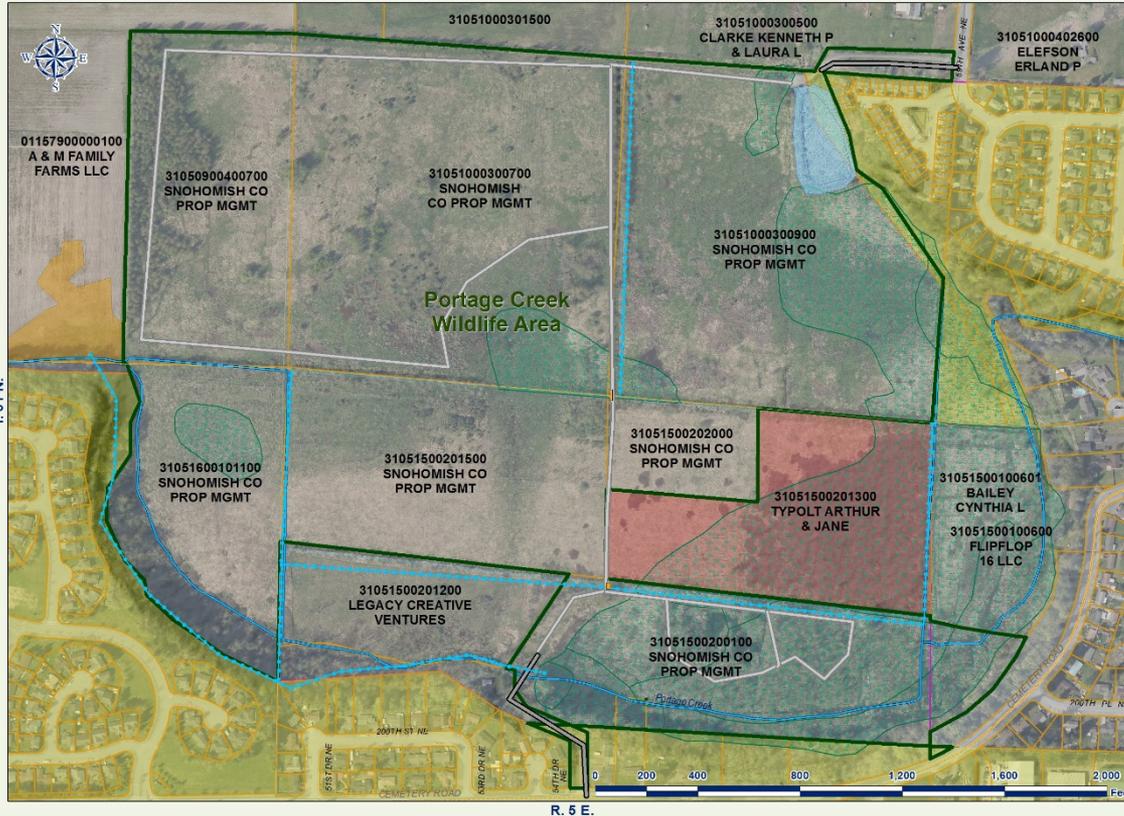
Habitat
Restoration
Projects
supported by
local volunteers





PCWR – Typolt Addition

Portage Creek Wildlife Reserve - Typolt Addition



17.6 Acres

Zoned Ag-20

Shoreline Management

Amount Requested: \$69,000

Asking Price: \$59,950

2017 Assessment: \$70,400

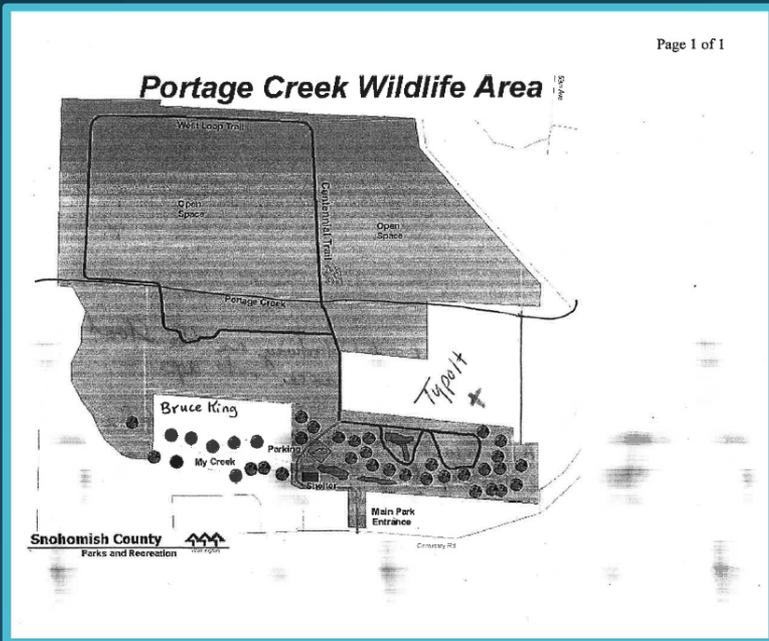




PCWR – Typolt Addition

Current owners approached CF Board in 2015

Desire to keep property undeveloped and managed as open space



ATTACHMENT B

June 2, 2015

To: Conservation Futures Program Advisory Board

Reference to: 5421 Cemetery Rd, Arlington, WA 98223-8730

Parcel # 310551500201300

Currently, my husband and I are the owners of the 17.6 acres of agricultural land that is contiguous to the Portage Creek Wildlife area. The fact is, we are initiating the process of selling this property and would like to see this undeveloped land incorporated into the Snohomish County Parks department as open space.

This property is designated as a sending site for Transfer of Development Rights (TDR) by Snohomish County Planning and Development, which has approved **6 TDR Certificates**.

We are asking the Board to consider the possibility of recommending funding to the Snohomish County Council for funding to purchase the property. Acquiring this land for the Snohomish County Parks would add to the Portage Creek Wildlife area and parks system. Not only will the land remain open space, the selling of the TDR certificates could provide income for Snohomish County Parks.

We are not looking to make a big profit on the land but to break even on our investment.

We thank you for your time and consideration on this request and look forward to your prompt reply.

Art and Jane Typolt

P.O. BOX 753
Lake Stevens, WA 98258

425-334-8242

typolt@hotmail.com



PCWR – Typolt Addition



- Southern Access Road
- Single point of entry for Typolt parcel
- Snohomish County and Legacy Ventures properties have additional access points
- Common ownership of 3 parties



PCWR – Current Conditions



August 4, 2016 Site Visit

- Snohomish County Parks Staff
- City of Arlington Natural Resources Staff
- Stillaguamish Tribe Natural Resources Staff





PCWR – Current Conditions



Site Visit Observations

- Bog and creek flooding
- Beaver trails in vegetation
- Woody debris and mud accumulation





PCWR – Current Conditions



Site Visit Observations

- Very low flow and stagnant water in My Creek and Portage Creek
- Wetland plants and wildlife north of mapped wetlands



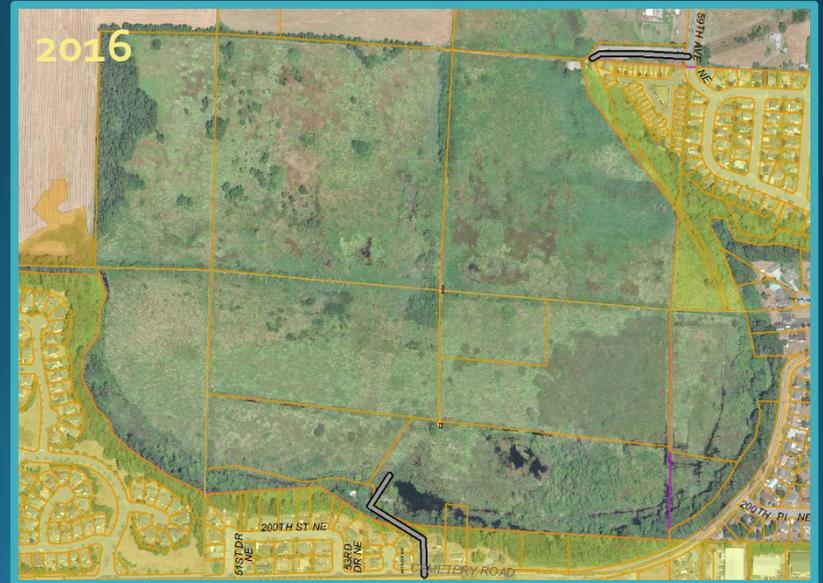
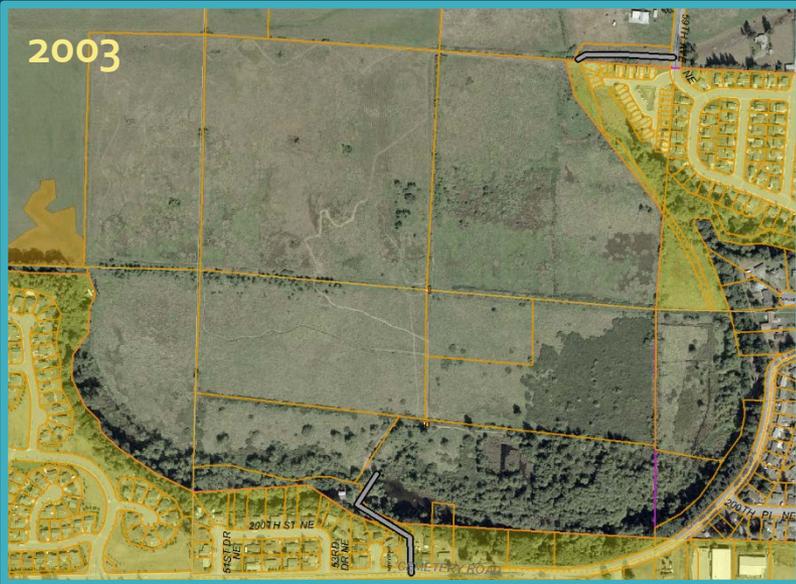
PCWR – Current Conditions



- Additional beaver dams and channel collapse may be present on public and private properties
- Full biological survey needed to determine cause(s) of flooding



PCWR – Habitat Restoration



PCWR – Habitat Restoration



PCWR – Habitat Restoration





Slide 1 – Introduction: Good afternoon board members. I am Amy Lucas a Senior Planner for Snohomish County Parks and Recreation. I'm coming before you today to request \$69,000 to fund the acquisition of the Typolt parcel as an addition to the Portage Creek Wildlife Reserve. The 2017 assessment for the property is \$70,400 and the owner is asking \$59,950. Parks is requesting \$69,000 to cover the acquisition of the parcel and all of the closing costs associated with the sale.

Slide 2 – Portage Creek Wildlife Reserve is a 157 acre nature preserve located north of the City of Arlington within the agricultural floodplains of the Stillaguamish River and Portage Creek. The original 20 acre farm was purchased from local folklore hero Gene Ammons in 1995 with the assistance of Conservation Futures funding. The additional land was acquired a year later with an existing NRCS easement on the property which was part of the Wetland Reserve Program.

Slide 3 – The reserve is located within floodplain and Shoreline Management jurisdiction and is zoned Ag-20.

Slide 4 – Parks has removed some original structures from the property and has developed a parking lot, a trail system and viewing platforms. Public access to the park is limited to a northeast entrance and parking lot off of 59th Ave NE. There is also an access road on the south side of the property that is currently inaccessible due to chronic flooding.

Slide 5 – The park contains 2 miles of trail system with interpretive signage, viewing platforms and bridges where visitors are offered a unique opportunity to view fish, birds and wildlife in an ecosystem that is slowly returning to nature.

Slide 6 – The grassy meadowlands, creek systems and supporting wetlands provide habitat for local and migrating fish and wildlife including amphibians, herons, eagles and hawks, migrating geese and swans, coho salmon and many small mammals, some of which have been captured on trail cams.

Slide 7 – Wetland and stream restoration have been performed over the last 2 decades with assistance from the Stillaguamish Tribe, the City of Arlington and Sound Salmon Solutions, formerly known as the Stilly-Snohomish Fisheries Enhancement Task Force. The site is also utilized by local school groups, Boy Scout troops and occasionally for Natural Resource classes for professional development.

Slide 8 – The proposed Typolt Addition is a 17.6 acre parcel to the east of the Portage Creek Wildlife Reserve owned by Art and Jane Typolt. It is also zoned Ag-20 and is within the Shoreline Management jurisdiction of Snohomish County.

Slide 9 – The Typolts first approached the Conservation Futures Board in 2015 to request that the board recommend to the County Council the purchase of their 17.6 acres as an addition to the Portage Creek Wildlife Reserve. The majority of the property is encumbered by a large wetland complex and is bordered by Portage Creek to the north and an irrigation ditch to the east that are supported by the wetlands.

Slide 10 – Access to the property is via the southern access road off of Cemetary Road, which is held in common ownership among Snohomish County Parks and Recreation, Legacy



Creative Ventures and the Typolts. All 3 owners share the responsibility of maintenance and repair of the access road.

Slide 11 – Currently the southern access road is inaccessible due to flooding from My Creek and the wetlands and ponds on the southeastern portion of the Portage Creek Wildlife Reserve. Parks Staff visited the site in August along with Natural Resources staff from the City of Arlington and the Stillaguamish Tribe. Compare the top picture from the site visit with a picture from the same location in 2009 in the bottom left corner.

Slide 12 – Staff found evidence of beaver trails, and evidence of a beaver dam in the bog and creek. During the visit, field staff was forced to wade through 3 feet of water along the access road which was flooded up to the southern intersection of the loop trail and bridge.

Slide 13 – Flooding was also evident north of the wetland complex on the Typolt Property and field staff observed wetland plants, amphibians and standing water in the stream bed of Portage Creek. Several beavers were later captured on a trail camera that was installed by the Stillaguamish Tribe.

Slide 14 – Subsequent GIS aerial research shows possible collapse of ditches and channels once maintained for agricultural use. Some of these channels may also have beaver dams located within them as piles of branches, leaves and mud were observed where water was still flowing, and beaver trails were apparent in the vegetation.

Slide 15 – Aerial Imagery from 2003, 2007, 2012 and 2016

Slide 16 – Parks is working with the Stillaguamish Tribe to repair pond control structures and the tribe has attempted to trap and relocate beavers in the area with no success. They will resume trapping activity in the Spring for a beaver program they have implemented to combat the watershed effects of Climate Change. Without a complete biological survey on public and private properties, natural resource and parks staff cannot guarantee that flooding of the access road will not continue.

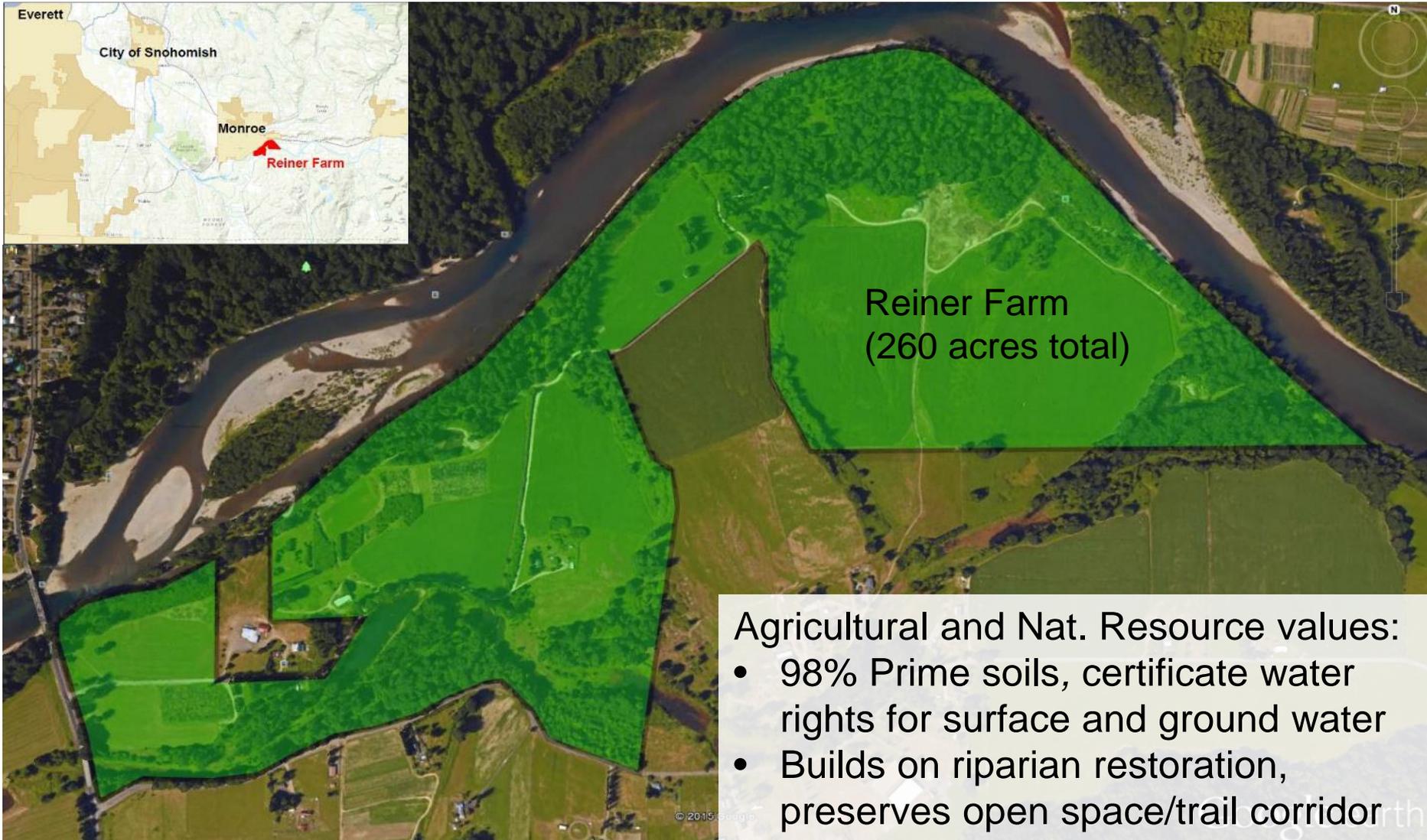
Slide 17 – Acquiring the Typolt parcel as an addition to the Portage Creek Wildlife sanctuary fits the goals and criteria of Snohomish County as it preserves former agricultural land as open space. The parcel will be an addition to a larger park system that provides both ecological and recreation benefits to the residents of North Snohomish County and the City of Arlington and will bring Portage Creek Wildlife Reserve to a total of 175 acres. The entire site of the Portage Creek Wildlife Reserve is slowly being restored to its natural ecological functions and adding the Typolt parcel will protect and allow the same processes to occur on an additional 17 acres of a complex wetland and creek system.



Reiner Farm



Reiner Farm: Project Summary and Highlights

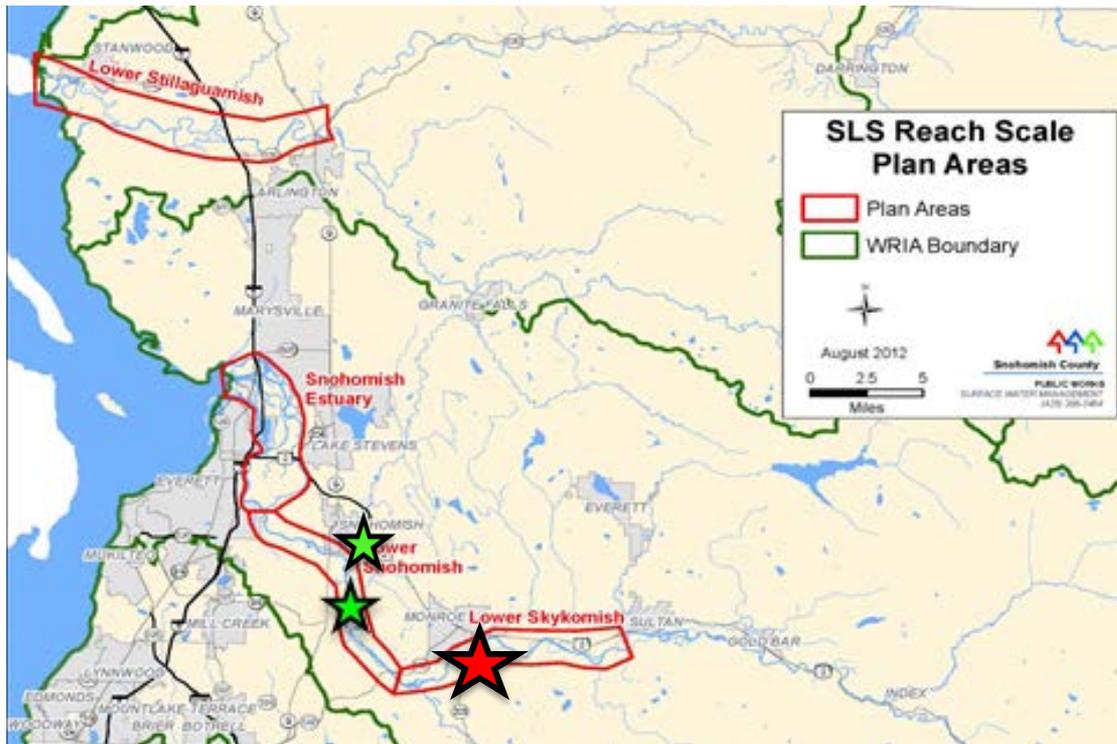


Agricultural and Nat. Resource values:

- 98% Prime soils, certificate water rights for surface and ground water
- Builds on riparian restoration, preserves open space/trail corridor



Conservation Supports Local Efforts



Conserving Reiner Farm complements and enhances many local preservation and planning efforts, including:

1. Snohomish County Comprehensive Plan
2. Snohomish Co. - Sustainable Lands Strategy
3. Snohomish County TDR/PDR program
4. Proximity to Bailey and French Slough Farms supports PCCFT conservation strategy



Reiner Farm



French Slough Farm, LLC



Bailey Farm (conserved by PCCFT in 2015)

Partnership opportunity with stakeholders to conserve habitat and create public access.

Community-wide Significance

Below: Dale Reiner has been a leader in local conservation efforts. Successfully conserving his property may help pave the way for additional conservation work in the Tualco Valley.



Rooted in the community: Above, Dale Reiner and his wife Charlene of 52 years, at age 5, dressed up for a skit at the Tualco Grange.



Unique opportunity for conservation and stewardship

- Conserve 200 contiguous acres of Prime agricultural soils
- Multi-generational farm more than five times the county's average farm size
- Two miles of Skykomish riverfront, including high quality fish and wildlife habitat
- Haskell Slough, which received a WWRP grant in 1998
- Public access and recreational opportunities



Summary

Request:

- \$347,650 requested from Conservation Futures will leverage match of up to \$814,010 from WWRP Farmland Preservation program

Result:

- Acquire a permanent agricultural conservation easement on 200 contiguous acres of Prime farmland (Avg. farm size in Snohomish County = 46 acres)
- Extinguish development potential and protect farmland in the Tualco Valley
- Build on the conservation of Haskell Slough (funded WWRP project in 1998), and two miles of Skykomish River habitat

Experience:

- PCC Farmland Trust has been acquiring and stewarding conservation easements for 18 years
- PCCFT currently stewards over 2,000 acres of farmland in 6 counties across Washington State, with a focus in central Puget Sound



Thank You!





Executive Committee

Terry Williams, Co-chair
Tulalip Tribes

Tristan Klesick, Co-chair
Klesick Family Farm

Kristin Kelly
Secretary-Treasurer
Pilchuck Audubon Society

Brian Bookey
Cherry Lane Farms

C.K. Eidem
Ducks Unlimited

Monte Marti
Snohomish
Conservation District

Dave Remlinger
Lord Hill Farms

Shawn Yanity
Stillaguamish Tribe

Sustainable Lands Strategy

Working together for farm, fish and flood net gain

March 29, 2017

Dianne Bailey
Snohomish County Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296

Re: Conservation Futures grant application for Johnson, Reiner and Bartelheimer Farms

Dear Ms. Bailey:

The Snohomish Sustainable Lands Strategy (SLS) is pleased to see the Johnson, Reiner, and Bartelheimer farms have submitted Conservation Futures applications for farmland preservation. We would request your continued support for using Conservation Futures monies to preserve farmland and associated community benefits such as sustaining local food production/security, providing long-term habitat for multiple species, job creation, and open spaces. Agriculture and natural resource preservation is an important component of maintaining and building a vibrant and functional resource land base within Snohomish County.

The SLS is organized to bring together a coalition of diverse interests to ensure that future generations will have these resource lands for food production, recreation and natural experiences, healthy ecosystems, and flood protection to make our communities more livable and vibrant.

SLS has been supporting a multiple benefit PDR easement program in the Stillaguamish Basin through the Stillaguamish Valley Protection Initiative (SVPI). The SVPI is a broad coalition of local farmers, the Tulalip and Stillaguamish tribes, The Nature Conservancy, Forterra, PCC Farmland Trust, Snohomish Conservation District, the city of Stanwood, Snohomish County and other partners aimed at providing flexible, long-term protection for core farmland, as well as for habitat and open space needed to sustain agriculture, fish, and healthy communities.

Livable communities and quality of life are important goals and preserving and enhancing ecosystems is one of the strategies to ensure that future generations will be able to avail themselves of these rich natural resources. At the same time, SLS recognizes that creating and preserving open spaces and parks is also an important strategy for future generations to make our communities more livable and vibrant.

It appears that demand for Conservation Futures funds from the agriculture community is increasing and probably will continue in the future. SLS believes that both parks and farmland preservation are important to future generations and we would like to consider, along with other stakeholders and entities, how to balance

and fund both needs. Our coalition has demonstrated a willingness to wrestle with issues like this in the search to help find creative and sustainable win-win solutions.

To initiate this dialogue, we would be happy to create a subcommittee between the SLS and The Conservation Futures Program Advisory Board to tackle this on-going need for open space and farmland preservation. We would like to work together and begin a conversation around funding for the next 10 years and beyond. Thank you,

Thank you for your consideration.

Sincerely,



Terry Williams

Co-chair of Snohomish Sustainable
Lands Strategy, Environmental Caucus



Tristan Klesick

Co-chair of Snohomish Sustainable
Lands Strategy, Agricultural Caucus



French Slough Farm



French Slough Farm: Project Summary & Background

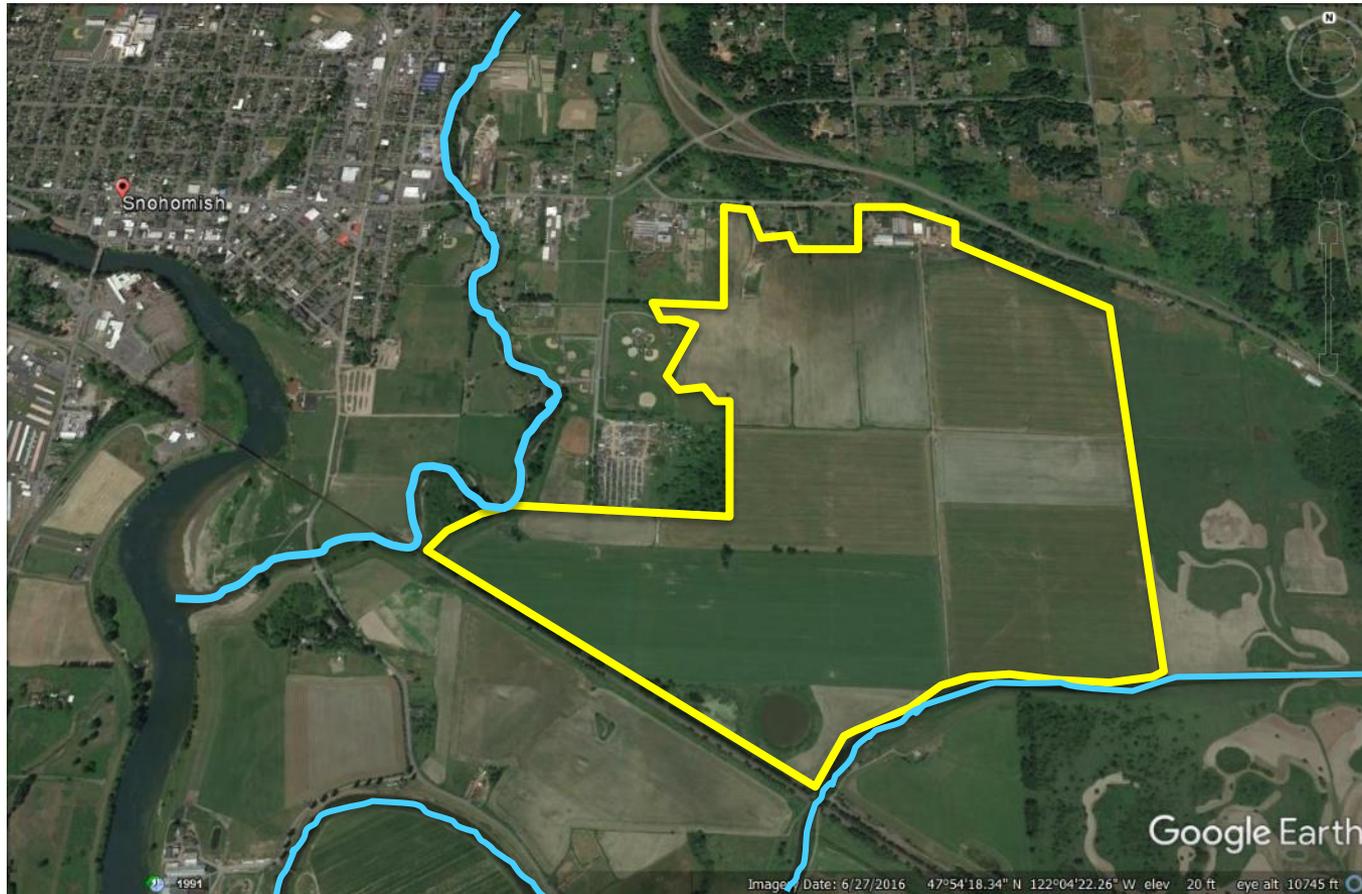
PCC Farmland Trust – dedicated to generations of family farms

French Slough Farm – five generations of farming in the valley



French Slough Farm – Project Highlights

Agricultural Values: Prime farmland soils, size, historical productivity, water rights, topography, market access, infrastructure & flood protection



Ecological Values: French Creek, Pilchuck River, open space & priority species

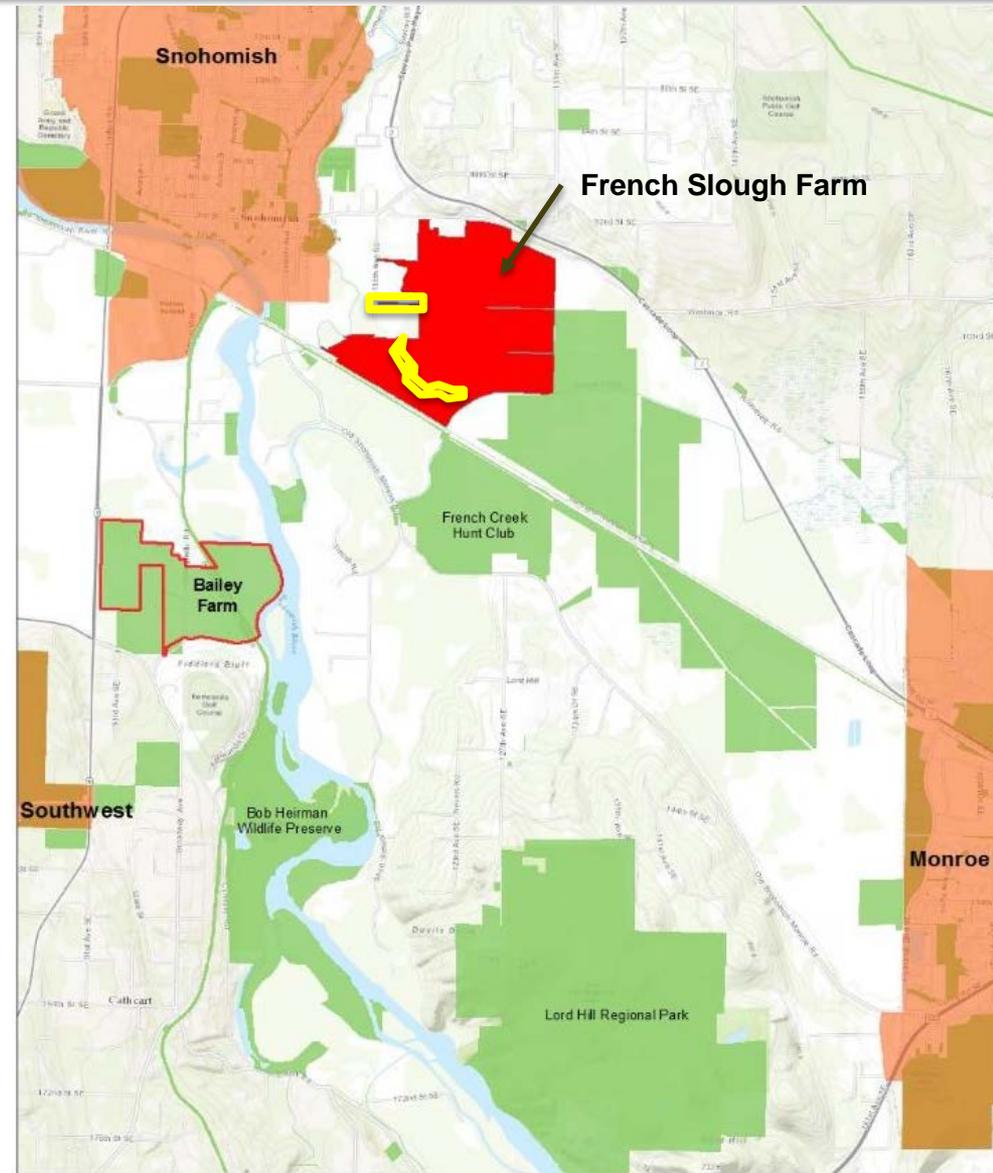
French Slough Farm – Project Highlights

Potential development threat:

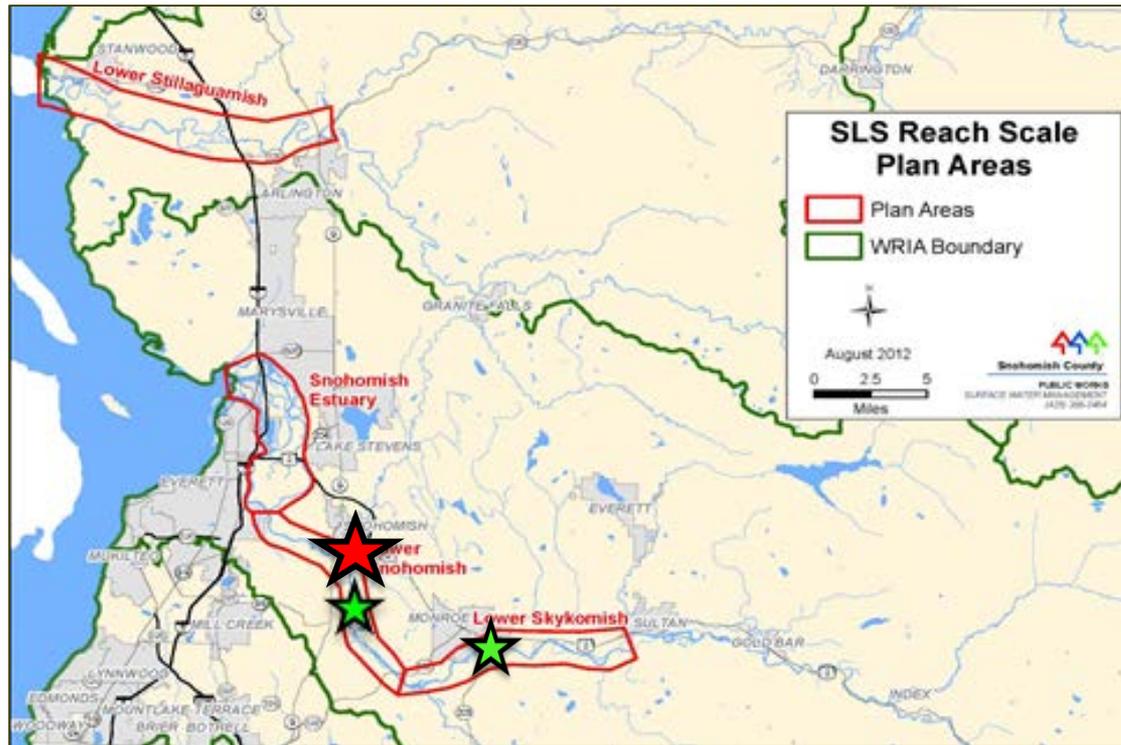
- Proximity to UGA
- Size – over 70 pre-existing lots
- Clustered lot configuration
- Family planning for transition

Open space & farmland linkages:

- Adjacent 1,200 acres open space
- Within one mile of Bailey Farm
- Scenic viewshed – Lord Hill Park & Highway 2



French Slough Farm – Project Highlights



★ French Slough Farm

★ Reiner Farm

★ Bailey Farm (conserved by PCCFT in 2015)

Continuum of projects

- PCCFT Focus Area
- PCD Ag Resiliency plan (letter of support)
- Sustainable Lands Strategy

Complementary conservation programs

- Sustainable Lands Strategy
- TDR/PDR program, County Comp Plan
- Snohomish River Basin Plans (PSP)

French Slough Farm – Project Highlights

Regional & local benefit –

- County land base for ag
- Anticipated state and federal support
- Snohomish Conservation District
- Local food for nearby towns
- Centennial farm 2018

Public enjoyment

- Public tours & education
- Volunteer opportunities
- Future agri-tourism potential
- Scenic enjoyment of Snohomish River valley





French Slough Farm – Summary

Unique opportunity

- Exceptional ag values, soils
- Historical significance
- Size – **over 560 acres!**
- Environmental benefits
- **The time is now**



Project Budget	
Request to CFT	\$1.25 million
Expected match funding	\$1 million (WWRP)
	\$750,000 (NRCS)
TOTAL estimate:	\$2.8 – 3 million

** Note: opportunity to phase project & request*



Thank You!





Executive Committee

Terry Williams, Co-chair
Tulalip Tribes

Tristan Klesick, Co-chair
Klesick Family Farm

Kristin Kelly
Secretary-Treasurer
Pilchuck Audubon Society

Brian Bookey
Cherry Lane Farms

C.K. Eidem
Ducks Unlimited

Monte Marti
Snohomish
Conservation District

Dave Remlinger
Lord Hill Farms

Shawn Yanity
Stillaguamish Tribe

Sustainable Lands Strategy

Working together for farm, fish and flood net gain

March 29, 2017

Dianne Bailey
Snohomish County Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296

Re: Conservation Futures grant application for Johnson, Reiner and Bartelheimer Farms

Dear Ms. Bailey:

The Snohomish Sustainable Lands Strategy (SLS) is pleased to see the Johnson, Reiner, and Bartelheimer farms have submitted Conservation Futures applications for farmland preservation. We would request your continued support for using Conservation Futures monies to preserve farmland and associated community benefits such as sustaining local food production/security, providing long-term habitat for multiple species, job creation, and open spaces. Agriculture and natural resource preservation is an important component of maintaining and building a vibrant and functional resource land base within Snohomish County.

The SLS is organized to bring together a coalition of diverse interests to ensure that future generations will have these resource lands for food production, recreation and natural experiences, healthy ecosystems, and flood protection to make our communities more livable and vibrant.

SLS has been supporting a multiple benefit PDR easement program in the Stillaguamish Basin through the Stillaguamish Valley Protection Initiative (SVPI). The SVPI is a broad coalition of local farmers, the Tulalip and Stillaguamish tribes, The Nature Conservancy, Forterra, PCC Farmland Trust, Snohomish Conservation District, the city of Stanwood, Snohomish County and other partners aimed at providing flexible, long-term protection for core farmland, as well as for habitat and open space needed to sustain agriculture, fish, and healthy communities.

Livable communities and quality of life are important goals and preserving and enhancing ecosystems is one of the strategies to ensure that future generations will be able to avail themselves of these rich natural resources. At the same time, SLS recognizes that creating and preserving open spaces and parks is also an important strategy for future generations to make our communities more livable and vibrant.

It appears that demand for Conservation Futures funds from the agriculture community is increasing and probably will continue in the future. SLS believes that both parks and farmland preservation are important to future generations and we would like to consider, along with other stakeholders and entities, how to balance

and fund both needs. Our coalition has demonstrated a willingness to wrestle with issues like this in the search to help find creative and sustainable win-win solutions.

To initiate this dialogue, we would be happy to create a subcommittee between the SLS and The Conservation Futures Program Advisory Board to tackle this on-going need for open space and farmland preservation. We would like to work together and begin a conversation around funding for the next 10 years and beyond. Thank you,

Thank you for your consideration.

Sincerely,



Terry Williams

Co-chair of Snohomish Sustainable
Lands Strategy, Environmental Caucus



Tristan Klesick

Co-chair of Snohomish Sustainable
Lands Strategy, Agricultural Caucus

Lake Serene Trail Acquisition

Snohomish County
Conservation Futures

FORT&RRA

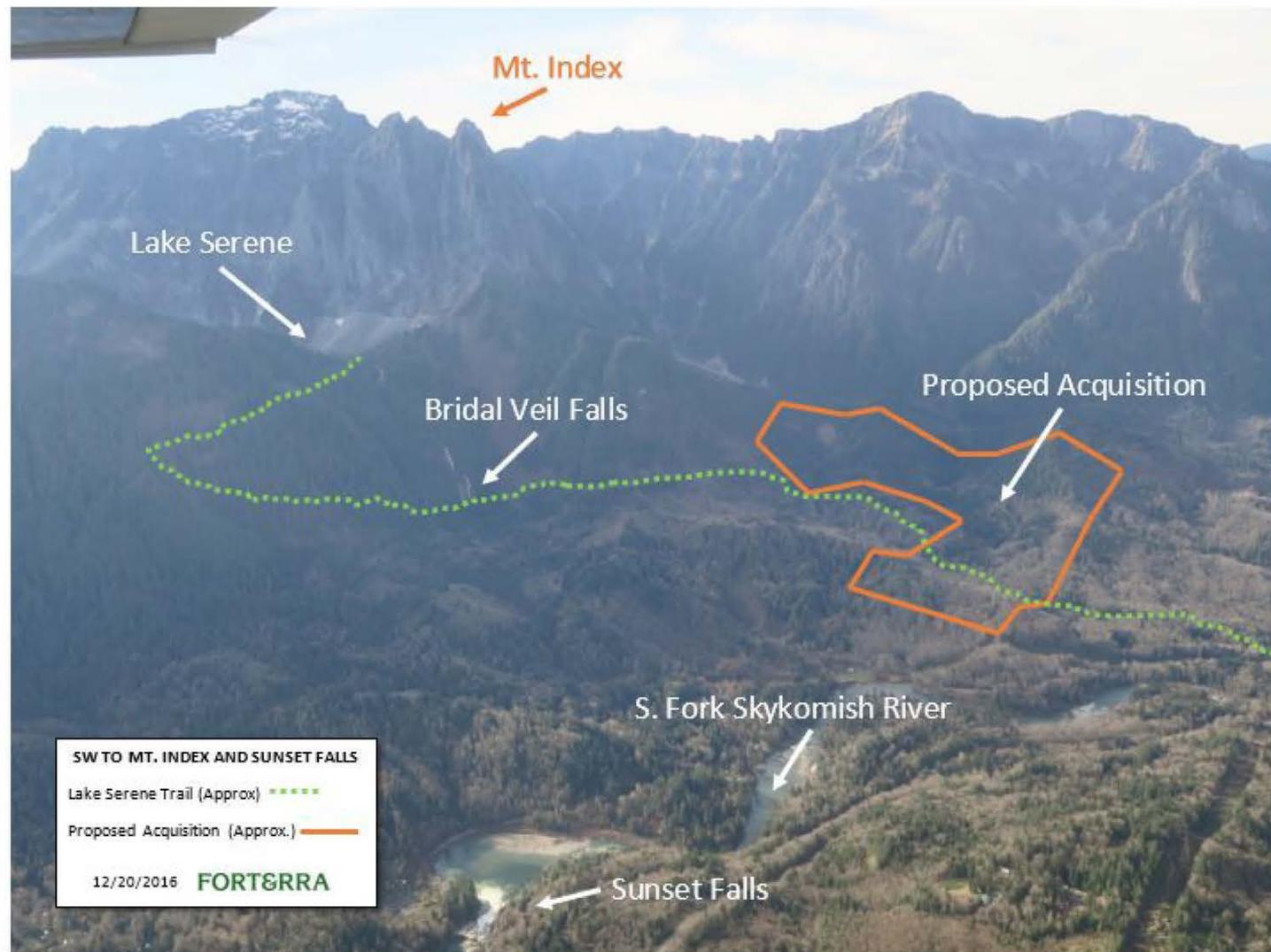
FOR THE PEOPLE. FOR THE LAND. FOREVER.



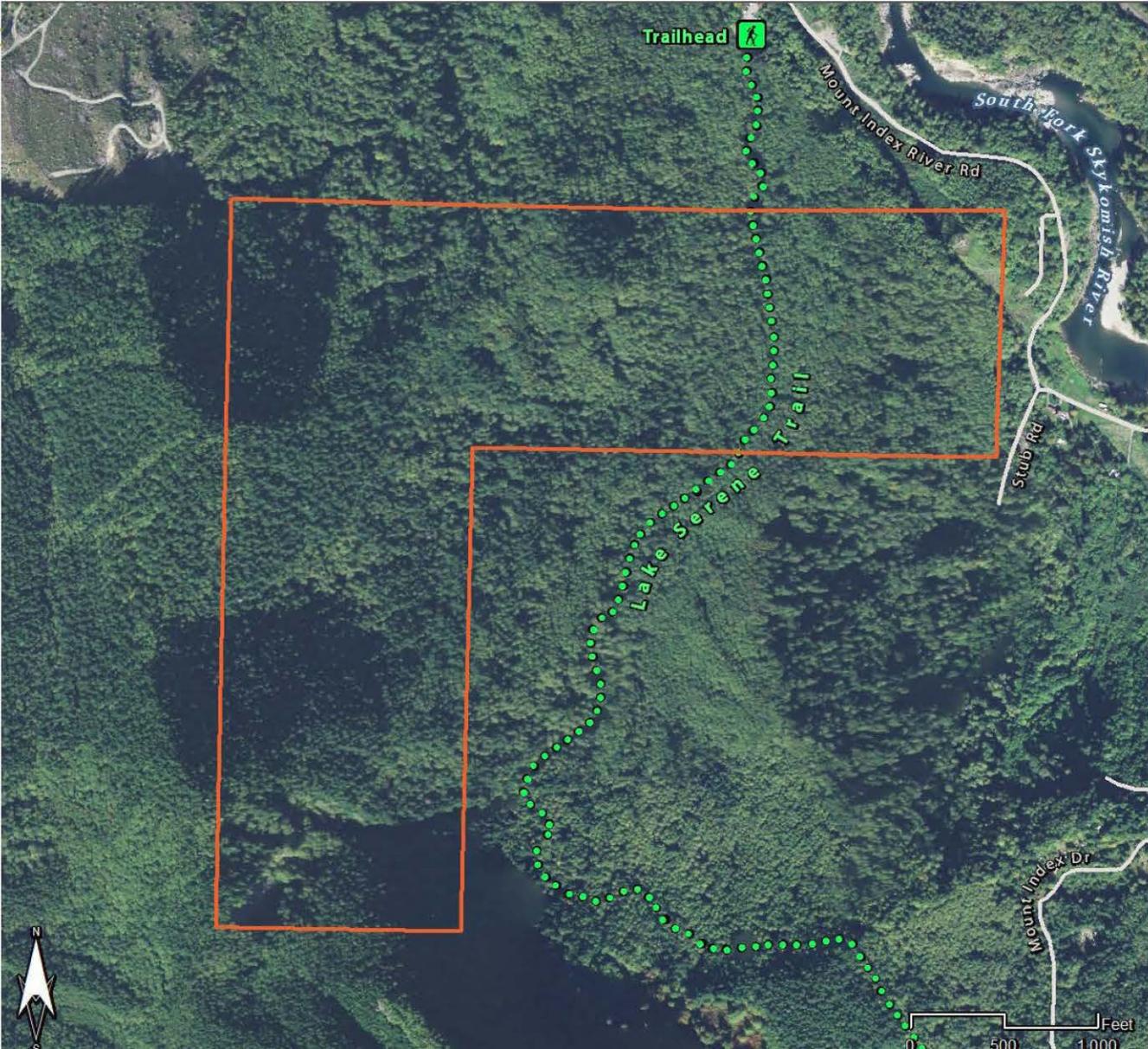
Lake Serene Trail Acquisition



Lake Serene Trail Acquisition



Lake Serene Trail Acquisition



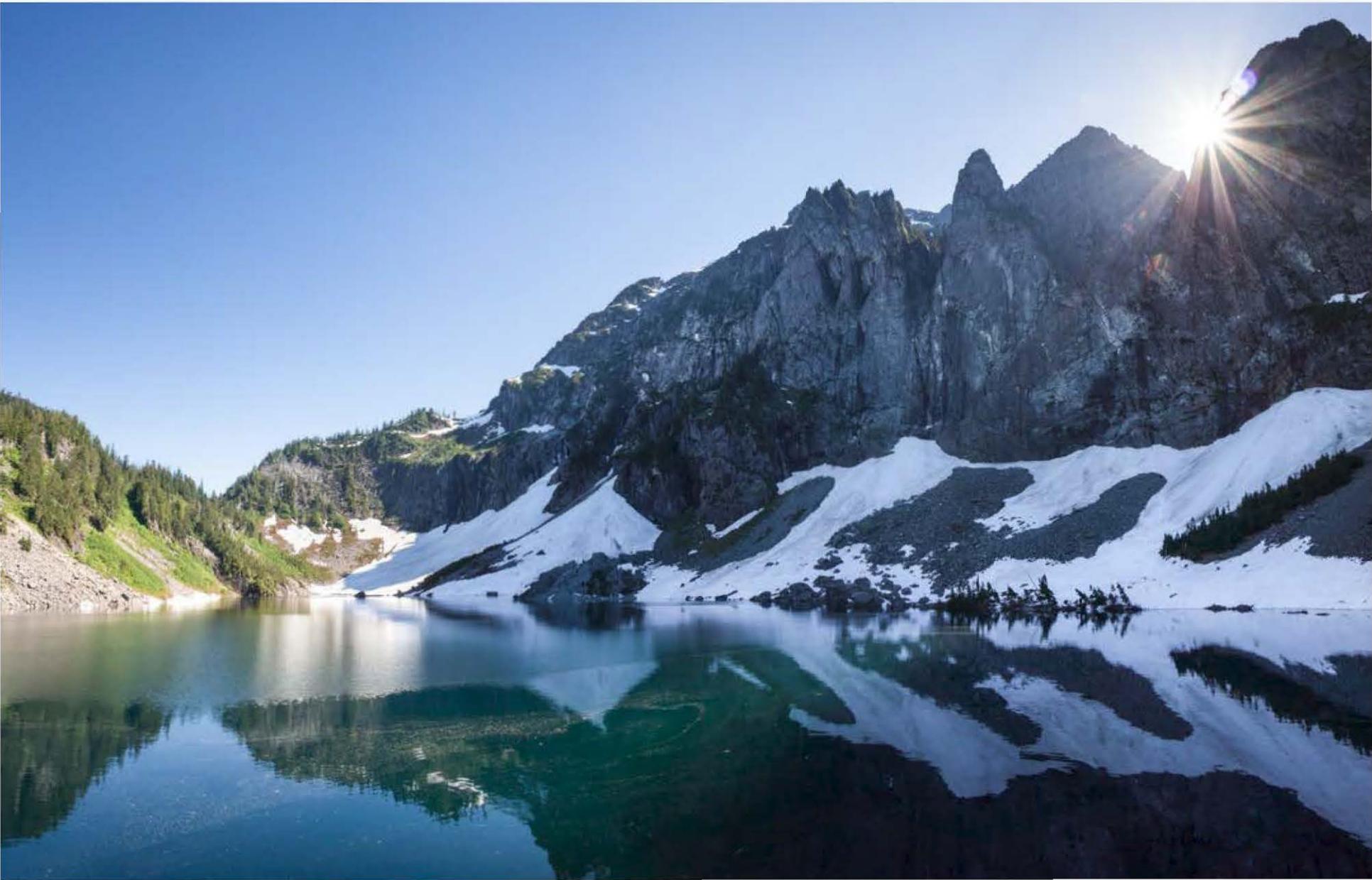


Lake Serene Trail Acquisition



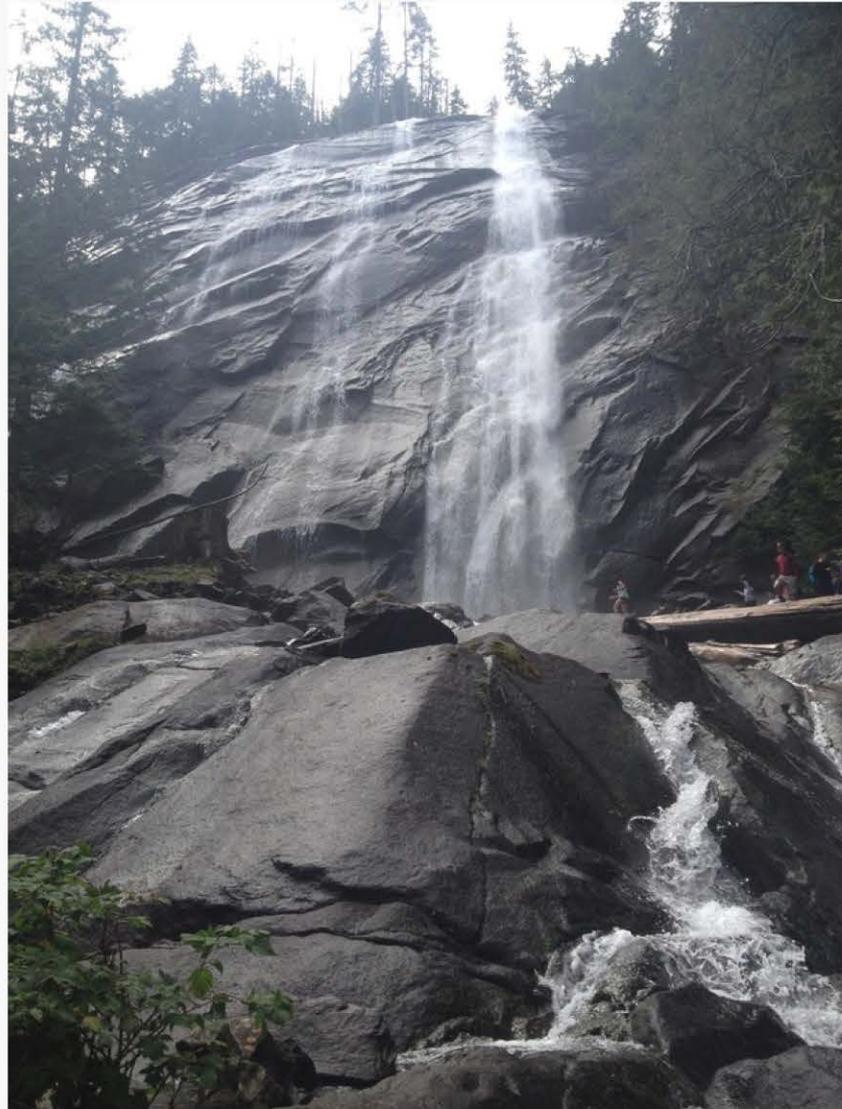


Lake Serene Trail Acquisition

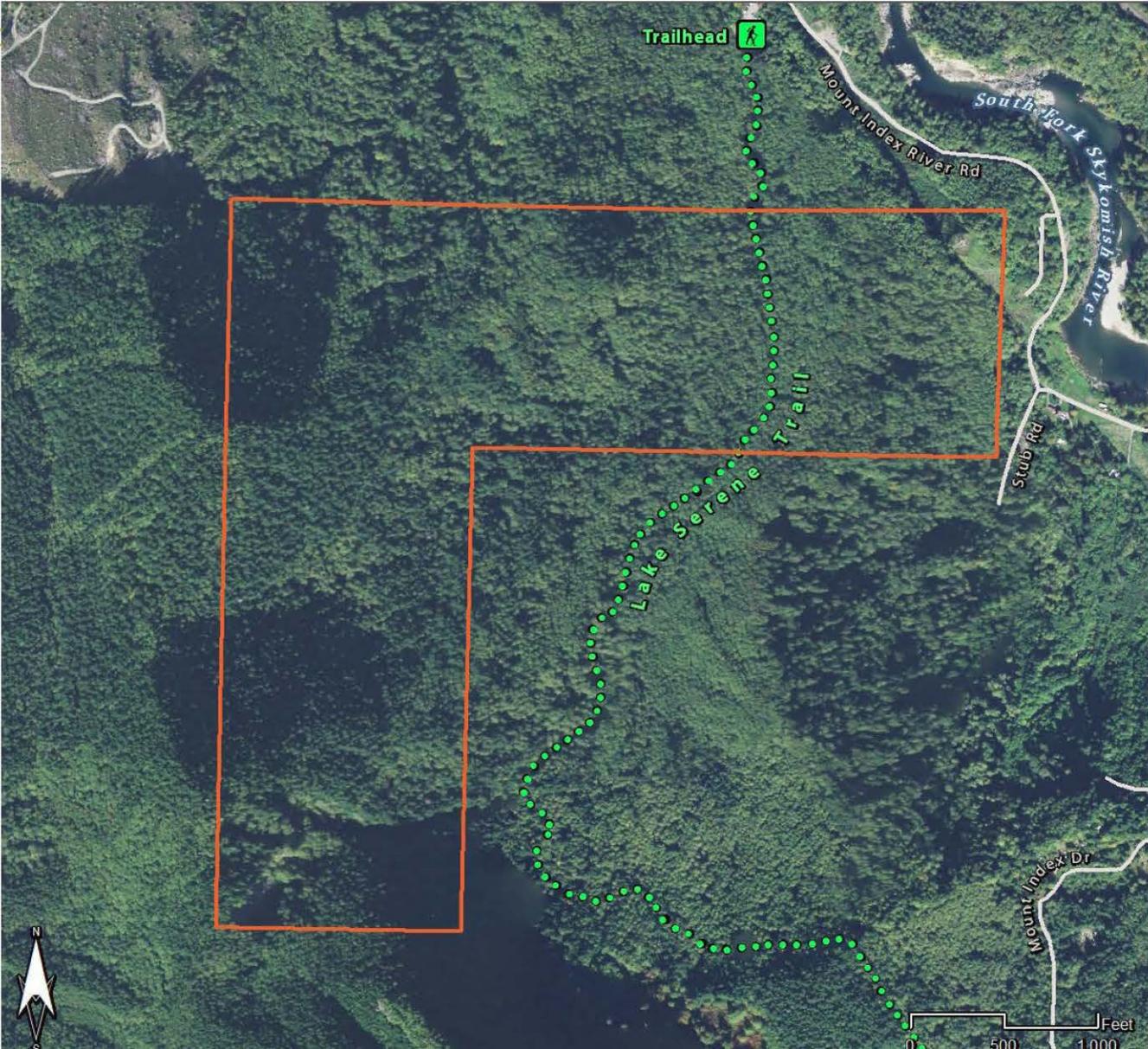




Lake Serene Trail Acquisition



Lake Serene Trail Acquisition





Lake Serene Trail Acquisition





Lake Serene Trail Acquisition





Lake Serene Trail Acquisition

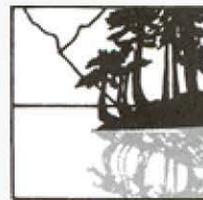


Lake Serene Trail Acquisition



Lake Serene Trail Acquisition

FORT&RRA



ALPINE LAKES
protection society



Questions?

Darcey Hughes
Senior Project Manager, Transactions
dhughes@forterra.org
206-204-8055

FORTERRA



Executive Committee

Terry Williams, Co-chair
Tulalip Tribes

Tristan Klesick, Co-chair
Klesick Family Farm

Kristin Kelly
Secretary-Treasurer
Pilchuck Audubon Society

Brian Bookey
Cherry Lane Farms

C.K. Eidem
Ducks Unlimited

Monte Marti
Snohomish
Conservation District

Dave Remlinger
Lord Hill Farms

Shawn Yanity
Stillaguamish Tribe

Sustainable Lands Strategy

Working together for farm, fish and flood net gain

March 29, 2017

Dianne Bailey
Snohomish County Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296

Re: Conservation Futures grant application for Johnson, Reiner and Bartelheimer Farms

Dear Ms. Bailey:

The Snohomish Sustainable Lands Strategy (SLS) is pleased to see the Johnson, Reiner, and Bartelheimer farms have submitted Conservation Futures applications for farmland preservation. We would request your continued support for using Conservation Futures monies to preserve farmland and associated community benefits such as sustaining local food production/security, providing long-term habitat for multiple species, job creation, and open spaces. Agriculture and natural resource preservation is an important component of maintaining and building a vibrant and functional resource land base within Snohomish County.

The SLS is organized to bring together a coalition of diverse interests to ensure that future generations will have these resource lands for food production, recreation and natural experiences, healthy ecosystems, and flood protection to make our communities more livable and vibrant.

SLS has been supporting a multiple benefit PDR easement program in the Stillaguamish Basin through the Stillaguamish Valley Protection Initiative (SVPI). The SVPI is a broad coalition of local farmers, the Tulalip and Stillaguamish tribes, The Nature Conservancy, Forterra, PCC Farmland Trust, Snohomish Conservation District, the city of Stanwood, Snohomish County and other partners aimed at providing flexible, long-term protection for core farmland, as well as for habitat and open space needed to sustain agriculture, fish, and healthy communities.

Livable communities and quality of life are important goals and preserving and enhancing ecosystems is one of the strategies to ensure that future generations will be able to avail themselves of these rich natural resources. At the same time, SLS recognizes that creating and preserving open spaces and parks is also an important strategy for future generations to make our communities more livable and vibrant.

It appears that demand for Conservation Futures funds from the agriculture community is increasing and probably will continue in the future. SLS believes that both parks and farmland preservation are important to future generations and we would like to consider, along with other stakeholders and entities, how to balance

and fund both needs. Our coalition has demonstrated a willingness to wrestle with issues like this in the search to help find creative and sustainable win-win solutions.

To initiate this dialogue, we would be happy to create a subcommittee between the SLS and The Conservation Futures Program Advisory Board to tackle this on-going need for open space and farmland preservation. We would like to work together and begin a conversation around funding for the next 10 years and beyond. Thank you,

Thank you for your consideration.

Sincerely,



Terry Williams

Co-chair of Snohomish Sustainable
Lands Strategy, Environmental Caucus



Tristan Klesick

Co-chair of Snohomish Sustainable
Lands Strategy, Agricultural Caucus



PO Box 308 – 119 North Fourth Street, Skykomish, WA 98288 – (360) 677-2388

March 3, 2017

Snohomish County
Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296-4214

RE: CFT 2017 - Lake Serene Trail Property Acquisition

Dear Conservation Futures Committee:

The upper Skykomish valley is one of the major recreation destinations in the Central Cascades with water-based activities and hiking trails to mountain-top vistas, alpine lakes and meadows, waterfalls, and many other natural features. These recreational assets are integral to the health of the Town of Skykomish.

One of the most popular year-round trails in the valley leads to Bridal Veil Falls and Lake Serene (#1068). It is one of the premier scenic and recreational destinations in Snohomish County, and the trailhead is only a few minutes from Skykomish.

While most of this trail traverses National Forest land, it does cross one of the private inholdings, a 200-acre parcel on the lower slopes of Mt. Index. The Lake Serene Trail parcel is vulnerable to road building and logging, which would severely impact the natural and recreational values in this area. To ensure that trail access is maintained, and the forest around it is protected, it must be purchased from the current land owner.

The Town of Skykomish fully supports the acquisition of the Lake Serene parcel and urges the Conservation Futures Committee to prioritize this project in your funding for 2017.

Thank you for your consideration of this request.

Sincerely,

Respectfully,

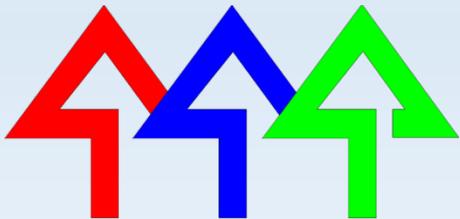
Alan A. Grider
Mayor of Skykomish

Terrace Creek Park Addition Mountlake Terrace, WA

Presenters:

Jeff Betz, Recreation and Parks Director

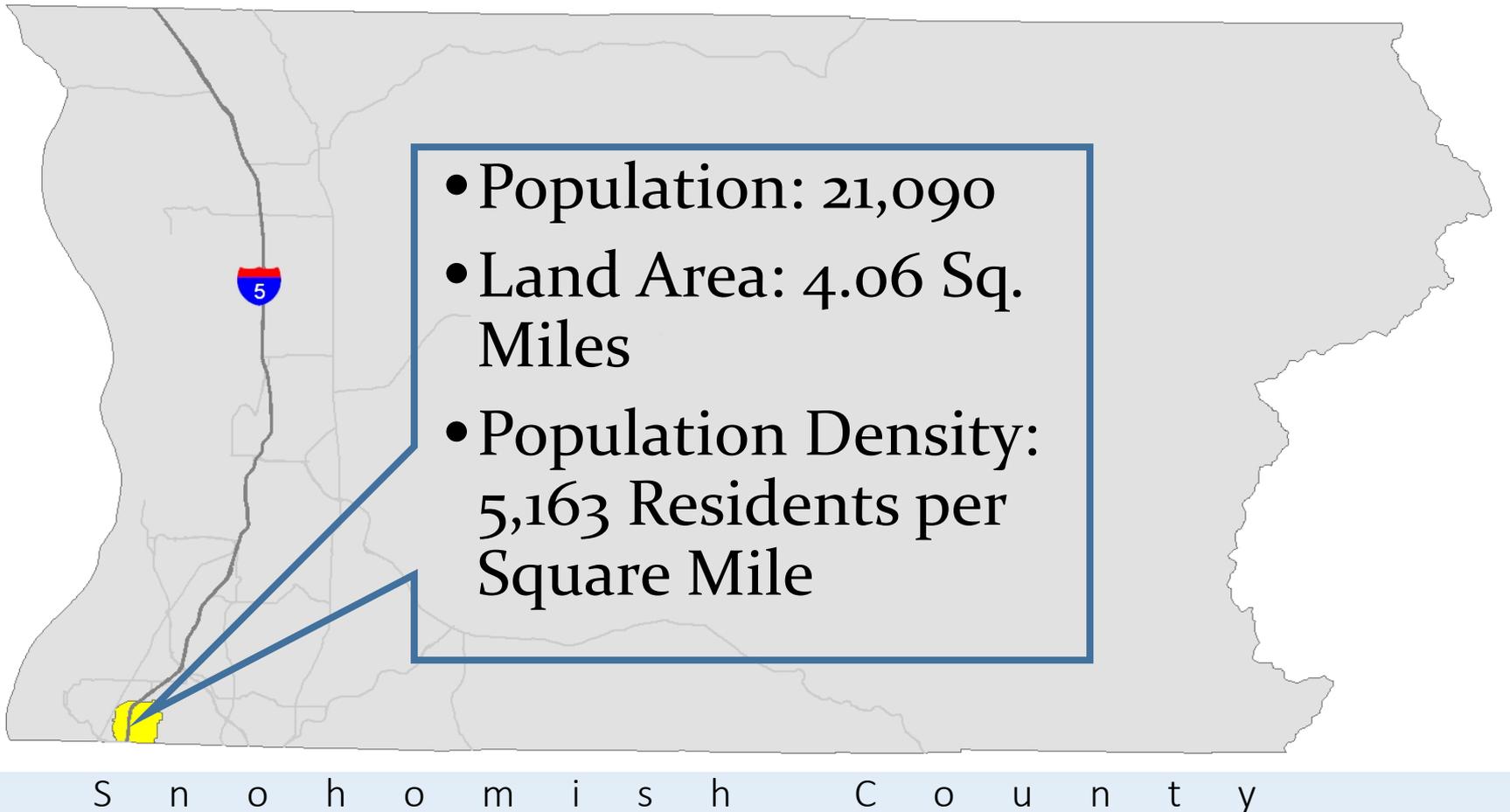
Ken Courtmanch, Parks and Property Management Superintendent



Conservation Futures

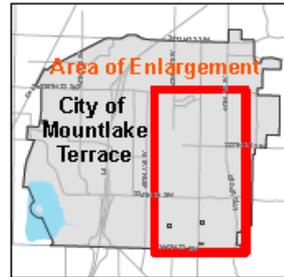
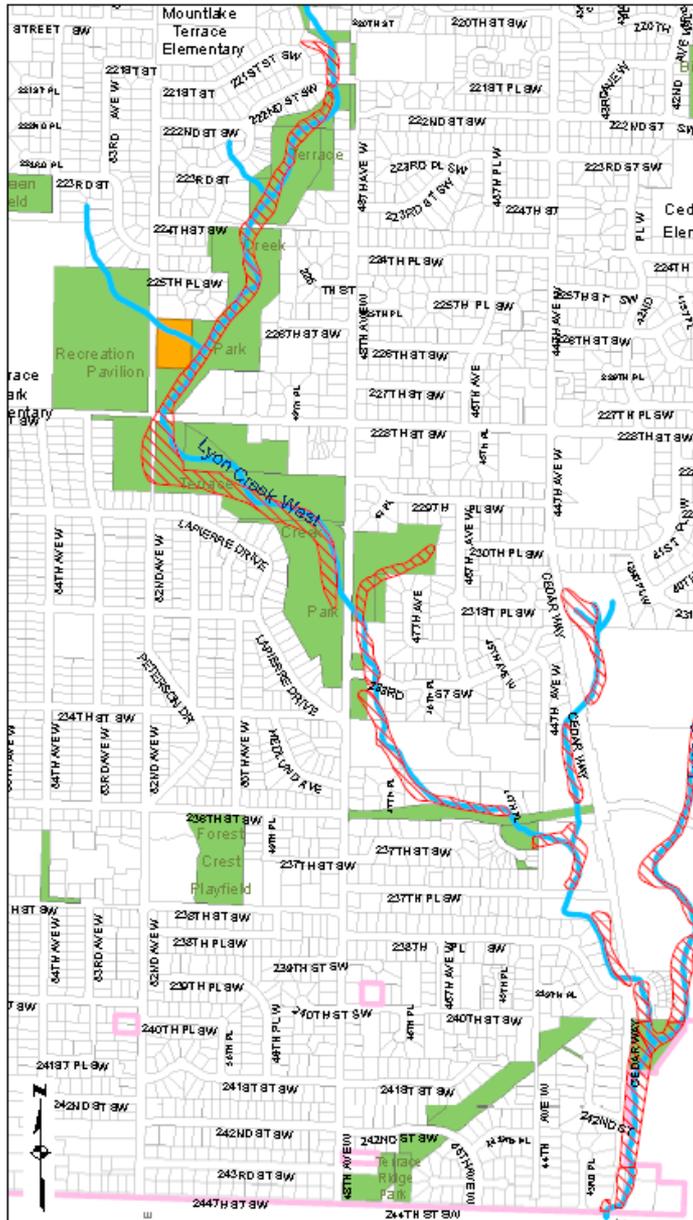


City of Mountlake Terrace



S n o h o m i s h C o u n t y

Conservation Futures Proposed Terrace Creek Park Addition Vicinity Map



This map was produced by the City of Mountlake Terrace geographic information system. It does not represent survey accurate information. No warranties of any sort, including accuracy or merchantability accompany this product.

Terrace Creek Park

- 53.35 acre park owned and maintained by City
- Terrace Creek Park has many steep slopes, 2nd growth forest and Lyon Creek flows through site
- Lyon Creek originates in Mountlake Terrace and Brier and flows through Lake Forest Park and into Lake Washington

- Estimated Project Cost: \$159,000
- 1.78 Acre Site

- Property has tributary to Lyon Creek and adjacent to Lyon Creek itself.
- WDFW Priority Habitat

History/Existing Conditions

- Property is adjacent to dog park, Recreation Pavilion, and Evergreen Playfields Complex.

History/Existing Conditions

- Site is largely vegetated by second growth forest with conifers (Douglas Fir, Western Hemlock and Western Red Cedar) in the 80-120 year old range forming overstory. Understory is a mix of native vegetation, magnolia trees and rhododendrons. Invasive, non-native species are found around perimeter of property.
- Site is sloped from upland terraces on the N side of site to Lyon Creek on the E side and the undisturbed soils contribute to base flows in the creek and adjacent wetlands.



Surrounding Land Use/ Development Pressure

- The Subject Parcel is zoned Single Family Residential 8400 and adjacent parcels to North are developed as single family.
- Terrace Creek Park is South, East and West of Subject Parcel. This 53 acre park is predominately forested and passive in use with hiking trails and one neighborhood playground to the south.
- Surrounding parcels were largely subdivided and redeveloped in the 80s, 90s and 2000s. The current owner has inquired into the process to build on the site and the adjacent development to the north has also inquired into this property.



Importance/Benefits

- This site is the largest privately held undeveloped property in the City of Mountlake Terrace that is contiguous to an existing City Park.
- With 2nd growth forest canopy and undisturbed soils, site is important to stream and wetland base flows and site is used by migrating songbirds, owls and hawks.
- Adjacent to a 53 acre park where it can be preserved, enhanced and enjoyed by the public.
- Additional trail connection possibilities to existing trail.



Management/ Improvements

- Removal of invasive and noxious weeds.
- Installation of boundary markers
- Incorporation into Terrace Creek Park and trail system.
- Potential new trail connection
- Protection of Lyon Creek headwaters.

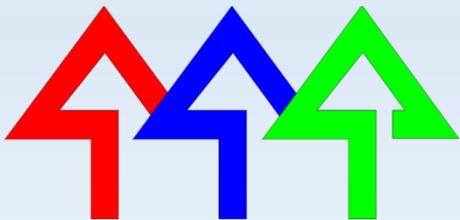


Questions?

Jeff Betz jbetz@ci.mlt.wa.us

Ken Courtmanch kcourtmanch@ci.mlt.wa.us

425-776-9173



Conservation Futures



Terrace Creek Park Addition Mountlake Terrace, WA

Presenters:

Jeff Betz, Recreation and Parks Director

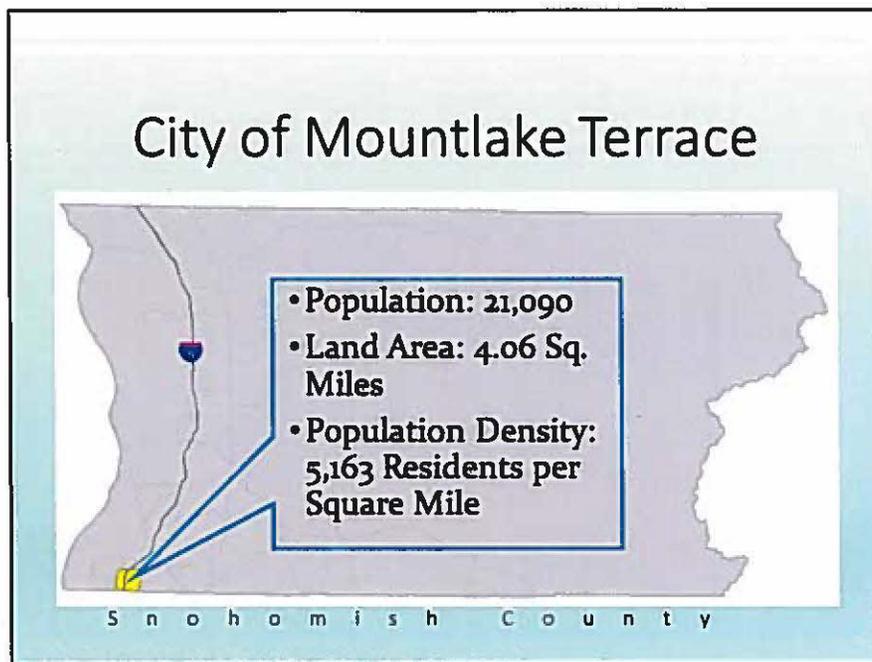
Ken Courtmanch, Parks and Property Management Superintendent



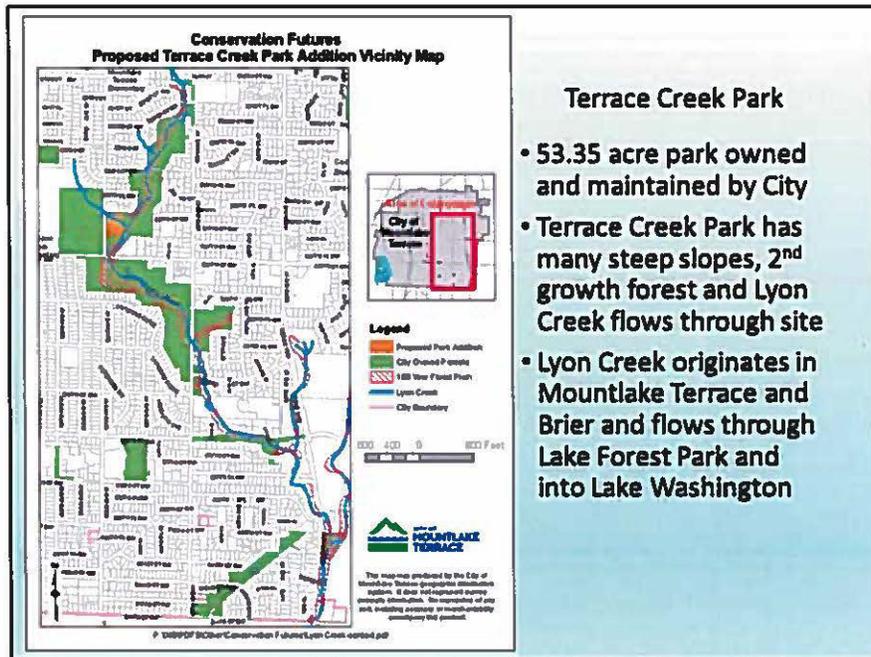
Conservation Futures



Good Afternoon Conservation Futures Funding Board and County Staff....--Introductions



Basic facts of Mountlake Terrace (Describe Map) incorporated in 1954, population 21,090, 4.06 square miles and 5,163 residents per square mile. The city is almost equidistant between Seattle and Everett. Mountlake Terrace is growing and experiencing commercial and residential development in anticipation of light rail in 2023. This increase in population density will need to continue to be offset by additional park land. The city's Recreation, Parks and Open Space Master Plan calls for adding an additional 3 acres of passive park land and 20 new passive facilities over the 20 year planning horizon.



- Terrace Creek Park**
- 53.35 acre park owned and maintained by City
 - Terrace Creek Park has many steep slopes, 2nd growth forest and Lyon Creek flows through site
 - Lyon Creek originates in Mountlake Terrace and Brier and flows through Lake Forest Park and into Lake Washington

Proposed addition relative location in this vicinity map.

Terrace Creek Park was Mountlake Terrace’s first park, created in 1953. This park has grown over the years with additional acquisitions in the 1960’s and 70’s. The city has made a concerted effort to acquire property to create this oasis in the middle of the city. Terrace Creek Park has many steep slopes and 2nd growth forest throughout, including the regionally significant Lyon Creek. The proposed acquisition of this new parcel continues the mission set out decades ago to add undeveloped property to the park with the added benefit of shielding a tributary to Lyon Creek and bordering the main trail through the park. This trail runs from the northern end of Terrace Creek Park to the developed park on the south end, sometimes referred to as Candy Cane Park (the trail is approximately 1 mile long). The trail does have many natural pathways that lead from the main trail to various cul de sacs and neighborhoods.

Describe Map (East-West Connections)



The Terrace Creek Park Addition (Tasoff Property) is a 1.78 acre parcel contiguous to Terrace Creek Park. The property is steeply sloped and abuts Lyon Creek, which flows through Mountlake Terrace and the City of Lake Forest Park before reaching Lake Washington. The north side of the property abuts a partially vacated street and single family homes, to the west is city owned park property and to the east and south is Terrace Creek Park. In addition, directly to the west of the property is a service road that adjoins the dead end street at 52nd Ave. West and 225th Place SW.

The estimated project cost is \$159,000 and includes a completed Independent Appraisal, Appraisal Review, Boundary Survey, Closing and Title. City's in kind costs include invasive weed control, and boundary marker signage for a total of \$6,000.

(Describe Map)



Ken-

- Property was purchased as many were in the area in the 1990's. There are many amenities nearby, and other park projects adjacent obtained via Conservation Futures, LWCF and other grant related parcels.
- The parcel is adjacent to residential development on the north and is adjacent to existing park property in Terrace Creek Park owned by the City of Mountlake Terrace on the south, east and west. The residential areas are zoned Single Household Residential including the target parcel, and the park property is zoned Recreation and Park District.
- The City's acquisition of this site would result in the property being incorporated into Terrace Creek Park. A park service access driveway separates the property from park land located to the west and northwest of the property. The existing Park property is developed with a playground, playfields, disc golf course, recreation center, dog park and basketball court, that is located near the site along the service road.

History/Existing Conditions

- Site is largely vegetated by second growth forest with conifers (Douglas Fir, Western Hemlock and Western Red Cedar) in the 80-120 year old range forming overstory. Understory is a mix of native vegetation, magnolia trees and rhododendrons. Invasive, non-native species are found around perimeter of property.
- Site is sloped from upland terraces on the N side of site to Lyon Creek on the E side and the undisturbed soils contribute to base flows in the creek and adjacent wetlands.



Ken-

- The project site is partially vegetated by a second growth forest type with conifers in the 80 to 120 year old age range.
- The property is located within a Wildlife Priority Habitat & Species Area (WDFW).
- The property slopes from upper terrace on the north and west to the base of the creek channel on the south and east which flows into Lyon Creek in a southeasterly direction from a high elevation of 460 feet to a lower elevation of 400 feet.

Surrounding Land Use/ Development Pressure

- The Subject Parcel is zoned Single Family Residential 8400 and adjacent parcels to North are developed as single family.
- Terrace Creek Park is South, East and West of Subject Parcel. This 53 acre park is predominately forested and passive in use with hiking trails and one neighborhood playground to the south.
- Surrounding parcels were largely subdivided and redeveloped in the 80s, 90s and 2000s. The current owner has inquired into the process to build on the site and the adjacent development to the north has also inquired into this property.



Ken-

- As mentioned, the site is zoned single family residential. Adjacent to park property in south, east and west. Hiking trails throughout the park potentially connect to the new parcel.
- Several plats along 225th Place SW to the north were completed in the early 1990's and a number of large single family lots have been developed in the early 2000's
- A developer has recently purchased a large piece of property immediately north of the parcel for redevelopment with multiple residential lots, and has inquired as to future use of the target parcel proposed for conservation.

Importance/Benefits

- This site is the largest privately held undeveloped property in the City of Mountlake Terrace that is contiguous to an existing City Park.
- With 2nd growth forest canopy and undisturbed soils, site is important to stream and wetland base flows and site is used by migrating songbirds, owls and hawks.
- Adjacent to a 53 acre park where it can be preserved, enhanced and enjoyed by the public.
- Additional trail connection possibilities to existing trail.



- The site is the largest privately held undeveloped property in the city that is contiguous to an existing city park.
- 2nd growth canopy and undisturbed soils.
- In addition, the property is adjacent to a 53 acre park and other desirable amenities such as a dog park, walking trails, athletic facilities, recreation center, etc.
- An important benefit is a new East/West trail connection on the north end of the parcel connecting Terrace Creek Park Trail and the previously mentioned amenities.

The City fully supports acquisition of this parcel and has a letter of support from the Recreation and Park Advisory Commission Chair. Acquisition of the parcel executes the desire of the community as documented in the 2015 RPOS and the City Comprehensive Plan.

Management/Improvements

- Removal of invasive and noxious weeds.
- Installation of boundary markers
- Incorporation into Terrace Creek Park and trail system.
- Potential new trail connection
- Protection of Lyon Creek headwaters.



City to remove invasive and noxious weeds, install boundary markers and incorporate into Terrace Creek Park and trail system. Protect Lyon Creek headwaters.

The city has shown itself a good steward of public funds and grants, receiving many over the years to further citizens' desire for improved places to recreate and enjoy nature. It's been a pleasure working with county staff in the past and hopefully we will continue to have that opportunity in the future. Thank you for your time and consideration.

Questions?

Jeff Betz jbetz@ci.mit.wa.us

Ken Courtmanch kcourtmanch@ci.mit.wa.us

425-776-9173

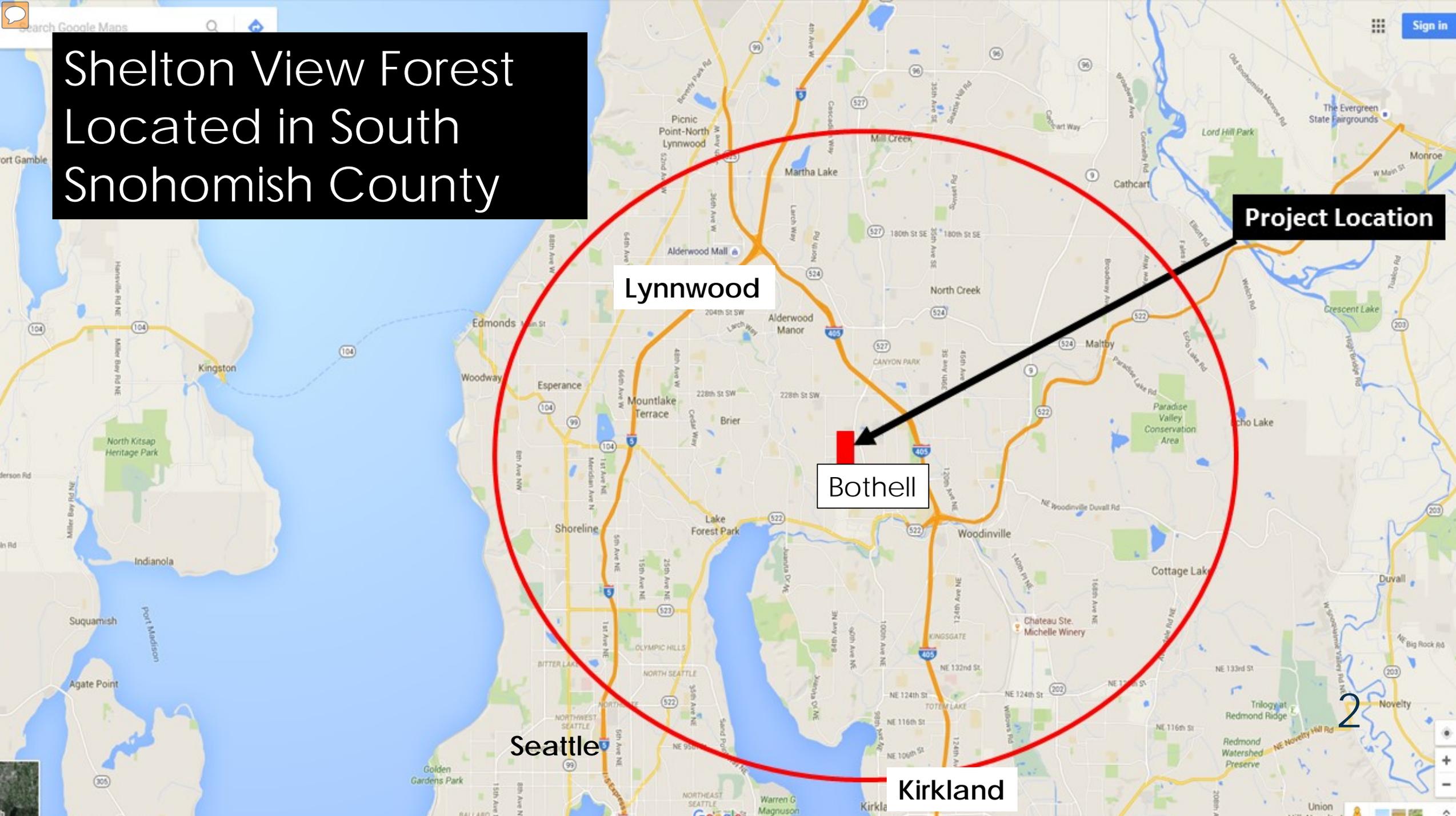


Conservation Futures





Shelton View Forest Located in South Snohomish County



Lynnwood

Bothell

Project Location

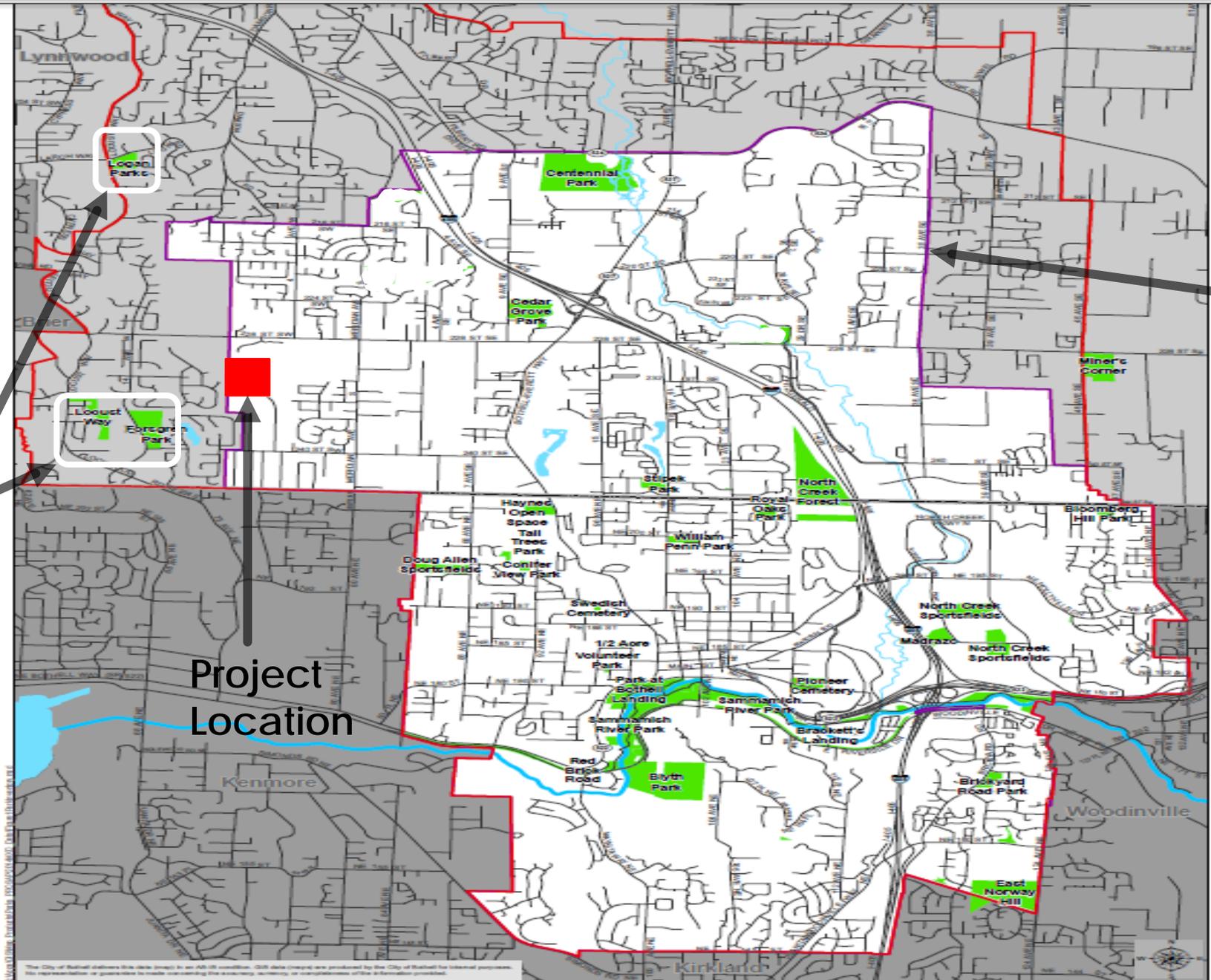
Seattle

Kirkland

2



Snohomish County Parks In UGA



City of Bothell Limits

Project Location

Figure 1
Parks Inventory



BOTHELL PARKS & RECREATION OPEN SPACE PLAN

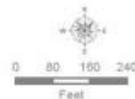
- ▶ **PR-Action item 38: Acquire property known as Shelton View Forest.**
- ▶ **PR-P21: Support and promote stewardship of open space by community groups and educational institutions.**
- ▶ **City Council has prioritized acquiring park land and open space in North Bothell.**



NATURAL FEATURES & HABITAT

- ▶ Mature conifer-hardwood forest
- ▶ Age of trees 60-80 years old
- ▶ Historically part of State Trust lands

 DNR
 MC Coast LLC
 Bothell City Limit



NATURAL FEATURES & HABITAT

- ▶ WDFW Priority Habitats and Species
- ▶ Elements of Old Growth Forest
- ▶ Ravines carved by receding glaciers

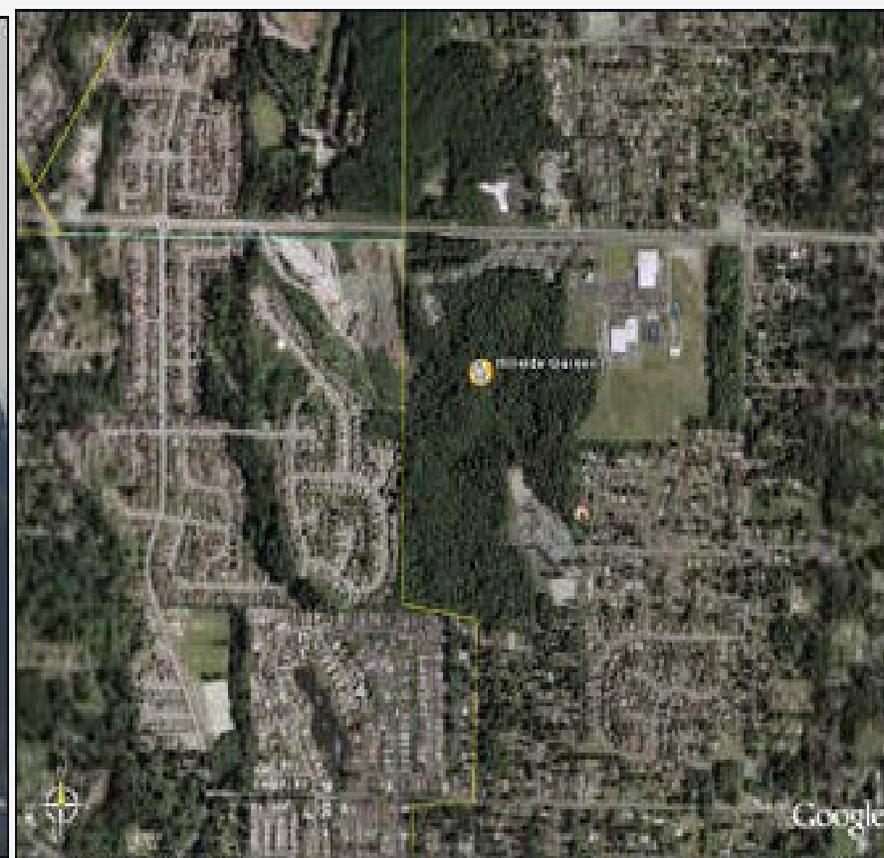




Washington State Department of Fish & Wildlife Priority Habitats Map

Priority Habitats Shown in Purple
Shaded Areas

THREAT OF DEVELOPMENT: HILLSIDE GARDENS



Purchase Date: August 2006 **Price:** \$980,000

Current Market Value: \$1,300,000

Note: Hillside Gardens is a 16.50 acre hilltop development site located in Bothell Washington with panoramic views of the Olympics, the downtown Seattle skyline, Mount Rainier and beyond. In partnership with the area premier residential land developer, CEP is planning to create an exclusive 40 home gated community. This site is unique in that it sits close into the city (just west of Canyon Park) and provides an opportunity to establish a sizable new community of upscale homes on generous view lots.

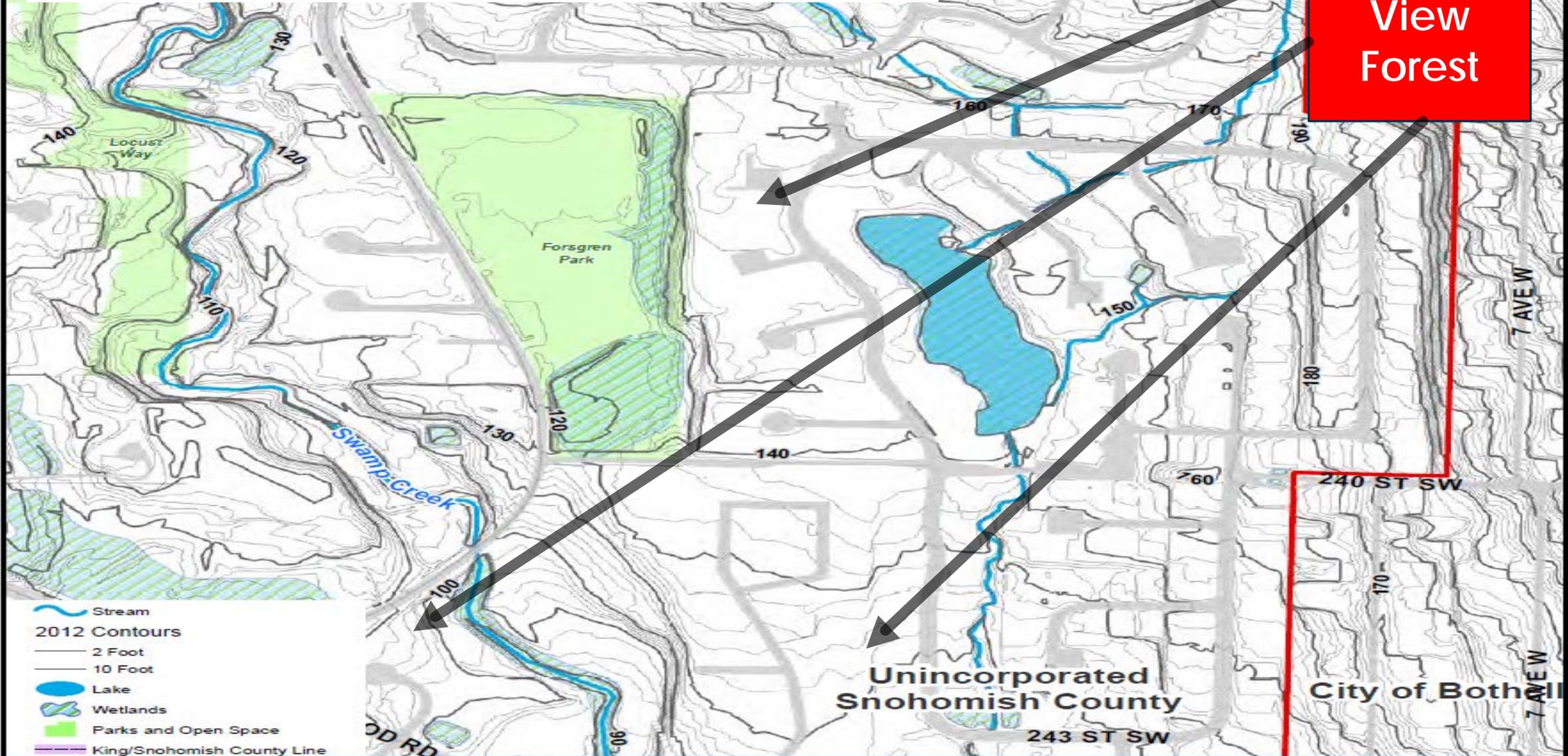


THREAT OF DEVELOPMENT

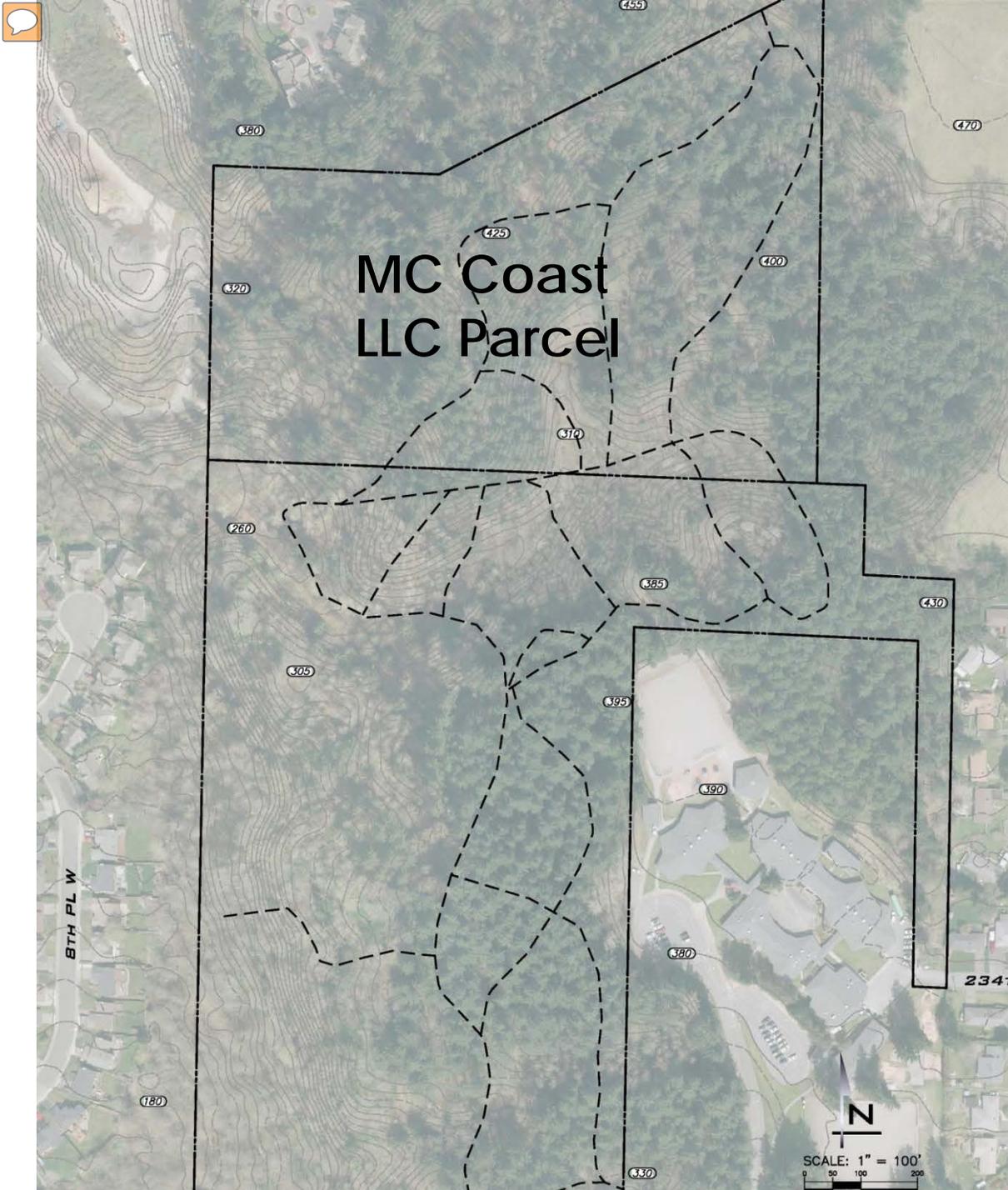
- ▶ Bothell MUGA fastest growing home sales in the state
- ▶ Largest forested area left unprotected in Bothell
- ▶ City's proposed clustering code will increase pressure to develop

Protecting the Swamp Creek Watershed which drains to the Sammamish River and Lake Washington

SW
corner of
Shelton
View
Forest



- Stream
- 2012 Contours
 - 2 Foot
 - 10 Foot
- Lake
- Wetlands
- Parks and Open Space
- King/Snohomish County Line

A topographic map showing the MC Coast LLC Parcel. The parcel is outlined in black and contains several dashed lines representing trails. Elevation contours are shown throughout the map, with labels such as 320, 350, 380, 400, 430, 450, 470, 305, 395, 390, 380, and 234. A road labeled 'BTH PL W' is visible on the left side. A north arrow and a scale bar (1" = 100') are located at the bottom center of the map.

MC Coast LLC Parcel

PUBLIC USE & ENJOYMENT

- At least 4 access points
- 4 miles of user built looped trails
- Dramatic ridges & quiet ravines
- Heart of the forest



PUBLIC USE & ENJOYMENT

- ▶ SVFSA tracked 590.5 volunteer hours in 2016
- ▶ 223.5 hours logged for 2017 so far
- ▶ Work parties, guided tours, & community events
- ▶ Student involvement: UW Bothell, Cascadia College, local schools, Scouts, etc.
- ▶ Geo-caching, hiking, bird watching, photography



COMMUNITY SUPPORT

- ▶ Bothell Mayor Andy Rheaume
- ▶ Brier Mayor Bob Colinas
- ▶ Shelton View Elementary Principal Bethel Santos
- ▶ 1st LD Legislators
- ▶ Sno-King Watershed Council
- ▶ Bothell Parks Foundation



DEMONSTRATED COST EFFICIENCIES

Bothell City Councilmember Tris Samberg and volunteers
Earth Day Event 2016



Questions?



City of Bothell™

March 17, 2017

Dave McConnell
Associate Parks Planner
Snohomish County Parks Department
6705 Puget Park Drive
Snohomish, WA 98296

Subject: Letter of Support for Shelton View Forest Acquisition

Dear Mr. McConnell:

The City of Bothell and the Shelton View Forest Stewardship Association recently applied for a Snohomish County Conservations Futures grant. I am writing you today to support the grant application.

Acquisition of the Shelton View Forest is important for a variety of reasons. First, since the City of Bothell is physically located in both King County and Snohomish County, it is important to note that the City presently has a large deficiency of park land and open space in North Bothell, or the Snohomish County portion of the City. Of the twenty-four properties owned by the City of Bothell, only four are located in the Snohomish County area of Bothell.

Secondly, the Parks, Recreation and Open Space Plan has noted the north Bothell parkland and open space deficiency and has recommended acquisition of the Shelton View Forest. In addition, Bothell is growing steadily and the market value of real estate continues to escalate. If the City does not act soon, remaining property will either be developed or become unaffordable.

Lastly, the owner of the property the City is interested in acquiring is a developer. If the City is not able to act relatively soon, there is a very high likelihood that the property will be developed. This property is under threat of development.

In conclusion, the Shelton View Forest is one of the few remaining and intact forest open spaces in Bothell and is a high priority acquisition project for the City.

Sincerely yours,

Andy Rheaume
Mayor

18415 101st Ave. NE
Bothell, WA 98011
425.806.6100
www.bothellwa.gov



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: Real Estate Services, 600 Capitol Way N · Olympia, WA 98501-1091

February 21, 2017

Dianne Bailey
Snohomish County Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296

Dear Dianne,

We are writing to support the City of Stanwood's conservation futures grant application for \$500,000 to acquire approximately 30 acres including resource lands, farm buildings, dike and levee system, and a 150 acre farmland preservation easement on the Johnson Family Farm property located at the confluence of the Stillaguamish River and Skagit Bay.

The city has been working closely with area partners including the Stillaguamish Tribe, Department of Fish and Wildlife and local farmers to acquire the Johnson Family Farm. The property is a high priority for habitat protection because of its proximity to Skagit Bay. The property presents an opportunity to acquire and manage replacement lands for estuary restoration projects for farmed waterfowl forage, walk-in hunting and wildlife viewing. The proposed 150 acre farmland preservation easement will preserve and protect high value agricultural land.

The Johnson Family Farm is adjacent to the 15 acre Ovenell Farm purchased by the City of Stanwood in 2015 using conservation futures funds. The city has completed a master plan for Ovenell Farm. The master plan offers residents and visitors opportunities to learn about the history of the region, access the Stillaguamish River and view wildlife. Acquiring the Johnson Farm to the north will create a year around, publicly accessible 1.25 mile lineal trail from Ovenell north to Skagit Bay. This could replace the recreation access lost by restoring Leque Island to estuary habitat. In addition, acquisition of the dike and levee system will ensure long-term flood protection for the City of Stanwood and surrounding property owners.

This is truly a "multi-benefit" project protecting resource lands, preserving farmland, providing flood protection and promoting recreation. We hope you and the Conservation Futures Board will carefully evaluate Stanwood's application and recognize the important benefit the proposed acquisition will provide to Snohomish County.

Sincerely,

Robert Everett
Regional Director



City of Bothell™

March 17, 2017

Dave McConnell
Associate Parks Planner
Snohomish County Parks Department
6705 Puget Park Drive
Snohomish, WA 98296

Subject: Letter of Support for Shelton View Forest Acquisition

Dear Mr. McConnell:

The City of Bothell and the Shelton View Forest Stewardship Association recently applied for a Snohomish County Conservations Futures grant. I am writing you today to support the grant application.

Acquisition of the Shelton View Forest is important for a variety of reasons. First, since the City of Bothell is physically located in both King County and Snohomish County, it is important to note that the City presently has a large deficiency of park land and open space in North Bothell, or the Snohomish County portion of the City. Of the twenty-four properties owned by the City of Bothell, only four are located in the Snohomish County area of Bothell.

Secondly, the Parks, Recreation and Open Space Plan has noted the north Bothell parkland and open space deficiency and has recommended acquisition of the Shelton View Forest. In addition, Bothell is growing steadily and the market value of real estate continues to escalate. If the City does not act soon, remaining property will either be developed or become unaffordable.

Lastly, the owner of the property the City is interested in acquiring is a developer. If the City is not able to act relatively soon, there is a very high likelihood that the property will be developed. This property is under threat of development.

In conclusion, the Shelton View Forest is one of the few remaining and intact forest open spaces in Bothell and is a high priority acquisition project for the City.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Andy Rheume". The signature is fluid and cursive, with a large initial "A" and "R".

Andy Rheume
Mayor



1429 Avenue D, PMB 198
Snohomish, WA 98290

425-610-8027
www.pilchuckaudubon.org

March 29, 2017

To Whom It May Concern:

The mission of Pilchuck Audubon Society is to conserve and restore natural ecosystems focusing on birds and other wildlife for the benefit of the earth's biological diversity. We support the efforts of the City of Bothell and the Shelton View Forest Stewardship Association to acquire and preserve the Shelton View Forest.

Forestland provides important wildlife habitat and canopy for birds, and Snohomish County's urban areas are under pressure to develop due to increasing population, and such urban forests are vital for the protection of birds and other wildlife habitat.

The Shelton View Forest is home to many species of birds including migratory and songbirds as well as some species of concern such as osprey and the pileated woodpecker. Birds are important to the health and well-being of the forest and surrounding environment and in return the forest provides needed food and shelter for the birds.

Again, we are in strong support of the efforts to preserve the Shelton View Forest for current residents and future generations.

Please feel free to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Kristin Kelly'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Kristin Kelly
Executive Director
Pilchuck Audubon Society
425-923-8625
execdirector@pilchuckaudubon.org



Washington State Legislature

March 28, 2017

It is our pleasure to support the City of Bothell in their effort to acquire and preserve the Shelton View Forest. These 42 acres of mature forest provide much needed open space and recreational opportunities for the residents of Bothell and south Snohomish County.

Land like this is rare in urban areas, and we are in a unique position to preserve this land for generations to come. This is also a chance to protect land designated as priority habitat by the Washington Department of Fish and Wildlife.

As we work to secure legislative support for this proposal, we would like to thank the Shelton View Forest Stewardship Association for their advocacy for the forest and raising awareness of this special opportunity to save this forested land.

Sincerely,

A handwritten signature in black ink that reads "Guy".

Guy Palumbo
State Senator
1st Legislative District

A handwritten signature in black ink that reads "Shelley Kloba".

Shelley Kloba
State Representative
1st Legislative District

A handwritten signature in black ink that reads "Derek Stanford".

Derek Stanford
State Representative
1st Legislative District



March 26, 2017

The Sno-King Watershed Council represents people working to protect and preserve streams, urban waters, and natural areas. We support the efforts of the City of Bothell and the Shelton View Forest Stewardship Association to acquire and preserve the Shelton View Forest.

Crystal Creek, a small tributary of Swamp Creek, has its headwaters in and adjacent to the forest. The dense tree canopy and rich forest floor serves to capture rain water and helps protect Swamp Creek from additional storm water runoff in an area where some homeowners currently have water drainage issues during heavy rains.

Restoration of the forest and wildlife habitat would also provide excellent opportunities to educate the public and engage them on improving the quality of life for people, plants, and animals which live in our area.

The Shelton View Forest is an important asset to the region and the Swamp Creek Watershed and we hope to see it preserved for future generations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Adman', is written in a cursive style.

Eric Adman
President, Sno-King Watershed Council
7815 NE 192 St, Kenmore, WA 98028
425-780-9731
snokingwatershedcouncil@gmail.com



Johnson Farm Estuary Access and Farmland Preservation Easement Stanwood, WA

Estuary Access and Farmland Preservation Easement



Request

\$500,000

Purchase

30 acres fee simple

- Resource lands
- Farm buildings
- Dike and levee system

150 acre easement

- Farmland preservation



Date: 2-8-2017 Author: D.Tokizawa

Criteria #1

Preserves High Quality Farmland & Open Space

- Protect 150 acres of productive farmland in Stillaguamish/Skagit Delta
- Establish trail corridor and natural area linkage
- Access 297 acres of estuary habitat, scenic open space, and wildlife



Criteria #2 Unique Site Characteristics

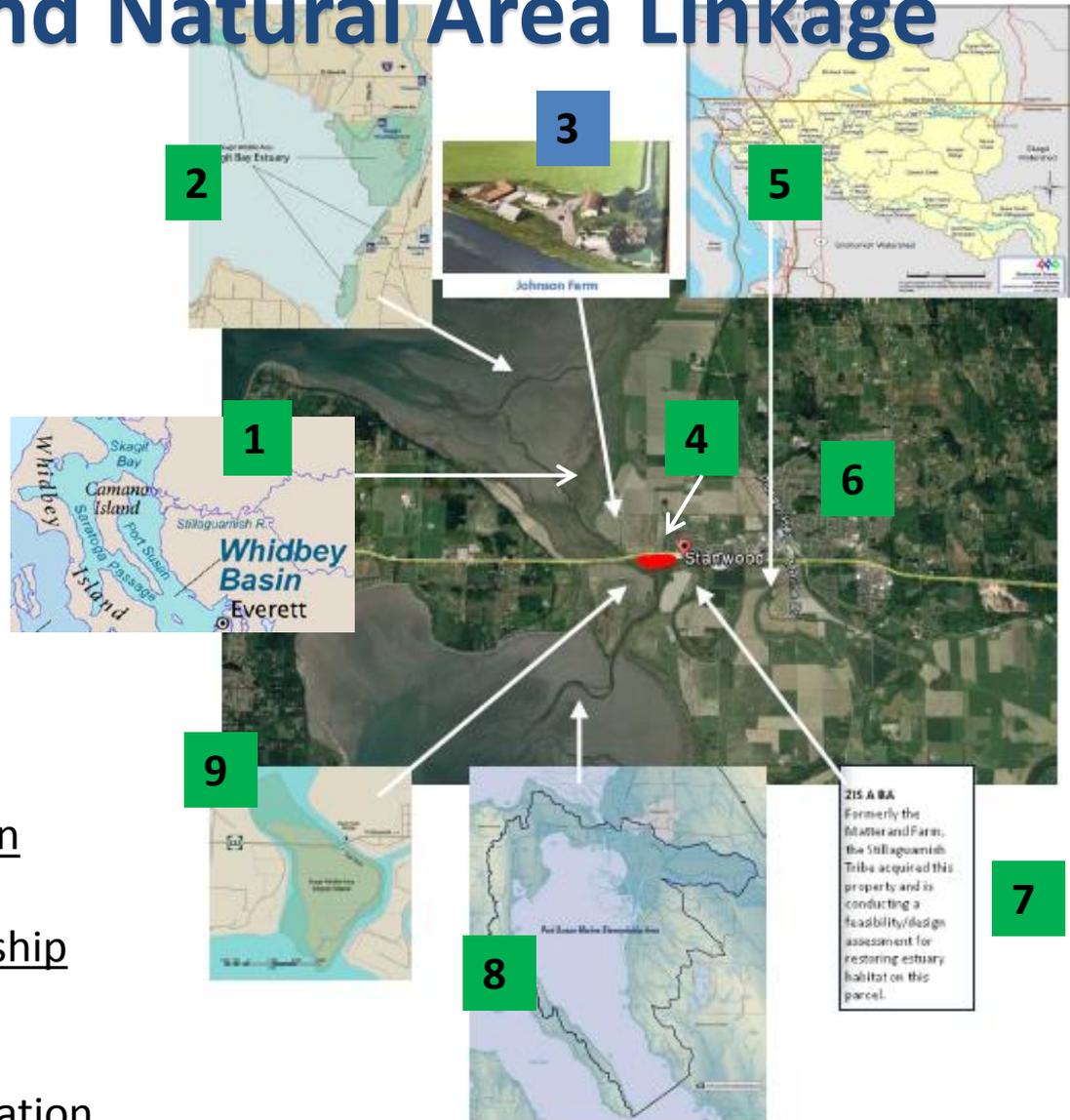


- 150 acre working farm established in the 1900's
- Confluence of Stillaguamish River and Skagit Bay
- Public Access to Skagit Bay estuary and vast marshes, mud flats and tide channels
- Designated an Important Bird Area (IBA) of Global Importance
- Site of Regional Importance to shorebirds in the Western Hemisphere Shorebird Reserve Network
- Available for farmed water fowl forage and bird hunting
- 1.25 mile levee trail connection to Ovenell Park
- Last remaining farms over 150 acres



Criteria #3: Trail Corridors and Natural Area Linkage

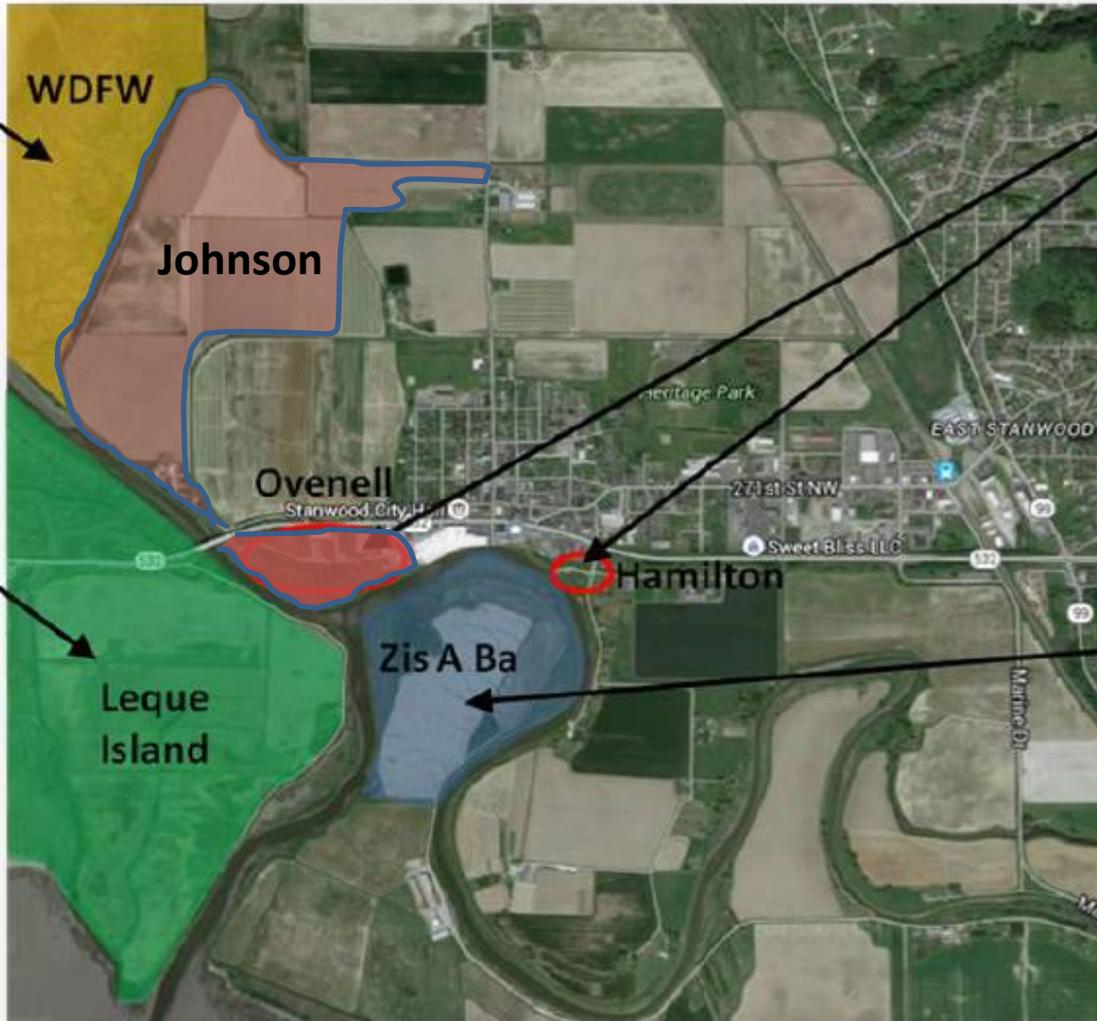
- 1 Cascadia Marine Trail
- 2 WDFW Estuary
- 3 Johnson Farm
- 4 Stanwood Ovenell Park
- 5 Stillaguamish River
- 6 Hamilton Park
- 7 Zis a bah Estuary Restoration
- 8 Port Susan Marine Stewardship Area
- 9 Leque Island Estuary Restoration



Criteria #4 Continuum of Projects

WDFW PROPERTY

WDFW now owns about 13,000 acres of estuary in Skagit, Snohomish and Island counties.



LEQUE ISLAND

WDFW owns the entirety of Leque Island aside from road right-of-ways. The perimeter dikes on the island have repeatedly failed during high tide and storm events. WDFW and Ducks Unlimited are working to determine a long-term solution to the failing dikes.

OVENELL PARK & HAMILTON PARK

The City of Stanwood acquired these properties in 2014. They were acquired in part with Conservation Futures Funds and both now have Conservation Easements on them.

ZIS A BA

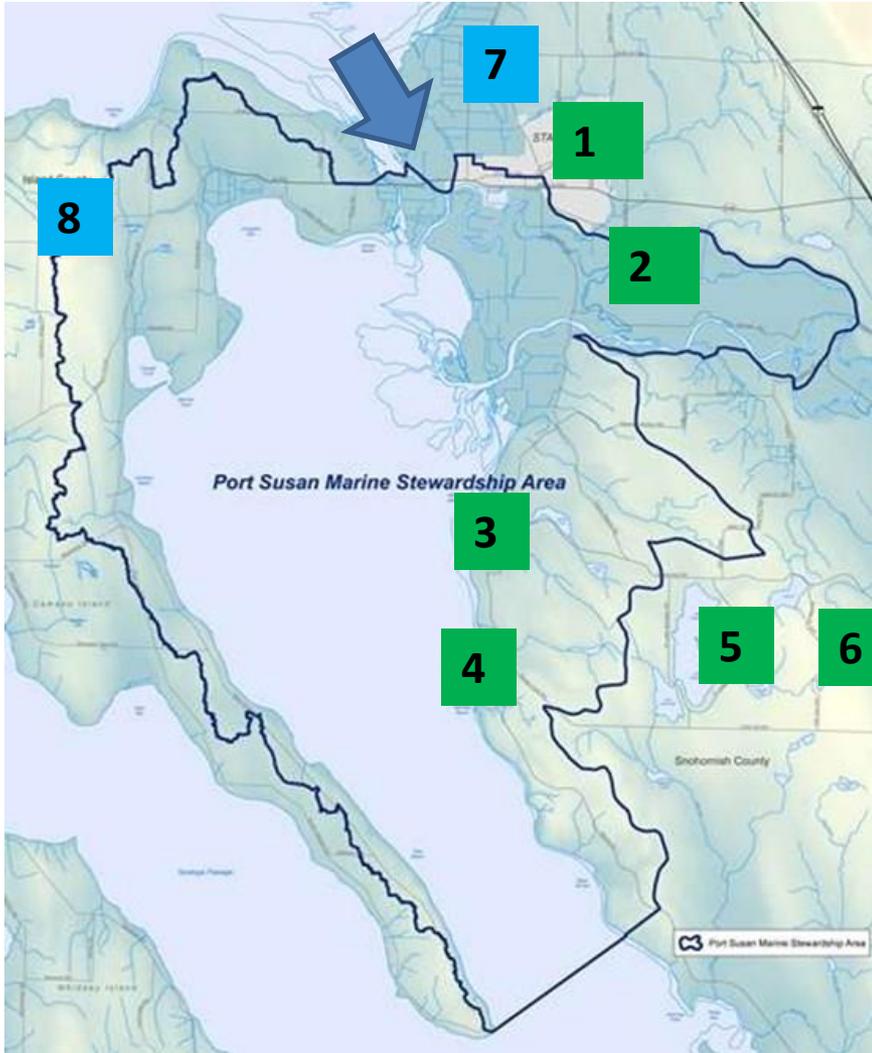
Formerly the Matter and Farm, the Stillaguamish Tribe acquired this property and is conducting a feasibility/design assessment for restoring estuary habitat on this parcel.

Criteria #5 Enhances ongoing Conservation Programs



- **City Stanwood Shoreline Restoration Plan (2010):**
- **City Stanwood Shoreline Management Plan (2012):**
- **City Stanwood Parks & Open Space Plan Goal (2012):**
- **City Stanwood Comprehensive Plan (2015)**
- **Puget Sound Partnership (2015)**
- **Sustainable Lands Strategy (2015)**
- **Snohomish Co. Park and Recreation Element (2015)**
- **AIA Design Stanwood (2003) and AIA Sustainable Design (2012)**
- **Washington Dept of Fish and Wildlife Letter**

Criteria #6 Service Area



- 1 Stanwood
- 2 Silvana
- 3 Kayak Point
- 4 Warm Beach
- 5 Lake Goodwin
- 6 Smokey Point
- 7 Skagit County
Conway, La Conner and
Mt. Vernon
- 8 Camano Island

Criteria #7 Open Space Policies and Criteria

Snohomish Co.

Open Space Policies

- LU10.A Identify and preserve an integrated open space network including:
 - ✓ Natural or scenic resource areas
 - ✓ Wildlife preserves, nature reservations, hiking and biking trails
 - ✓ Major multi-functional river corridors and water bodies
 - ✓ Linear open space such as trail corridors
 - ✓ Land that links existing open space and recreation areas
 - ✓ Land that forms open space corridors between urban growth areas
- Limit future development in floodplain migration area.

City of Stanwood

Natural Features Policies

- NFG-4 Preserve rural quality and community vision for open space
- NFP-4.1 Where possible greenbelts should be located to protect connectivity between critical areas and/or natural open space
- NG-5 Protect shorelines of statewide significance.
- NG-8 Preserve natural green spaces.



Criteria #8 Multi-Jurisdictional Benefits

Multi benefit project

- Protect Resource Lands
- Preserve Farmland
- Provide Flood Protection
- Promote Recreation



Washington Department of FISH and WILDLIFE



Sustainable Lands Strategy



Floodplains by Design

• REDUCING RISK, RESTORING RIVERS •

Criteria #9 Public Use and Enjoyment

- Farmland preservation
- 4H and FFA programs
- Dike and levee trail
- Water trail
- Bird watching
- Field Trips
- Hunting access
- Volunteer Opportunities



Criteria #10 Unique Opportunity

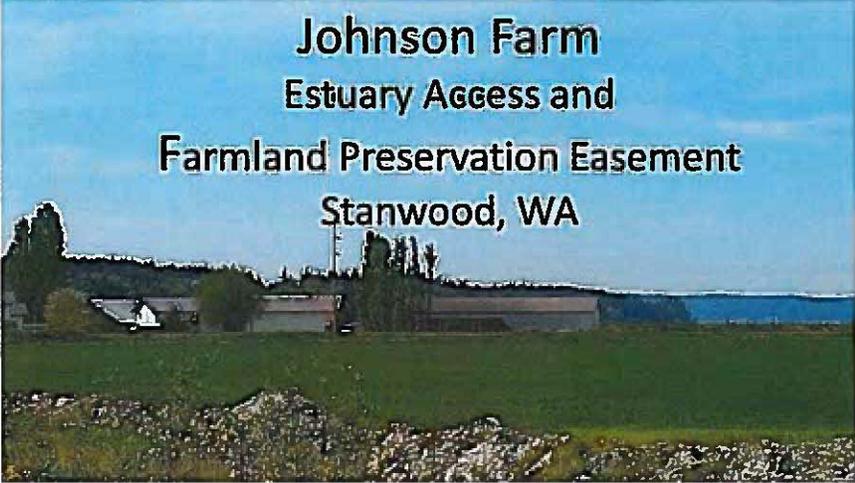


Skagit Bay

Johnson Farm

Port Susan Bay

- Confluence Stilly River/ Skagit Bay
- Farmland Preservation
- Trail Connectivity
- Replacement lands
- Important Bird Area of Global Importance



**Johnson Farm
Estuary Access and
Farmland Preservation Easement
Stanwood, WA**

1

Stanwood Snohomish Conservation Futures
March 30, 2017

Estuary Access and Farmland Preservation Easement



Request

\$500,000

Purchase

30 acres fee simple

- Resource lands
- Farm buildings
- Dike and levee system

150 acre easement

- Farmland preservation



Starwood Snohomish Conservation Futures
March 30, 2017

2

The city is asking for \$500,000 for a fee simple purchase of 30 acres of property including dikes and levees, and; for estuary access

a permanent conservation easement on approximately 150 acres of farmland.

The land is zoned AG-10

The city Council has pledged \$200K match

Criteria #1

Preserves High Quality Farmland & Open Space

- Protect 150 acres of productive farmland in Stillaguamish/Skagit Delta
- Establish trail corridor and natural area linkage
- Access 297 acres of estuary habitat, scenic open space, and wildlife



Stanwood Snohomish Conservation Futures
March 30, 2017

3

The city proposes to protect 150 acres of prime, productive delta farmland in order to ensure a critical mass of commercial farms in and around Stanwood, Skagit and Snohomish Counties.

Acquisition of the Johnson Farm would establish a trail corridor and natural area linkages between the Johnson farm and surrounding properties including Leque Island; Skagit Bay tidelands and the Ovenell Farm purchased by the city in 2014.

297
acres of

This is a "keystone" property

offering multi benefits for
farm, fish & flood protection

Criteria #2 Unique Site Characteristics



- 150 acre working farm established in the 1900's
- Confluence of Stillaguamish River and Skagit Bay
- Public Access to Skagit Bay estuary and vast marshes, mud flats and tide channels
- Designated an Important Bird Area (IBA) of Global Importance
- Site of Regional Importance to shorebirds in the Western Hemisphere Shorebird Reserve Network
- Available for farmed water fowl forage and bird hunting
- 1.25 mile levee trail connection to Ovenell Park
- Last remaining farms over 150 acres



Stanwood Snohomish Conservation Futures
March 30, 2017

Delta farmland at the edge of Puget Sound is under increasing pressure to convert to non-farm uses.

Farmland conversion is already underway on Leque Island and the zis a bah property adjacent to the Johnson farm

The Johnson Farm is one of the last remaining farms in Snohomish County over 150 acres. The farm is located at the confluence of the Stillaguamish River and Skagit Bay.

Fee simple purchase of the farm buildings, levee and sea dike will ensure the dike and levee system will be maintained, protecting the farmland and unique passive recreation and public access to estuary habitat and tidelands in Snohomish County

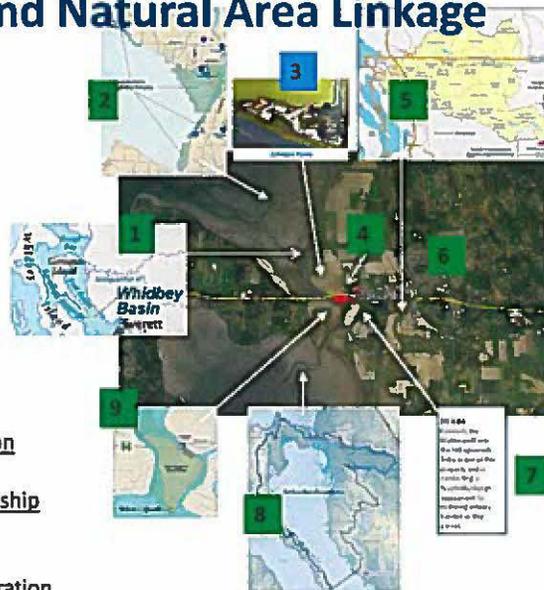
If purchased, this would be one of two public access points on Skagit Bay in Snohomish County.

Skagit Bay has been designated an Important Bird Area (IBA) of Global Importance. An IBA is a site that indicates a unique importance for birds; Skagit Bay is important because of the Snow Geese, Trumpeter and Tundra Swans and Dunlin that frequent the area during the winter.

The site offers a 1.25 mile levee trail along Skagit Bay and a future connection to WDFW ~~property~~ levee trail north to Conway and Fir Island

Criteria #3: Trail Corridors and Natural Area Linkage

- 1 Cascadia Marine Trail
- 2 WDFW Estuary
- 3 Johnson Farm
- 4 Stanwood Ovenell Park
- 5 Stillaguamish River
- 6 Hamilton Park
- 7 Zis a bah Estuary Restoration
- 8 Port Susan Marine Stewardship Area
- 9 Leque Island Estuary Restoration



Stanwood Snohomish Conservation Futures
March 30, 2017

5

The property connects to land and water trails to the north, south, east and west.

The property is located north of the 15 acre Ovenell Farm purchased by the city in 2014

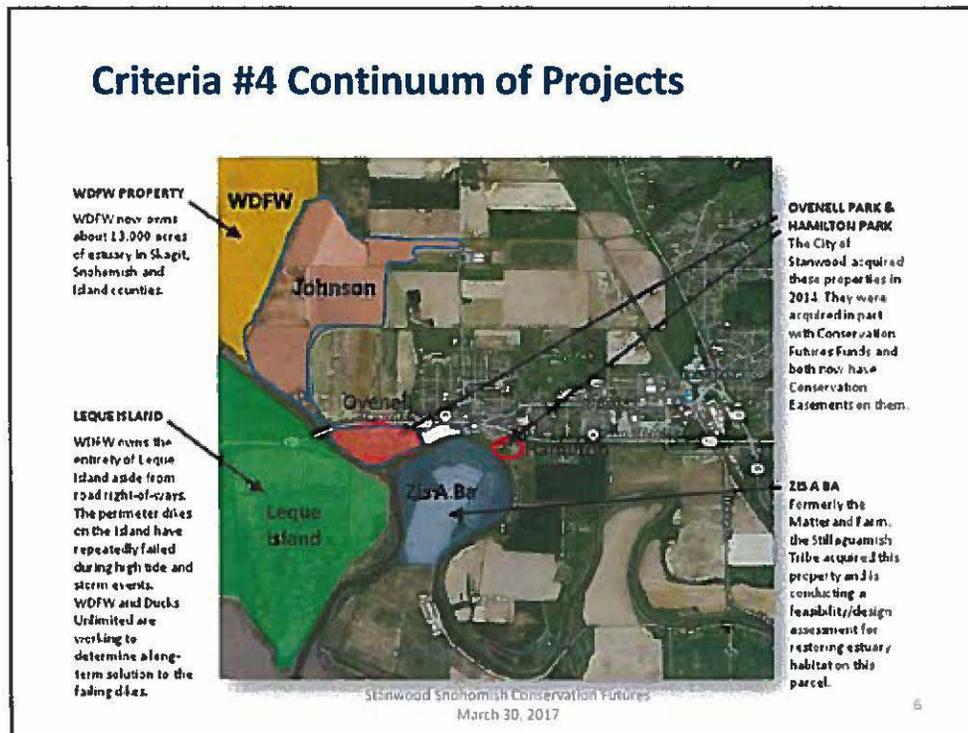
Acquiring Johnson Farm to will create a 1.25 mile lineal trail from Ovenell north to Skagit Bay and adjacent WDFW owned properties.

WDFW controls Leque island to the southwest of the Farm. The city and WDFW are working together to find replacement lands that will remain in ag production. Acquisition of the 150 acre farmland preservation easement offers an opportunity to achieve this goal.

WDFW owns 297 acres of second class tidelands in Skagit bay directly to the west of the Johnson Farm outside the sea dike. The Cascadia Marine Trail passes the Johnson Farm taking kayakers safely north towards Deception Pass.

The City of Stanwood is located to the east of the Johnson Farm allowing multi-modal access to the Johnson property.

Criteria #4 Continuum of Projects



Purchasing the Johnson Farm is a well defined phase of a larger project with a comprehensive acquisition and passive development plan.

In 2003, the Stanwood community identified farmland preservation and public access to the Stillaguamish River Delta a high priority. The city purchased the 15 acre Ovenell Farm and 2 acre Hamilton property in 2014 on the Stillaguamish River.

The Salmon Recovery Funding Board has funded a cooperative project between Ducks Unlimited and WDFW to restore about 100 acres of Leque Island to intertidal estuary affecting upland and migratory bird habitat.

The Stillaguamish Tribe purchased the zis a bah property to the south. The Tribe has received funding to restore about 40 acres to intertidal estuary.

Nature Conservancy owns the 4,122 acre Port Susan Bay Preserve to the south.

Acquisition of the Johnson Farm is the last remaining property needed to ensure commercial farming remains viable in Stanwood; the community has access to Skagit Bay and is protected from future flooding.

The property also offers the opportunity to replace resource lands on Leque Island for upland and migratory bird habitat.

This is the farm component of farm, fish and flood improvements at the confluence of the Stillaguamish River, Port Susan Bay & Skagit Bay

Criteria #5 Enhances ongoing Conservation Programs

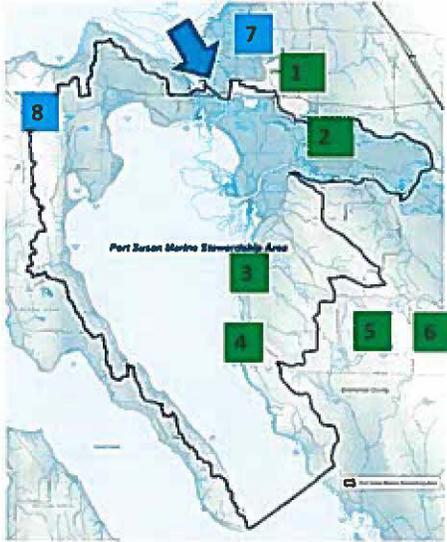


Stanwood Snohomish Conservation cultures
March 30, 2017

7

Preservation of farmland and open space at the edge of the Puget Sound implements multiple open space, conservation and resource goals and policies adopted by the DFWD, Snohomish County and the City of Stanwood.

Criteria #6 Service Area



- 1 Stanwood
- 2 Silvana
- 3 Kayak Point
- 4 Warm Beach
- 5 Lake Goodwin
- 6 Smokey Point
- 7 Skagit County
Conway, La Conner and
Mt. Vernon
- 8 Camano Island

The project provides regional benefit serving a large geographical area encompassing several towns, cities and unincorporated communities. The service area for the project includes the Port Susan Marine Stewardship area, Camano Island, South Skagit County and North Snohomish County.

Criteria #7 Open Space Policies and Criteria

Snohomish Co. Open Space Policies

- LU10.A Identify and preserve an integrated open space network including:
 - ✓ Natural or scenic resource areas
 - ✓ Wildlife preserves, nature reservations, hiking and biking trails
 - ✓ Major multi-functional river corridors and water bodies
 - ✓ Linear open space such as trail corridors
 - ✓ Land that links existing open space and recreation areas
 - ✓ Land that forms open space corridors between urban growth areas
- Limit future development in floodplain migration area.

City of Stanwood Natural Features Policies

- NFG-4 Preserve rural quality and community vision for open space
- NFP-4.1 Where possible greenbelts should be located to protect connectivity between critical areas and/or natural open space
- NG-5 Protect shorelines of statewide significance.
- NG-8 Preserve natural green spaces.



Stanwood Snohomish Conservation Futures
March 30, 2017

9

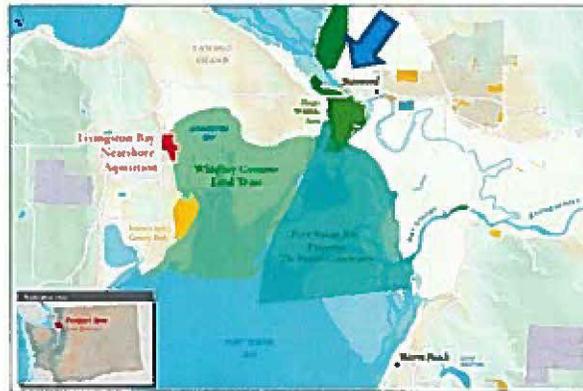
The project implements multiple open space policies and criteria adopted by the city, county and state.

This project achieves all of the goals outlined in Sno Co. Open Space policies listed on the left.

Criteria #8 Multi-Jurisdictional Benefits

Multi benefit project

- Protect Resource Lands
- Preserve Farmland
- Provide Flood Protection
- Promote Recreation



Sustainable Lands Strategy



Floodplains by Design

- REDUCING RISK, RESTORING RIVERS -

The city's proposed project to acquire levees, dikes, resource lands and a farmland preservation easement on the Johnson property can serve as a powerful example of how the agricultural community and partners can work together to implement a multi-benefit project.

The city and WDFW have a memorandum of understanding to work together to preserve the Johnson Family Farm as continued working agricultural land with an easement held by the City of Stanwood or a third party. Under the MOU, the property would be protected from future development but support habitat enhancement and public recreation. WDFW would manage the property for waterfowl hunting, wildlife viewing and as a potential pheasant release site.

Criteria #9 Public Use and Enjoyment

- Farmland preservation
- 4H and FFA programs
- Dike and levee trail
- Water trail
- Bird watching
- Field Trips
- Hunting access
- Volunteer Opportunities



Stanwood Snohomish Conservation Futures
March 30, 2017

11

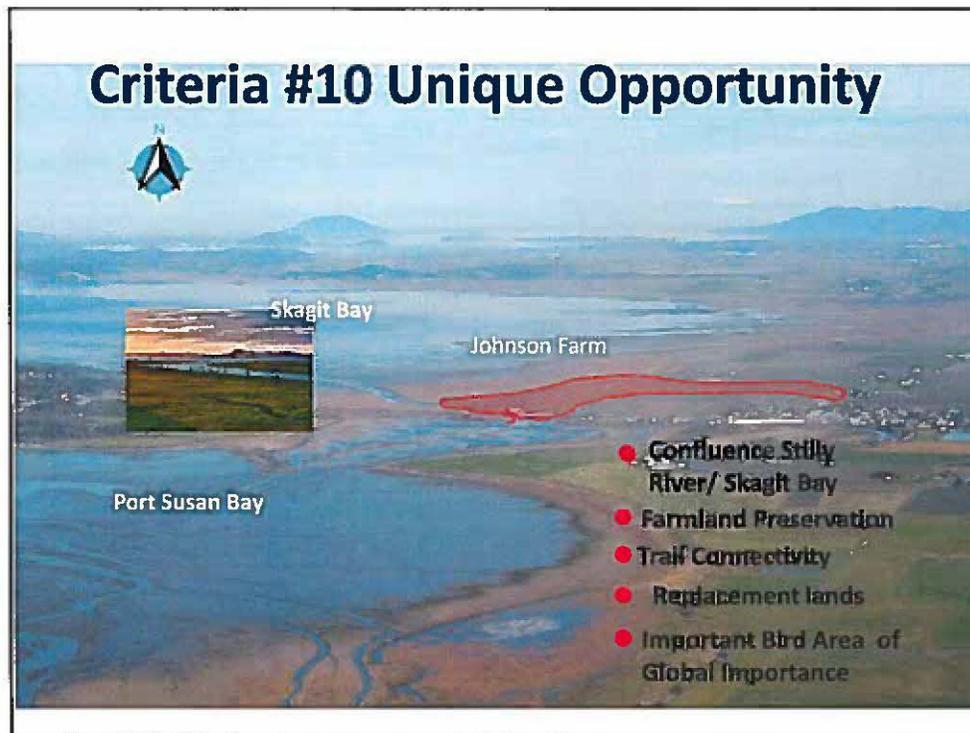
The goal of the project is to reconnect people with the river that gave the community its initial life; increase access to passive recreation activities;

improve estuary habitat;

Educate residents and visitors about the watershed and Port Susan marine region through interpretive signs and access to the estuary

protect an important part of the Puget Sound ecosystem and Salish Sea;

and preserve an important part of the area's history as an agricultural community



The Johnson Farm is one of the last remaining farms over 150 acres in Snohomish County.

Preserving this land will ensure commercial farming will remain viable in Stanwood and the County.

Acquisition of the Johnson Farm will also ensure this important ecological site will be accessible to the public expanding community understanding, enjoyment and protection of this unique environment.

City ownership of the dike and levee system will ensure the preservation of this unique delta farmland and protect Stanwood's historic business district from flooding and sea level rise.

This is a win-win-win opportunity to preserve farmland, provide flood protection and promote recreation.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: Real Estate Services, 600 Capitol Way N · Olympia, WA 98501-1091

February 21, 2017

Dianne Bailey
Snohomish County Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296

Dear Dianne,

We are writing to support the City of Stanwood's conservation futures grant application for \$500,000 to acquire approximately 30 acres including resource lands, farm buildings, dike and levee system, and a 150 acre farmland preservation easement on the Johnson Family Farm property located at the confluence of the Stillaguamish River and Skagit Bay.

The city has been working closely with area partners including the Stillaguamish Tribe, Department of Fish and Wildlife and local farmers to acquire the Johnson Family Farm. The property is a high priority for habitat protection because of its proximity to Skagit Bay. The property presents an opportunity to acquire and manage replacement lands for estuary restoration projects for farmed waterfowl forage, walk-in hunting and wildlife viewing. The proposed 150 acre farmland preservation easement will preserve and protect high value agricultural land.

The Johnson Family Farm is adjacent to the 15 acre Ovenell Farm purchased by the City of Stanwood in 2015 using conservation futures funds. The city has completed a master plan for Ovenell Farm. The master plan offers residents and visitors opportunities to learn about the history of the region, access the Stillaguamish River and view wildlife. Acquiring the Johnson Farm to the north will create a year around, publicly accessible 1.25 mile lineal trail from Ovenell north to Skagit Bay. This could replace the recreation access lost by restoring Leque Island to estuary habitat. In addition, acquisition of the dike and levee system will ensure long-term flood protection for the City of Stanwood and surrounding property owners.

This is truly a "multi-benefit" project protecting resource lands, preserving farmland, providing flood protection and promoting recreation. We hope you and the Conservation Futures Board will carefully evaluate Stanwood's application and recognize the important benefit the proposed acquisition will provide to Snohomish County.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Everett".

Robert Everett
Regional Director



Snohomish County Parks and Recreation

Corson Site - Acquisition

Presentation to the Conservation Futures Board
March 30, 2017

Thomas Hartzell, Sr. Park Planner
Snohomish County Parks and Recreation

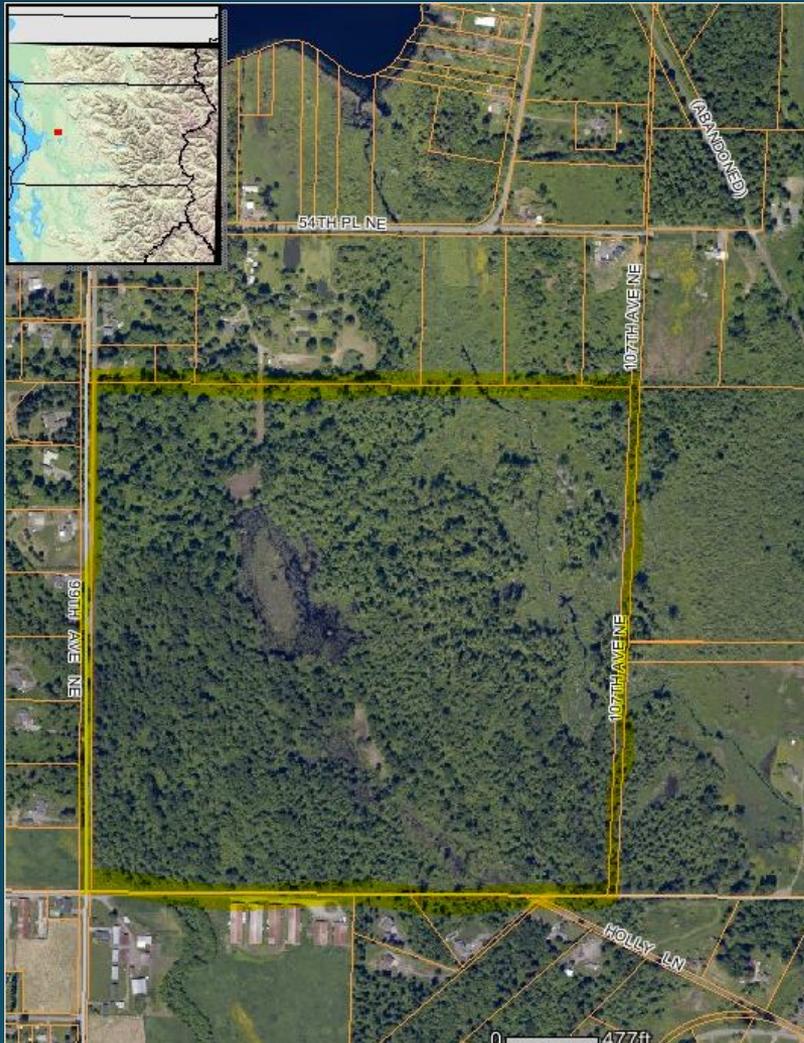


Corson Site -Acquisition

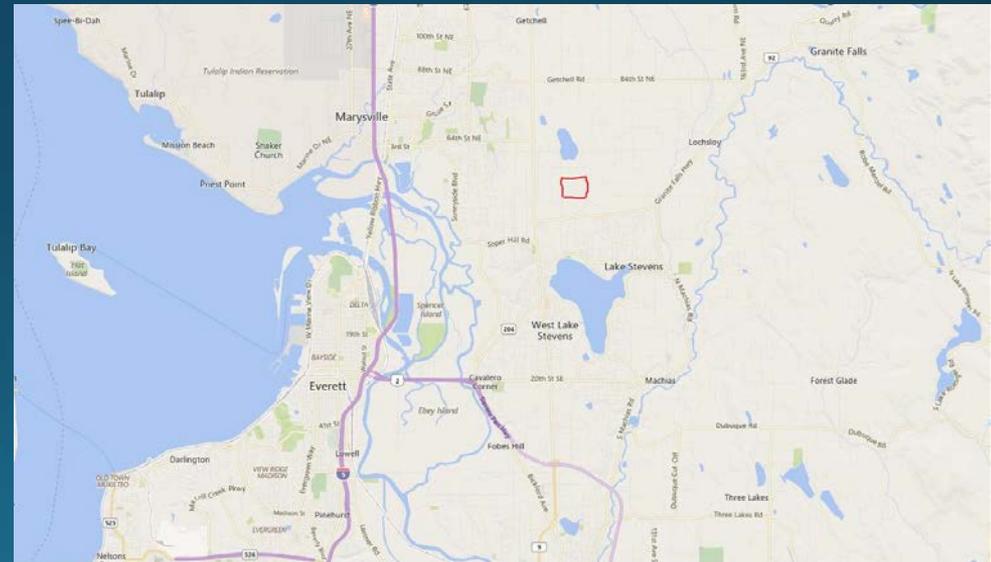
Project Site Description and Location

What & where is it?

- 166 Acre Wildlife Preserve
- Single parcel
- WDFW owned
- Located South of Lake Cassidy
- Accessed off 54th PL NE via neighbors



Aerial Photo



Vicinity Map





Corson Site- Acquisition

Site Features and Existing Conditions

What's there?

- **Diverse** habitats
- Tremendous variety of species
- Very little invasive plants
- 8 acre central wetland
- streams & wetlands
- Catherine Creek
- Chinook & Cutthroat
- Well-maintained paths & boardwalks
- GPS mapped
- Access road & parking
- Fish passage barrier removal completed
- Wetland Viewing Platform
- Centennial Trail
- On-site caretakers
- Active stakeholders & volunteers
- Feed plots & maintenance





Corson Site -Acquisition

Current Ownership & Background Information

Who?

- WDFW are current owners
- Donated in 1976
- "... For the purpose of establishing a wildlife natural area...to enhance wildlife use and provide for public enjoyment of these resources."
- Not protected in perpetuity
 - No reversionary clause
 - Donor's intent to claim tax deduct

Legal File 1976-192598-2

W.C. and Corson
Notarial Record
Snohomish County
Corson

RECORDED
PAGE
Snohomish County Office

AM JAN 18 1977 9:00

GIFT DEED
HENRY B. WHALEN, AUDITOR
SNOHOMISH COUNTY, WASH.

LEGAL FILE COPY 2nd DEPUTY *John S. Duph*

THE GRANTORS, JOHN S. CORSON AND JANET C. CORSON 32-0033
husband and wife, grant and convey as a GIFT to the STATE OF
WASHINGTON, THE DEPARTMENT OF GAME the following described
property located in SNOHOMISH County, State of Washington,
being more particularly described as follows, to-wit:

Township 30 North, Range 6 East W.M.
Section 31: Southwest quarter (SW¼)

**THIS TRACT OF LAND IS CONVEYED FOR THE PURPOSE OF ESTABLISHING A
WILDLIFE NATURAL AREA REQUIRING VEGETATIVE MANIPULATION AND MAN-
AGEMENT TO ENHANCE WILDLIFE USE AND PROVIDE FOR PUBLIC ENJOYMENT
OF THESE RESOURCES.**

DATED this 16th day of December, 1976.

NO SALES TAX
REQUIRED
AMOUNT DUE
JAN 18 1977

REAL ESTATE SALES TAX
RECEIPT NO.
JAN 18 1977

STATE OF OREGON }
County of JACKSON }
Notary Public in and for the State of Oregon, residing at 1908 Camellia, Medford, Oregon 97501

On this day personally appeared before me JOHN S. CORSON and JANET C. CORSON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein contained.

GIVEN under my hand and official seal this 16th day of December

Annellita Pugh
Notary Public in and for the State of Oregon, residing at 1908 Camellia, Medford, Oregon 97501
MY COMMISSION EXPIRES JAN. 13, 1978

7701180071 VOL 1067 PAGE 506



Gift Deed



Corson Site -Acquisition

Current Ownership & Background Information



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: Real Estate Services, 600 Capitol Way N - Olympia, WA 98501-1091

Tom Teigan, Director
Snohomish County Parks
6705 Puget Park Drive
Snohomish, WA 98296

Dear Director Teigan;

The State of Washington Department of Fish and Wildlife interested in selling land that we own, consisting of approximately 166 acres located in the SW quarter of Section 31, Township 30 North, Range 06 E W.M., Snohomish County, Washington.

Snohomish County Parks, its agents and representatives have our permission to enter upon the above-described land for evaluation, appraisal and survey purposes. It is understood that these activities will be at the expense of Snohomish County, and that we are not obligating the Department of Fish and Wildlife in any manner.

If Snohomish County Parks does offer to purchase this land, we understand that the price will be based upon a fair market value appraisal. If the price, terms and conditions are acceptable to WDFW, we would be a willing seller.

Sincerely,

Robert Everitt
Regional Director

2/8/2017
Date

WDFW Contact Information:

Bob Everitt, Regional Director
Address: 16018 Mill Creek Blvd
Mill Creek WA 98012
Telephone Numbers: 425-775-1311 Ext 125

E-mail Address: Everitt, Robert D (DFW) Bob.Everitt@dfw.wa.gov

What's going on?

- WDFW to sell
- Preservation-minded buyer
- 50% appraised value
- Snohomish County Parks =
 - Habitat preservation
 - Public enjoyment
- If no preservation-minded buyer... :-)



- Currently not protected for perpetuity

Willing Seller Declaration



Corson Site –Acquisition Cost Worksheet

What's it worth?

- Approximately \$348,500
- Turn-Key
- No development needed
- No cleanup needed
- In-place, active & supportive
 - Neighbors
 - Caretakers
 - Stakeholders
 - Volunteers



ESTIMATE OF COSTS		
<i>Property Costs</i>	<i>Total Cost</i>	<i>Notes</i>
Land	\$330,000	50% of appraisal
Improvements		
PROPERTY COSTS SUBTOTAL:	\$	
Reimbursable Incidental Costs		
Applicable taxes		
Appraisal review	\$2500	Possibly not needed
Appraisal(s)	\$6000	Possibly not needed
Baseline inventory		
Boundary survey		
Closing (escrow/recording fees)	\$4500	
Cultural resources study		
Demolition		
Fencing		
Hazardous subsidence report	\$2500	
Noxious weed control		
Other (Specify)		
Signage	\$2500	
Title reports/insurance	\$500	
Wetland delineation		
REIMBURSABLE INCIDENTAL COSTS SUBTOTAL:	\$18,500	
TOTAL PROJECT COST:	\$ 348,500	
MATCH (cash and/or donation) – deduct from total project cost*	[\$]	
TOTAL CONSERVATION FUTURES FUNDING REQUEST:	\$ 348,500	

Cost Worksheet





Corson Site -Acquisition

Project Review Criteria - 1



WDFW Access Road

To what degree does the property preserve open space and timberlands?

How effectively will this protect?

IF COUNTY IS ABLE TO PURCHASE:

- New deed
 - limiting conditions
 - conveyed in writing
 - guaranteeing perpetuity as:
 - Natural area
 - Wildlife habitat
 - public enjoyment & study
- Current deed does not





Corson Site -Acquisition

Project Review Criteria - 2

How does the project conserve opportunities that are otherwise threatened by development?

How urgent is this?

- No development protection
- Attractive to developers:
 - Beautiful
 - Lake Stevens & Lake Cassidy
 - Rapidly growing
 - recreational opportunities
- New deed prohibiting development



Catherine Creek from boardwalk



Corson Site -Acquisition

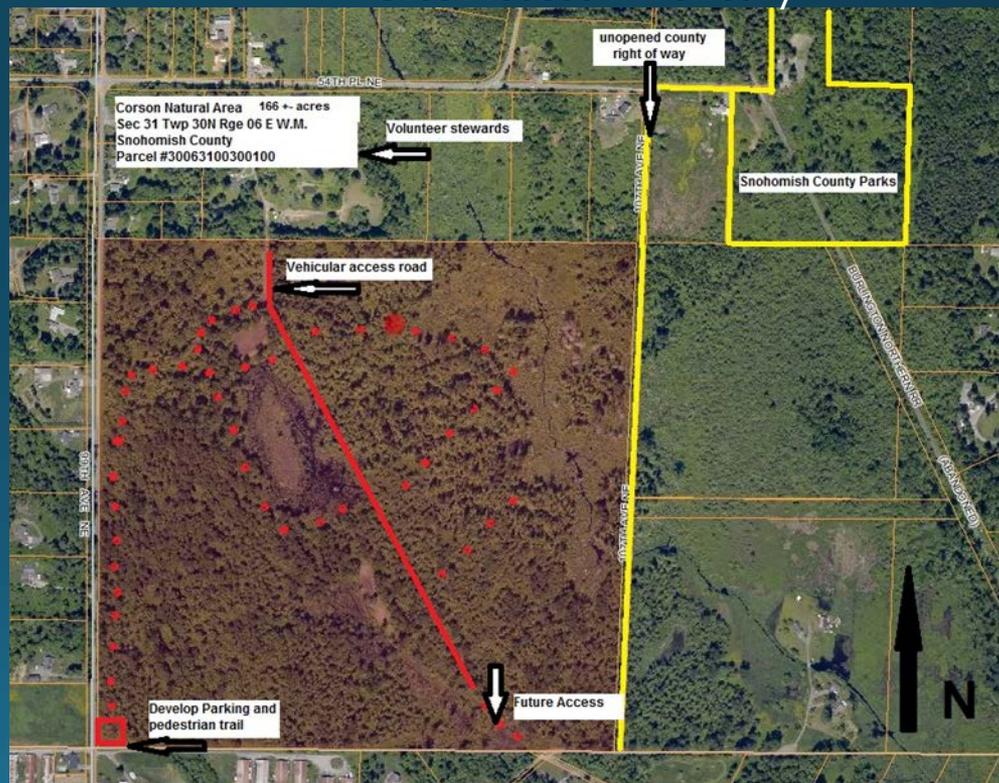
Project Review Criteria - 3

How does the project establish trail corridors and/or natural area linkage?

Is this the missing link?

- Proximity to Centennial Trail –Destination
- Preserves vegetated corridor
- linkage to habitat area
- Lake Cassidy wetland complex

Site Access Inventory





Corson Site -Acquisition

Project Review Criteria - 4

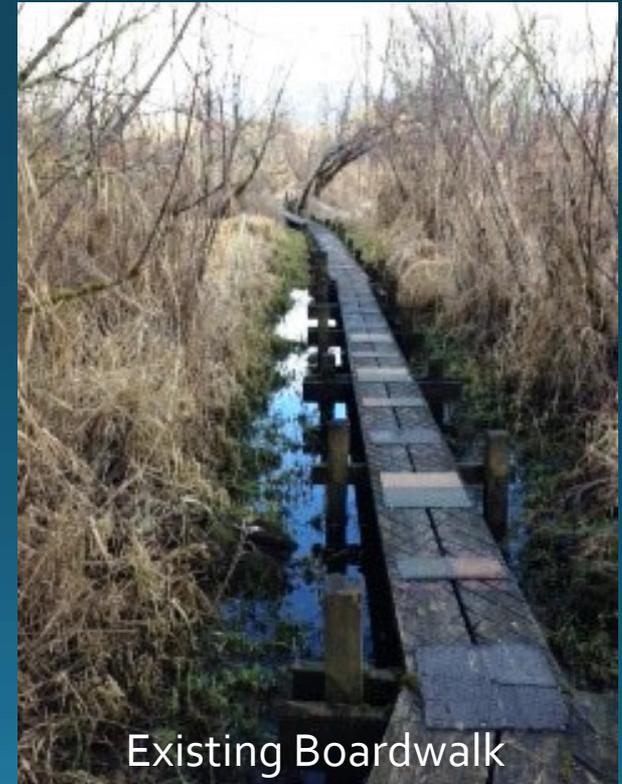
How does the project comprise a portion of a continuum of projects which collectively implement a complete project?

How does this fit in the scheme of things?

- Turn-Key
- Fits Park's overall mission: "Enhance our quality of life and preserve the natural and recreational resources of Snohomish County"
- County's natural resource preservation objectives
- Supports WDFW's programs
 - directly – purchase
 - Indirectly – continued habitat protection
- Centennial Trail Destination



Wetland Viewing Deck



Existing Boardwalk





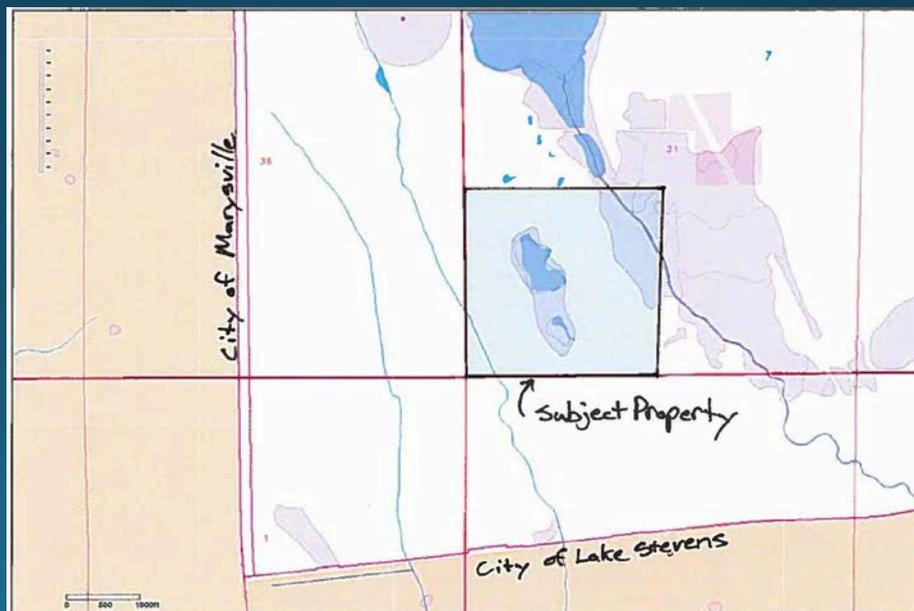
Corson Site -Acquisition

Project Review Criteria - 5

How does the project enhance or complement an ongoing conservation or preservation program?

Does this contribute toward the efforts?

- Faithful to Corson family's vision & donation
- WDFW to pursue other, better suited, properties
- Discounted price to County
- Priority Habitat and Species (PHS) areas
 - Aquatic Habitat – Catherine Creek
 - Purple Martin
 - Wood Duck breeding
 - Coastal Cutthroat Trout
 - Dolly Varden / Bull Trout
 - Coho Salmon



PHS Map from WDFW website





Corson Site -Acquisition

Project Review Criteria - 6

Will the project provide regional or community-wide significance?

Is this really a big deal?

- Preserves habitat
- rapidly developing area
- Centennial Trail destination
- Continue to be community asset:
 - Currently a destination for:
 - Scouting Troops
 - Camera clubs
 - Birding organizations
 - Sportsman clubs
 - School groups
 - 166 acres of diverse habitat
 - Wetlands
 - Creeks
 - Forest
 - Existing infrastructure
 - Trails
 - Boardwalks
 - Parking
 - Access Road
 - Human Resources



Catherine Creek from boardwalk



Corson Site -Acquisition

Project Review Criteria - 7

How does the project comply with open space program policies & criteria?

Does this fit what we do?

- Park's overall mission *"Enhance our quality of life and preserve the natural and recreational resources of Snohomish County"*
- Department's Goals, Objectives & Policies:
 - Goals
 - PR4
 - PR5
 - Objectives
 - PR5.A
 - Policies
 - 1.B.2
 - 4.A.3
 - 4.A.4
 - 5.A.1
 - 5.A.3





Corson Site -Acquisition

Project Review Criteria - 8

How does the project provide **multi-jurisdictional benefit?**

- **Mutual benefit** - WDFW and County Parks
- Supports WDFW **directly & indirectly**
- **Discounted** to County
- Snohomish County = **Stewardship**



Wildlife feed plot planted & maintained by volunteers



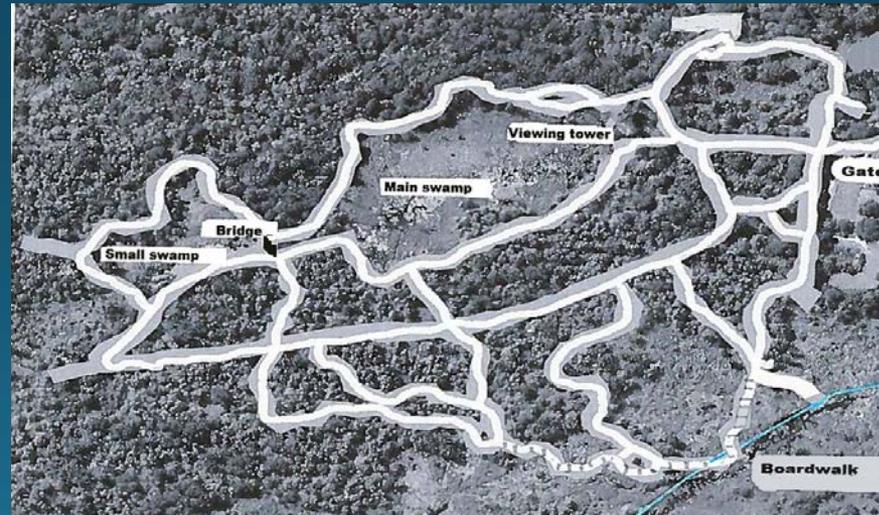
Corson Site -Acquisition

Project Review Criteria - 9

Public Use?

How will the project provide for public use and enjoyment?

- Destination Centennial Trail
- Existing easy Access
- Trails are #1 requested park facility
- Instant gratification
- Current Use



GPS map of existing trails by Eagle Scout



Corson Site -Acquisition

Project Review Criteria - 10

Does this project represent a unique or special opportunity?

What's so special about this?

- Mutual benefit
- Instant Gratification
 - Infrastructure
 - Volunteers
 - Users
- Faithful to Donor's intent
- large (166 acres)
- Extensive wetland complex
- Healthy habitats
- High growth
- Centennial Trail
- price



Viewing deck, North edge of large wetland



Corson Site -Acquisition

Other Project Review Criteria

Does the project comprise an **entire project?**

- Yes – It is a turn-key project
- No additional development needed



Does the project involve **contributions** from agencies that will reduce the need for Conservation Futures Program funds?

- Yes – The WDFW offering to County at 50%

Is the project sponsor prepared to provide long-term **stewardship** for the proposed project?

- Yes –incorporated into Park's system & maintained accordingly





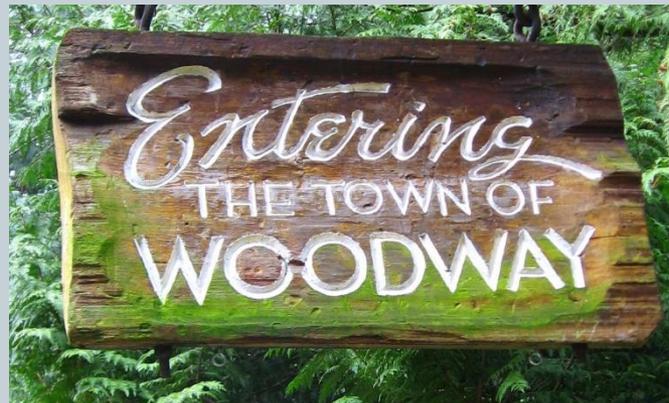
Corson Site Acquisition



Town of Woodway



Deer Creek Park – Final Phase Conservation Futures Grant Application



Presented by:
Eric A. Faison
Town Administrator

The 2013 Request

- Approximately nine acres.
- Adjacent to Deer Creek Watershed, which extends to Puget Sound.
- Much of the site is heavily wooded.
- Many significant old-growth and second-growth trees.
- Observed species include bald eagles, pileated woodpeckers, coyotes, deer.



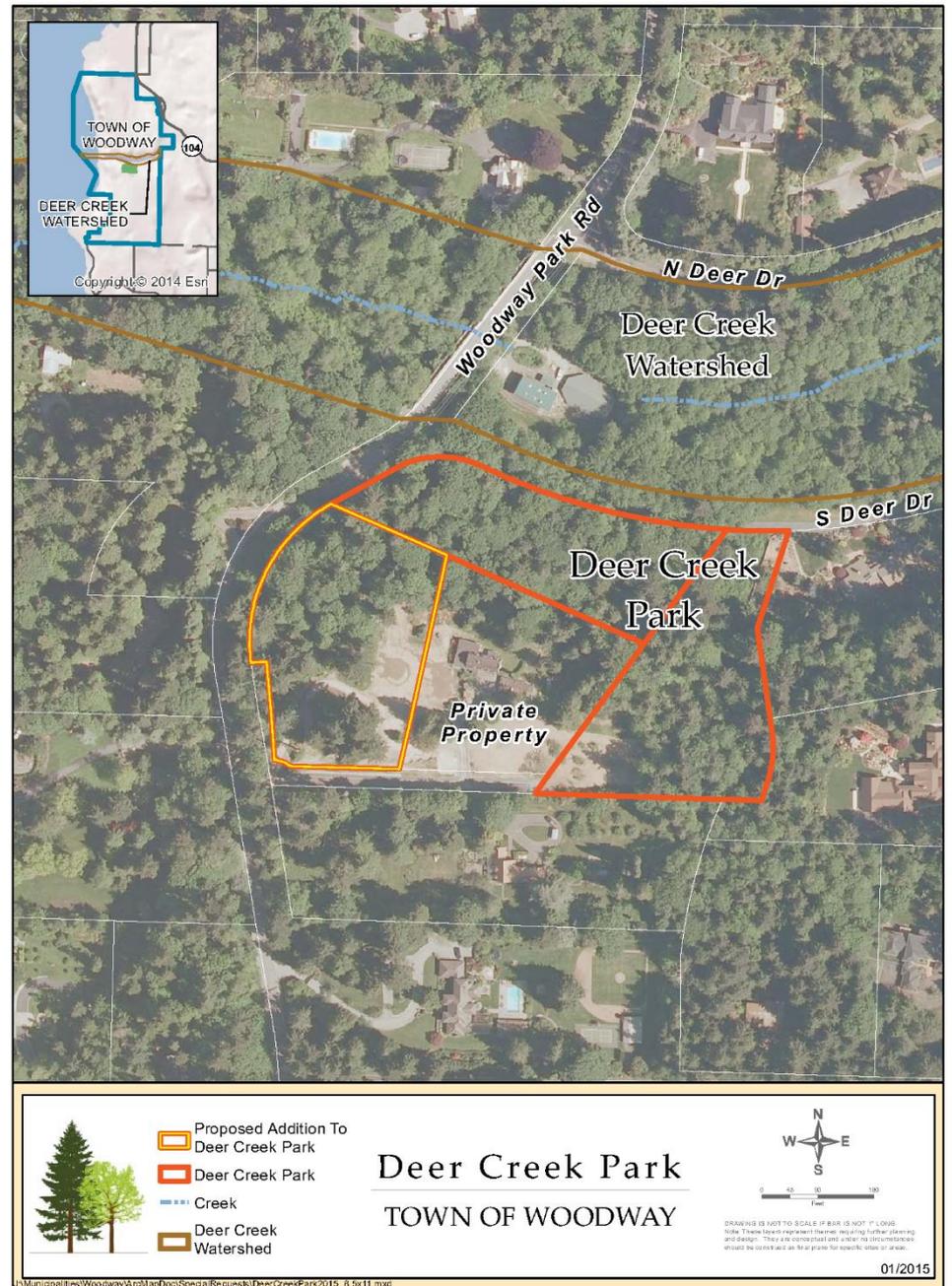
Preservation Goals



- Preserve nine acres from future development for future generations.
- Preserve the Deer Creek Watershed wellhead protection and aquifer recharge areas.
- Preserve habitat for protected species, including bald eagles, pileated woodpeckers and barred owls.

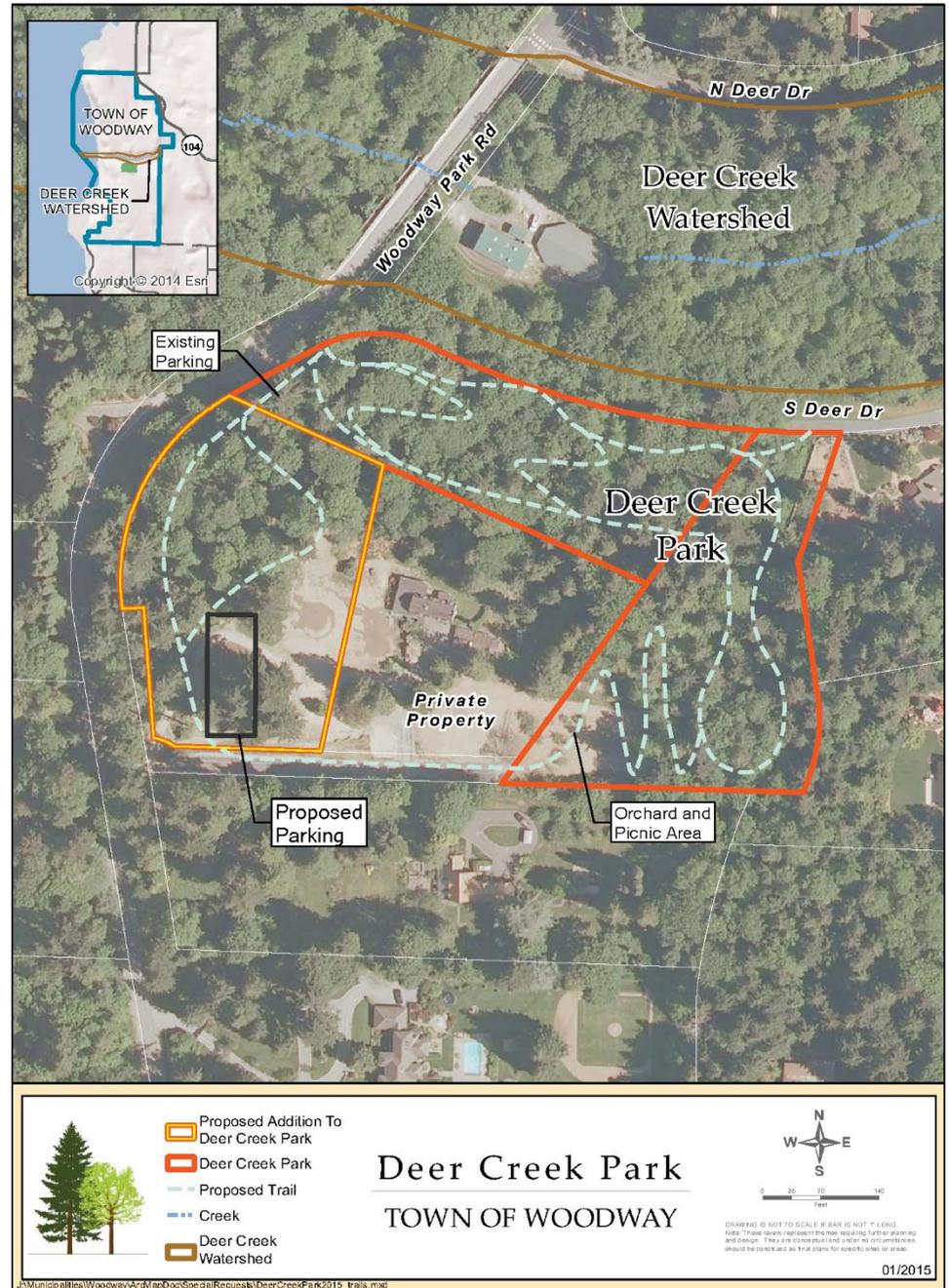
Park Addition

- Current Park is 4.38 acres.
- Proposed addition is 2.46 acres.
- \$1 million property valuation.
- \$431,200 donation from seller.
- \$589,750 grant request.

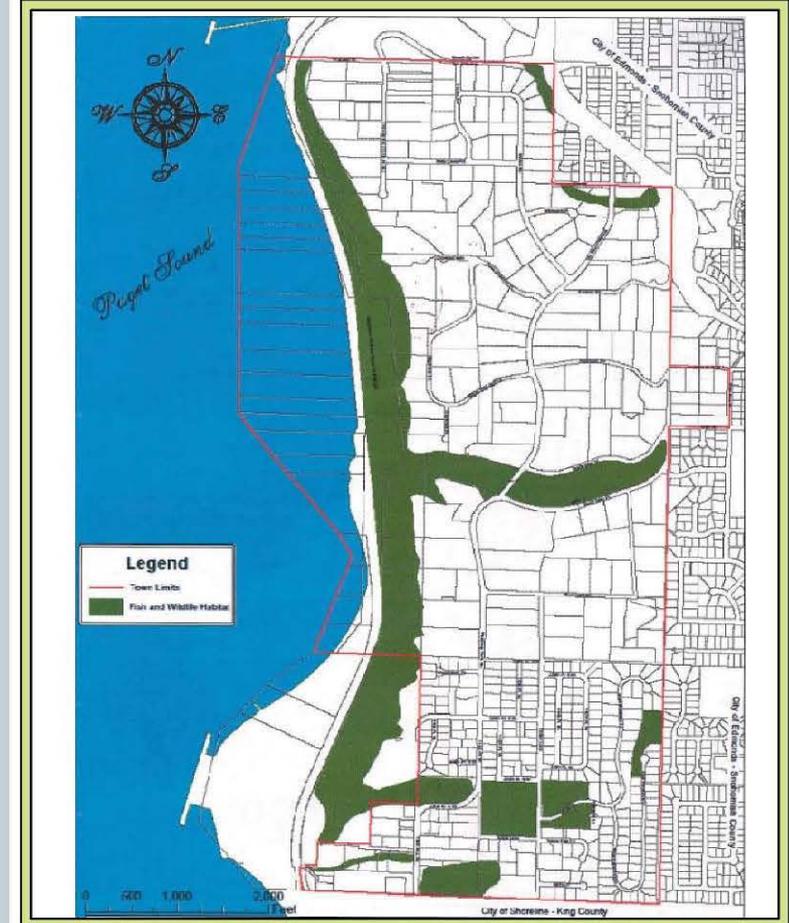


Park Addition

- Walking and equestrian trails.
- Supported by the community.
- Achieves many of the goals of the previous request.
- Addition is within the Deer Creek Watershed.
- Connectivity with existing Park supports preservation of contiguous, structurally complex habitat.



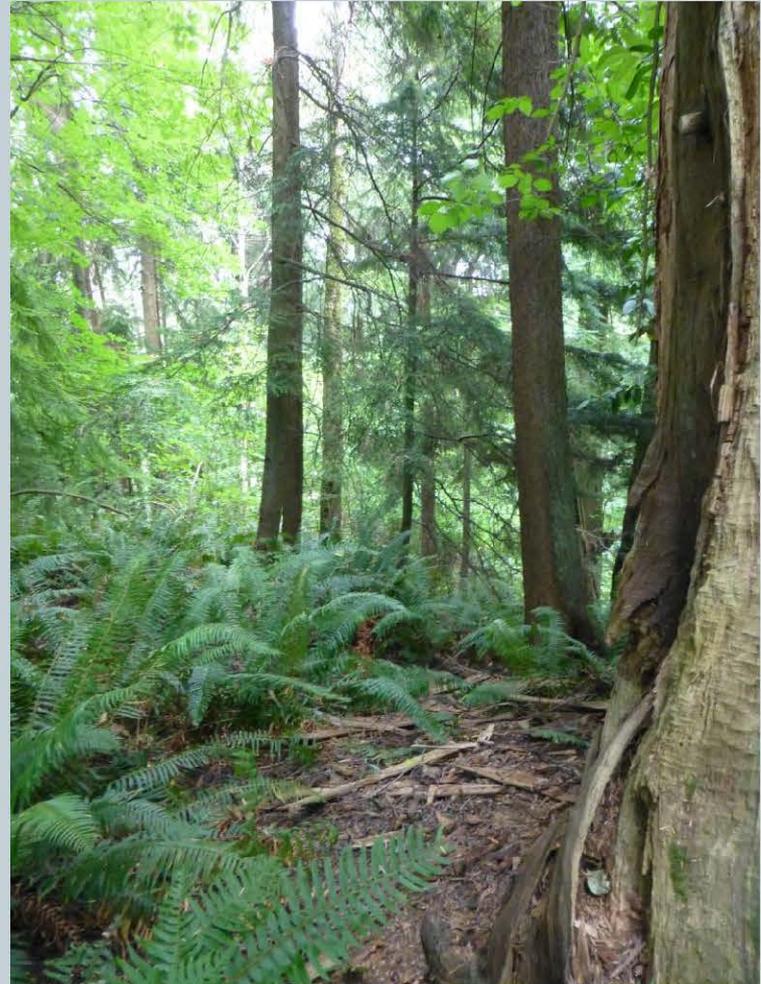
Woodway's Critical Areas



Mature second-growth trees



Understory of young trees, native bushes, and ferns



Local support



Residents have come to cherish the Park.

Letters of support.

Financial support from the property owner.

Conclusion



Questions

March 27, 2017

Krystal Garfield
24334 Timberlane Road
Woodway, WA 98020

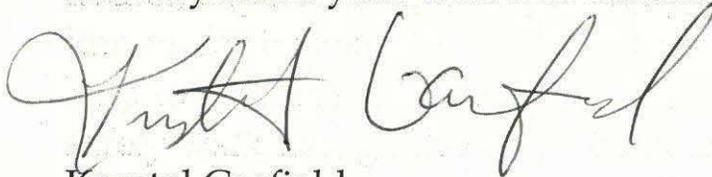
To whom it may concern;

I am a resident of the Town of Woodway and I am very much in support of the proposed action of acquiring the funds to purchase a parcel of land that will complete a previously started nature walk/ reserve project known as "Deer Creek Park". This land purchase will complete a loop that will allow the visitors a more complete, as well as a safer, experience than is presently available. Our town is already known for its beautiful wooded areas, this acquisition would not only help to preserve this beauty; but it will also allow nature lovers to safely walk through these wooded areas without having to leave the trail in order to complete their walking loop (having to cross a street in the process).

My two young boys (3 and 5) enjoy our time walking through our town, this completed pathway would be a most welcome addition to our outdoor adventures.

In short, if community support counts for anything, I believe you will find that our town is very much in favor of such a project.

Thank you for your time and consideration,



Krystal Garfield

March 9, 2017

To Whom It May Concern:

I am a long time resident of the Town of Woodway, and an outdoor enthusiast. I enjoy the town's amount of wooded areas. My house faces the main arterial through the town, and I witness daily from my kitchen window numbers of cyclists, walkers and joggers who specifically come to this town to enjoy its outdoor beauty.

Woodway faces a great opportunity that can be shared by all in purchasing the Deer Creek Park area. The fact that the owner is willing to donate half the cost of this land, makes this a purchasing option not to be overlooked. Please consider allotting grant money so this can happen. Snohomish needs more trails and wooded area for all to enjoy. Conserving this beautiful parcel is an investment in Snohomish County's future and a way to preserve some of its original beauty. It would be wonderful to have a loop trail for all to enjoy. I hope you will consider this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Julia Nolan". The signature is fluid and elegant, with a large initial 'J' and a long, sweeping tail on the 'n'.

Julia Nolan

23920 Timber Lane Woodway, WA

March 18, 2017

Town Council
City of Woodway
Woodway, Washington 98020

Dear Members of the Woodway Town Council:

It is with great pleasure that I write this letter in support of your efforts to secure a grant of just under \$600,000 to complete the final phase of the Deer Creek Park Project.

Woodway is the type of city that can go one of two ways. One way is to become a community in name only, whose residents have little contact with one another, treating their homes as essentially bedroom escapes from their workplaces. The other is a vibrant one with residents communicating with and enjoying the presence of their neighbors from both within the Town of Woodway and amongst neighbors from the surrounding communities. I believe, for a community such as Woodway to truly thrive as one of the second type structural opportunities for residents to interact with one another need to be added. And I can think of nothing better in this regard than a walking loop in a town park. Just look at Green Lake on even one of our drizzly February days and you will see people out walking that loop and chatting with one another. Woodway does not have a central downtown to draw town residents and residents from nearby communities to it, but the completion of the Deer Creek Park project would be a wonderful way to do this. I think many from Edmonds and Shoreline would benefit as well as a wooded walkway would complement walks in nearby communities.

I hope you are successful in your endeavors. Unfortunately, my wife and I will be on the East Coast on March 30th so we will be unable to attend the public meeting that afternoon. But rest assured we will be here in spirit!

Woodway is a very special place, but development encroachment could over time reduce its special quality. The addition of this parcel and completion of the Deer Creek park project will ensure our community quality for decades to come.

Regards to you and thanks for the work you do at the Council.

Sincerely,



George T. Cox
24138 West Greystone Lane
Woodway, Washington 98020
Georgecox@comcast.net

March 18, 2017

Town Council
City of Woodway
Woodway, Washington 98020

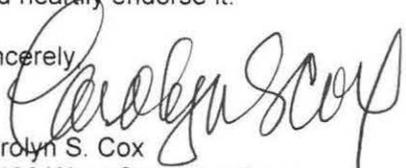
Dear Members of the Woodway Town Council:

I support your efforts to secure a grant of just under \$600,000 to complete the final phase of the Deer Creek Park Project.

Each weekday morning friends of mine from Edmonds and Seattle meet to walk and have coffee. Somedays we walk Green Lake, while on other days we walk through and around Edmonds. I would love it if we had a loop through the woodlands of Woodway and so would my friends.

This loop will add to the quality of our lives here in Woodway. I applaud this community building project and heartily endorse it!

Sincerely,



Carolyn S. Cox
24138 West Greystone Lane
Woodway, Washington 98020
Carolyncoxmsw@comcast.net

March 25, 2017

Ronald Trompeter and Margaret Evans
24120 116th Avenue West
Woodway, WA 98020

Conservation Futures Board
Honorable Terry Ryan, Chair
6705 Puget Park Drive
Snohomish, WA 98296

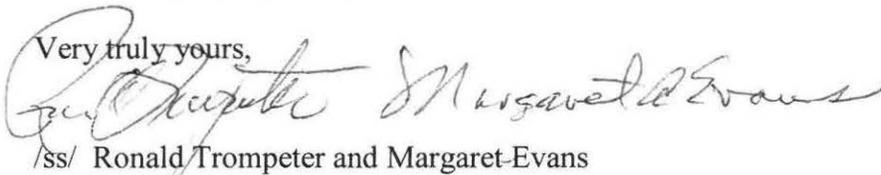
Re: Grant Request: Deer Creek Park - Final Phase

Dear Sir,

We are writing this letter in support of the Town of Woodway's application for a grant in the amount of \$589,750 to allow Woodway to purchase the property necessary to complete Deer Creek Park. The initial phase of this park project has already created a protected space where people of all ages have been able to enjoy the native plants and animals of northwest timberland. Because of the reduced price at which the remaining parcel has recently been offered to Woodway, there is now a golden opportunity to purchase and protect more native woodland contiguous to the existing park borders and to create a loop trail, which will allow people to explore and enjoy this protected area without having to cross and re-cross the arterial roadway adjoining the property.

As population continues to grow in Snohomish County, it is critical that more public open areas be preserved both for the sake of the environment and the people who will live here. We urge you to approve Woodway's grant application and in doing so make it possible for Woodway to take advantage of this unique opportunity to acquire this additional property and protect it for future generations.

Very truly yours,



/s/ Ronald Trompeter and Margaret-Evans

Conservation Futures Board
Honorable Terry Ryan, Chair
6705 Puget Park Drive
Snohomish, WA 98296

Dear Board,

My name is Kathryn Strecker and I am a 25-year resident living in Woodway, Washington. My interest is asking your support to help dedicate funds for the purchase of: Deer Creek Park- Final Phase, which requires \$589,750 dollars to complete sale of land. The current owner of this property has committed to personally fund monies as a donation over the stated sales price of \$589,750 dollars. The legacy we leave for our future generations and the acquisition of such a unique property allows all generations to enjoy Woodway's tranquility and the natural beauty of this prestigious vacant land.

I send this letter to express my desire that the board look favorable to this purchase as an investment in our future. I and my husband have raised our family here in Woodway. We walk this area everyday as part of our exercise program. This property has a central location, and the completion of this purchase provides the final piece of a community project that welcomes everyone to enjoy nature and woodland trails. Today we need public officials who see through eyes of vision and public purpose. This grant is that type of active engagement that will impact all who care to enjoy the initiative you can approve with a positive and proactive vote to consummate the acquisition of this property.

Thank you,



Kathryn F. Strecker
11402 Dogwood Lane Nth
Woodway, WA 98020

March 6, 2017

Conservation Futures Board
Honorable Terry Ryan, Chair
6705 Puget Park Drive
Snohomish, WA 98296

RE: Grant request for Deer Creek Park - Final Phase

Dear Mr. Ryan,

We are writing in support of the grant request submitted by the Town of Woodway for funds to purchase land adjacent to Deer Creek Park.

We live immediately adjacent to Deer Creek Park at 11130 S. Deer Drive and access to one end of the park trail is made via our easement and across our property. Because of our location we are in a unique position to see not only how many people use the park, but to use it on a regular basis ourselves. We are amazed at how much use the park gets - at how many runners, walkers, strollers, dog walkers, and most surprising how many classrooms of children and pre-schoolers visit the park daily, weekly, or monthly. There is a continuous stream of people passing by our home each day. If we're working in our yard near the driveway almost everyone who walks by takes the time to comment favorably about the park. Many people say how nice it would be if the existing trail was longer, if more trails were added, and if more of the park were accessible.

We value our privacy greatly - that's a big part of why we bought our home in the Town of Woodway. As such, although we were in favor of the park, when it was initially planned we were concerned about how the park might adversely affect our privacy. Since the park opened and we've had a chance to live with it and enjoy it, we now feel quite the opposite. We would love it if the last lot could be purchased and made a part of the park, and we would welcome additional trails next to our home.

Lastly, we think it's important to share that many of the people we've talked to who use the park are not Woodway residents. We've met people from Everett, Arlington, a young couple pushing a stroller who said they were from Lynnwood, and many Edmonds residents.

Please consider the Town of Woodway's request for funds to purchase the last remaining lot adjacent to Deer Park. We understand that the owner of the land is donating a part of the purchase price and it would be a shame to lose this opportunity to add to the park. It's a wonderful space, it's used by many people each day, it's well-maintained and it's a worthwhile investment.

Thank you for your consideration.

Sincerely,



Randy and Rebecca Pritchett
11130 S. Deer Drive, Woodway, WA 98020

Monday, March 20, 2017

From: Cheryle Hirst
88 Woodhaven Place
Woodway, WA 98020

To: Snohomish County Funding Board

I have been a resident of Woodway for over 33 years. My husband and I have built three homes in Woodway and feel such gratitude that we have had the opportunity to live here. We were drawn to Woodway because of its natural beauty, small town atmosphere and the desire of the residents to preserve the Town's environment. At the time, we were a young family and we wanted to raise our children in a town that respects its environment and inhabitants.

Over the years, Woodway has managed to retain its natural beauty in spite of new development. It has taken a high level of commitment from our volunteer government AND our residents to maintain this environment.

A few years ago, Deer Creek Park was dedicated and opened to the public. As I understand it, the County Conservation Futures program made money available to our community to fund this park. I would personally like to thank the Snohomish County Funding Board, which granted these funds so the parcel of land could be purchased. This park provides an opportunity for many to enjoy a walk through the woods and enjoy the peace and quiet beauty of the park. This trail is used by residents and non-residents of Woodway. I have seen many families with children and dogs walking on the path, happy to find such a quiet and beautiful place without having to drive for miles. People seem to be respectful and appreciative in their usage.

I understand that Snohomish County is again offering grants to municipalities and community groups that are interested in preserving open space land, farmland and/or passive recreation parks. I would like to encourage the Funding Board to consider offering an additional grant to the Town of Woodway for the Deer Creek Park-Final Phase. This

grant would enable the Town of Woodway to complete a full loop for visitors. Although we love the walk we currently have, it would be wonderful to extend the experience. From what I understand, it would also improve public safety because visitors would not have to leave the park, including crossing the main arterial in Woodway. The final phase would also benefit the residents from other communities in Snohomish County who visit this little enclave in our Town.

Respectfully,

A handwritten signature in blue ink that reads "Cheryle Hirst". The signature is written in a cursive style with a large, stylized initial "C".

Cheryle Hirst

Lisa McAndrew Marquart
1 Point Edwards Place
Woodway, WA 98020

Snohomish County Conservation Futures Program
6705 Puget Park Drive
Snohomish, WA 98296-4214

Dear County Conservation Futures Program Team,

With the increasing growth and development of our region, we are writing to ask for your consideration of a once-in-a-lifetime opportunity to invest conservation funds into **completing Deer Creek Park** – an area that will conserve, connect and contribute to the wellbeing of people and the environment we share (both present and future) in the rapidly developing Puget Sound Region. This space is located in our town – a place sandwiched between population centers experiencing high-density development/development proposals – and will, if protected, provide a natural corridor that will add value to environmental and human experiences for generations. Deer Creek is a unique, high-quality natural space, home to a natural watershed, native plants, forest and wildlife that, without conservation efforts, is threatened by development.

Support from the Snohomish County Conservation Futures Program will allow our Town and Snohomish County to join together to complete Deer Creek Park and Trail Corridor. Funds will be used to purchase the last vacant lot adjacent to the new Deer Creek Park, which will complete the larger, well-defined trail corridor linking Natural Area to human walkability and connectivity. We are asking for assistance for less than half of the purchase price as a generous resident has agreed to donate funds to cover additional costs involved in the purchase.

Few places such as this remain in our area.

This space sits in a spot that is frequented by residents of multiple municipalities – all experiencing high density development – and therefore possesses a great potential to significantly benefit a large population of residents from Snohomish County and the Puget Sound Region. **Deer Creek Park and Natural Trail Corridor** is an excellent choice for conserving natural space while maximizing human use and enjoyment. Your support will allow our town to continue with our long-term efforts and commitment to actively steward and protect (through policy, practice and design) rural/agrarian practices, environmental and wildlife conservation and community walkability and wellbeing within the burgeoning development of this region. We are committed to these efforts and could use your support.

As a final note, and as residents of Snohomish County that are passionate about joining forces to thoughtfully protect and steward spaces such as Deer Creek Park, we'd like to offer the attached page as a "voice of other residents" that will benefit from your consideration for funding (note: all photos of these resident voices were taken by residents of our town and within/near Deer Creek Park).

We ask you to consider **Deer Creek Park and Natural Trail Corridor** as valuable to the collective vision and commitment to protect and conserve natural spaces in our region now so they may be enjoyed for generations to come.

Residents and committed members of community,

 or behalf of:
Lisa and Justin Marquart, Chris and Ron Cantu, Shelley and Mark Dryer-Green and Terry Olmsted



Deer Creek Park and Natural Trail Corridor

– and photos of some of the quieter resident voices residing in this special place –





Snohomish County Parks and Recreation

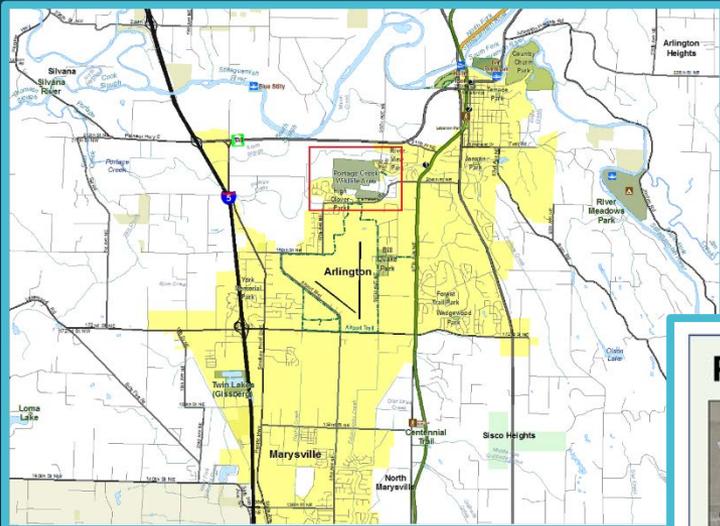
Portage Creek Wildlife Reserve – King Addition

Presentation to the Conservation Futures Board
March 30, 2017
Amy Lucas, Sr. Planner
Snohomish County Parks and Recreation

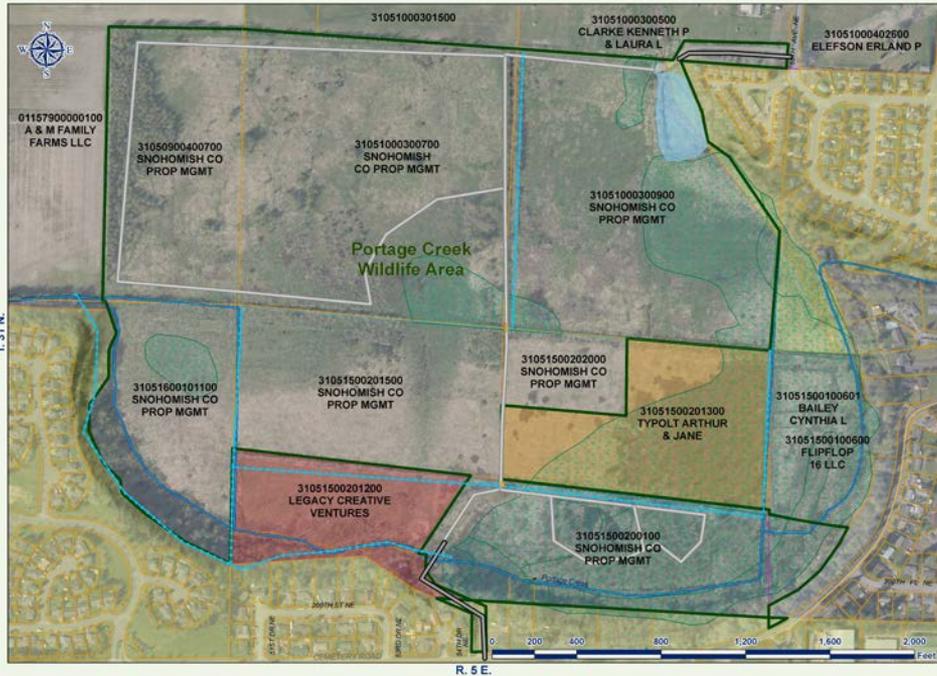


Portage Creek Wildlife Reserve

157 Acre Wildlife Reserve
Acquired in 1995
Addition in 1996
Typolt Addition in Escrow (17 acres)



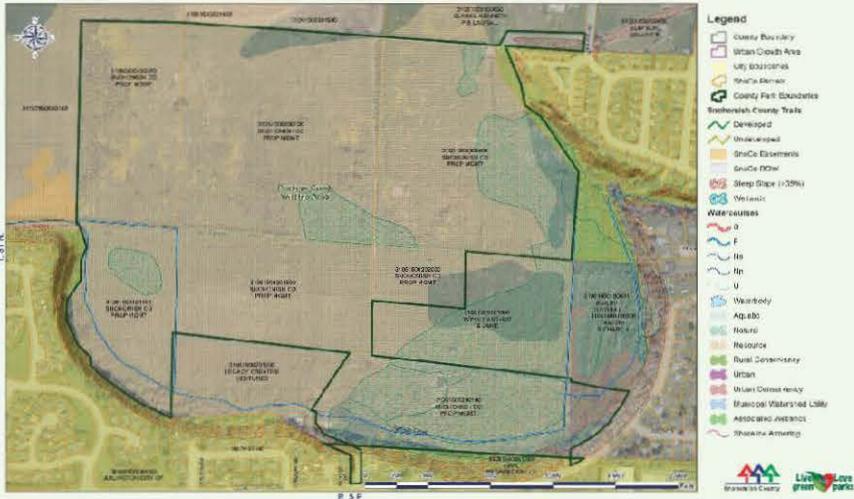
Portage Creek Wildlife Reserve - King Addition



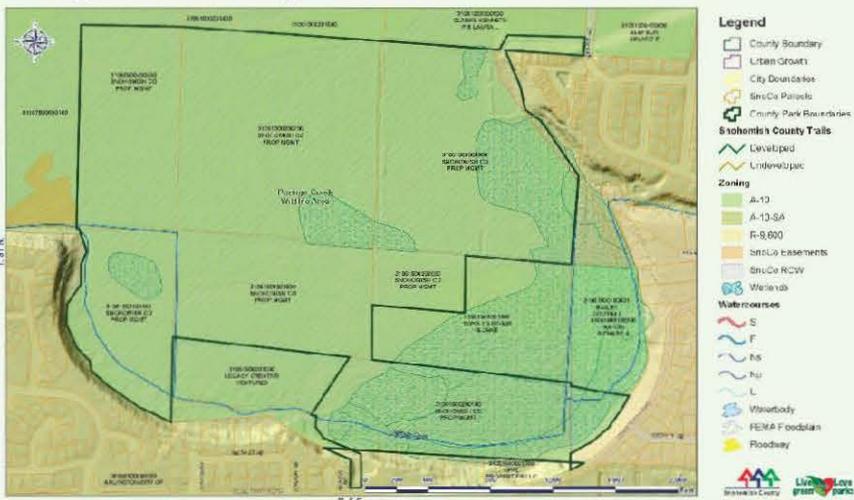
- Legend**
- County Boundary
 - Urban Growth
 - City Boundaries
 - SnoCo Parcels
 - County Park Boundaries
 - King (Legacy Creative Ventures) Addition
 - Typolt Parcel
- Snohomish County Trails**
- Developed
 - Undeveloped
 - Wetlands
- Watercourses**
- S
 - F
 - Ns
 - Np
 - U
 - Waterbody
 - Bridges
 - Ditches
 - Entry roads
 - Internal Trails
 - Lagoon
- Snohomish County
Live green Love parks

Portage Creek Wildlife Reserve

Portage Creek - Shoreline Management

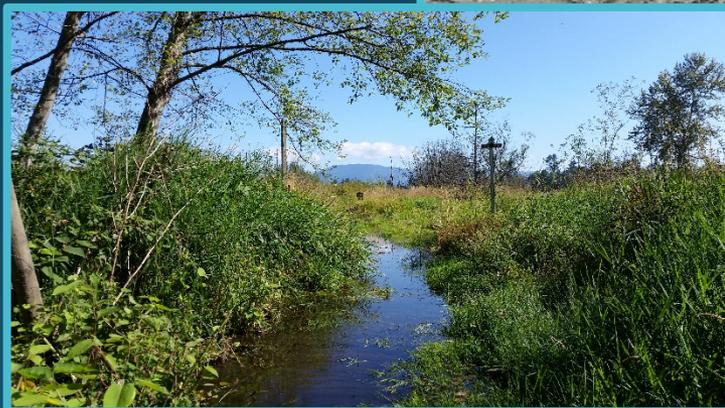
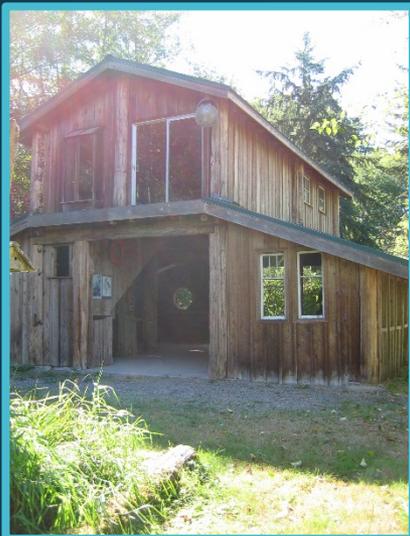


Portage Creek - Zoning





PCWR – Community Significance

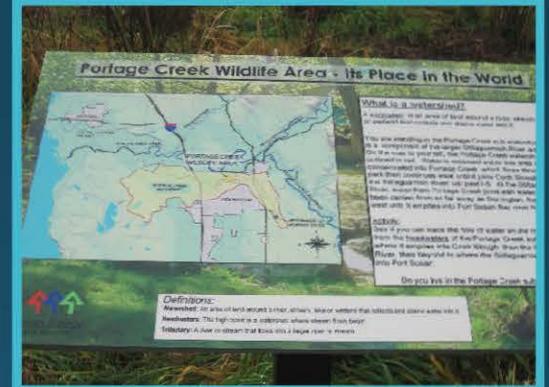


2 Access Points

- 59th Ave NE – Visitor Parking
- Cemetery Road – Flooded Access



PCWR – Public Use and Education





PCWR – Regional Benefits





PCWR – Ongoing Restoration

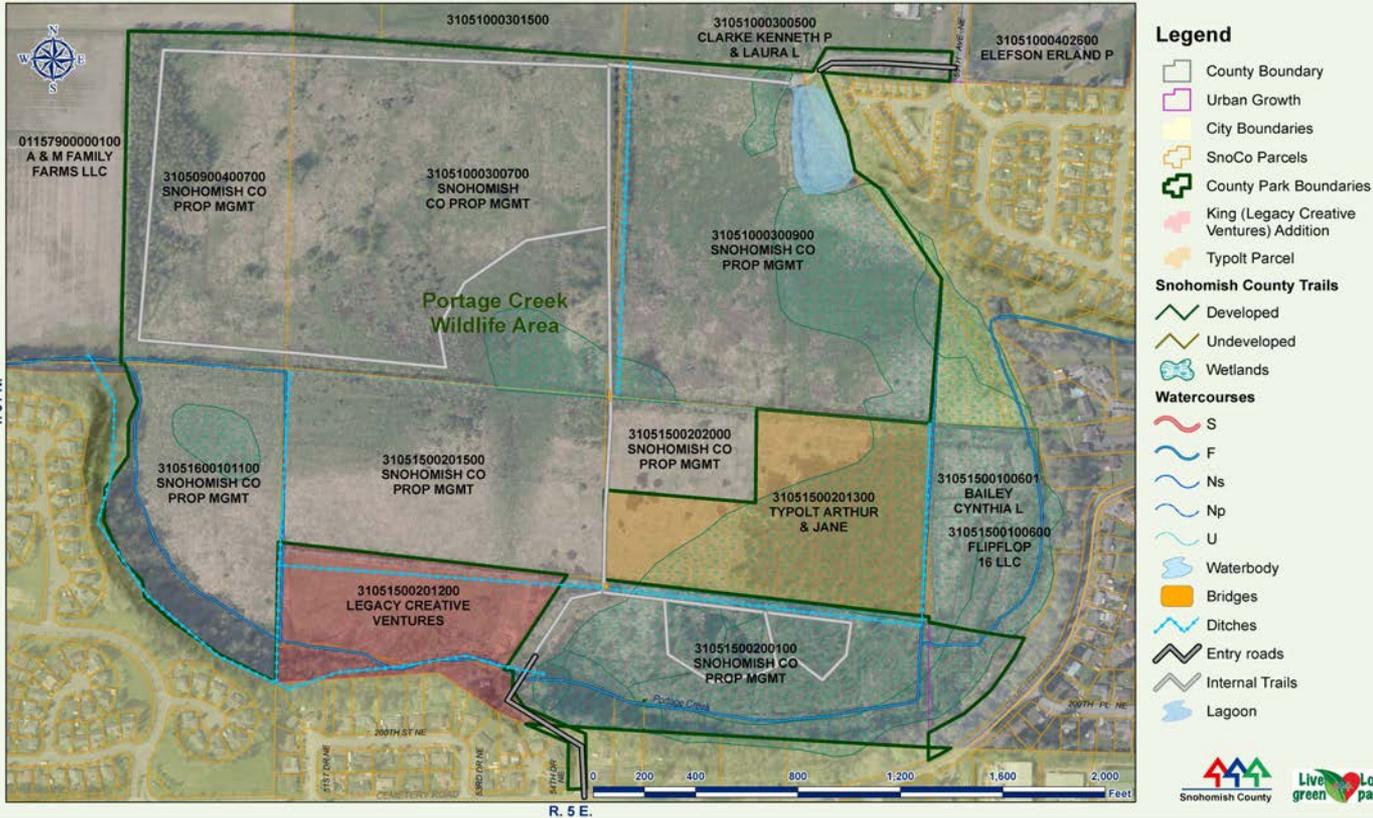
Habitat
Restoration
Projects
supported by
local volunteers
and nature





PCWR – King Addition Completion

Portage Creek Wildlife Reserve - King Addition



10.75 Acres

Zoned Ag-10

Shoreline Management

Amount Requested: \$95,000

2017 Assessment: \$84,700





PCWR – King Addition Conservation

From: Bruce King [mailto:bruceki@mostgifted.com]
Sent: Tuesday, January 24, 2017 10:46 AM
To: Lucas, Amy <Amy.Lucas3@co.snohomish.wa.us>
Subject: Re: Conservation Futures Information

This is what I sent the realtor yesterday for this property. It isn't listed at this point.

Note to realtor follows:

"both of these will qualify for a 502 grow

31051500200300 2.22 acres + structure assessed 43700

31051500201200 8.53 acres farmland / flood plain assessed 25600

PUD power installed on site, 30x50' bam, 20' tall. I think it's worth

\$90k Zone ag-10

This would make a good 502 grow location. It is also desirable to the parks

department as it is inside the boundaries of the portage creek wildlife area and would complete the park.

It could also potentially be two building lots. rural cluster with both houses on the non-flood plain portion of the property.

Seller has contacted Realtor

Suggested to sell as I-502 property
or as a Rural Cluster

Willing to accept assessed value
from Snohomish County Parks

From: [Bruce King](#)
To: [Lucas, Amy](#)
Subject: RE: Conservation Futures Information
Date: Tuesday, January 24, 2017 12:45:17 PM
Attachments: [image005.png](#)
[image002.png](#)

I talked with Miss Bailey today and I'm willing to consider an offer of the assessed value for the properties located adjacent to the Portage Creek wildlife area



PCWR – Natural Area Linkage



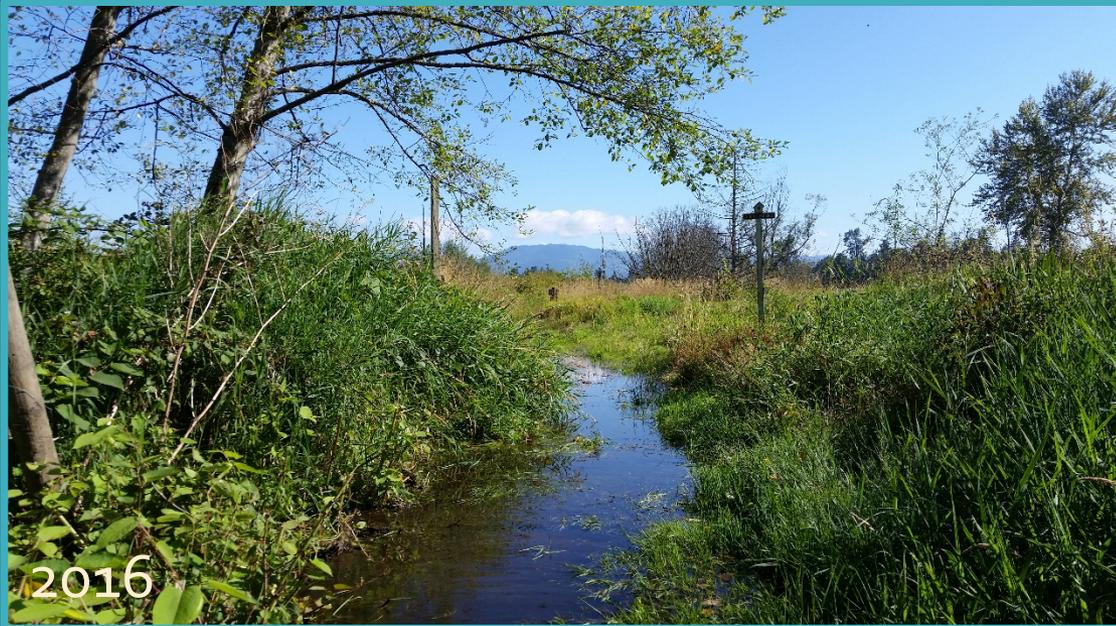
Southern Access Road

- Single point of entry for King parcels
- Snohomish County properties have additional access point
- Access Road in common ownership





PCWR – Current Conditions



August 4, 2016 Site Visit

- Snohomish County Parks Staff
- City of Arlington Natural Resources Staff
- Stillaguamish Tribe Natural Resources Staff





PCWR – Current Conditions



Site Visit Observations

- Bog and creek flooding
- Beaver trails in vegetation
- Woody debris and mud accumulation





PCWR – Changing Conditions



January 2017 Site Visit Observations

- Continued Access Road flooding
- Boggy conditions at King ingress/egress



PCWR – Changing Conditions



- Additional beaver dams and channel collapse may be present on public and private properties
- Full biological survey needed to determine cause(s) of flooding

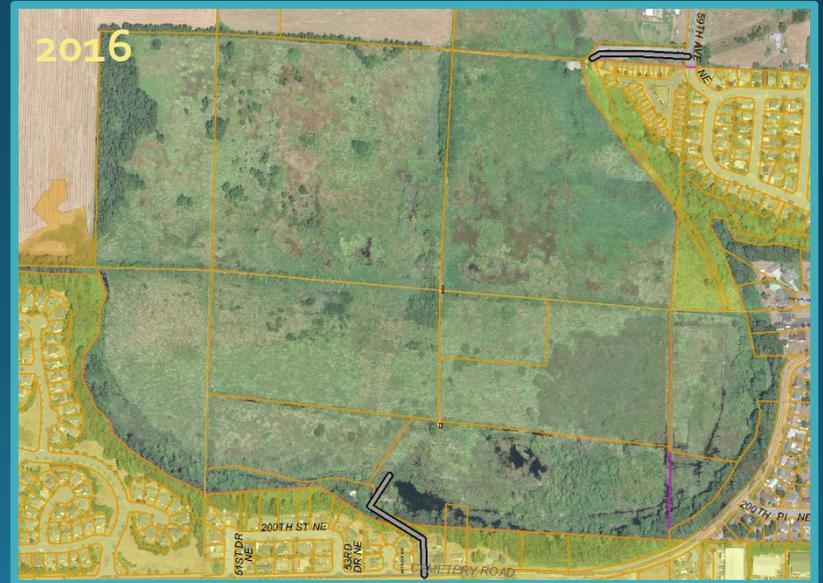
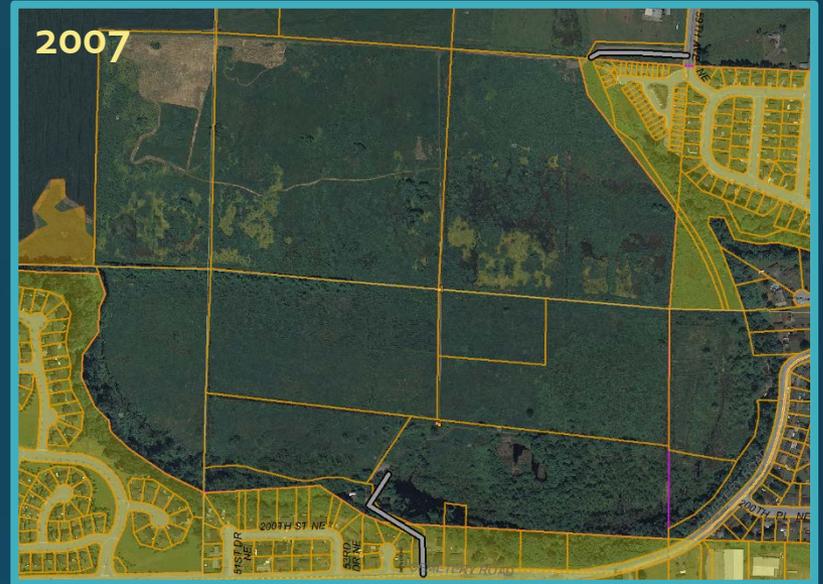
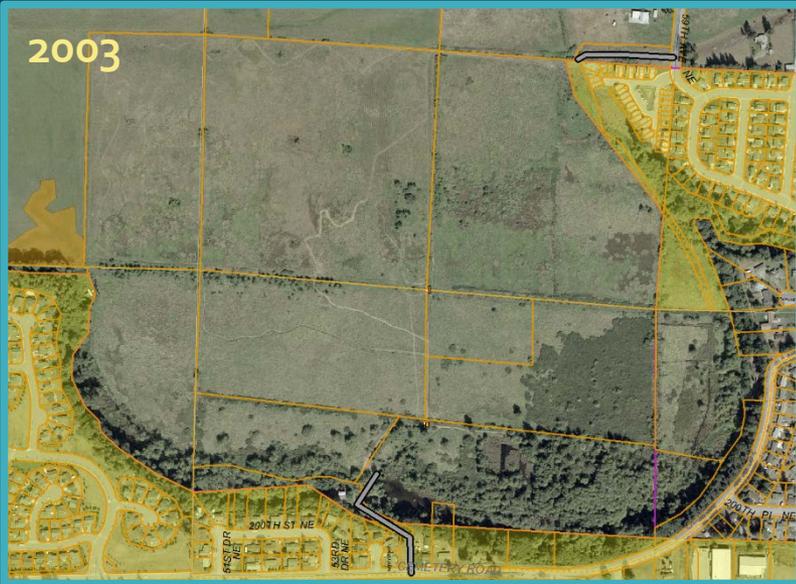




PCWR – Unique Opportunity



PCWR – Habitat Restoration



PCWR – Habitat Restoration





Slide 1 – Introduction: Good afternoon board members. I am Amy Lucas a Senior Planner for Snohomish County Parks and Recreation. I'm coming before you today to request funding for the acquisition of the Legacy Ventures (King) parcels as additions to the Portage Creek Wildlife Reserve. The 2017 assessment of the properties is \$84,700 and the owner is willing to accept the assessed value. Parks is requesting \$94,700 to cover the acquisition of the parcel and all of the closing costs associated with the sale.

Slide 2 – Portage Creek Wildlife Reserve is a 157 acre nature preserve located north of the City of Arlington within the agricultural floodplains of the Stillaguamish River and Portage Creek. The original 20 acre farm was purchased in 1995 with the assistance of Conservation Futures funding. The additional land was acquired a year later with an existing NRCS easement on the property which was part of the Wetland Reserve Program. Additionally, the 17 acre Typolt addition approved by the Conservation Futures Board in the special December meeting is in escrow and is scheduled to be added to the Portage Creek area on April 14, 2017. Acquiring the King parcels would complete the land assembly along the southern My Creek border.

Slide 3 – The reserve is located within the floodplain of the Stillaguamish River and within Shoreline Management jurisdiction. The parcels are all zoned Ag-10.

Slide 4 – Parks has removed most of the original structures from the property and has developed a parking lot on the north east corner of the Reserve, a looped trail system and viewing platforms. North County and City of Arlington residents utilize the reserve for recreation and wildlife viewing, including tours during the Eagle Festival. Public access to the park is limited to the northeast entrance and parking lot off of 59th Ave NE. There is also an access road on the south side of the property that is currently inaccessible due to chronic flooding.

Slide 5 – The park contains 2 miles of trail system with interpretive signage, viewing platforms and bridges where visitors are offered a unique opportunity to view fish, birds and wildlife in an ecosystem that is slowly returning to nature.

Slide 6 – The grassy meadowlands, creek systems and supporting wetlands provide habitat for local and migrating fish and wildlife including salmon, amphibians, birds, and many small mammals, some of which have been captured on trail cams. A peat bog is located on the southern portion of the reserve, which is rare feature in the Stillaguamish system.

Slide 7 – Wetland and stream restoration have been performed over the last 2 decades with assistance from the Stillaguamish Tribe, the City of Arlington and Sound Salmon Solutions, formerly known as the Stilly-Snohomish Fisheries Enhancement Task Force. The site is also utilized by local school groups, Boy Scout troops and occasionally for Natural Resource classes for professional development. Additionally, beavers have been assisting in habitat restoration and flood storage in the southern portion of the reserve.

Slide 8 – The proposed King Addition is a total 10.75 acres on the southwest border of the Portage Creek Wildlife Reserve owned by Legacy Ventures, LLC. It is also zoned Ag-10 and is within the Shoreline Management jurisdiction of Snohomish County. Acquiring this parcel will complete the assembly of an important water storage area for the Stillaguamish Watershed. If acquired, Parks will remove the southern access road, an existing concrete building pad, foot bridges and beaver control structures. The wetlands and peat bog at the bottom of the hill are a



rare and important feature in the watershed, providing water storage that helps reduce downstream flood impacts and more importantly, provides essential salmonid, wildlife and waterfowl habitat.

Slide 9 – It is imperative that Parks acquire the King parcels, not only to complete an important wildlife and watershed reserve, but also because the property owner is currently interested in selling the property. Mr. King contacted Parks in 2015 inquiring about a Snohomish County acquisition. When Parks recently called to touch base about the property, he had already contacted a realtor. He is interested in selling the property as an I-502 opportunity, which is incompatible with the Park use, or as a residential single family rural cluster development.

Slide 10 – Access to the King property is via the southern access road off of Cemetery Road, which is held in common ownership between Snohomish County Parks and Recreation and Legacy Creative Ventures, LLC, which is operated by Bruce King. Both owners share the responsibility of maintenance and repair of the access road. If acquired, this road will be decommissioned at the bottom of the hill, and possibly, when funding allows, end in a large viewpoint for the public. Parks would then convert the footbridge on the looping trail system to a viewpoint as well. Dead-ending the road and removing the My Creek bridge and beaver pond control structures will allow the area to return to its original water storage functions and protect the peat bog in the southern portion of the reserve. If acquired, Parks would also remove the fencing and agricultural structures on the King parcels and allow My Creek to pond, and Portage Creek to migrate as they are naturally attempting to do.

Slide 11 – Currently the southern access road is inaccessible due to flooding from My Creek and the wetlands and ponds on the southeastern portion of the Portage Creek Wildlife Reserve. Parks Staff visited the site in August along with Natural Resources staff from the City of Arlington and the Stillaguamish Tribe. Compare the top picture from the site visit with a picture from the same location in 2009 in the bottom left corner.

Slide 12 – Staff found evidence of beaver trails, and evidence of a beaver dam in the bog and creek. During the visit, field staff was forced to wade through 3 feet of water along the access road which was flooded up to the southern intersection of the loop trail and bridge.

Slide 13 – Observations from January 2017, show continued flooding of the access road, including boggy conditions at the King ingress/egress. Beaver dams were present on both the Snohomish County former foot bridge and against the access road culvert on the King side of the road. Several beavers were captured in the summer of 2016 on a trail camera that was installed by the Stillaguamish Tribe.

Slide 14 – Subsequent GIS aerial research shows possible collapse of ditches and channels once maintained for agricultural use. Some of these channels may also have beaver dams located within them. Without a complete biological survey on public and private properties, natural resource and parks staff cannot guarantee that flooding of the access road will not continue.

Slide 15 – My Creek migration and beaver pond impaction has significantly increased in the southern portion of Portage Creek Wildlife Reserve over the last decade. Parks has been working with the Stillaguamish Tribe to locate pond control structures and the tribe has



attempted to trap and relocate beavers in the area with no success. Acquiring the King parcels and removing the access road will allow the natural process to continue, improving fish and wildlife habitat. Removing the structures and letting beavers continue to dam My Creek will increase water storage in the Portage/My Creek basin, reducing flood impacts and combating the watershed effects of Climate Change.

Slide 16 – Aerial Imagery from 2003, 2007, 2012 and 2016

Slide 18 – Acquiring the King parcels as additions to the Portage Creek Wildlife sanctuary fits the goals and criteria of Snohomish County as it preserves former agricultural land as open space. The parcel will be an addition to a larger park system that provides both ecological and recreation benefits to the residents of North Snohomish County and the City of Arlington and will bring Portage Creek Wildlife Reserve to just over 185 acres. The entire site of the Portage Creek Wildlife Reserve is slowly being restored to its natural ecological functions and adding the King parcels will protect an additional 10.75 acres of a complex wetland and creek system that are significantly important to the Stillaguamish River watershed and floodplain.



Conservation Futures Funding Request Portage Creek Wildlife Reserve – King Addition

Location: 5409 Cemetery Rd
Arlington, WA 98223-8730
County Council District 1

Current Owner: Legacy Creative Ventures, LLC (Bruce King)

Assessor's Parcel Number: 31051500200300 and 31051500201200

Land Use Status: Non-residential Structure; Undeveloped (Vacant) Land - formerly used for agriculture

Zoning: Ag-10 SA

Lot Size Total: 10.75 Acres

Snohomish County 2017 Assessment: \$ 84,700

Asking Price: \$ 84,700

Amount Requested: \$95,000

NWMLS Number: N/A (Owner is willing to sell)

Background and Description: Portage Creek Wildlife Reserve is a 157 acre, former dairy farm and peat mine that was acquired by Snohomish County between 1995 and 1996. The original 20 acres was purchased in 1995 with Conservation Futures funding and the additional 137 acres was acquired a year later with a Natural Resources Conservation Services (NRCS) easement on the property under the Wetland Reserve Program. The reserve offers visitors a unique opportunity to view fish and wildlife in an ecosystem that is slowly returning to nature. Recently, the Conservation Futures Board recommended purchase of the 17.5 acre Typolt property, which the Snohomish County Council also approved. The county is currently in the closing process for this parcel.

The Reserve contains grassy meadowlands, creek systems and their supporting wetlands that provide habitat for fish and wildlife including various amphibians, great blue heron, bald eagles, red tail hawks, migrating swans, coho salmon and many small mammals including an active beaver. The reserve truly is a refuge for fish and wildlife, as users are limited to a 2 mile trail system and its viewing platforms, and dogs are not allowed on the property.



Snohomish County Parks and Recreation

Wetland and stream restoration have been performed over the last two decades with assistance from the Stillaguamish Tribe's Banksavers program, Sound Salmon Solutions (formerly the Stilly-Snohomish Fisheries Enhancement Task Force) and the City of Arlington. The site has been utilized by school groups ranging in age from elementary school to high school and it has also been used as an outdoor classroom for a continuing education course for professionals in the Natural Resources field.

Access to the reserve is limited to an official parking lot on the northeast side of the property off of 59th Ave NE, and an access road on the south side of the property off of Cemetery Road. The southern access road is in common ownership of Snohomish County, Arthur and Jane Typolt, and Legacy Creative Ventures, LLC, and all 3 owners share responsibility of the maintenance of the access road. The road has become flooded in several areas over the last 5 years, and is now completely underwater. While there is wildlife camera evidence of beaver activity, there is also evidence of stream channel collapse on private property to the east of Typolt property. The Stillaguamish Tribe has not found a beaver dam, and has not been able to trap the beaver captured on the wildlife camera.

Request to the Conservation Futures Board: Bruce King, the owner of the Legacy Creative Ventures, LLC properties is willing to sell his two parcels, totaling 10.75 acres to Snohomish County which would become an addition to the Portage Creek Wildlife Reserve and bring it to a total of 186 acres. The southern portion of the Typolt property supports a large wetland complex, and currently there is flooding over the access road that flows to a ponded area on the King property. Parks staff performed a site visit to the southern portion of Portage Creek Wildlife Reserve and the Typolt and King properties in August with Natural Resources staff from the Stillaguamish Tribe and the City of Arlington, and again in January of 2017.

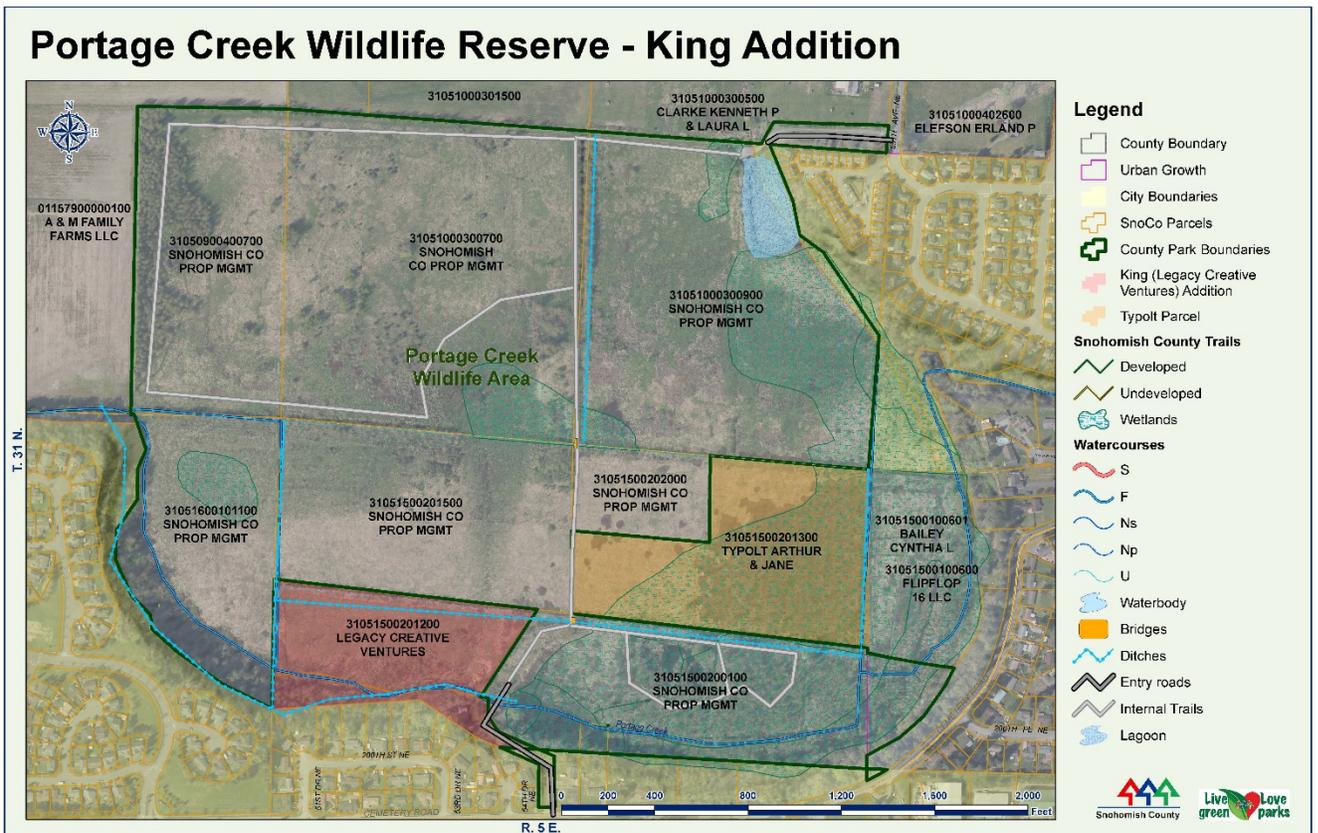
Much of the King and Snohomish County properties appeared impaired by standing water possibly due to the channel collapse of My Creek to the east. In addition, the southern access road was inundated with standing and flowing water, and staff confirmed there was at least 1 beaver dam in the bog and creek. A beaver was later captured on a wildlife camera installed by the Stillaguamish Tribe, which also captured the nightly activity of a family of raccoons and a coyote.

Subsequent GIS aerial research shows that channels and ditches once maintained for agricultural use have collapsed and may also have beaver dams located within them. It is evident from 10 years of aerial and satellite imagery that wetlands, ponding and hydric conditions have increased on both Parks and private properties in the vicinity. Parks is working with the Stillaguamish Tribe to install pond control structures and maintain existing structures, however without a complete biological survey of the ditches and channels in the area on both public and private properties, environmental and habitat staff cannot guarantee that flooding of the road will not continue.



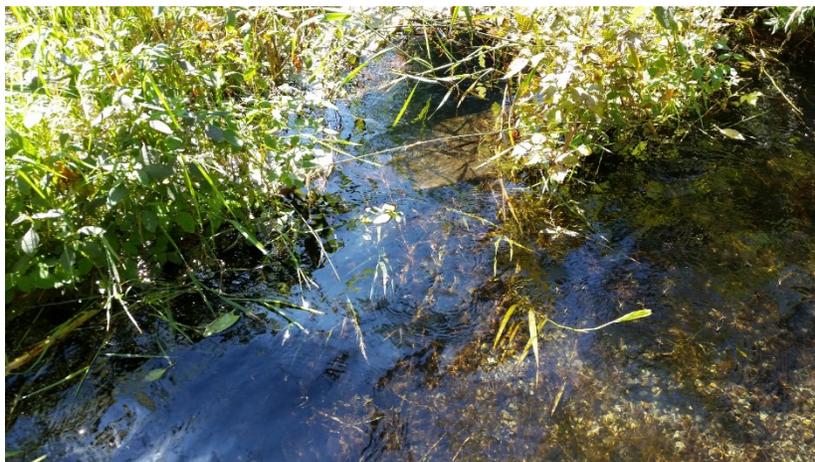
Snohomish County Parks and Recreation

Staff not only observed standing water on the properties, but also wetland plants and amphibians within them. The entire site of Portage Creek Wildlife Reserve is slowly rebuilding its natural ecological processes, and adding the King parcels will protect and allow the same natural processes to continue on an additional 10.75 acres of a complex creek and wetland system and complete a property assembly where both Portage and My Creeks can migrate. Acquisition of the King Property fulfills the requirements of SCC 4.14.040 as the parcels will be converted to open space and will be an addition to a larger park system that provides both ecological and recreation benefits to residents of Snohomish County and the City of Arlington.





**Snohomish County
Parks and Recreation**



Beaver dam activity to the west of access road



Access Road flooding onto parcel 31051500201200



Creek migration causing flooding on parcel 31051500201200



Snohomish County Parks and Recreation



Beaver activity on parcel 31051500200100



Coyote in flooded area



Raccoons in flooded area

Stillaguamish WATERSHED Council

SWC Members

City of Arlington
Bill Blake, Co-Chair

City of Granite Falls
Vacant

City of Stanwood
Kevin Hushagen

Clean Water District Advisory Board
Dave Ridgeway

Evergreen Fly Fishing Club
Sandy Atkinson

Mainstem Stillaguamish
Eric Hanson

North Fork Stillaguamish
Vacant

Pilchuck Audubon Society
Allen Gibbs

Pilchuck Tree Farm
Allen Staringer

Snohomish Conservation District
Monte Marti

Snohomish County Council
Ken Klein

Snohomish County Public Works-SWM
Gregg Faris

South Fork Stillaguamish
Ben Curley

Stillaguamish Flood Control District
Chuck Hazleton

Stillaguamish Tribe
Pat Stevenson, Co-Chair

Sound Salmon Solutions
Rodney Pond

Tulalip Tribes
Kurt Nelson

US Forest Service
Peter Forbes

Warm Beach Christian Camp
Kelly Wynn

Washington Dept. of Ecology
Ralph Svjcek

Washington Dept. of Fish & Wildlife
Kirk Lakey

Washington Farm Forestry Association
Duane Weston

Wild Fish Conservancy
Doug Hennick

March 27, 2017

Snohomish County
Conservation Futures Board

RE: King Parcels at Portage Wildlife Sanctuary

We are writing this letter in support of the acquisition of two parcels owned by Bruce King at the south end of the Portage Creek Wildlife Sanctuary. The Stillaguamish Watershed Council has tracked this project since the early 1990's, when the neighboring land was originally placed in the Wetland Reserve Program and then purchased by the County. The wetland and beaver pond complex is a true fish factory providing habitat and refugia for the thousands of juvenile salmonids migrating downstream in Portage Creek. This area is also a primary habitat for dozens of bird species as well as amphibians that rely on wetlands for food and cover.

The area hosts numerous groundwater springs and natural peat wetland soils which are fairly rare in our watershed. These wet areas were always a challenge to farm. That is why the dairy farmer Bob Klein was happy to put the farm in to the wetland reserve program. There were stories of lost cows and sunken bulldozers while we discussed the project at his kitchen table. The land now provides water storage that helps reduce high flow impacts to downstream landowners. The wetland vegetation helps capture and reduce pollutants such as nutrients and road run-off from the uplands.

Over ninety percent of the wetlands in the Stillaguamish Valley have been lost or altered by conversion to agriculture or development over the past century. We hope you seriously consider funding this request as this area will forever give future generations a glimpse of a wild Stillaguamish natural peat bog wetland habitat.

Sincerely,



Bill Blake, Co-chair
Stillaguamish Watershed Council
360-403-3440

Sincerely,



Pat Stevenson, Co-Chair
Stillaguamish Watershed Council
360-631-0946



7230 89th Ave SE
Snohomish, WA 98290
info@snocobureau.com

FARMLAND PRESERVATION

Snohomish County Farm Bureau is an advocate of Farmland Preservation. When 'Conservation Futures' funds are used to purchase development right in order to preserve farmland, the covenant needs to include:

- Responsible stewardship along with "Best Management Practices" needs to be implemented and adhered to**
- The land needs to remain in private ownership**
- The land needs to remain in farming**
- The land will not be converted to native habitat**

Farmland needs to be monitored on an annual basis following the purchase of development right with "Conservation Futures" funds. Monitoring needs to be performed by an entity with knowledge of agricultural practices.

**March 30th and April 5th Continuation, Conservation Futures Program Advisory Board Regular Meeting
Final Funding Recommendation to Snohomish County Council**

Project Code	Sponsor	Proposal	Council District	Acres	Ask	Board Recommendations
CF17-01	PCC Farmland Trust	Reiner Farm	District 5	260	\$347,650	Not Funded, \$0.00
CF17-02	PCC Farmland Trust	French Slough Farm, LLC	District 5	566.5	\$1,250,000	Not Funded, \$0.00
CF17-03	Forterra NW	Lake Serene Trail Acquisition	District 5	200	\$600,000	Funded, \$405,300
CF17-04	City of Mountlake Terrace	Terrace Creek Park Addition	District 4	1.78	\$159,000	Not Funded, \$0.00
CF17-05	City of Bothell	Shelton View Forest Acquisition	District 4	16.53	\$1,000,000	Funded, \$1,000,000
CF17-06	City of Stanwood	Johnson Farm Preservation & Estuary Access	District 1	180	\$500,000	Funded, \$500,000
CF17-07	Snohomish County	Corson Property Acquisition	District 1	166	\$348,500	Not Funded, \$0.00
CF17-08	Town of Woodway	Deer Creek Park – Final Phase	District 3	2.76	589,750	Not Funded, \$0.00
CF17-09	Snohomish County	Portage Creek Addition - King	District 1	10.75	\$94,700	Funded, \$94,700
		TOTALS		1404.32	\$4,889,600	\$2,000,000

App#	Sponsor	Project	1 High	2 Medium	3 Low	% High	% Medium	% Low	Award Recommendation
17-01	PCC Farmland Trust	Reiner Farm	2	4	1	29%	57%	14%	
17-02	PCC Farmland Trust	French Slough Farm, LLC	0	2	5	0%	29%	71%	
17-03	Forterra NW	Lake Serene Acquisition	5	2	0	71%	29%	0%	405,300
17-04	City of Mountlake Terrace	Terrace Creek Park Addition	0	3	4	0%	43%	57%	
17-05	City of Bothell and Shelton View Forest Stewardship Assoc.	Shelton View Forest Acquisition	6	1	0	86%	14%	0%	1,000,000
17-06	City of Stanwood	Johnson Farmland Preservation & Estuary Access	4	2	1	57%	29%	14%	500,000
17-07	Snohomish County Parks & Recreation	Corson Property Acquisition	2	2	3	29%	29%	43%	
17-08	Town of Woodway	Deer Creek Park - Final Phase	2	2	3	29%	29%	43%	
17-09	Snohomish County Parks & Recreation	Portage Creek Addition - King	5	1	1	71%	14%	14%	94,700
									2,000,000

5-Apr-17

**Attachment B – March 21st 2018 Conservation Futures Program – Project
Status Report**

PROJECTS CONSERVATION FUTURES STATUS MARCH 21, 2018

SPONSOR	PROJECT	FUNDING	FUND MOTION	ILA/CONTRACT STATUS	ILA MOTION/PSA	COMPLETED
Snohomish County Parks	Portage Creek Addition - King	\$94,700	Motion No. 17-125 Approved April 26, 2017	Title issues addressed	ILA Motion 17-266	Completed
Forterra NW	Lake Serene Acquisition	\$405,300	Motion No. 17-125 Approved April 26, 2017	Agreement to Forterra, signed to parks 9/14/17	Contract Motion 17-371 12-20-17	In progress – Preliminary appraisal complete, waiting on final report. Negotiations with landowner, Deadline to close July 2018.
City of Bothell	Shelton View Forest	\$1,000,000	Motion No. 17-125 Approved April 26, 2017	ILA to City for its review 5/18/17, Received	ILA Motion 17-362 12-20-17	In progress – Completing appraisal, then begin negotiations with land owner.
City of Stanwood	Johnson Farmland Preservation	\$500,000	Motion No. 17-125 Approved April 26, 2017	Conservation easement under review in preparation for execution of ILA	Pending	In progress – request to CFPA Board to amend ILA
City of Sultan	Sultan River Nature Trail	\$200,000	Motion No. 16-541 Approved January 18 th 2017	ILA executed August 3 rd 2017	ILA Motion 17-253 08-02-2017	In progress – The city closed on the property on March 16, 2018. Conservation futures easements are being processed for the County Executive and Mayor to sign. Invoices will be submitted by the end of the month.

**Attachment C – December 19th 2019 Memorandum from Will Hall, SWM Director to
CFPA Board**

Memorandum

Date: December 19, 2016

To: Conservation Futures Advisory Board

From: Will Hall, Surface Water Management Director 

Subject: Redirection of \$100,000 in Conservation Futures funds for agricultural conservation easement purchase

Since 2012, \$100,000 in Conservation Futures (CF) funds remains identified for PDR easement acquisitions in Tualco Valley by SWM.¹ It is **recommended that this \$100,000 be redirected toward purchase of a conservation easement on 152 acres of farmland located in the Snohomish River floodplain.** This opportunity is a sound public investment, with acquisition costs recoverable through resale of development rights via the regional TDR program. In this manner, investment of these CF funds will leverage additional floodplain land conservation returns; promoting the agricultural economy and protecting the pastoral landscape valued by Snohomish County residents and visitors.

This property is located in unincorporated Snohomish County just outside the City of Monroe (map attached). Zoning is A-10, parcels are classified for Open Space Agricultural uses, and much of the property is currently in agricultural production. This property has high-quality agricultural soils capable of supporting a wide selection of marketable crops and provides exceptional wildlife habitat and habitat restoration opportunities benefitting a variety of species, including federally-threatened Chinook salmon and steelhead trout. Already, a large area of the property's historic scrub-shrub wetlands has been restored, protecting water quality for salmon-bearing French Creek. **Conservation in perpetuity of this large, contiguous tract of floodplain agricultural land advances county initiatives and policies, including:**

- Snohomish County Sustainable Lands Strategy (SLS) goals of protecting and improving floodplain resources vital to our community,
- High-priority protection strategies as identified in the Snohomish Basin Protection Plan,
- Snohomish County comprehensive plan policies, including General Policy Plan (GPP) Goal LU-7 (Conserve agriculture and agricultural land through a variety of planning techniques, regulations, incentive, and acquisition methods), and
- Implementing the TDR program and demonstrating its value in Snohomish County per GPP Goal LU-14 (Conserve important natural resource lands through transfer of development rights and purchase of development rights programs).

During the past year, Forterra has been working with the landowner, Smartweed LLC, on acquiring a conservation easement, and site appraisal is expected to be conducted in early 2017. Based on recent easement

¹ Motion 12-264

acquisitions on similar properties, the easement is **anticipated to appraise between \$180,000 and \$500,000**. To conclude this purchase in a timely fashion, SWM and Forterra intend to jointly apply for CF funds during the 2017 allocation round. At that time, a landowner letter of intent and appraisal should be available, and easement stewardship roles defined (including which entity will hold the easement).

The quality of life for the more than 745,000 Snohomish County residents relies on the health of our natural capital (e.g. clean water, productive soils, abundant and diverse wildlife populations, etc.). Within the Snohomish River watershed alone, **healthy natural systems contribute more than \$5 billion in goods and services to us every year.**² This project will help secure floodplain function in perpetuity and promote its highest and best uses, including agricultural production, water quality protection, and habitat restoration.

Thank you for consideration of this request.

² [Earth Economics, 2010](#)

Smartweed LLC Conservation Opportunities

The Smartweed LLC property consists of 152 acres of farmland and wetlands located in the Snohomish River Valley near Monroe (the “Property”). The Property provides exceptional wildlife habitat for a plethora of fish and wildlife species, particularly waterfowl, raptors, and federally-threatened Chinook salmon as well as steelhead trout. A substantial portion of the property’s historic scrub-shrub wetlands have been restored, protecting water quality of French Creek, a salmon-bearing tributary of the Snohomish River. In addition, the Property is comprised of high-quality agricultural soils, which can and have supported multiple crops and agricultural products.

While the Property’s location within the floodplain of the Snohomish River limits its development potential, the development rights that do exist can be separated and sold into the regional Transferable Development Right (TDR) market. In addition, floodplain habitat is an area in which government, tribal, and non-profit entities are actively-engaged in conservation and restoration activities, particularly where projects can achieve multiple resources objectives (e.g., farmland conservation, water quality, and habitat). Protecting floodplain areas – as well as restoring wetlands such as those already found on the property – is supported by the French Creek Watershed Management Plan (2004).



Conservation opportunities

Given these conservation values, efforts to protect the Property as a working farm in concert with some habitat improvements and/or implementation of agricultural best management practices would likely be supported by the local agricultural interests, Snohomish County, Snohomish Conservation District, environmental groups, and local Native American Tribes. The conservation opportunities are:

1. A simple TDR sale
 - a. The property is an eligible sending site for TDR credits, and the local development market has been expressing interest in acquiring development rights. Selling TDRs is a far simpler – and potentially quicker – mechanism through which the property can be conserved. However, the per acre value is low compared to other conservation opportunities given that a TDR purchase does not include any additional terms (e.g., impervious surface limitations) that would be included in other forms of conservation easements.
 - b. The most likely funding source for this would be the private development market.

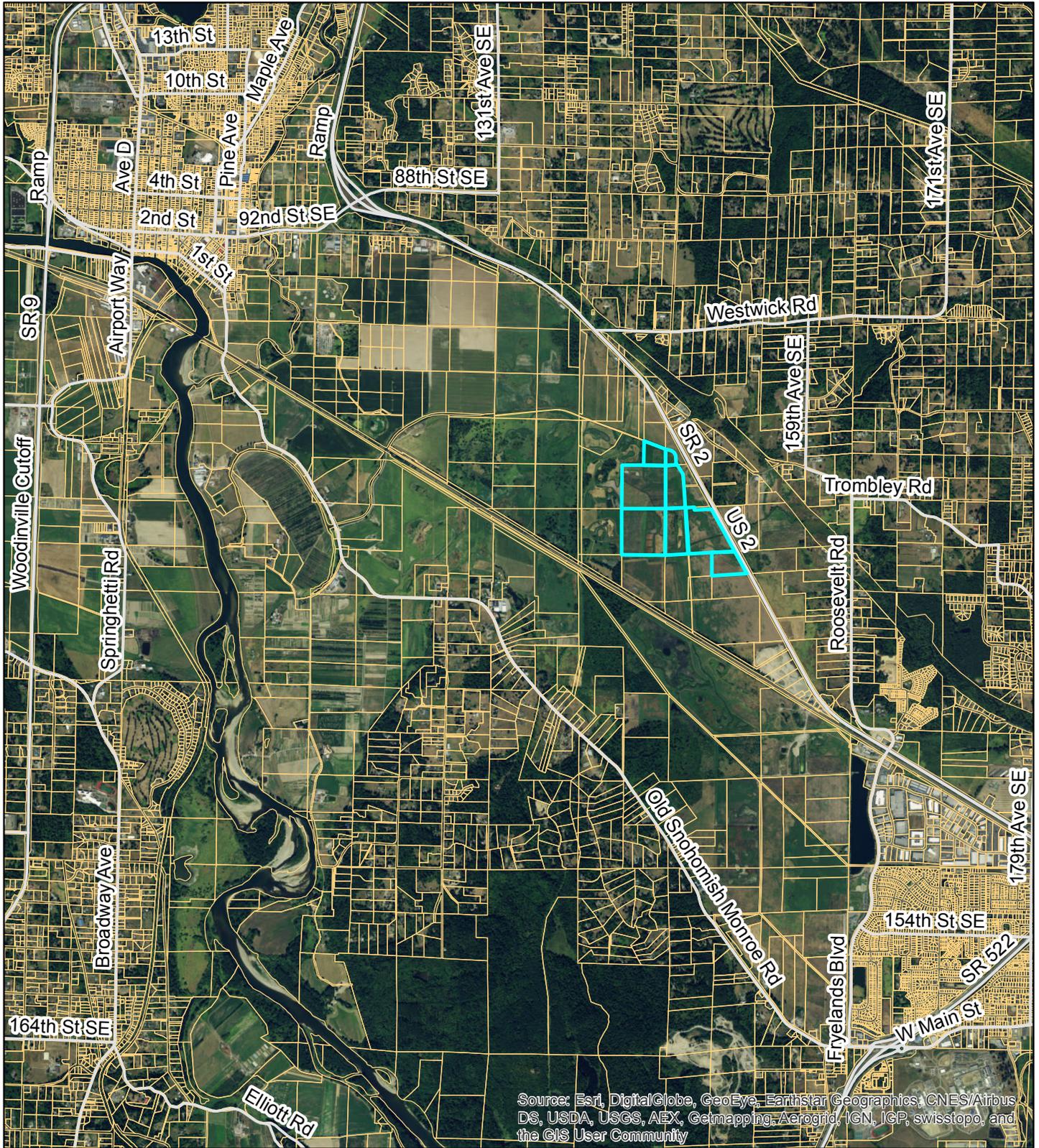
2. Conserve the working farmland via the purchase of a conservation easement.
 - a. A conservation easement requiring the property be kept in agricultural use would help to realize value from the property's development potential, while continuing to allow for active agricultural use. The easement would require that certain agricultural best management practices be implemented within the easement area, particularly buffers to French Creek.
 - b. The best funding sources to complete the purchase of a conservation easement are the County Conservation Futures Program and state Floodplains by Design program. The Natural Resource Conservation Service's Conservation Reserve Enhancement Program should also be considered as a potential source to fund the creation of vegetated buffers on the creek, which would not only provide an annual lease payment to Smartweed, but also fund the restoration activities (i.e., vegetated buffers).
 - c. If an easement is acquired over the farmlands, the farm could then be sold to another farmer, but it would never be converted to a non-farm use. The easement would also make purchasing the property more affordable for another farmer (e.g., the current lessee), should Smartweed decide to divest the property in the future.
3. Sell the Property with the intent of restoring wetland and riparian areas to benefit salmon and water quality.
 - a. Smartweed could sell the property with the intent to convert the property from agricultural use to a habitat and open space use. The best funding sources to complete this work is the federal North American Wetlands Conservation Act, state Floodplains by Design program, county Conservation Futures Program.

Recommendation

Given these opportunities, our recommendation would be to pursue option 2 identified above, which would allow Smartweed to continue to own and manage the property as well as realize value from the sale of the conservation easement.

If this is the option pursued, Forterra would complete the following deliverables (completion dates listed below are estimated based on availability of funding and grant cycles):

1. Formalize the relationship between Smartweed and Forterra – Summer, 2016
2. Establish working partnerships with state, county, and tribal entities for the purposes of jointly pursuing funding sources – Fall, 2016
3. Finalize conservation funding strategy, complete site visits, and document conservation values on-site – Winter, 2017
4. Begin applying for grants in-cycle – Spring, 2017
5. Grant funding to complete the transactions secured by July 1, 2018
6. Initiate transaction due diligence – Summer, 2018
7. Close on transaction – Winter, 2019

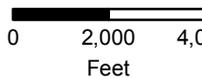
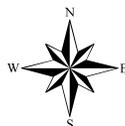


Smartweed LLC Properties Included in Conservation Futures Proposal

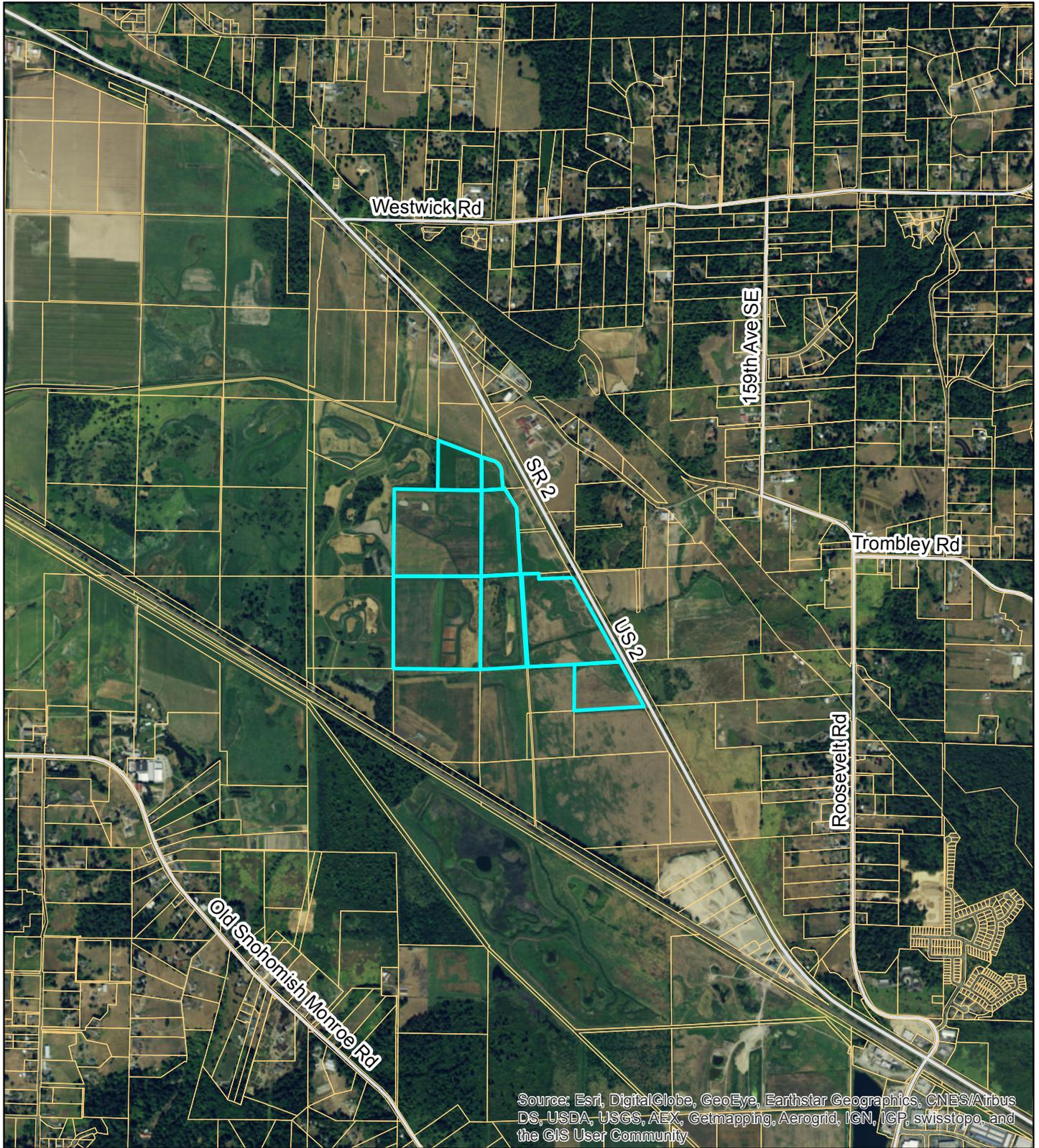


Snohomish County

PUBLIC WORKS
SURFACE WATER MANAGEMENT
 (425) 388-3464



All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

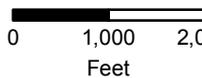
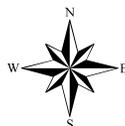


Smartweed LLC Properties Included in Conservation Futures Proposal



Snohomish County

PUBLIC WORKS
SURFACE WATER MANAGEMENT
 (425) 388-3464

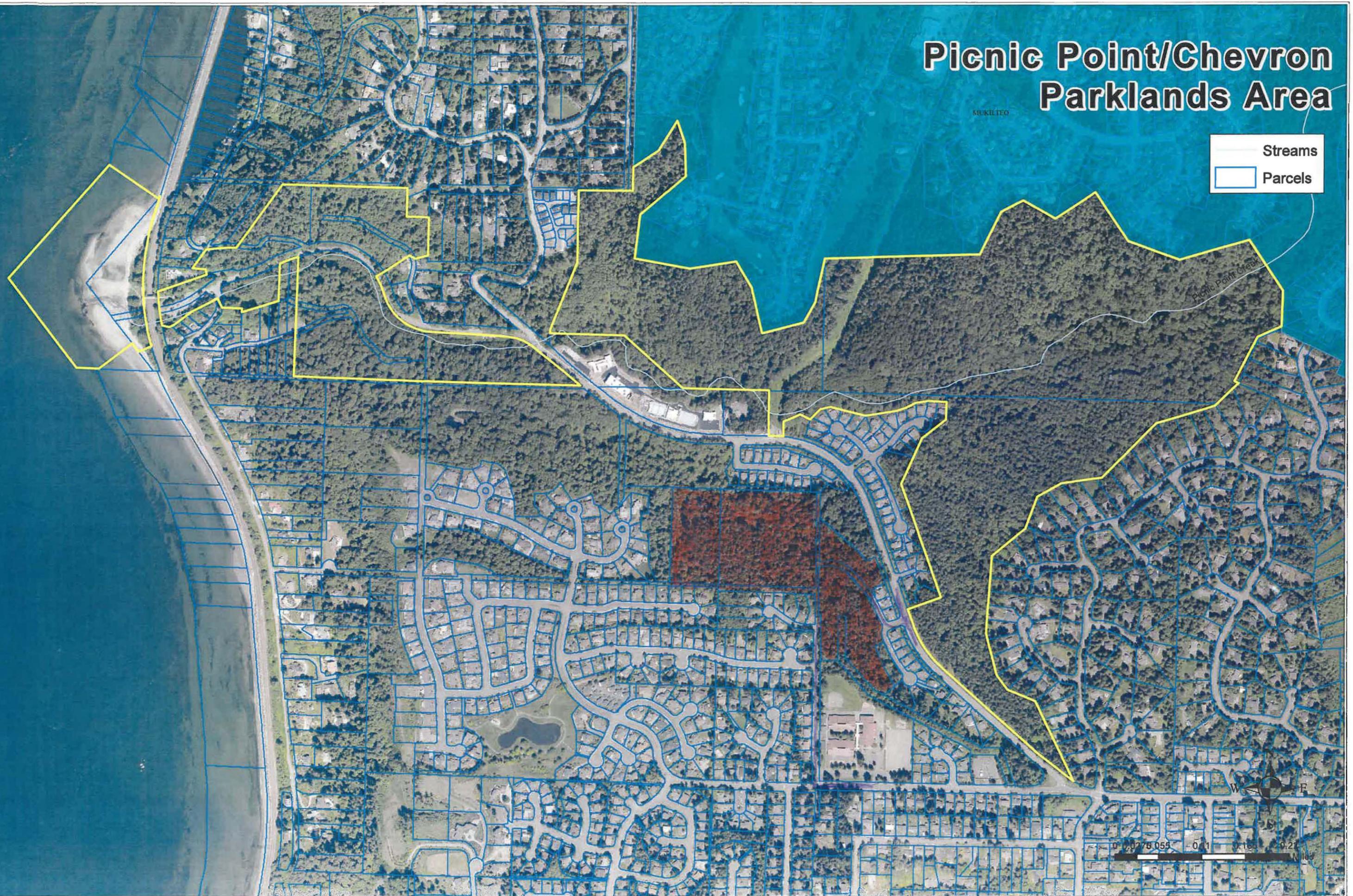


All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Attachment D – Picnic Point Ravine/Horseman’s Trail, LLC

Picnic Point/Chevron Parklands Area

Streams
Parcels





UNIT YIELD AND BONUS per SCC 30.42B.040

WEST (00473300002701, 00473300002800)	
Gross Site Area	648,398 sf (14.885 ac) 100.0%
Less NGPA and critical areas	0 sf (0.000 ac) 0.0%
Net Development Area	648,398 sf (14.885 ac) 100.0%
Min Lot Area for R-9600	9,600 sf
Units	67.5 units
1/2 factor	
Maximum Dwelling Units	81.0 units
Proposed Units	76 units / 14.885 ac = 5.11 DU/acre
Density check (max 9) =	
EAST (00833500000100)	
Gross Site Area	324,632 sf (7.453 ac) 100.0%
Less NGPA and critical areas	0 sf (0.000 ac) 0.0%
Net Development Area	324,632 sf (7.453 ac) 100.0%
Min Lot Area for R-8400	8,400 sf
Units	38.5 units
1/2 factor	
Maximum Dwelling Units	46.4 units
Proposed Units	36 units / 7.453 ac = 4.83 DU/acre
Density check (max 9) =	

MINIMUM NET DENSITY per SCC 30.23.020

Gross Site Area	973,020 sf (22.337 ac) 100.0%
Less Road R/W and Tract 994	140,214 sf (3.218 ac) 14.4%
Less Critical areas (none)	0 sf (0.000 ac) 0.0%
Less Area for Public use (Tracts 999-995)	379,995 sf (8.703 ac) 39.0%
Net Site Area	452,811 sf (10.370 ac) 45.6%
Net Density =	112 units / 10.416 ac = 10.75 DU/acre

OPEN SPACE ANALYSIS per SCC 30.42B.115

TOTAL OPEN SPACE (part 1)	
Tract 999 - Vout VLT-W, Open Space	211,501 sf (4.855 ac) 21.7%
Tract 998 - Vout VLT-NE, Open Space	21,218 sf (0.494 ac) 2.2%
Tract 997 - Open Space	20,035 sf (0.460 ac) 2.1%
Tract 996 - Open Space	54,283 sf (1.246 ac) 5.6%
Tract 995 - Open Space	41,205 sf (0.946 ac) 4.2%
Total Open Space	348,042 sf (8.001 ac) 35.8%
Min Open Space Required (20%) =	194,604 sf (4.467 ac) 20.0%
Percent of gross site area (20% min) =	35.8%

USABLE OPEN SPACE (part 2)

Tract 998 - Vout VLT-NE, Open Space	21,218 sf (0.494 ac) 2.2%
Tract 997 - Open Space	20,035 sf (0.460 ac) 2.1%
Tract 996 - Open Space	54,283 sf (1.246 ac) 5.6%
Tract 995 - Open Space	41,205 sf (0.946 ac) 4.2%
Total Usable Open Space provided =	137,041 sf (3.146 ac) 14.1%
Usable Open Space req'd (600 sq ft x 112 lots) =	67,200 sf (1.543 ac) 6.9%
Minimum usable open space per lot =	600 sf
Usable open space req'd in one tract = 40% =	26,880 sf (0.614 ac) 2.7%
Usable open space in one tract (40% min) =	(Tract 996: 54,283) / 67,200 = 80.8%

ACTIVE RECREATIONAL OPEN SPACE (part 3)

Tract 995 - Open Space	41,205 sf (0.946 ac) 4.2%
Total Active Recreational Open Space =	41,205 sf (0.946 ac) 4.2%
Percent of total usable Open Space (30% min) =	(41,205) / 137,041 = 30.1%

DATUM & BENCHMARK
 VERTICAL DATUM: NGVD 1929
 Based on an interpolated elevation from "Mudite", U.S.G.S 7.5 minute quadrangle map.

PROJECT BENCHMARK
 Top of the 1 1/2" iron pipe located at the east quarter of section 32, T28N, R4E, W4E.

PROJECT BENCHMARK ELEVATION: 449.37 feet N.G.V.D. 29
BASIS OF BEARING:
 The east line of the northeast quarter of section 32, township 28 north, range 4 east, w.4e., as monumented and shown herein bears N 0°42'37" E.

ROADWAY DATA

5th Pl. W	1610 ft
60th Ave W	1363 ft
Private Road SE	720 ft
Total Road Length:	3,713 ft
Private Road Paved Area:	74,400 sf 2.0%
Private Road Tract Area:	30,253 sf 3.1%
Public Road Paved Area:	85,198 sf 8.8%
Public Road R/W Area:	109,561 sf 11.2%

LEGEND

EXISTING STRAIGHT DECORATIVE CROSSWALK	EXISTING CONTOUR
PERVIOUS PAVERS	DESIGN CONTOUR
LANDSCAPED OPEN AREA	TRACT BOUNDARY
EXISTING BUILDING	EASEMENT
EXISTING PAVED AREA	EX. PROPERTY LINE
PROPOSED PAVED AREA	PROPERTY LINE
SEWER/CONCRETE	EXISTING TREES REMAIN
EXERCISE STATION	FENCE
BENCH	PROP. STORM DRAIN
PICNIC TABLE	PROPOSED SANITARY SEWER LINE
FIRE HYDRANT	PROPOSED WATER LINE
PRIVATE STAIRCASE	EXIST. WATER LINE
REMAINING BLOCK WALL	EXIST. STORM DRAIN
	SANITARY SEWER LINE
	EXISTING R/W LINE
	ROAD R/W LINE
	7' PEDESTRIAN PATH/5' NATURE TRAIL
	BOYSCOUT SCALE

PARKING : (SCC 30.26.030(1))
 Off-Street Required: 2 spaces per dwelling unit, 30,428 (140/7) plus 1/2 space per dwelling unit for PRD require a minimum of 280 spaces
 Off-Street Designed: 2 spaces to be available in garage and 1 space per unit to be available in driveways, min dimension eq'd 8' x 20', 280
 On-Street Designed: 112 spaces along street (1 space/unit)
 Total of 392 spaces

HOUSE TYPE DISTRIBUTION AND AREAS

HOUSE UNIT	QTY	PERCENT	BLDG AREA	W x D
Clotier	17	14.9	1,840 sf	42x46
Shasta	32	29.8	1,365 sf	35x39
Trinity	31	27.2	1,050 sf	35x30
Whitney	32	28.1	1,298 sf	36x36
TOTAL =	112	100.0		

FIRE HYDRANT NOTES
 Nearest fire hydrants:
 1. Approx. 60 feet east of site at intersection of 56th Pl W and 136th Pl SW
 2. Approx. 80 feet west of 60th on 136th Pl SW

GENERAL NOTE:
 It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.
CALL 48 HOURS BEFORE YOU DIG 1-800-424-9999

LAND TECHNOLOGIES
 1882D North Avenue, N.E.
 Marietta, Georgia 30067
 404-577-2777 FAX: 404-577-2374
 www.landtech.com



Horsemans Trail, LLC
 A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

PRD Official Site Plan (2 of 3)

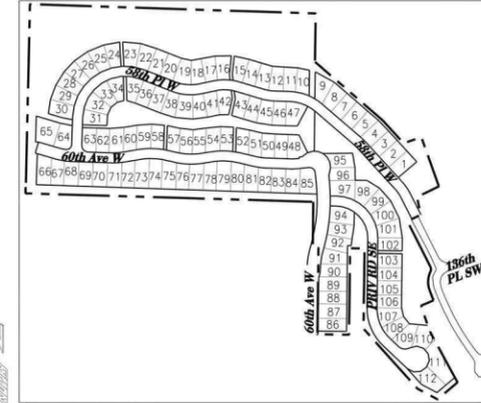
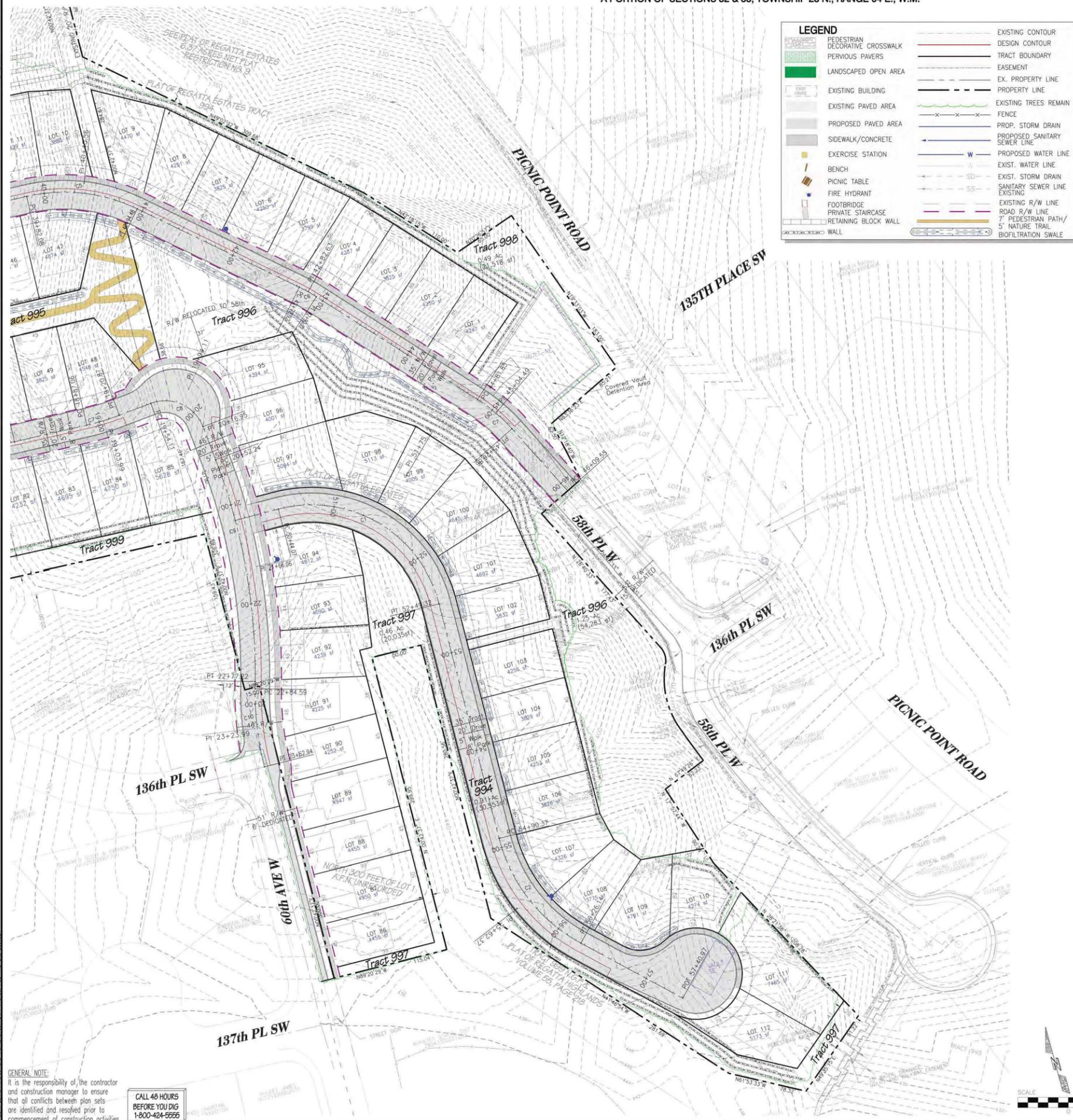
Horsemans Trail
 A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

Horsemans Trail, LLC

Horsemans Trail, LLC

Horsemans Trail, LLC

SHEET 9
 94438
 05-123050-SD



SCALE 1"=300' KEY MAP

LEGEND

PEDESTRIAN DECORATIVE CROSSWALK	EXISTING CONTOUR
PERVIOUS PAVERS	DESIGN CONTOUR
LANDSCAPED OPEN AREA	TRACT BOUNDARY
EXISTING BUILDING	EASEMENT
EXISTING PAVED AREA	EX. PROPERTY LINE
PROPOSED PAVED AREA	PROPERTY LINE
SIDEWALK/CONCRETE	EXISTING TREES REMAIN
EXERCISE STATION	FENCE
BENCH	PROP. STORM DRAIN
PICNIC TABLE	PROPOSED SANITARY SEWER LINE
FIRE HYDRANT	PROPOSED WATER LINE
FOOTBRIDGE	EXIST. WATER LINE
RETAINING BLOCK WALL	EXIST. STORM DRAIN
WALL	SANITARY SEWER LINE EXISTING
	EXISTING R/W LINE
	ROAD R/W LINE
	7' PEDESTRIAN PATH/ 5' NATURE TRAIL
	BIOFILTRATION SWALE

LOCAL SERVICES

Water Supply: Alderwood Water District
 Sewage Disposal: Alderwood Waste Water District
 School District: Mukilteo #6
 Fire District: Fire District Fire Protection Dist. No. 1 / South County Fire District
 Post Office: Edmonds
 Utility Power: PUD No. 1

TRACT DESIGNATIONS

Tract 999 - Vault VLT-W, Open Space	211,501 sf (4.855 ac)	21.7%
Tract 998 - Vault VLT-NE, Open Space	21,518 sf (0.494 ac)	2.2%
Tract 997 - Open Space	20,035 sf (0.460 ac)	2.1%
Tract 996 - Open Space	54,283 sf (1.246 ac)	5.6%
Tract 995 - Open Space	41,205 sf (0.946 ac)	4.2%
Tract 994 - Vault VLT-SE, Access Road	30,553 sf (0.701 ac)	3.1%

GRADING ANALYSIS

CUT= 275,000 cu. yd.
 FILL= 275,000 cu. yd.
 (Site Balances)
 Grading Limits: 748,200 sf
 Soils: Alderwood Sandy Gravelly Loom

VEGETATIVE ANALYSIS

EXISTING		
Forested Areas	=	100%
Landscaped Areas	=	0%
Building & Paved Areas	=	0%
PROPOSED:		
Forested Areas	=	17%
Landscaped Areas	=	45%
Building & Paved Areas	=	38%

SLOPE ANALYSIS

The west half of the site generally slopes down toward the north with ravines at either end and 10% slopes for several hundred feet before a slope overages 45% to 60% to the bottom of the hill. The east half of the site generally slopes down toward the east with 30% to 45% slopes.

IMPERVIOUS AREAS

Existing	0 sf (0 ac)
Design	379,843 sf (8.72 ac)

ROAD HORIZONTAL CURVE TABLE

CURVE	P.I.	RADIUS	ARC LENGTH	DELTA	P.C.	P.T.	TANGENT
58TH-1	33+73.04	165.00'	315.30'	109° 29' 09" RT	31+39.63	34+54.93	233.41'
58TH-2	36+19.52	165.00'	95.86'	33° 17' 19" LT	35+70.19	36+66.06	49.33'
58TH-3	37+58.79	165.00'	82.26'	28° 33' 58" RT	37+16.79	37+99.05	42.01'
58TH-4	39+09.07	165.00'	42.52'	14° 45' 48" LT	38+87.69	39+30.21	21.38'
58TH-5	40+40.56	165.00'	112.40'	39° 01' 50" RT	39+82.08	40+94.48	58.48'
58TH-6	42+82.63	165.00'	19.40'	6° 44' 17" RT	42+72.92	42+92.32	9.71'
58TH-7	45+04.49	165.00'	45.01'	15° 37' 42" RT	44+81.85	45+26.86	22.64'
60TH-1	10+99.30	250.00'	63.84'	14° 37' 48" LT	10+67.21	11+31.04	32.09'
60TH-2	12+83.75	250.00'	49.35'	11° 18' 36" LT	12+58.99	13+08.34	24.75'
60TH-3	14+10.81	250.00'	98.70'	22° 37' 12" RT	13+60.81	14+59.51	50.00'
60TH-4	15+36.98	250.00'	98.70'	22° 37' 12" LT	14+86.98	15+85.68	50.00'
60TH-5	16+63.16	250.00'	98.70'	22° 37' 12" RT	16+13.16	17+11.86	50.00'
60TH-6	17+89.08	250.00'	49.35'	11° 18' 36" LT	17+64.32	18+13.67	24.75'
60TH-7	19+03.99	250.00'	33.81'	7° 44' 56" LT	18+87.06	19+20.87	16.93'
60TH-8	19+94.11	40.00'	62.83'	90° 00' 00" RT	19+54.11	20+16.95	40.00'
60TH-9	21+66.06	600.00'	224.98'	21° 29' 03" RT	20+52.24	22+77.22	113.83'
60TH-10	23+23.99	300.00'	78.36'	14° 57' 55" LT	22+84.59	23+62.94	39.40'
SE-1	51+75.12	130.00'	205.25'	90° 27' 48" RT	50+44.07	52+49.32	131.06'
SE-2	55+62.37	165.00'	135.77'	47° 08' 47" LT	54+90.37	56+26.14	71.99'

GENERAL NOTE:
 It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CALL 48 HOURS BEFORE YOU DIG
 1-800-424-5555



SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS)
 BY: RANDOLPH SLEIGHT PE, PLS
 R/W PERMIT NO. _____

LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 South County, WA 98048
 360-652-9727
 Fax 360-652-5374
 Copyright 1993

Horseman's Trail, LLC
 A PORTION OF SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 04 E., W.M.

PRD Official Site Plan (3 of 3)

PROJECT LEAD: DBE
 CHECKED BY: [Signature]
 DATE: JULY 13, 2005
 REVISION: MAY 27, 2006
 DECEMBER 18, 2006

SHEET **P3** of **9**
 24x36
 05-123050-SD



Figure 2.5.5-4
Points Of Connection
To Existing
Sewer System
Horseman's Trail

Property Account Summary

1/10/2018

Parcel Number	0085350000100	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	---------------	------------------	----------------------------

General Information

Property Description	Section 33 Township 28 Range 04 Quarter NW REGATTA ESTATES BLK 000 D-00 LOT 1 SD PLAT (TGW UND INT IN TRS 986-990 & 992-997) & TGW N 300FT LOT 1 SP 93 (3-80) REC UND AFN 8005010187 EXC W 15FTTHOF TO SNO CO BY SWD REC UND AFN 8801140217 AKA PAR 2 SNO CO BLA 05-123420 REC UND AFN 200510191128
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	02310

Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	7.56

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	FROGNAL HOLDINGS LLC	8115 BROADWAY STE 204, EVERETT, WA 98203
Owner	100	FROGNAL HOLDINGS LLC	8115 BROADWAY STE 204, EVERETT, WA 98203

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$396,100	\$333,100	\$286,100	\$231,100	\$181,100
Exemption Amount Regular					
Market Total	\$396,100	\$333,100	\$286,100	\$231,100	\$181,100
Assessed Value	\$396,100	\$333,100	\$286,100	\$231,100	\$181,100
Market Land	\$396,100	\$333,100	\$286,100	\$231,100	\$181,100
Market Improvement					
Personal Property					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
12/15/2014	12/15/2014 15:44:51	Excise Processed	Temporary Excise: T016315 Finalized to: E044858
12/15/2014	12/15/2014 14:53:05	Excise Processed	Temporary Excise: T016306 Finalized to: E044849
12/12/2014	12/17/2014 11:00:00	Owner Added	Property Transfer Filing No.: E044858 12/12/2014 by sasset
12/12/2014	12/17/2014 11:00:00	Owner Terminated	Property Transfer Filing No.: E044858 12/12/2014 by sasset
12/12/2014	12/17/2014 10:59:00	Owner Added	Property Transfer Filing No.: E044849 12/12/2014 by sasset
12/12/2014	12/17/2014 10:59:00	Owner Terminated	Property Transfer Filing No.: E044849 12/12/2014 by sasset
12/12/2014	12/15/2014 15:44:00	Excise Processed	Property Transfer Filing No.: T016315, submitted by eREET 12/12/2014 by ASCEREET
12/12/2014	12/15/2014 14:53:00	Excise Processed	Property Transfer Filing No.: T016306, submitted by eREET 12/12/2014 by ASCEREET
07/05/2012	07/05/2012 13:24:00	Taxpayer Changed	Party/Property Relationship by strjac
04/15/2011	04/15/2011 09:58:00	Tax Bill Recalculation	Board of Equalization for 2010 performed by strpmw
04/15/2011	04/15/2011 09:58:00	Tax Bill Recalculation	Board of Equalization for 2009 performed by strpmw
04/12/2011	04/12/2011 08:48:00	Value Modification	Type: Appeal, Status: Approved, Tax Year: 2009 by saslet
04/12/2011	04/12/2011 08:48:00	Value Modification	Type: Appeal, Status: Approved, Tax Year: 2010 by saslet
02/17/2011	03/23/2011 09:18:00	Owner Terminated	Property Transfer Filing No.: 427418 02/17/2011 by sasset
02/17/2011	03/23/2011 09:18:00	Owner Added	Property Transfer Filing No.: 427418 02/17/2011 by sasset
02/17/2011	03/21/2011 08:24:00	Taxpayer Changed	Property Transfer Filing No.: 427418 02/17/2011 by strlrm
02/17/2011	02/25/2011 09:38:00	Excise Processed	Property Transfer Filing No.: 427418, Quit Claim Deed 02/17/2011 by strphb
05/12/2010	06/08/2010 06:58:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 228939, Other by sasset
05/12/2010	05/25/2010 11:55:00	Taxpayer Changed	Property Transfer Filing No.: 228939 05/12/2010 by strgss
05/12/2010	05/19/2010 09:29:00	Excise Processed	Property Transfer Filing No.: 228939, Other 05/12/2010 by strgss
12/10/2009	06/08/2010 06:58:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 320068, Special Warranty Deed by sasset
12/10/2009	06/07/2010 09:35:00	Owner Terminated	Party/Property Relationship by sascaf
12/10/2009	06/07/2010 09:35:00	Owner Added	Party/Property Relationship by sascaf
12/10/2009	12/14/2009 08:59:00	Taxpayer Changed	Property Transfer Filing No.: 320068 12/10/2009 by strphb

12/10/2009	12/11/2009 10:05:00	Excise Processed	Property Transfer Filing No.: 320068, Special Warranty Deed 12/10/2009 by strrlw
10/04/2006	10/04/2006 14:27:00	Tax Bill Recalculation	Value Modification for 2006 performed by strssl
10/04/2006	10/04/2006 11:00:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2006 by sassls
10/04/2006	10/04/2006 10:59:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2007 by sassls
09/29/2006	09/29/2006 11:38:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2007 by sassls
09/29/2006	09/29/2006 11:38:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2006 by sassls
09/25/2006	09/25/2006 14:22:00	Property Characteristic Changed	Size (gross) changed from 6.76 to 7.56 by sassls
09/25/2006	09/25/2006 14:22:00	Property Characteristic Changed	Surface Water Units changed from 6.76 to 7.56 by sassls
09/25/2006	09/25/2006 14:22:00	Property Characteristic Changed	Size (gross) changed from 6.76 to 7.56 by sassls
09/25/2006	09/25/2006 14:22:00	Property Characteristic Changed	Surface Water Units changed from 6.76 to 7.56 by sassls
09/25/2006	09/25/2006 14:21:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Initiated, Tax Year: 2006 by sassls
09/25/2006	09/25/2006 14:21:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Initiated, Tax Year: 2007 by sassls
10/18/2005	10/17/2006 11:24:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 199587, Statutory Warranty Deed by sasset
10/12/2005	10/12/2005 15:42:00	Taxpayer Changed	Party/Property Relationship by strpcs
10/11/2005	12/23/2005 11:26:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 299738, Quit Claim Deed by sasmns
10/11/2005	12/23/2005 11:26:00	Owner Terminated	Property Transfer Filing No.: 299738 10/11/2005 by sasmns
10/11/2005	12/23/2005 11:26:00	Owner Added	Property Transfer Filing No.: 299738 10/11/2005 by sasmns
10/11/2005	10/11/2005 16:18:00	Excise Processed	Property Transfer Filing No.: 299738, Quit Claim Deed 10/11/2005 by strgss

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact our Office at 425-388-3366.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
CENTRAL PUGET SOUND REGIONAL TRANSIT AUT	0.25	\$99.03	\$0.00	\$99.03
FIRE DISTRICT 01	1.98	\$782.54	\$188.39	\$594.15
MUKILTEO SCHOOL DISTRICT NO 6	3.67	\$1,455.19	\$1,455.19	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$164.53	\$0.00	\$164.53
SNOHOMISH COUNTY - ROAD	1.42	\$563.72	\$0.00	\$563.72
SNOHOMISH COUNTY-CNT	0.88	\$348.24	\$0.00	\$348.24
STATE	2.03	\$803.12	\$0.00	\$803.12
SNOHOMISH CONSERVATION DISTRICT		\$5.38	\$0.00	\$5.38

TOTAL	10.64	\$4,221.75	\$1,643.58	\$2,578.17
-------	-------	------------	------------	------------

Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$421,100.00	\$0.00	\$421,100.00	\$0.00	\$0.00	\$0.00

Levy Rate History

Tax Year	Total Levy Rate
2017	10.644717
2016	10.700755
2015	11.684081

Real Property Structures

Description	Type	Year Built	More Information
No Real Property Structures Found			

Receipts

Date	Receipt No.	Amount Applied	Amount Due
11/03/2017 08:05:00	9709926	\$2,110.88	\$7,115.01
05/24/2017 09:34:00	9461397	\$2,153.08	\$14,372.28
11/01/2016 00:00:00	9133742	\$3,891.08	\$3,891.08
11/03/2015 00:00:00	8584814	\$1,674.10	\$1,674.10
04/30/2015 00:00:00	8305395	\$1,674.09	\$3,348.19
10/27/2014 00:00:00	7905875	\$1,341.22	\$1,341.22
04/24/2014 00:00:00	7650162	\$1,341.21	\$2,682.43
11/05/2013 16:08:00	7499581	\$1,128.40	\$39,152.05
05/06/2013 00:00:00	7236350	\$1,128.40	\$2,256.80

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
10/11/2005	10/11/2005		\$420,000.00	299738	QC	M	SHERGAR LAND CORP	HORSEMANS TRAIL LLC	No
10/18/2005	10/19/2005		\$330,000.00	199587	W	S	MUKILTEO SCHOOL DIST 6	HORSEMANS TRAIL LLC	No
12/10/2009	12/11/2009		\$0.00	320068	W	M	HORSEMANS TRAIL LLC	SHERGAR LAND CORPORATION	No
05/12/2010	05/19/2010		\$0.00	228939	X	M	HORSEMANS TRAIL LLC	SHERGAR LAND CORPORATION	No
02/17/2011	02/25/2011		\$0.00	427418	QC	S	SHERGAR LAND CORPORATION	INTEGRAL-786 MANAGEMENT INC	No
12/12/2014	12/15/2014		\$0.00	E044849	QC	S	INTEGRAL-786 MANAGEMENT INC	SHERGAR LAND CORPORATION	No
12/12/2014	12/15/2014		\$0.00	E044858	QC	S	SHERGAR LAND CORPORATION	FROGNAL HOLDINGS LLC	No

Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
1217000	28	04	33	NW	View parcel maps for this Township/Range/Section

[Printable Version](#)

Developed by Thomson Reuters.
©2005-2017 All rights reserved.
Version 4.0.2.4

Property Account Summary

1/10/2018

Parcel Number	00473300002800	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	----------------	------------------	----------------------------

General Information

Property Description	HILLMANS N S P S F MEADOWDALE ADD BLK 000 D-00 - TR 28
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	02310

Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	9.71

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	FROGNAL HOLDINGS LLC	9201 NE JUANITA DR STE 102, KIRKLAND, WA 98034
Owner	100	FROGNAL HOLDINGS LLC	9201 NE JUANITA DR STE 102, KIRKLAND, WA 98034

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$759,600	\$603,400	\$478,400	\$353,400	\$278,400
Exemption Amount Regular					
Market Total	\$759,600	\$603,400	\$478,400	\$353,400	\$278,400
Assessed Value	\$759,600	\$603,400	\$478,400	\$353,400	\$278,400
Market Land	\$759,600	\$603,400	\$478,400	\$353,400	\$278,400
Market Improvement					
Personal Property					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
07/23/2012	08/30/2012 14:40:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 1004286, Trustee Deed by sasdas
07/23/2012	07/26/2012 13:31:00	Taxpayer Changed	Property Transfer Filing No.: 1004286 07/23/2012 by strbrl
07/23/2012	07/26/2012 13:31:00	Excise Processed	Property Transfer Filing No.: 1004286, Trustee Deed 07/23/2012 by strbrl
07/15/2012	08/30/2012 14:39:00	Owner Added	Property Transfer Filing No.: E014891 07/15/2012 by sasdas
07/15/2012	08/30/2012 14:39:00	Owner Terminated	Property Transfer Filing No.: E014891 07/15/2012 by sasdas
07/15/2012	08/30/2012 14:39:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: E014891, Statutory Warranty Deed by sasdas
07/15/2012	07/27/2012 14:10:00	Excise Processed	Property Transfer Filing No.: E014891, submitted by eREET 07/15/2012 by ASCEREET
04/15/2011	04/15/2011 09:55:00	Tax Bill Recalculation	Board of Equalization for 2009 performed by strpmw
04/15/2011	04/15/2011 09:54:00	Tax Bill Recalculation	Board of Equalization for 2010 performed by strpmw
04/12/2011	04/12/2011 08:47:00	Value Modification	Type: Appeal, Status: Approved, Tax Year: 2009 by saslct
04/12/2011	04/12/2011 08:47:00	Value Modification	Type: Appeal, Status: Approved, Tax Year: 2010 by saslct
08/05/2004	09/23/2004 13:50:00	Owner Terminated	Property Transfer Filing No.: 475998 08/05/2004 by sasmns
08/05/2004	09/23/2004 13:50:00	Owner Added	Property Transfer Filing No.: 475998 08/05/2004 by sasmns
08/05/2004	09/23/2004 13:50:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 475998, Statutory Warranty Deed by sasmns
08/05/2004	08/12/2004 14:36:00	Excise Processed	Property Transfer Filing No.: 475998, Statutory Warranty Deed 08/05/2004 by strgss
08/05/2004	08/12/2004 14:36:00	Taxpayer Changed	Property Transfer Filing No.: 475998 08/05/2004 by strgss
05/13/2004	05/13/2004 13:50:00	Taxpayer Changed	Party/Property Relationship by strssl

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact our Office at 425-388-3366.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
CENTRAL PUGET SOUND REGIONAL TRANSIT AUT	0.25	\$189.90	\$0.00	\$189.90
FIRE DISTRICT 01	1.98	\$1,500.68	\$361.28	\$1,139.40
MUKILTEO SCHOOL DISTRICT NO 6	3.67	\$2,790.61	\$2,790.61	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$315.52	\$0.00	\$315.52
SNOHOMISH COUNTY - ROAD	1.42	\$1,081.04	\$0.00	\$1,081.04
SNOHOMISH COUNTY-CNT	0.88	\$667.83	\$0.00	\$667.83
STATE	2.03	\$1,540.14	\$0.00	\$1,540.14

SNOHOMISH CONSERVATION DISTRICT		\$5.49	\$0.00	\$5.49
TOTAL	10.64	\$8,091.21	\$3,151.89	\$4,939.32

Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$790,900.00	\$0.00	\$790,900.00	\$0.00	\$0.00	\$0.00

Levy Rate History

Tax Year	Total Levy Rate
2017	10.644717
2016	10.700755
2015	11.684081

Real Property Structures

Description	Type	Year Built	More Information
No Real Property Structures Found			

Receipts

Date	Receipt No.	Amount Applied	Amount Due
11/03/2017 08:05:00	9709926	\$4,045.61	\$7,115.01
05/24/2017 09:34:00	9461397	\$4,126.51	\$14,372.28
11/01/2016 00:00:00	9133775	\$3,231.17	\$3,231.17
06/15/2016 13:51:00	8906673	\$6,799.48	\$11,703.55
04/30/2015 00:00:00	8305394	\$2,797.58	\$5,595.16
10/27/2014 00:00:00	7905872	\$2,049.64	\$2,049.64
04/24/2014 00:00:00	7650159	\$2,049.63	\$4,099.27
11/05/2013 16:08:00	7499581	\$1,733.28	\$39,152.05
05/06/2013 00:00:00	7236354	\$1,733.27	\$3,466.55

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
08/05/2004	08/12/2004		\$424,000.00	475998	W	M	MARTIN CURTIS / DICKINSON HAZEL	HORSEMAN'S TRAIL LLC	No
07/15/2012	07/27/2012		\$234,000.00	E014891	BS	M	MARTIN BEVERLEY J/DICKENSON HAZEL L	FROGNAL HOLDINGS LLC	No
07/23/2012	07/26/2012		\$324,000.00	1004286	X	M	NORTHWEST TRUSTEE SERVICES INC	FROGNAL HOLDINGS LLC	No

Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
1217000	28	04	32	NE	View parcel maps for this Township/Range/Section

[Printable Version](#)

Developed by Thomson Reuters.

Property Account Summary

1/10/2018

Parcel Number	00473300002701	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	----------------	------------------	----------------------------

General Information

Property Description	HILLMANS N S P S F MEADOWDALE ADD BLK 000 D-01 - E 1/2 TR 27
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	02310

Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	4.71

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	FROGNAL HOLDINGS LLC	9201 NE JUANITA DR STE 102, KIRKLAND, WA 98034
Owner	100	FROGNAL HOLDINGS LLC	9201 NE JUANITA DR STE 102, KIRKLAND, WA 98034

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$179,600	\$148,400	\$123,400	\$98,400	\$83,400
Exemption Amount Regular					
Market Total	\$179,600	\$148,400	\$123,400	\$98,400	\$83,400
Assessed Value	\$179,600	\$148,400	\$123,400	\$98,400	\$83,400
Market Land	\$179,600	\$148,400	\$123,400	\$98,400	\$83,400
Market Improvement					
Personal Property					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
07/23/2012	08/30/2012 14:40:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 1004286, Trustee Deed by sasdas
07/23/2012	07/26/2012 13:31:00	Taxpayer Changed	Property Transfer Filing No.: 1004286 07/23/2012 by strbrl
07/23/2012	07/26/2012 13:31:00	Excise Processed	Property Transfer Filing No.: 1004286, Trustee Deed 07/23/2012 by strbrl
07/15/2012	08/30/2012 14:39:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: E014891, Statutory Warranty Deed by sasdas
07/15/2012	08/30/2012 14:39:00	Owner Terminated	Property Transfer Filing No.: E014891 07/15/2012 by sasdas
07/15/2012	08/30/2012 14:39:00	Owner Added	Property Transfer Filing No.: E014891 07/15/2012 by sasdas
07/15/2012	07/27/2012 14:10:00	Excise Processed	Property Transfer Filing No.: E014891, submitted by eREET 07/15/2012 by ASCEREET
04/15/2011	04/15/2011 09:41:00	Tax Bill Recalculation	Board of Equalization for 2009 performed by strpmw
04/15/2011	04/15/2011 09:40:00	Tax Bill Recalculation	Board of Equalization for 2010 performed by strpmw
04/12/2011	04/12/2011 08:47:00	Value Modification	Type: Appeal, Status: Approved, Tax Year: 2009 by saslct
04/12/2011	04/12/2011 08:47:00	Value Modification	Type: Appeal, Status: Approved, Tax Year: 2010 by saslct
08/05/2004	09/23/2004 13:50:00	Owner Terminated	Property Transfer Filing No.: 475998 08/05/2004 by sasmns
08/05/2004	09/23/2004 13:50:00	Owner Added	Property Transfer Filing No.: 475998 08/05/2004 by sasmns
08/05/2004	09/23/2004 13:50:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 475998, Statutory Warranty Deed by sasmns
08/05/2004	08/12/2004 14:38:00	Taxpayer Changed	Property Transfer Filing No.: 475998 08/05/2004 by strgss
08/05/2004	08/12/2004 14:38:00	Excise Processed	Property Transfer Filing No.: 475998, Statutory Warranty Deed 08/05/2004 by strgss
08/17/2000	08/17/2000 14:20:00	Taxpayer Changed	Party/Property Relationship

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact our Office at 425-388-3366.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Distribution of Current Taxes

District	Rate	Amount	Voted Amount	Non-Voted Amount
CENTRAL PUGET SOUND REGIONAL TRANSIT AUT	0.25	\$44.90	\$0.00	\$44.90
FIRE DISTRICT 01	1.98	\$354.82	\$85.42	\$269.40
MUKILTEO SCHOOL DISTRICT NO 6	3.67	\$659.81	\$659.81	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$74.60	\$0.00	\$74.60
SNOHOMISH COUNTY - ROAD	1.42	\$255.60	\$0.00	\$255.60
SNOHOMISH COUNTY-CNT	0.88	\$157.90	\$0.00	\$157.90

STATE	2.03	\$364.16	\$0.00	\$364.16
SNOHOMISH CONSERVATION DISTRICT		\$5.24	\$0.00	\$5.24
TOTAL	10.64	\$1,917.03	\$745.23	\$1,171.80

Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$185,900.00	\$0.00	\$185,900.00	\$0.00	\$0.00	\$0.00

Levy Rate History

Tax Year	Total Levy Rate
2017	10.644717
2016	10.700755
2015	11.684081

Real Property Structures

Description	Type	Year Built	More Information
No Real Property Structures Found			

Receipts

Date	Receipt No.	Amount Applied	Amount Due
11/03/2017 08:05:00	9709926	\$958.52	\$7,115.01
05/24/2017 09:34:00	9461397	\$977.68	\$14,372.28
11/01/2016 00:00:00	9133782	\$796.62	\$796.62
06/15/2016 13:51:00	8906673	\$876.28	\$11,703.55
11/03/2015 00:00:00	8584815	\$723.53	\$723.53
04/30/2015 00:00:00	8305381	\$723.53	\$1,447.06
10/27/2014 00:00:00	7905873	\$572.56	\$572.56
04/24/2014 00:00:00	7650160	\$572.55	\$1,145.11
11/05/2013 16:08:00	7499581	\$521.04	\$39,152.05
05/06/2013 00:00:00	7236355	\$521.03	\$1,042.07

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
08/05/2004	08/12/2004		\$424,000.00	475998	W	M	MARTIN CURTIS N/ DICKINSON HAZEL	HORSEMAN'S TRAIL LLC	No
07/15/2012	07/27/2012		\$234,000.00	E014891	BS	M	MARTIN BEVERLEY J/DICKENSON HAZEL L	FROGNAL HOLDINGS LLC	No
07/23/2012	07/26/2012		\$324,000.00	1004286	X	M	NORTHWEST TRUSTEE SERVICES INC	FROGNAL HOLDINGS LLC	No

Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
1217000	28	04	32	NE	View parcel maps for this Township/Range/Section

[Printable Version](#)

Developed by Thomson Reuters.
©2005-2017 All rights reserved.
Version 4.0.2.4

Attachment E – Terrace Creek Park Addition – Tassoff Property

Terrace Creek Park Addition

The City of Mountlake Terrace requests \$200,000 for a Terrace Creek Park Addition

Regional Asset: Conservation Area adds to Existing Elements

Terrace Creek Park is a 53 acre city owned and maintained greenway with some active play spaces in the one maintained portion to the south nicknamed Candy Cane Park.

Terrace Creek Park is adjacent to the Recreation Pavilion, Evergreen Playfields, Terrace Park School and Mountlake Terrace Elementary incorporating many different recreation opportunities.

The park splits Mountlake Terrace in half, thus offering many access points from different directions to valuable green space.

This addition is 1.78 acre property that is in danger of being developed into potential single family housing. Adjacent property is in the process of adding a cul-de-sac and three homes.

Habitat Conservation & Recreation Intertwined

Mountlake Terrace has worked with PUD and the property owner to incorporate a recreation amenity as well as conserving this gem with 2nd and 3rd growth forest.

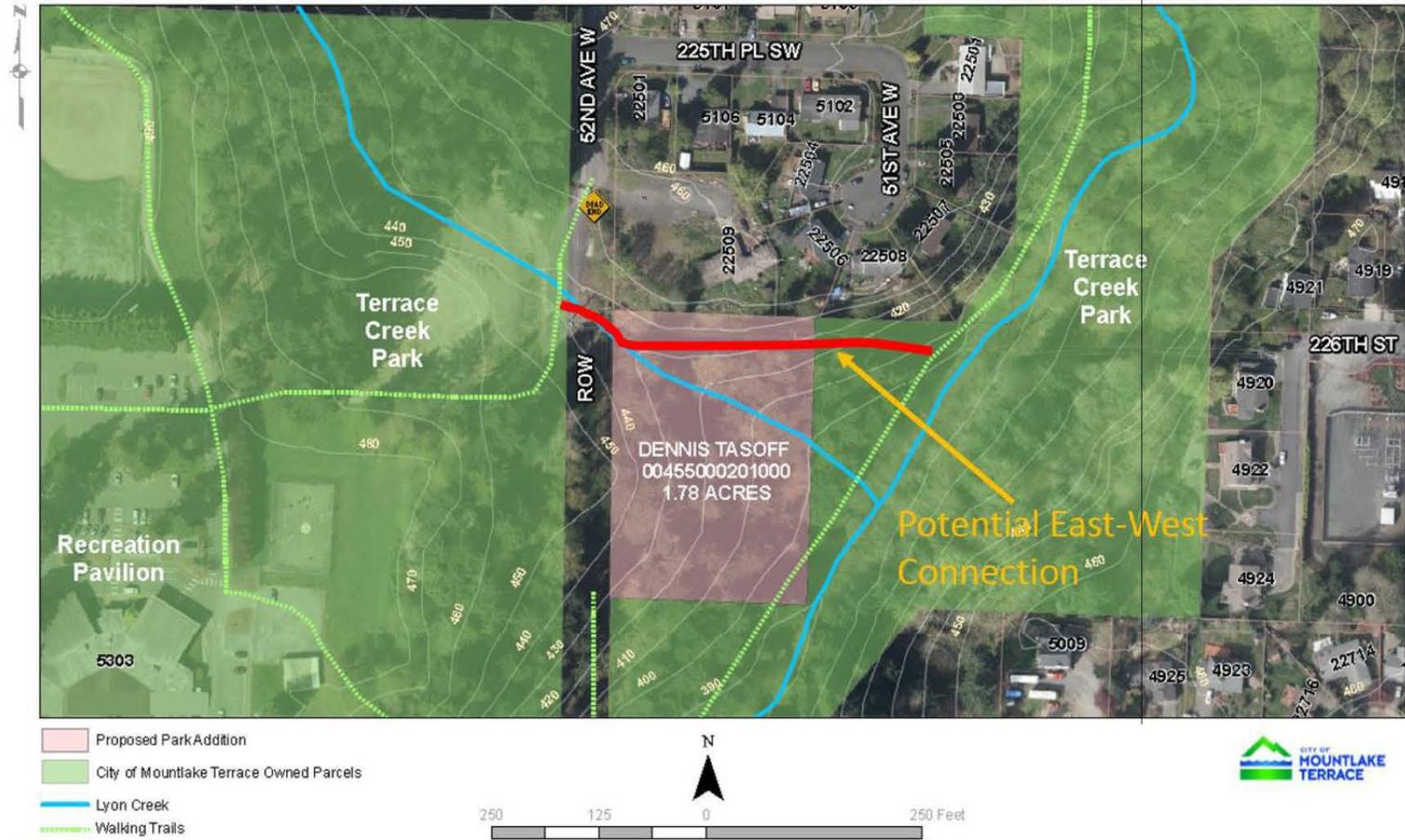
Multiple Funding Partners: Local, State, Federal

Terrace Creek Park Acquisitions over the years have incorporated local, state and federal funds. Land, Water, and Conservation Funds (LWCF), State Bonds, City and County Conservation Futures Funding have all contributed to building this fantastic oasis.

Funding needed in 2018: \$200,000

\$200,000 is needed to purchase this property to save it from development. The property owner is agreeable to selling the parcel and PUD is working with the city on the east-west trail connection that has been a Recreation, Park, and Open Space Master Plan priority for a decade.

Conservation Futures Proposed Terrace Creek Park Addition



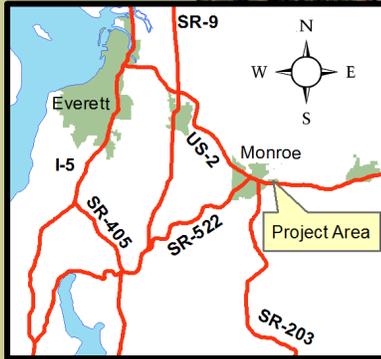
- Estimated Project Cost: \$200,000
- 1.78 Acre Site

Attachment F – East Monroe Open Space Acquisition

East Monroe Open Space Acquisition

Why Preserve this Property?

- 42.81 acres within the Monroe City Limits
- Multi-benefit property: reduce downstream flood hazard and restore natural function
- 7 acres of Category II wetlands
- Oxbow and riparian wetlands assumed salmon bearing
- Critical off-channel refugia for fish during high flow events
- Natural connection to Skykomish River and 90 acre, Al Borlin Park to the west
- Conservation of 20 acres of farmland



Funding Request: \$500,000

Property: 42.81 acres
5 parcels under a single ownership

Acquisition: Fee simple

Assessed Value \$500,400

Appraisal: under contract

What is the threat of development?

- Proposed zoning change from Limited Open Space to General Commercial
- Clear and grade permit submitted by property owner
- Proposed fill estimated at 60,000 cubic yards (approx. 6,000 truckloads)



"The importance to the community that open space and farm land can provide cannot be ignored. The land must be considered a community infrastructure investment not simply a print color on a piece of paper."

Wiard and Jean Groeneveld, Skykomish Valley Farmers
Comments submitted for Final SEIS on proposed re-zone



CITY OF MONROE

East Monroe Open Space Acquisition

Multi-benefit: Floodplains by Design Strategy	<p>Direct connection to the Skykomish River provides storage for floodwaters during high flow events. Within the 100-year flood hazard area</p>
Farmland Preservation	<p>Loss of productive farmland, particularly in the Snohomish Basin, is an ongoing concern to the farming community. Preserving the property as productive farmland is consistent with the Sustainable Lands Strategy</p>
Habitat Values:	
<ul style="list-style-type: none"> • Oxbow Channel 	<p>Fed by the Skykomish River during high flow events Designated as an urban conservancy, and supports listed threatened and endangered species of fish</p>
<ul style="list-style-type: none"> • Steams 	<p>Class I stream fed by surface water</p>
<ul style="list-style-type: none"> • Wetlands 	<p>Approximately 7 acres of Class II and Class III wetlands Hydraulically connected to the stream, oxbow channel and River</p>
<ul style="list-style-type: none"> • Steep Slopes 	<p>Steep slopes greater than 40%. 210 foot bluff along the north property line</p>
<ul style="list-style-type: none"> • Off-Channel Refugia 	<p>Critical for juvenile Chinook to avoid high flow volume and velocities</p>
Open Space	
<ul style="list-style-type: none"> • Connectivity 	<p>The property is located east of the City of Monroe and Al Borlin Park, 90-acres of open space and trails with public access to the Skykomish River</p>
<ul style="list-style-type: none"> • Access 	<p>Property is adjacent to US 2 a major east west federal highway</p>
Threat of Development	
<ul style="list-style-type: none"> • Proposed zoning change 	<p>Property owner has requested a zoning change from Limited Open space to General Commercial</p>
<ul style="list-style-type: none"> • Clear and grade permit 	<p>Submitted by property owner Proposed fill estimated at 60,000 cubic yards (approx. 6,000 truckloads)</p>
<hr/> <p style="text-align: center;"><i>“The conversion of approximately 60 acres of open space to commercial/retail use would be a significant loss...”</i> Paul Anderson, Department of Ecology</p> <hr/>	

Attachment G – Farmland Conservation Criteria & Sample Matrix

Farmland Conservation Criteria

Snohomish Conservation Futures Board Meeting – 3/21/18

Local, State, and Federal farmland Conservation programs have established criteria to evaluate and prioritize farmland for conservation. While criteria vary somewhat across programs and regions, many of the criteria are consistent. Some of the most commonly used criteria relied on throughout successful farmland conservation programs are:

- USDA Prime soils
- Commercially viable farm size
- Suitability for productive farming (water availability, slope, historic/current ag use)
- Agricultural zoning
- Consistency with a local or regional plan (Reach Scale Plan, County Comprehensive Plan, Watershed Plan, Ag Strategic Plan)
- Proximity to other farmland
- Proximity to other conserved lands (habitat, open space)
- Threat of conversion out of farming (proximity to UGAs, relative population growth)

Using these established program criteria and other locally relevant criteria developed with input from local farmers and conservation partners, PCC Farmland Trust completed a GIS mapping effort in coordination with the Sustainability Lands Strategy to prioritize projects and highlight areas of priority for permanent farmland conservation.

These criteria could be a useful reference in considering how Conservation Futures evaluates proposed farmland conservation projects going forward. PCC Farmland Trust is happy to provide additional information and context as is helpful to the Conservation Futures Board.

For additional questions, please contact:

Robin Fay, PCC farmland Trust

Robin.fay@pccfarmlandtrust.org

Snohomish County Farmland Conservation Priorities Analysis

Acquisition Criteria		Value	Numeric Value	Relative Value of Criteria	Relative Weight of Criteria	Final Weight (Value x Relative Weight)
Size	>= 40 acres	Very High	15	Very High	15	225
	30-40 acres	High	10			150
	20-29 acres	Medium	5			75
	<20 acres	Low	1			15
Zoning	Ag-10	Very High	15	Medium	5	75
	R-5	High	10			50
	Ag-10 Sending Area	High	10			50
	Rural Conservation	Low	1			5
	Suburban Agriculture - 1-acre	Low	1			5
Adjacency to Ag Land Use	Existing use on site	Very High	15	Very High	15	225
	Existing use within 200ft	High	10			150
	Existing use within 1-mile	Medium	5			75
County Ag Designation	Upland Commercial Farmland	Very High	15	Medium	5	75
	Riverway Commercial Farmland	High	10			50
	Local Commercial Farmland	High	10			50
Prime Farmland Soils without Restrictions	Dominate soil type on property	Very High	15	Low	1	15
Wetland Abundance	< =20%	Very High	15	Low	1	15
	21-40%	Medium	5			5
	>40%	Very Low	-15			-15
Within Drainage, Diking or Flood Control District	na	High	10	High	10	100
UGB	Within 1,000ft	Very High	15	High	10	150
	Within 1mile	High	10			100
	Within UGA	Very Low	-15			-150
Pending Plats	On property	Very High	15	Very High	15	225
	Within 200ft	Medium	5			75
Proximity to Conserved or Public Lands	Within 200ft	Very High	15	Medium	5	75
	Within 1 mile	High	10			50

Attachment B – Project status report June 2018
June 25th 2018 CFPA Board Meeting

PROJECTS CONSERVATION FUTURES STATUS JUNE 19, 2018

SPONSOR	PROJECT	FUNDING	FUND MOTION	ILA/CONTRACT STATUS	ILA MOTION/PSA	COMPLETED
Forterra NW	Lake Serene Acquisition	\$405,300	Motion No. 17-125 Approved April 26, 2017	Agreement to Forterra, signed to parks 9/14/17	Contract Motion 17-371 12-20-17	In progress – Finishing appraisal process. Negotiations with landowner to be completed in July. Timber harvest delayed, close on property in fall.
City of Bothell	Shelton View Forest	\$1,000,000	Motion No. 17-125 Approved April 26, 2017	ILA to City for its review 5/18/17, Received	ILA Motion 17-362 12-20-17	In progress – Completing appraisal, then begin negotiations with land owner.
City of Stanwood	Johnson Farmland Preservation	\$500,000	Motion No. 17-125 Approved April 26, 2017	Conservation easement under review in preparation for execution of ILA	Pending	Property has closed. Easements are recorded. Pending funding distribution.

Attachment C – am e tandard asement anguage
June 25th 2018 CFPA Board Meeting

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN
SNOHOMISH COUNTY AND THE CITY OF MOUNTLAKE TERRACE
CONCERNING
ACQUISITION OF PROPERTY WITH CONSERVATION FUTURES FUNDS**

THIS INTERLOCAL COOPERATION AGREEMENT BETWEEN SNOHOMISH COUNTY AND THE CITY OF MOUNTLAKE TERRACE CONCERNING ACQUISITION OF PROPERTY WITH CONSERVATION FUTURES FUNDS (this "Agreement"), is made and entered into this ____ day of _____, 2018, by and between SNOHOMISH COUNTY, a political subdivision of the State of Washington (the "County"), and the CITY OF MOUNTLAKE TERRACE, a Washington municipal corporation (the "City") pursuant to Chapter 39.34 RCW.

RECITALS

A. The County manages a Conservation Futures funding program pursuant to RCW 84.34.200 et seq. and Chapter 4.14 Snohomish County Code.

B. Cities and towns located in Snohomish County, nonprofit historic preservation corporations, and nonprofit nature conservancy corporations or associations as such are described in RCW 84.34.210 are eligible to apply to the County for resources to fund acquisition of interests or rights in real property located within Snohomish County that meet the conservation criteria described in RCW 84.34.210 et seq.

C. The City applied for resources from the Snohomish County Conservation Futures Property Tax Fund to acquire fee simple interest in an approximately 1.78 acres of unimproved real property located in the City of Mountlake Terrace, bordering on Lyon Creek and contiguous to Terrace Creek Park, and more particularly described in Section 1 below (hereinafter referred to as the "Property").

D. Whereas, on June 25, 2018 the Conservation Futures Program Advisory Board (the "Board") at its regularly scheduled meeting listened to the presentation, reviewed the project proposal and voted to recommend project funding, through the Conservation Futures Property Tax Fund in the amount of One hundred ninety-one thousand five hundred Dollars (\$191,500.00) to assist with purchase of the Property.

E. On August 1, 2018 the Snohomish County Council, by Motion No. 18-229, allocated funding in the amount of One hundred ninety-one thousand five hundred Dollars (\$191,500.00) to the City of Mountlake Terrace from the Snohomish County Conservation Futures Property Tax Fund for that purpose.

NOW, THEREFORE, in consideration of the mutual promises set out below and for other good and valuable consideration, the Parties agree as follows:

1. Identification of Property. The unimproved Property is located in the City of Mountlake Terrace, Washington and is generally legally described as:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN BY REFERENCE

2. Purpose of Property Acquisition. The Property is to be acquired for the purpose of conserving open spaces and areas as authorized by RCW 84.34.200 et seq., and for conservation and for passive, public recreation.

3. Duration. This Agreement shall become effective when executed by both parties and posted on the County’s Interlocal Agreements website (the “Effective Date”). If the Property is acquired within the time frame provided in Section 5.1 below, this Agreement shall be in effect perpetually, subject to any amendments agreed to in writing by the parties. If the Property is not acquired within the time frame provided in Section 5.1 below, this Agreement shall be terminated; PROVIDED, HOWEVER, that the County and the City may mutually agree in writing, prior to termination, upon an extension of time.

4. Administrators. Each party to this Agreement shall designate an individual (an “Administrator”) who may be designated by title or position, to oversee and administer such party’s participation in this Agreement. The parties’ initial Administrators shall be the following:

County’s Initial Administrator:
Tom Teigen, Director
Snohomish County Parks and
Recreation
6705 Puget Park Drive
Snohomish, WA 98296

City’s Initial Administrator:
Jeff Bets, Director
Recreation and Parks
City of Mountlake Terrace
6100 219th Street SW, Suite 200
Mountlake Terrace, WA 98043

Either party may change its Administrator at any time by delivering written notice of such party’s new Administrator to the other party.

5. Duties of the City to Acquire, Operate, Maintain and Conserve. The City shall:

5.1 Acquire the Property within twenty-four (24) months of the Effective Date of this Agreement and upon closing maintain, operate and conserve the Property for open space and passive park purposes. The City shall undertake all reasonable efforts to acquire the Property but if the owner of is not a willing seller, the City shall not utilize the power of eminent domain to acquire the Property.

5.2 Immediately following acquisition of the Property, execute and record an instrument conveying a Conservation Easement for the Property to the County in substantially the form attached hereto as Exhibit B (the "Conservation Easement").

5.3 Submit an annual report to the County on February 1 of each subsequent year detailing compliance with all on-going requirements of this Agreement.

5.4 Forward a copy of the recorded deed conveying the Property and a copy of the executed Conservation Easement for the Property to the County as soon as the same are returned from the Snohomish County Auditor.

5.5 Provide an identifying sign, the size and design of which shall be approved by the Snohomish County Department of Parks and Recreation, at the entrance to the Property which shall be in plain sight in perpetuity, listing the County as a participant in the acquisition of the Property through the Snohomish County Conservation Futures Program.

5.6 Fund any improvements that are made to the Property from revenue sources other than Conservation Futures Program Funds and limit any such improvements to those that meet the requirements and intent of RCW 84.34.200 et. seq. and the Conservation Easement.

5.7 Submit to the County a long-term maintenance plan for the Property and any improvements within three (3) months of the completed Property acquisition.

5.8 Pay to the County, upon sale of any of the City's interest in the Property, or any portion thereof, a pro rata share of any consideration received, less the costs of improvements funded by the City. The pro rata share will be equal to the percentage of the cost of acquisition funded by the County pursuant to this Agreement.

5.9 Pay on a current basis all taxes or assessments levied on Property-related activities and the Property; PROVIDED, HOWEVER, that nothing contained herein will modify the City's right to contest any such tax, and the City will not be deemed to be in default as long as it is, in good faith, contesting the validity or amount of any such taxes.

5.10 Obtain and maintain, at its own costs and expense, all necessary permits, licenses and approvals related to the purchase, ownership, and on-going maintenance and management of the Property.

6. Payment from the County. The County shall provide financial assistance to the City in the amount of up to \$191,500.00 from the Conservation Futures Fund for the acquisition of the Property. Payment shall be made within twenty (30) days of County receipt of a City invoice submitted with documentation of imminent purchase of the Interlocal Cooperation Agreement between Snohomish County and Mountlake Terrace Concerning Acquisition of Property with Conservation Futures Funds

Property and transfer of title, provided the City has complied with all of the terms of this Agreement. In no event shall the County be obligated to provide any payment to the City in excess of the actual purchase price of the Property. Any obligations of the County beyond the current fiscal year are subject to appropriation of funds for the specific purpose of funding this Agreement in accordance with its Charter and applicable law.

7. Compliance with Laws. The parties shall comply with all applicable federal, state and local laws, rules and regulations in performing this Agreement, including, but not limited to, laws against discrimination.

8. Records, Inspections and Audits. The City will keep such full and detailed accounts as may be necessary for proper financial management under this Agreement. The County may, at its sole discretion, from time to time whether before or after acquisition of the Property or termination of this Agreement inspect all books and records and other materials related to any matters covered by this Agreement and not otherwise privileged, belonging to the City or any contractor or to elect to have an audit conducted to verify acquisition-related costs through the date of the acquisition, income from the Property, maintenance and operation costs, and the cost of post-acquisition improvements. Such books, records and other materials shall be made available for County inspection during regular business hours within a reasonable time of the request. If the County elects to conduct such an audit, it will give notice to the City, and such audit will be conducted as soon as is reasonably feasible thereafter, but County payments to the City (if any) will not be delayed pending the outcome of the audit. Such audit will be conducted by an auditor selected by the County, and the County will, except as provided herein, pay the cost of such audit. The City agrees to cooperate with the auditor and to make available for examination at its principal office all of its books, records, correspondence and other documents deemed necessary to conduct the audit by the auditor. If the audit reveals a variation equal to five percent (5%) or more of the cost of acquiring the Property, then the City will pay the cost of the audit, not to exceed Ten Thousand and 00/100 Dollars (\$10,000.00).

The City will preserve all records for a period of seven (7) years; PROVIDED, HOWEVER, that if the City proposes to dispose of any documents materially related to the Property for a period less than seven (7) years, then the City will deliver the same to the County for disposition by the County.

The County may at all times enter the Property to determine the City's compliance with the terms and conditions of this Agreement or to post notices. Any person or persons who may have an interest in the purposes of the County's visit may accompany the County.

The City acknowledges and agrees that its obligations under this Section 8 will survive termination of this Agreement.

9. Risk of Loss. All of the City's personal property of any kind or description whatsoever, or that of its employees, agents, contractors, and/or invitees placed on the Property shall be at the City's sole risk, and the County will not be liable for any damage done to, or loss of, such personal property.

10. Public Records Act. This Agreement and all public records associated with this Agreement shall be available from the County for inspection and copying by the public where required by the Public Records Act, Chapter 42.56 RCW (the "Act"). To the extent that public records then in the custody of the City are needed for the County to respond to a request under the Act, as determined by the County, the City agrees to make them promptly available to the County. If the City considers any portion of any record provided to the County under this Agreement, whether in electronic or hard copy form, to be protected from disclosure under law, the City shall clearly identify any specific information that it claims to be confidential or proprietary. If the County receives a request under the Act to inspect or copy the information so identified by the City and the County determines that release of the information is required by the Act or otherwise appropriate, the County's sole obligations shall be to notify the City (a) of the request and (b) of the date that such information will be released to the requester unless the City obtains a court order to enjoin that disclosure pursuant to RCW 42.56.540. If the City fails to timely obtain a court order enjoining disclosure, the County will release the requested information on the date specified.

The County has, and by this section assumes, no obligation on behalf of the City to claim any exemption from disclosure under the Act. The County shall not be liable to the City for releasing records not clearly identified by the City as confidential or proprietary. The County shall not be liable to the City for any records that the County releases in compliance with this Section or in compliance with an order of a court of competent jurisdiction.

11. Hold Harmless and Indemnification. The City shall assume the risk of, be liable for, and pay all damage, loss, costs and expense of any party arising out of the activities under this Agreement and all use of any improvements it may place on the Property. The City shall hold harmless, indemnify and defend the County, its officers, elected and appointed officials, employees and agents from and against all claims, losses, lawsuits, actions, counsel fees, litigation costs, expenses, damages, judgments, or decrees by reason of damage to any property or business and/or any death, injury or disability to or of any person or party, including but not limited to any employee, arising out of or suffered, directly or indirectly, by reason of or in connection with the acquisition or use of the Properties and this Agreement; PROVIDED, that the above indemnification does not apply to those damages caused by the sole negligence or willful misconduct of the County, its elected and appointed officials, officers, employees or agents.

In executing this Agreement, the County does not assume liability or responsibility for or in any way release the City from any liability or responsibility which

arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

12. Dispute Resolution. The Parties agree to use their best efforts to resolve disputes and other matters arising out of this Agreement or the ongoing administration of this Agreement. If a dispute arises, then (i) within ten (10) business days of a written request by either Party, the City's designated representative and County's designated representative shall meet and resolve the issue; if these parties cannot resolve the issue within ten (10) business days of the meeting, then (ii) the issue shall be submitted to the City's Mayor and to the Director of the Snohomish County Department of Parks and Recreation; if these parties cannot resolve the issue within fifteen (15) business days of submission to them, then (iii) the issue shall be submitted for mediation; if mediation does not successfully resolve the dispute, then (iv) either Party may file suit in a court of competent jurisdiction. The prevailing party in any legal action shall be entitled to a reasonable attorneys' fee and court costs.

13. Notice. All notices required to be given by any party to the other party under this Agreement shall be in writing and shall be delivered either in person, by United States mail, or by electronic mail (email) to the applicable Administrator or Administrator's designee. Notice delivered in person shall be deemed given when accepted by the recipient. Notice by United States mail shall be deemed given as of the date the same is deposited in the United States mail, postage prepaid, and addressed to the Administrator or Administrator's designee at the addresses set forth in Section 1.4 above. Notice delivered by email shall be deemed given as of the date and time received by the recipient.

14. Miscellaneous.

14.1. Entire Agreement; Amendments. This Agreement shall constitute the full and complete Agreement of the parties regarding the subject matter hereof, and supersedes any and all prior oral or written agreements between the parties regarding the subject matter contained herein. This Agreement may be amended only by written agreement of the parties, executed in the same manner as provided by the Interlocal Cooperation Act, Chapter 39.34 RCW, governing the execution of this Agreement.

14.2. Interpretation. This Agreement and each of the terms and provisions of it are deemed to have been explicitly negotiated by the parties, and the language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either of the parties hereto. The captions and headings in this Agreement are used only for convenience and are not intended to affect the Interlocal Cooperation Agreement between Snohomish County and Mountlake Terrace Concerning Acquisition of Property with Conservation Futures Funds

interpretation of the provisions of this Agreement. This Agreement shall be construed so that wherever applicable the use of the singular number shall include the plural number, and vice versa, and the use of any gender shall be applicable to all genders.

14.3. Governing Law and Stipulation of Venue. This Agreement shall be governed by the laws of the State of Washington and the parties stipulate that any lawsuit regarding this Agreement must be brought in Snohomish County, Washington. In the event that a lawsuit is instituted to enforce any provision of this Agreement, the prevailing party shall be entitled to recover all costs of such a lawsuit, including reasonable attorney's fees.

14.4. Rights and Remedies. The rights and remedies of the Parties to this Agreement are in addition to any other rights and remedies provided by law except as otherwise provided in this Agreement.

14.5. No Third Party Rights. It is understood and agreed that this Agreement is solely for the benefit of the Parties hereto and gives no right to any other party. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under, or by reason of, this Agreement on any persons other than the Parties.

14.6. Binding on Successors. All of the terms, provisions and conditions of this Agreement will be binding upon and inure to the benefit of the Parties hereto and their respective successors, permitted assigns and legal representatives.

14.7. No Waiver. Payment by the County under this Agreement shall not constitute a waiver by the County of any claims it may have against the City for any breach of this Agreement or for failure of City to perform the work or actions, as specified in this Agreement. Forbearance of the rights of the parties under this Agreement will not constitute waiver of entitlement to exercise their respective rights as to any future acts or omissions by the offending party.

14.8. No Employee Relationship. In performing work and services pursuant to this Agreement, the City, its employees, consultants, agents, and representatives shall be acting as agents of the City and shall not be deemed or construed to be employees or agents of the County in any manner whatsoever. The City shall not hold itself out as, nor claim to be, an officer or employee of the County and will not make any claim, demand, or application to or for any right or privilege applicable to an officer or employee of County. The City shall be solely responsible for any claims for wages or compensation by the City's employees, consultants, agents, and representatives, including sub-consultants, or any agency, and shall defend, indemnify and hold County harmless therefrom.

14.9 Conflicts between Attachments and Text. Should any conflicts exist between any attached exhibit or schedule and the text or main body of this Agreement, the text or main body of this Agreement shall prevail.

14.10 Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same Agreement.

14.11 Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be found invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected thereby, but shall instead continue in full force and effect, to the extent permitted by law.

14.12 No Assignment. This Agreement shall not be assigned, either in whole or in part, by either party without the express written consent of the other party, which may be granted or withheld in such party's sole discretion. Any attempt to assign this Agreement in violation of the preceding sentence shall be null and void and shall constitute a Default under this Agreement.

14.13 Warranty of Authority. Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the party for whom he or she purports to sign this Agreement.

14.14 No Joint Venture. Nothing contained in this Agreement shall be construed as creating any type or manner of partnership, joint venture or other joint enterprise between the parties.

14.15 No Separate Entity Necessary. The parties agree that no separate legal or administrative entities are necessary to carry out this Agreement.

14.16 Ownership of Property. Except as expressly provided to the contrary in this Agreement, any real or personal property used or acquired by either party in connection with its performance under this Agreement will remain the sole property of such party, and the other party shall have no interest therein.

14.17. Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same agreement.

EXECUTED this _____ day of _____, 201_

EXHIBIT A

Legal Description Fee Simple Acquisition

APN/Parcel ID(s): 00455000201000

Lots 10 and 11, Block 2 Plat of Giebner-Hendrickson Acre Homes Addition Division No. 1, together with the south one-half of the vacated street adjacent to and north of said Lot 10 and 11, as per plat recorded in volume 8 of plats on page 49, records of Snohomish County, Washington

Situate County of Snohomish, State of Washington

EXHIBIT B

Conservation Easement

After Recording Return to:
Assistant Clerk
Snohomish County Council
3000 Rockefeller Avenue MS 609
Everett, WA 98201

GRANT OF CONSERVATION EASEMENT

Grantor: City of Mountlake Terrace, a municipal corporation of the State of Washington
Grantee: Snohomish County, a political subdivision of the State of Washington
Legal: Lots 10 and 11, Block 2 Plat of Giebner-Hendrickson Acre Homes Addition Division No. 1, together with the south one-half of the vacated street adjacent to and north of said Lot 10 and 11, as per plat recorded in volume 8 of plats on page 49, records of Snohomish County, Washington

Tax Parcel No.: 00455000201000

This grant of a perpetual CONSERVATION EASEMENT (hereinafter "Conservation Easement") is made this ____ day of _____, 201_, by the City of Mountlake Terrace, a municipal corporation of the State of Washington (hereinafter "Grantor"), to Snohomish County, a political subdivision of the State of Washington (hereinafter "Grantee" or "County"), in perpetuity as holder of the Conservation Easement pursuant to RCW 64.04.130.

RECITALS

- A. Grantor is the sole owner in fee simple of the property legally described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Protected Property"), Snohomish County, Washington; and
- B. Grantor warrants that Grantor has good legal title to the Protected Property, as well as the right to convey this Conservation Easement, and that the Protected Property is free and clear of any encumbrances except those general exceptions contained in the title policy and any special exceptions shown on the Preliminary Commitment that are accepted by the Grantee; and

C. Grantor warrants that Grantor has no actual knowledge of a release or threatened release of hazardous substances or waste on the Protected Property; and

D. The Protected Property possesses significant long-term natural and open space values (“Conservation Values”) of great importance to the people of Snohomish County for passive recreation; and

E. This Conservation Easement is authorized by RCW 64.04.130, the provision of state law governing conservation easements; and

F. The Grantor and the Grantee intend and have the common purpose of retaining the Protected Property for open space and passive recreation by placing restrictions on the use of the Protected Property, which shall continue as a servitude running with the land, and authorizing Grantee to monitor and enforce such restrictions, as described herein; and

G. To document the present condition of the Protected Property so that Grantee or its assigns are able to monitor future uses and assure compliance with the terms of this Conservation Easement, Grantee has, at its expense, prepared baseline data consisting of photographs and other documentation summarized in Exhibit B and incorporated herein by reference as though set forth in full (the “Baseline Documentation”) that the parties agree provide an accurate representation of the Protected Property as of the date of this Conservation Easement; and

H. Snohomish County, as the Grantee of this Conservation Easement, is a qualified holder of conservation easements under RCW 64.04.130; and

I. This Conservation Easement is being purchased with funds provided, in part, by the County’s Conservation Futures Program pursuant to RCW 84.34.200, RCW 84.34.210, RCW 84.34.220 and chapter 4.14 SCC, which authorizes Snohomish County to purchase conservation easements for the purpose of protecting open space and timber land through restrictions on incompatible uses of the land;

NOW, THEREFORE, for and in consideration of the above recitals and the mutual covenants, terms, conditions, and restrictions contained herein and in payment of one dollar (\$1.00) and other valuable consideration by Grantee, the receipt of which is hereby acknowledged by Grantor, and pursuant to the laws of the State of Washington, including chapters 64.04 and 84.34 of the Revised Code of Washington, the parties agree as follows:

I. **Grant.** Grantor hereby grants to the Grantee a perpetual Conservation Easement over, under, across and through the Protected Property, as described in Exhibit A attached hereto, to protect, preserve, maintain, improve, restore, limit future

use of or otherwise conserve the Protected Property as open space pursuant to chapter 84.34 RCW.

II. Purpose. The purpose of this Conservation Easement is to assure that the Protected Property will be retained forever in its natural and open space condition and to prevent any use of the Protected Property that will significantly impair or interfere with the Conservation Values. Grantor intends that this Conservation Easement will confine the use of, or activity on, the Protected Property to such uses and activities that are consistent with this purpose. This statement of purpose is intended as a substantive provision of the Conservation Easement. Any ambiguity or uncertainty regarding the application of the provisions of this Conservation Easement will be resolved so as to further this purpose.

III. Rights of the Grantee. Grantor hereby conveys to the Grantee all rights necessary to accomplish the purpose of this Conservation Easement, including, without limitation, the following:

A. The right to protect, conserve, maintain, improve and restore the Conservation Values of the Protected Property;

B. The right to enter the Protected Property or allow Grantee's invitees or licensees to enter, at a reasonable time and upon prior written notice to the Grantor, for the following purposes (i) to make general inspection of the Protected Property to monitor compliance with this Conservation Easement; (ii) to protect, preserve, maintain, improve and restore the Conservation Values of the Protected Property; and (iii) to mitigate or terminate any violation or otherwise enforce the provisions of this Conservation Easement.

C. The right to enjoin any use of, or activity on, the Protected Property that is inconsistent with the purpose of this Conservation Easement, including trespasses by members of the public, and to require the restoration of such area or features of the Protected Property as may be damaged by uses or activities inconsistent with the provisions of this Conservation Easement, all in accordance with Section XI.

D. The right to enforce the terms of this Conservation Easement, consistent with Section XI.

E. The right to place a sign on the Protected Property which acknowledges this Conservation Easement, any conditions on access, and any funding contribution to the acquisition of the Conservation Easement.

The foregoing are rights, not obligations, and shall not create any third-party rights of enforcement.

IV. Permitted Uses and Activities.

A. Grantor reserves to itself, and to its successors and assigns all rights accruing from its ownership of the Protected Property, including the right to engage in or permit or invite others to engage in all uses of the Protected Property that are not prohibited herein and are not inconsistent with the purpose of this Conservation Easement. In the event Grantor plans to undertake actions that could be inconsistent with the purpose of this Conservation Easement, Grantor shall provide Grantee written notice of such intent not less than sixty (60) days prior to the date Grantor intends to undertake the activity in question. The notice shall describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to its consistency with the purpose of this Conservation Easement. Grantee shall grant or withhold its approval in writing within sixty (60) days of receipt of Grantor's notice. Grantee's approval may be withheld only upon a reasonable determination by Grantee that the action proposed would be inconsistent with the purpose of this Conservation Easement.

B. Any improvements to the Protected Property shall be limited to those which are passive in nature and meet the requirements and intent of RCW 84.34.200-220. Passive improvements include, but are not limited to, trails, interpretive centers, viewpoints, picnicking facilities, access, restrooms, playgrounds and restoration projects. Active recreational improvements are prohibited. Such improvements include, but are not limited to ball fields, use by motorized vehicles, swimming pools, and recreation centers.

C. Nothing herein precludes the Grantor from demolishing, removing, and remediating existing improvements on the property as of the date of this Conservation Easement.

V. Prohibited Uses and Activities. Neither Grantor nor its licensees or invitees shall use the Protected Property for any activity or purpose that is inconsistent with the purpose of this Easement. Without limiting the generality of the foregoing, the following activities are expressly prohibited in the Protected Property:

A. The placement or construction of any buildings, structures, improvements or equipment of any kind except as permitted in subsection IV. B;

B. The continuation, creation, expansion or intensification of any use or activity that is contrary to the purpose of this Conservation Easement or prohibited in this section;

C. Mining or extraction of soil, sand, gravel, oil, natural gas or other mineral;

D. Dumping or accumulation of trash or refuse;

E. The use of motorized vehicles except for those necessary to conduct the uses permitted under this Conservation Easement; and

F. Any construction, expansion, repair or other development activity that would result in more than ten percent (10%) of the area of the Protected Property being covered with impervious surfaces, including, without limitation, asphalt, concrete, gravel, buildings, or ponds.

VI. Transfer of Property. The Grantor agrees to:

A. Incorporate the terms of this Conservation Easement by reference in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Protected Property, including, without limitation, leasehold interests.

B. Describe the Conservation Easement in and append it to any contract for the transfer of any interest in the Protected Property.

C. Give written notice to the Grantee of the transfer of any interest in all or any portion of the Protected Property no later than forty-five (45) days prior to the date of such transfer. Such notice to the Grantee shall include the name, address and telephone number of the prospective transferee or the prospective transferee's representative.

The failure of the Grantor to perform any act required by this subsection shall not impair the validity of this Conservation Easement or limit its enforceability.

VII. Extinguishment. This Conservation Easement may be terminated or extinguished, whether in whole or in part, only under one or more of the following circumstances:

A. By judicial determination, by a court having jurisdiction over the Conservation Easement, those circumstances have rendered the purpose of this Conservation Easement impossible to achieve.

B. In the event all or any of the Protected Property is taken by exercise of the power of eminent domain or acquired in lieu of condemnation, whether by public, corporate or other authority, except by the parties hereto.

VIII. Proceeds. In the event of termination or extinguishment of this Conservation Easement, Grantee shall be compensated by Grantor for the fair market value of its interest in the Protected Property as determined by either a real estate appraiser licensed by the State of Washington or a court of competent jurisdiction.

IX. Transfer or Assignment of the Conservation Easement. This Conservation Easement is transferable, but Grantee may assign its rights under this Conservation Easement only to an agency or organization that is authorized to acquire and hold conservation easements under RCW 64.04.130 or RCW 84.34.250, or otherwise qualified at the time of transfer under §170(h) of the Internal Revenue Code of 1986. As a condition of such transfer, Grantee shall require that the transferee exercise its rights under the assignment consistent with the purpose of this Conservation Easement.

X. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to ownership, operation, upkeep, and maintenance of the Protected Property.

A. Taxes. Grantor shall continue to be solely responsible for payment of all taxes and assessments levied against the Protected Property.

B. Attorneys' fees and costs for enforcement. If the Grantee commences and successfully prosecutes an enforcement action pursuant to Section XI below, the Grantor shall pay all reasonable costs and expenses associated with the enforcement action, including but not limited to, reasonable attorneys' fees.

XI. Enforcement & Monitoring. Grantee shall have the authority to enforce the terms of this Conservation Easement. To exercise this authority and thereby further the purpose of this Conservation Easement, the Grantee shall have the following rights under this Conservation Easement, which are subject to the stated limitations:

A. Entry onto Protected Property with Reasonable Notice. If the Grantee has reason to believe that a violation of the terms of this Conservation Easement has occurred or is occurring, the Grantee shall have the right to enter the Protected Property, provided that reasonable advance notice is given to the Grantor, for the purpose of inspecting it for violations of any requirement set forth in this Conservation Easement. Additionally, the Grantee shall have the right to enter the Protected Property at least once a year, at a mutually agreed time, for purposes of inspection and compliance monitoring regardless of whether Grantee has reason to believe that a violation of this Conservation Easement exists.

B. Enforcement Mechanisms and Remedial Measures. If the Grantee finds what it believes to be a violation of this Conservation Easement, it may, at its discretion, use any available legal or equitable remedy to secure compliance, including but not limited to seeking injunctive relief and/or specific performance requiring the Grantor to cease and desist all activity in violation of the terms of this Conservation Easement and to return the Protected Property to its condition prior to any violation(s). Except when an imminent violation could irreversibly diminish or impair the Conservation Values of the Protected Property, the Grantee shall give the Grantor written notice of the violation

and thirty (30) days in which to take corrective action prior to commencing any legal action. The failure of Grantee to discover a violation or to take immediate legal action shall not bar it from doing so at a later time or constitute a waiver of its rights. Grantee may use the Baseline Documentation as a basis for enforcing the provisions of this Conservation Easement, but is not limited to the use of the Baseline Documentation to show a change of conditions.

C. **Emergency Enforcement.** If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damages to the Conservation Values of the Protected Property, Grantee may pursue its remedies under this section without prior notice to Grantor or without waiting for the period provided for cure to expire.

D. **Scope of Relief.** Grantee's rights under this section apply equally in the event of either actual or threatened violations of the terms of this Conservation Easement. Grantor agrees that the Grantee's remedies at law for any violation of the terms of this Conservation Easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

E. **Costs of Enforcement.** In the event Grantee must enforce the terms of this Conservation Easement, any costs of restoration necessitated by acts or omissions of Grantor, its agents, employees, contractors, invitees or licensees in violation of the terms of this Conservation Easement and Grantee's reasonable enforcement expenses, including reasonable attorneys' and consultants' fees and costs, shall be borne by Grantor, its successors or assigns.

F. **Waiver of Defenses.** Grantor acknowledges it has carefully reviewed this Conservation Easement and has consulted or had the opportunity to consult with counsel of its terms and requirements. In full knowledge of the provisions of this Conservation Easement, Grantor hereby waives any claim or defense it may have against Grantee or its successors or assigns under or pertaining to this Conservation Easement based upon waiver, laches, estoppel or prescription.

G. **Acts Beyond Grantor's Control.** Nothing contained in this Conservation Easement shall be construed to entitle the Grantee to bring any action against Grantor to abate, correct or restore any condition in the Protected Property or to recover damages for any injury to or change in the Protected Property resulting from causes beyond Grantor's control, including fire, flood, storm, and earth movement or the like.

or to such other address as any party from time to time shall designate by written notice to others.

XV. General Provisions.

A. Amendment. If circumstances arise under which an amendment to this Conservation Easement would be appropriate, the Grantor and Grantee may jointly amend this Conservation Easement by a written instrument to be recorded with the Snohomish County Auditor, provided that such an amendment does not diminish the effectiveness of this Conservation Easement in carrying out its purpose to permanently preserve and protect in perpetuity the Conservation Values of the Protected Property.

B. Controlling Law. The interpretation or performance of this Conservation Easement shall be governed by the laws of the State of Washington and the Laws of the United States. Any legal proceeding regarding this Conservation Easement shall be initiated in Snohomish County Superior Court.

C. Interpretation. This Conservation Easement shall be interpreted to resolve any ambiguities and questions of the validity of specific provisions to give maximum effect to its preservation purpose, as stated in Section II, above. If the Grantor has any doubt concerning the Conservation Easement, covenants, conditions, limitations or restrictions herein contained with respect to any particular use of the said Protected Property, it may submit a written request to the Grantee for consideration and approval of such use.

D. Definitions. Any masculine term used in this Conservation Easement shall include the female gender. The terms "Grantor" and "Grantee," wherever used in this Conservation Easement, and any pronouns used in their place, shall be held to mean and include respectively the above-named Grantor, its successors, and assigns, and the above-named Grantee, its successors and assigns.

E. Entire agreement. This Conservation Easement sets forth the entire agreement of the parties with respect to the issues addressed herein and supersedes all prior discussions, negotiations, understandings, or agreements relating to these issues, all of which are merged herein.

F. No forfeiture. Nothing in this Conservation Easement shall result in a forfeiture or revision of Grantor's title in any respect.

G. Successors. As stated in the above recitals, all covenants, terms, conditions, and restrictions of this Conservation Easement shall run with the land and be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.

H. Severability. If any portion of this Conservation Easement is declared unlawful or invalid, the remainder of the Conservation Easement shall remain in full force and effect.

I. Authority of signatories. The individuals executing this Conservation Easement warrant and represent that they are duly authorized to execute and deliver this Conservation Easement.

J. No merger. If Grantee at some future time acquires the underlying fee title in the Protected Property, the interest conveyed by this Deed will not merge with fee title but will continue to exist and be managed as a separate estate.

XVI. Environmental Compliance.

A. Grantor represents and warrants that, after reasonable investigation and to the best of Grantor's knowledge, Grantor and the Protected Property are in compliance with all federal, state and local laws, regulations and requirements applicable to the Protected Property and its use, including without limitation all federal, state and local environmental laws, regulations and requirements.

B. Grantor further represents and warrants that there has been no release, dumping, burying, abandonment or migration from offsite onto the Property of any substances, materials or wastes that are hazardous, toxic, dangerous or harmful or are designated as, or contain components that are subject to regulation as hazardous, toxic, dangerous or harmful by any federal, state or local law, regulation, statute or ordinance. There is no pending or threatened litigation affecting the Property or any portion of the Property that will materially impair the Conservation Values. No civil or criminal proceedings have been instigated or are pending against Grantor or its predecessors by government agencies or third parties arising out of alleged violations of environmental laws, and neither Grantor nor its predecessors in interest have received any notice of violation, penalties, claims, demand letters or other notifications relating to a breach of environmental laws.

C. Remediation. If at any time there occurs or has occurred a release in, on or about the Property of any substances now or hereafter defined, listed or otherwise classified pursuant to any federal, state or local law, regulation or requirement as hazardous, toxic or dangerous to the air, water or soil, or in any way harmful or threatening to human health or environment, Grantor agrees to take all steps necessary to assure its containment and remediation, including any cleanup that may be required, unless the release was caused by the Grantee, in which case Grantee shall be responsible for remediation.

TO HAVE AND TO HOLD unto GRANTEE SNOHOMISH COUNTY, its respective successors and assigns forever.

IN WITNESS WHEREOF the parties have, by their authorized officers, set their own hands as of the day and year first stated above.

GRANTOR:

CITY OF MOUNTLAKE TERRACE

By _____

Its: City Mayor

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

I, _____ certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument; on oath stated that (he/she) was authorized to execute the instrument; and acknowledged it, as the Mayor of the City of Mountlake Terrace, the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this ____ day of _____, 201_.

Printed Name: _____

NOTARY PUBLIC in and for the State of
Washington, residing at _____.

My Commission Expires: _____.

Attest:

City Clerk

APPROVED AS TO FORM

City Attorney Date

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO CONSERVATION EASEMENT

Lots 10 and 11, Block 2 Plat of Giebner-Hendrickson Acre Homes Addition Division No. 1, together with the south one-half of the vacated street adjacent to and north of said Lot 10 and 11, as per plat recorded in volume 8 of plats on page 49, records of Snohomish County, Washington

EXHIBIT B

BASELINE SITE ASSESSMENT

CURRENT CONDITIONS

Please describe the current conditions of the site at the time of acquisition. If a descriptor below does not apply, then indicate "Not Applicable". Please include a description of:

I. PROPERTY DATA

- A. Structures (residential, commercial, agricultural, historic)

- B. Access Roads and/or Road Frontage

- C. Percentage & Type of Impervious Surfaces (note: gravel is considered impervious)

- D. Utilities (power, water, gas, sewer/septic, storm water)

- E. Other Site Improvements

- F. Easements (road, utility, trail, agricultural, other)

- G. Present Use/Proposed Future Use(s)

- H. Mineral Rights and/or Water Rights Held by Property Owner and/or Others

I. Critical Areas

J. Existing Critical Areas Protection Areas and/or Native Growth Protection Areas (attach a copy of any documentation, e.g. Critical Areas Site Plan)

K. Historic Site Features (Other than Structures)

II. GRAPHIC DOCUMENTATION OF CURRENT SITE CONDITIONS

Please attach documents for items A – D.

A. High resolution aerial photo showing outline of acquisition area.

B. Ground photos of existing site features of significance

C. Site map. Map should note location of features identified above (A - F), including impervious areas.

D. Property boundary survey, if partial acquisition.

Attachment D – Memorandum Return Funding from M PD
June 25th 2018 CFPA Board Meeting

Memorandum

Date: June 13, 2018

To: Conservation Futures Advisory Board

From: Gregg Farris, P.E., Surface Water Utility Director 

Subject: Release of \$100,000 in Conservation Futures funds

In 2012, SWM concluded a Purchase of Development Rights (PDR) project in the Tualco Valley, funded with Conservation Futures property tax revenue. By Motion 12-264, the County Council returned unused funds to the Conservation Futures fund balance, but retained \$100,000 in the PDR program administered by SWM.

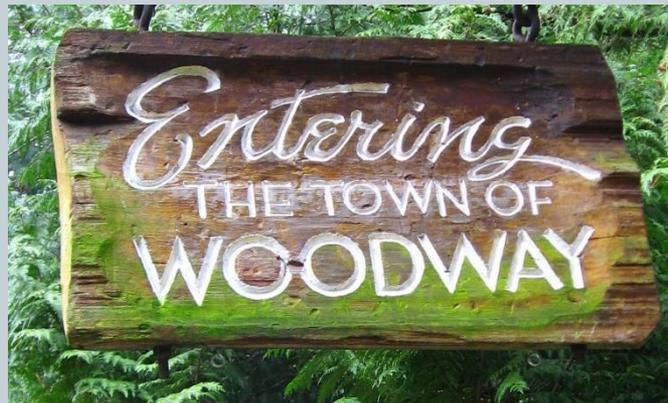
Since this time, the PDR program has remained dormant and this funding unused. SWM does not have any active projects and so recommends that the \$100,000 be returned to Conservation Futures fund balance, managed by the Parks Department, for award to other projects. These funds are tracked by Parks, so Parks will formalize their release to the Conservation Futures fund balance through a Council Motion.

Attachment – Presentation Deer Cree Par
June 25th 2018 CFPA Board Meeting

Town of Woodway



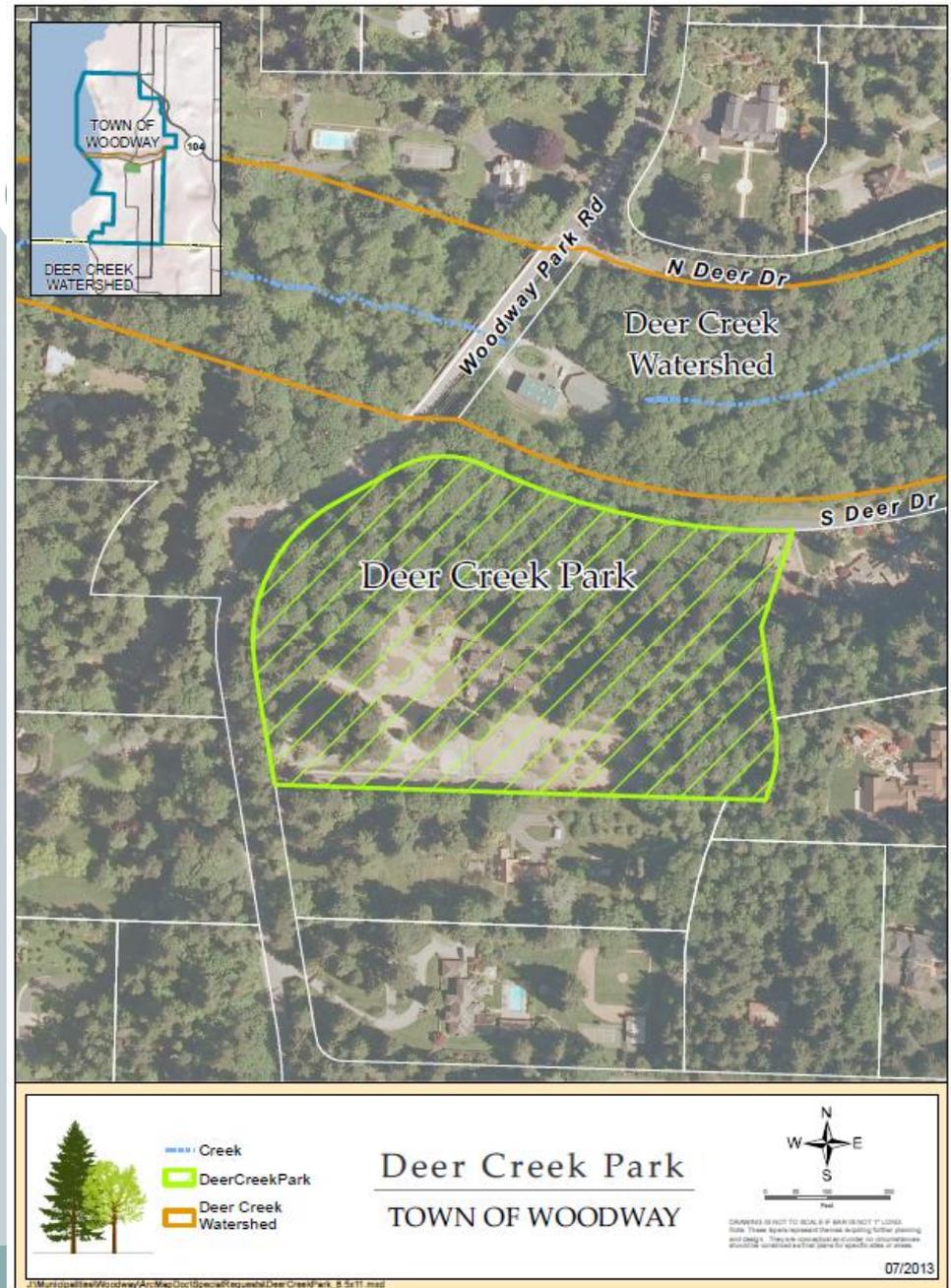
Deer Creek Park – Final Phase Conservation Futures Grant Application



Presented by:
Eric A. Faison
Town Administrator

The 2013 Request

- Approximately nine acres.
- Adjacent to Deer Creek Watershed, which extends to Puget Sound.
- Much of the site is heavily wooded.
- Many significant old-growth and second-growth trees.
- Observed species include bald eagles, pileated woodpeckers, coyotes, deer.



Preservation Goals



- Preserve nine acres from future development for future generations.
- Preserve habitat for protected species, including bald eagles, pileated woodpeckers and barred owls.
- Preserve the Deer Creek Watershed wellhead protection and aquifer recharge areas.

Woodway's Critical Areas



2015 Comprehensive Plan Update
Critical Areas

Figure 3-1

Town of Woodway
Washington



2015 Comprehensive Plan Update
Critical Areas: Fish and Wildlife

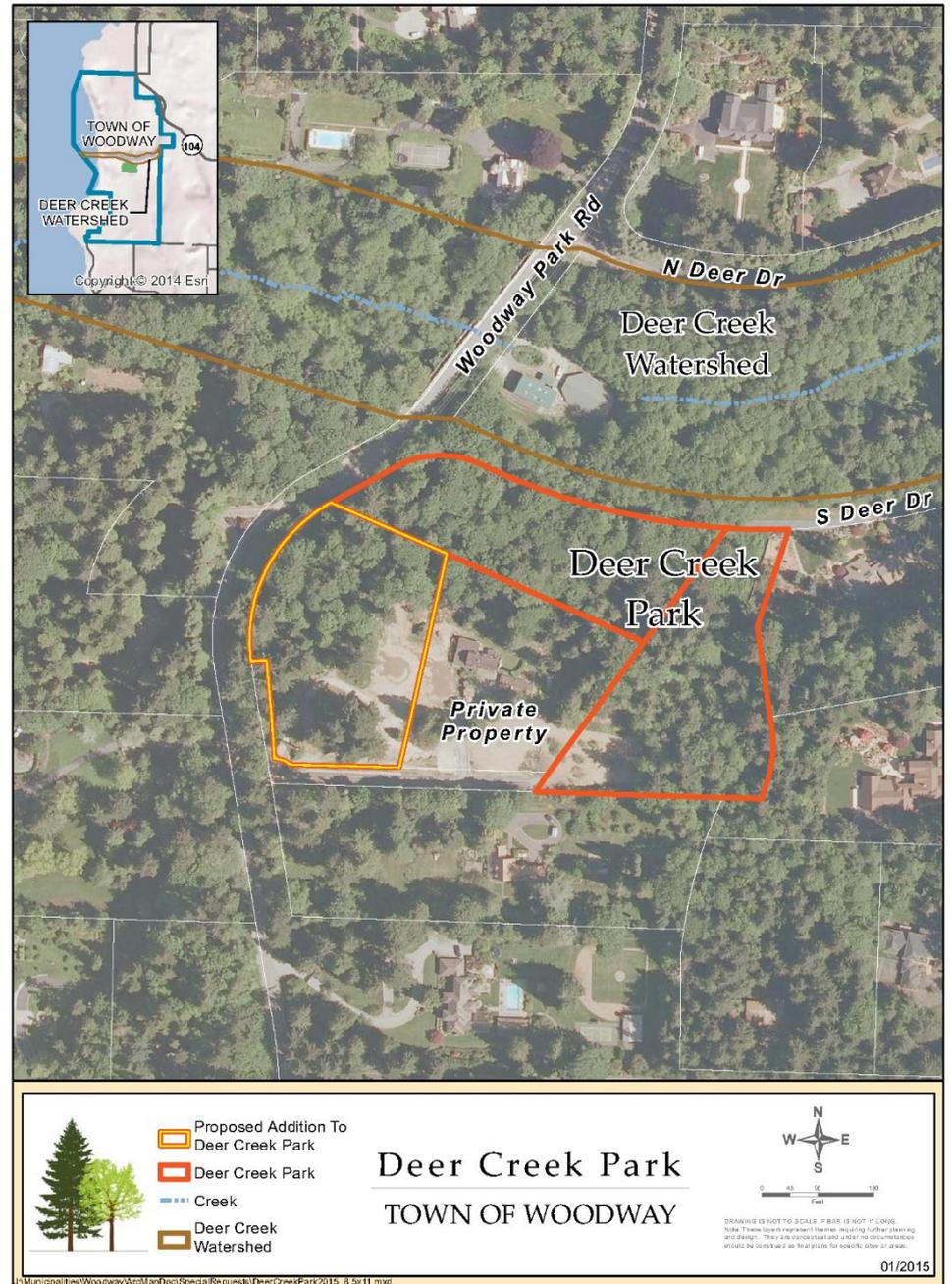
Figure 3-2

Town of Woodway
Washington



The 2013 Grant

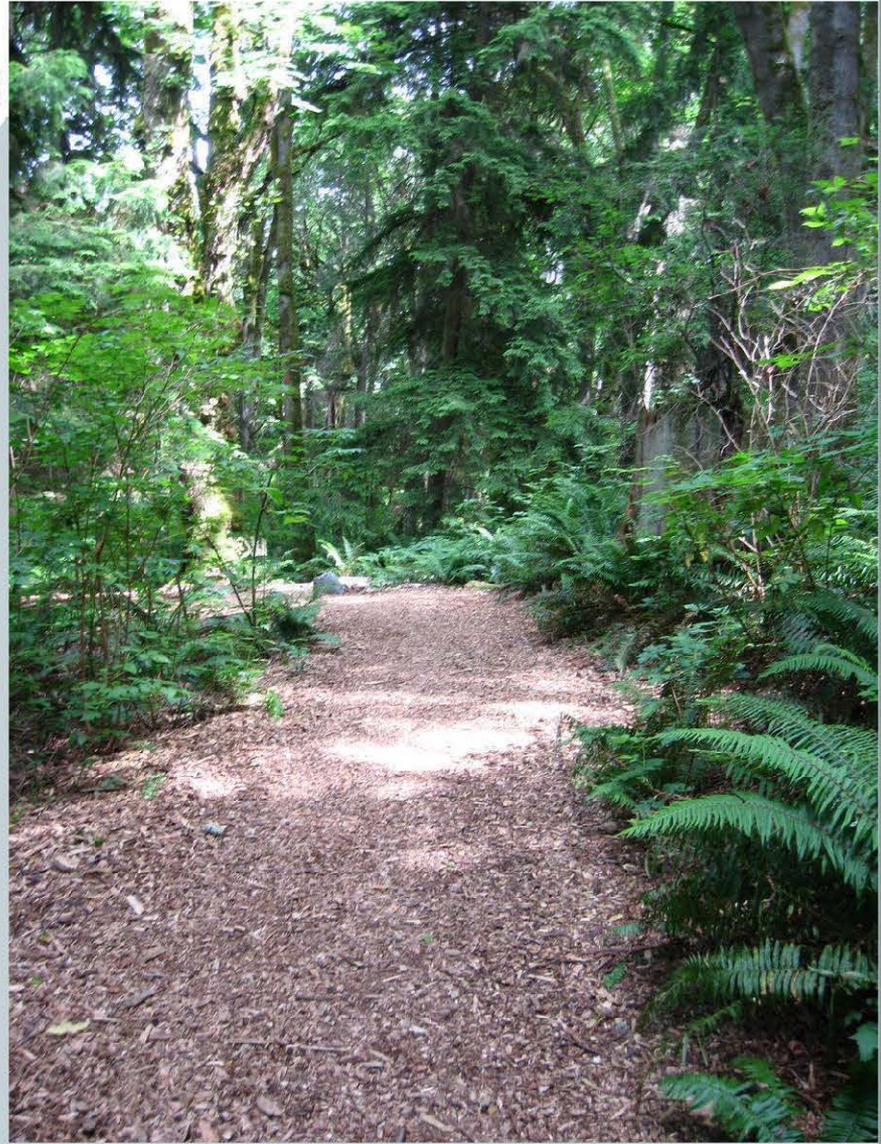
- Grant facilitated the purchase of two lots.
- Current Park is 4.38 acres.
- Other two lots purchased by private party, with one lot redeveloped as residence.
- New property owner is a willing seller of fourth lot.

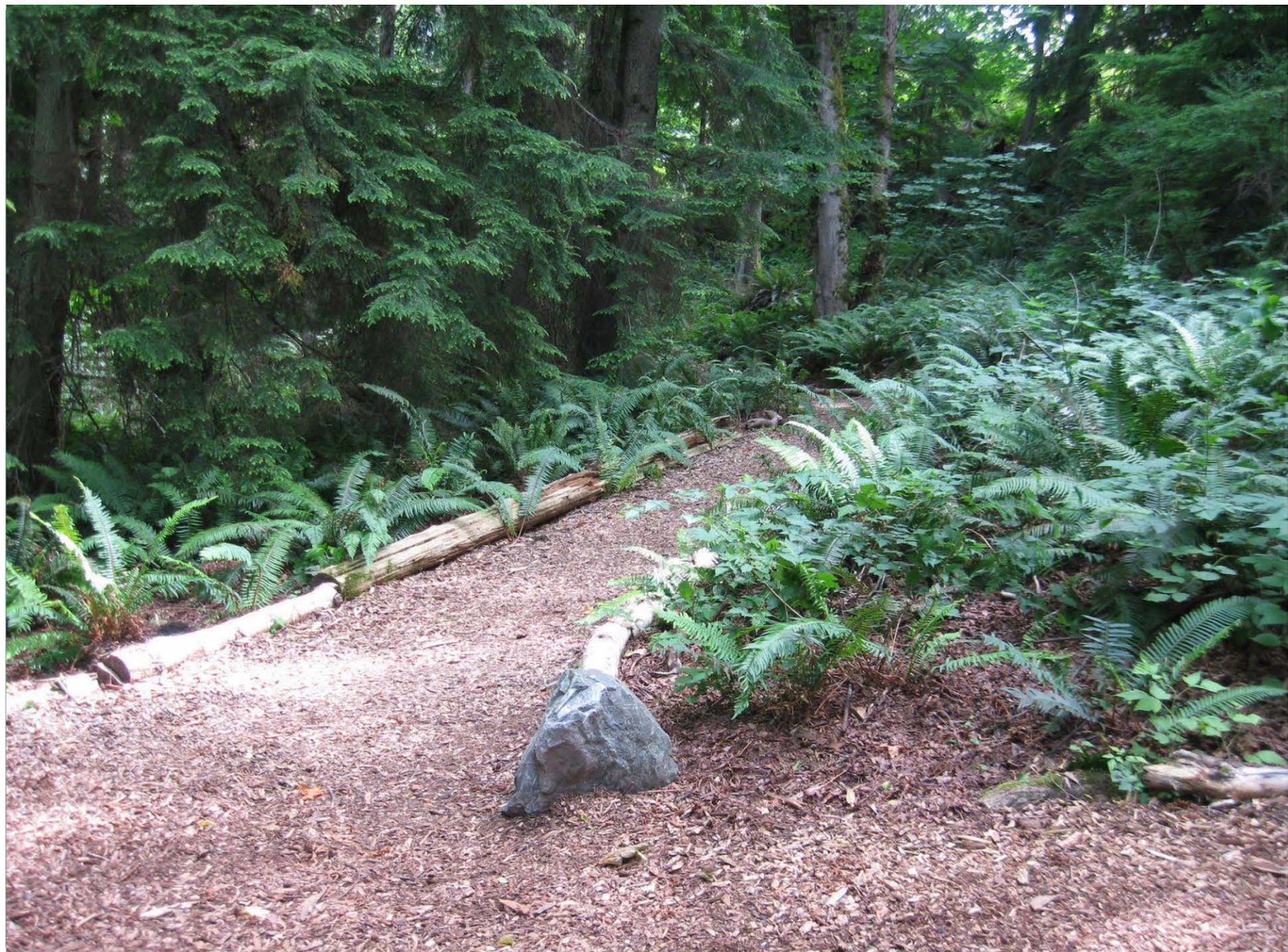


What we've done.

- Town's Public Works crew has developed signage, benches and trails throughout the lower park.
- Trails are well used by walkers from Woodway, Edmonds and Shoreline.
- Upper park remains undeveloped.







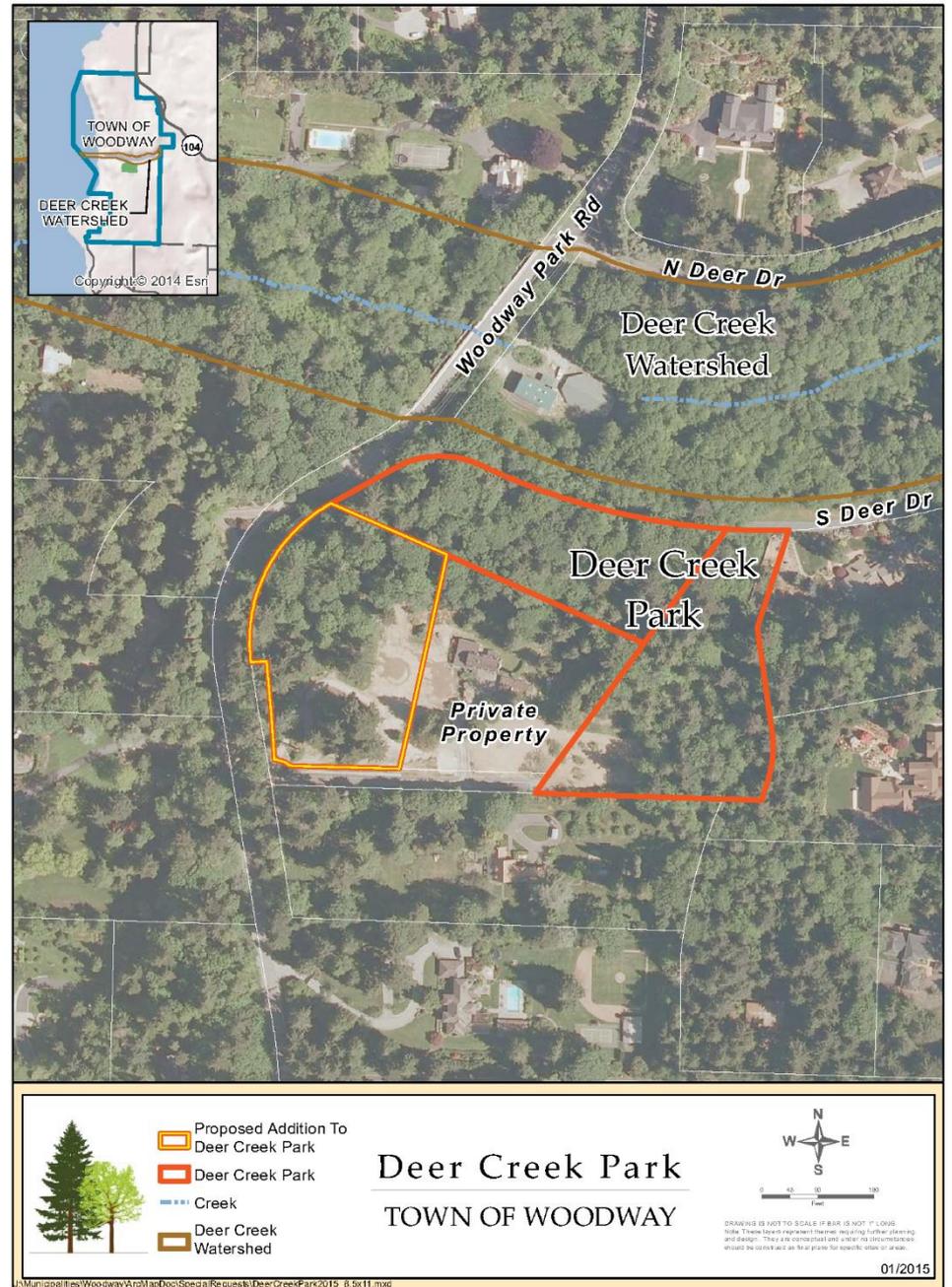






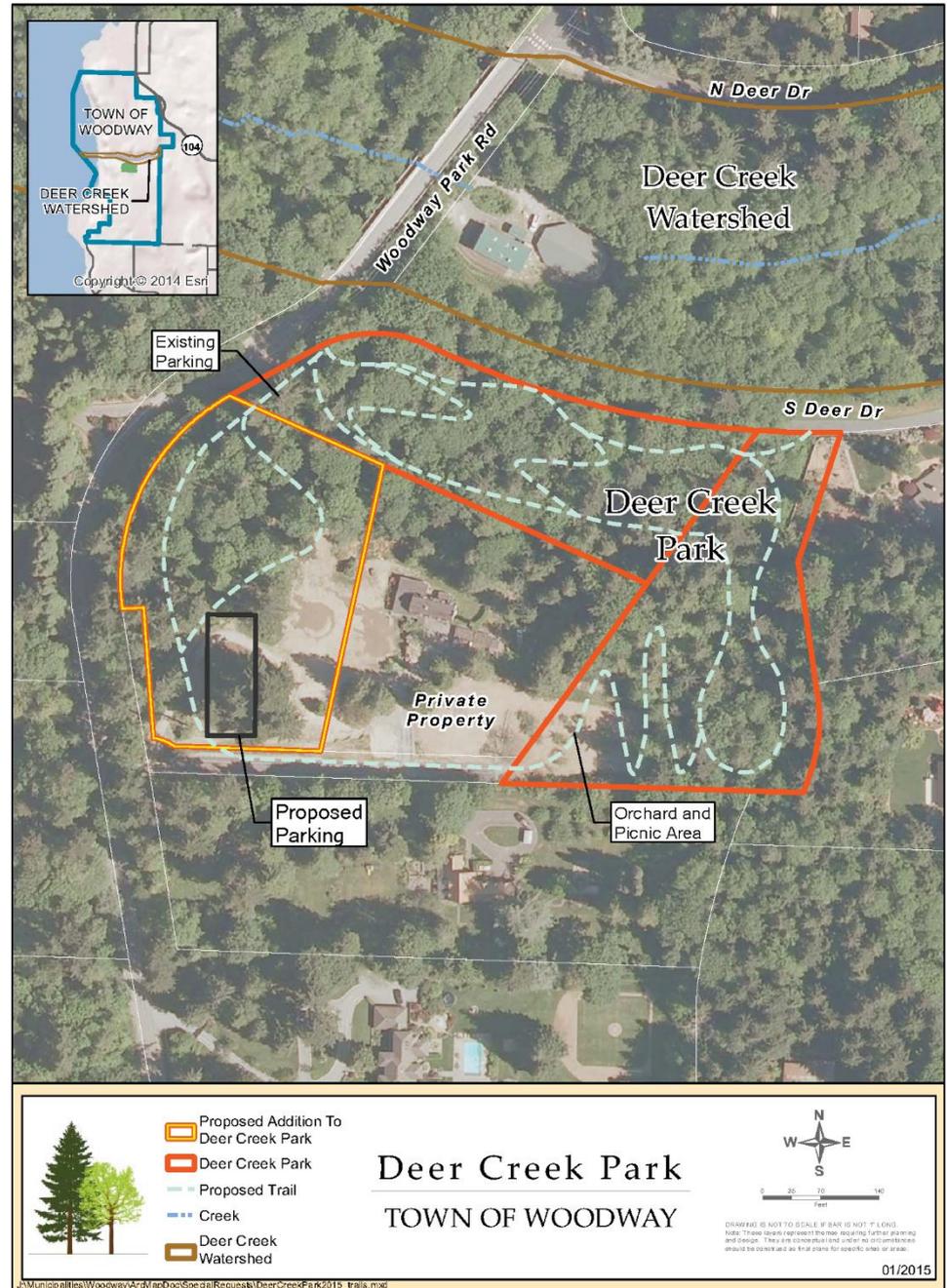
Park Addition

- Proposed addition is 2.46 acres – a more than 50% increase.
- \$1.1 million property valuation.
- \$20,950 in costs.
- \$589,750 grant request.
- \$531,200 donation from seller – over 52% of project cost.



Park Addition

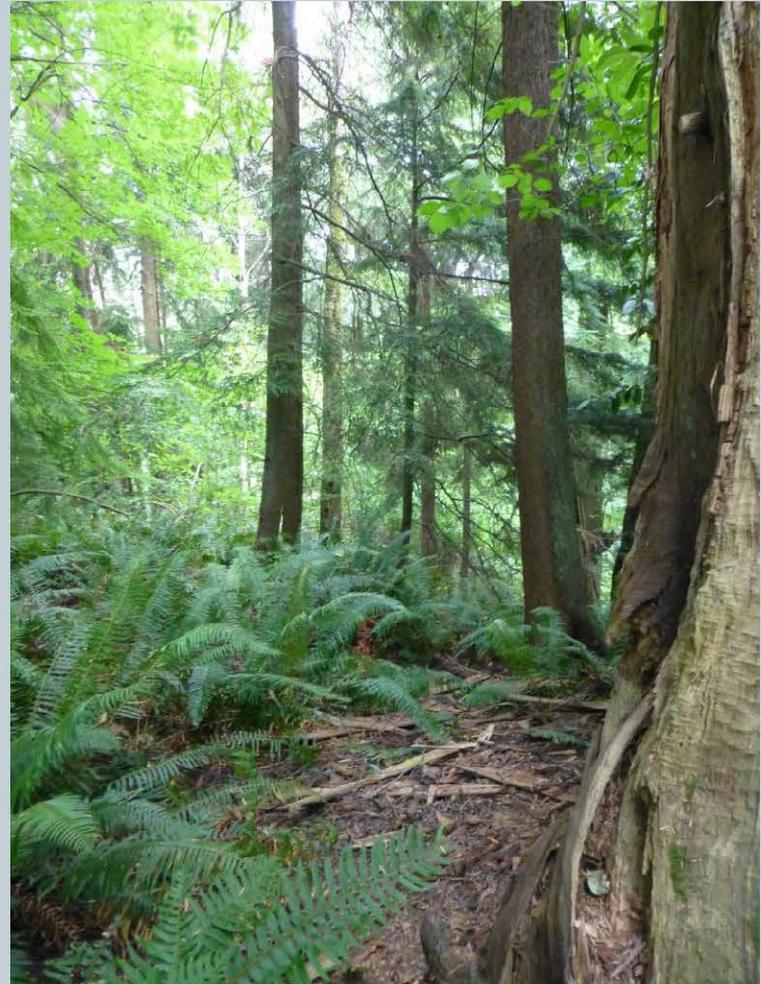
- Walking trails, including trail from parking area to upper park.
- Achieves many of the goals of the previous request.
- Addition is within the Deer Creek Watershed.
- Connectivity with existing Park supports preservation of contiguous, structurally complex habitat.



Mature second-growth trees



Understory of young trees, native bushes, and ferns



Conclusion



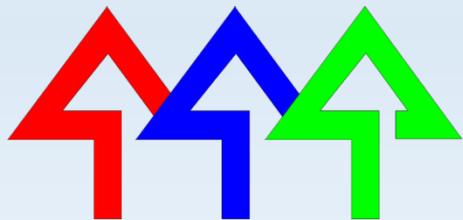
Questions

Attachment F – Presentation Terrace Cree Par Addition - assoff
June 25th 2018 CFPA Board Meeting



Terrace Creek Park Addition Mountlake Terrace

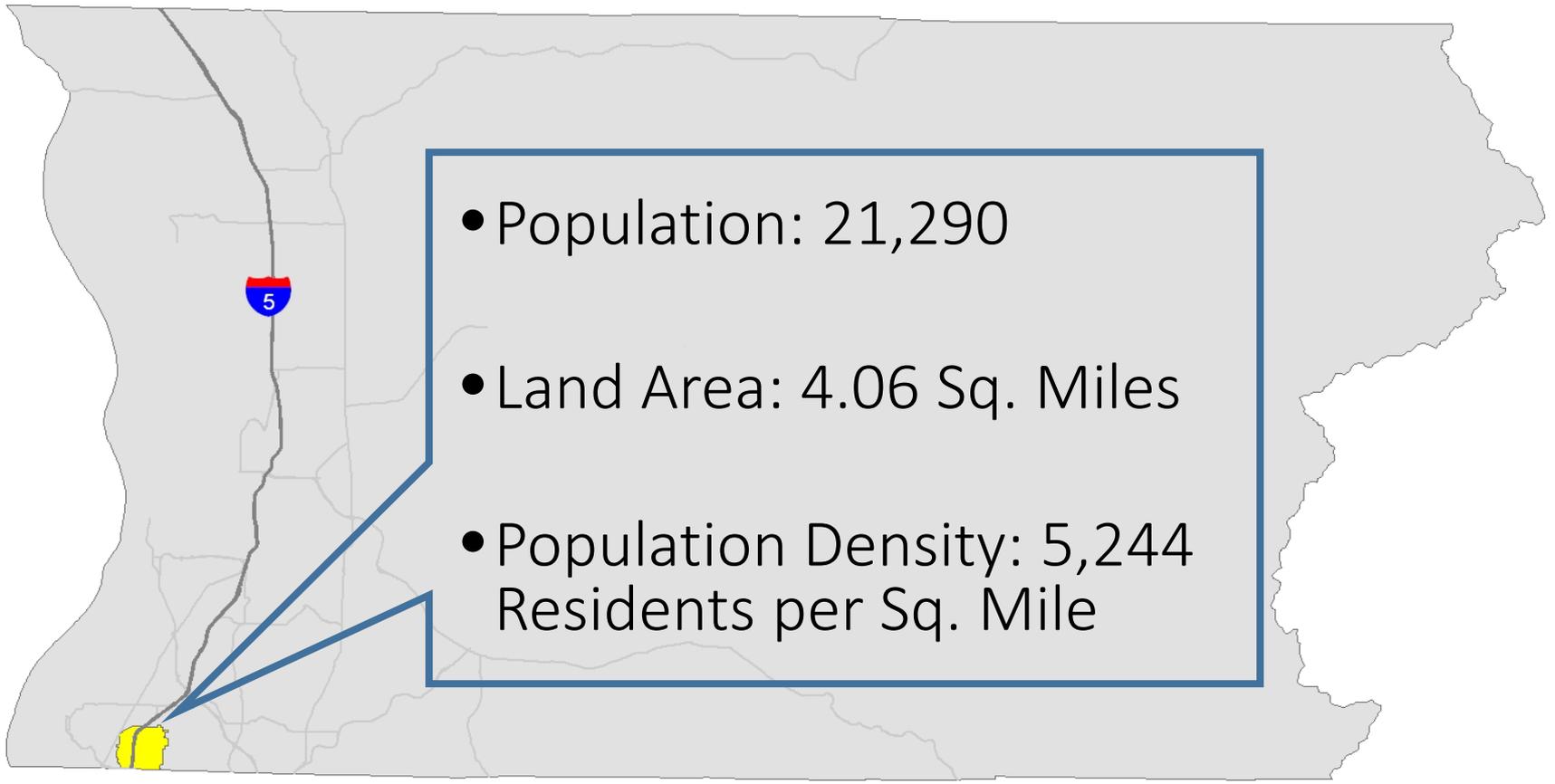
Jeff Betz, Recreation and Parks Director
Ken Courtmanch, Parks Superintendent



Conservation Futures

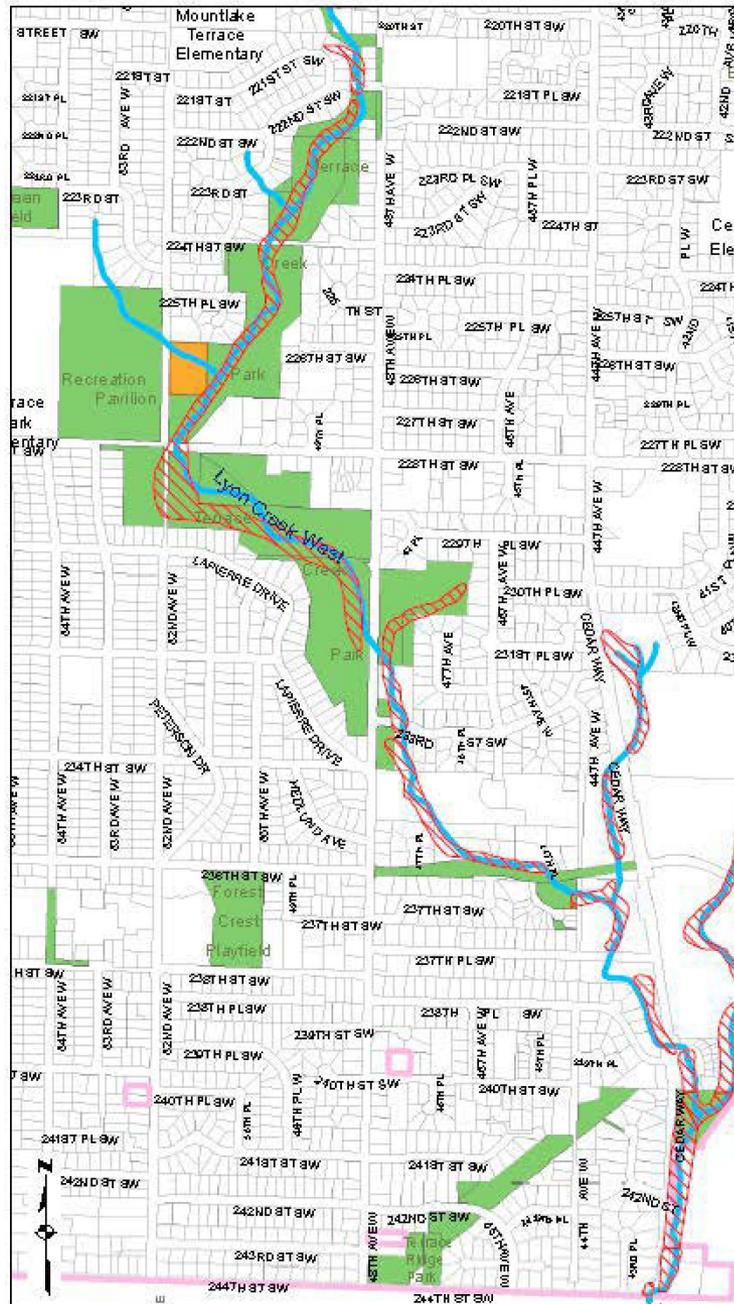


City of Mountlake Terrace



S n o h o m i s h C o u n t y

Conservation Futures Proposed Terrace Creek Park Addition Vicinity Map



Legend

-  Proposed Park Addition
-  City Owned Parcels
-  100 Year Flood Plain
-  Lyon Creek
-  City Boundary

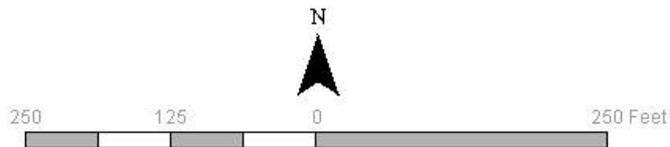


This map was produced by the City of Mountlake Terrace geographic information system. It does not represent survey accurate information. No warranties of any sort, including accuracy or merchantability accompany this product.

Conservation Futures Proposed Terrace Creek Park Addition



- Proposed Park Addition
- City of Mountlake Terrace Owned Parcels
- Proposed Trail Connection
- Walking Trails
- Lyon Creek





Critical Areas and Stream Buffers



History/Existing Conditions



History/Existing Conditions



Surrounding Land Use/ Development Pressure



Importance/Benefits



Management/ Improvements



Public Support



Thank you!

Conservation Futures

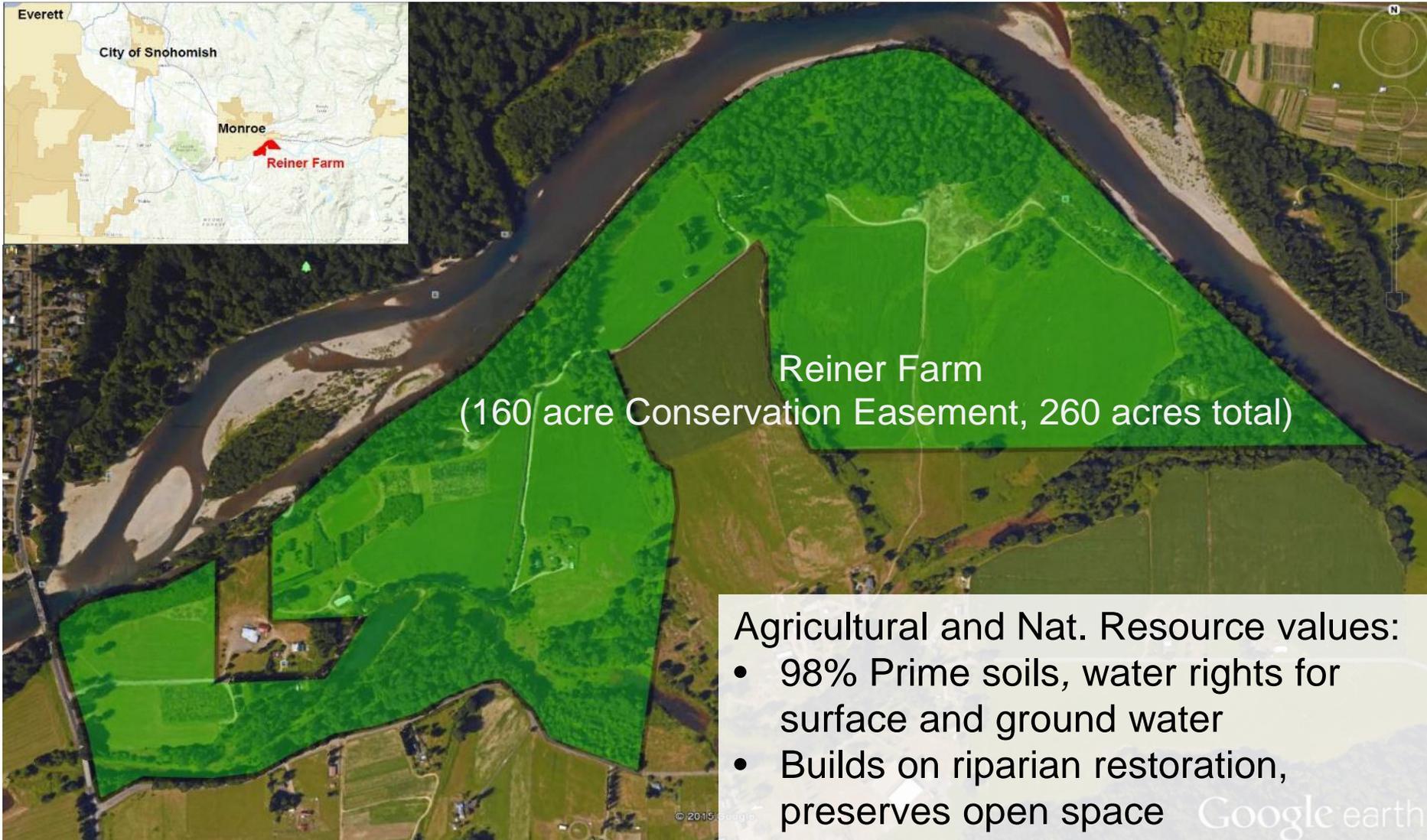
Attachment – Presentation einer Farm
June 25th 2018 CFPA Board Meeting



Reiner Farm



Reiner Farm: Project Summary and Highlights



Reiner Farm
(160 acre Conservation Easement, 260 acres total)

Agricultural and Nat. Resource values:

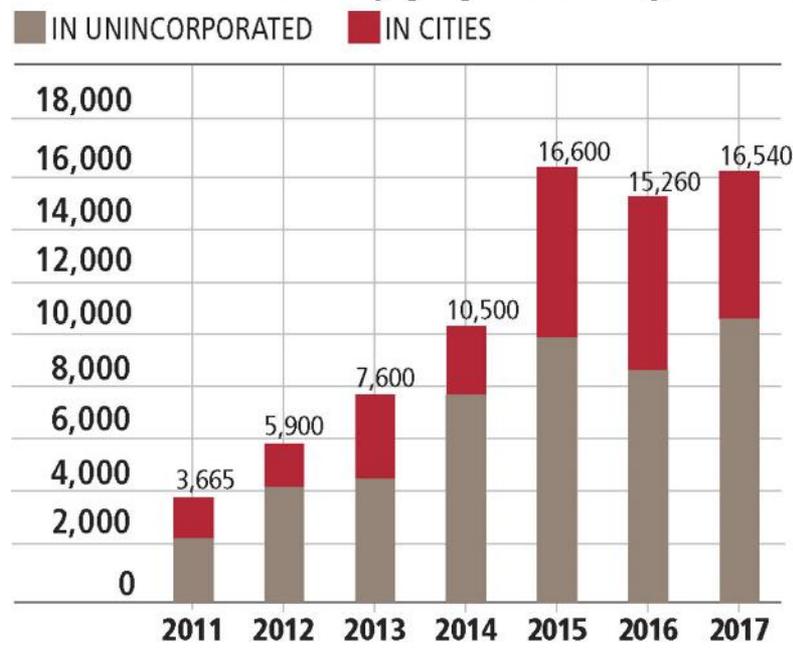
- 98% Prime soils, water rights for surface and ground water
- Builds on riparian restoration, preserves open space

Google earth



Opportunity: Conserve Threatened Farmland

Snohomish County population growth

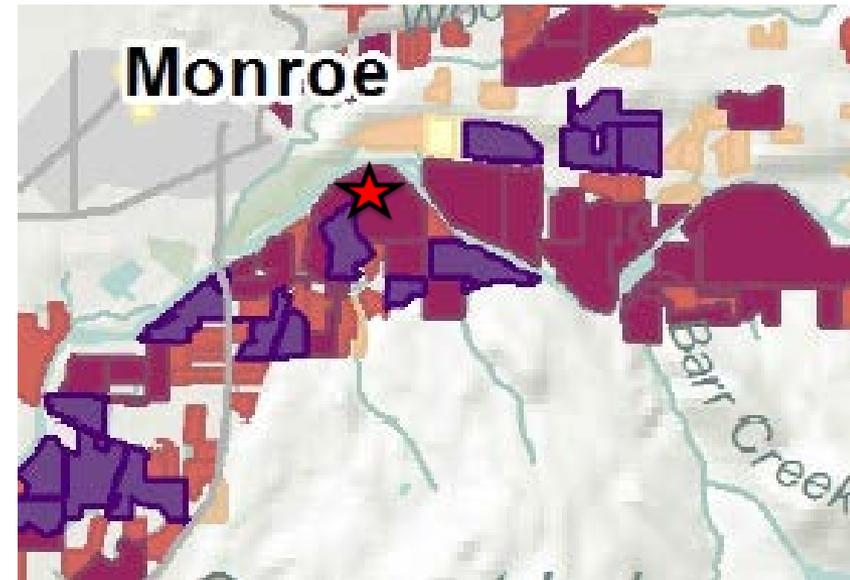
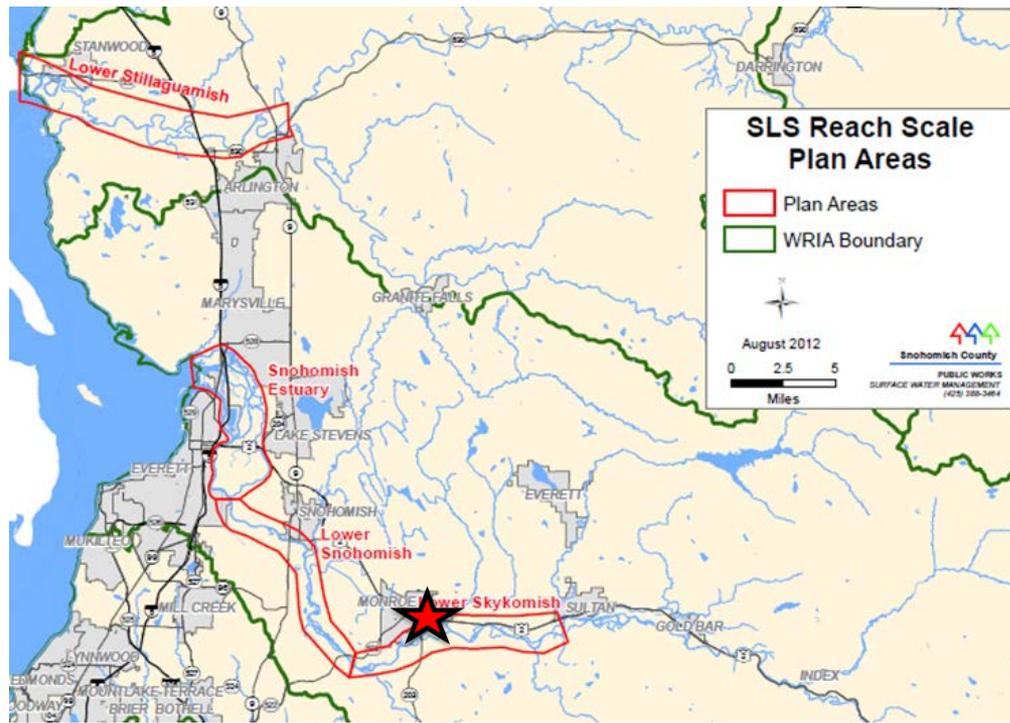


SOURCE: PUGET SOUND REGIONAL COUNCIL REPORT, JULY 2017



- Snohomish is one of the fastest growing counties in the state
- Reiner Farm is threatened by the rapid growth extending from Monroe, Everett, Snohomish, Mill Creek, and Bothell
- Securing this property for conservation now creates the opportunity for it to transition to the next generation of farmers

Conservation Supports Local Efforts



★ Reiner Farm

Reiner Farm is included as a priority for conservation as farmland in numerous local and regional planning efforts including:

1. Snohomish County Comprehensive Plan
2. Snohomish Co. - Sustainable Lands Strategy
3. Snohomish County TDR/PDR program
4. Farmland Conservation Working Group prioritization

Community-wide Significance

Below: Dale Reiner has been a leader in local conservation efforts. Successfully conserving his property may help pave the way for additional conservation work in the Tualco Valley.



Rooted in the community: Above, Dale Reiner and his wife Charlene of 52 years, at age 5, dressed up for a skit at the Tualco Grange.



Unique opportunity for conservation and stewardship

- Conserve 160 contiguous acres of Prime agricultural soils
- Multi-generational farm more than four times the county's average farm size
- Two miles of Skykomish riverfront, including high quality fish and wildlife habitat
- Haskell Slough, which received a WWRP grant in 1998
- Public access and recreational opportunities



Farmland and Habitat Stewardship

Coho
Dolly Varden/Bull Trout
Fall Chinook
Fall Chum
Little Brown Bat
Pink Salmon
Winter Steelhead



<https://www.fws.gov/oregonfwo/articles.cfm?id=149489411>



Summary

Request:

- \$424,250 requested from Conservation Futures will leverage match of up to \$424,250 from WWRP Farmland Preservation program

Result:

- Acquire a permanent agricultural conservation easement on 160 contiguous acres of Prime farmland
- Extinguish development potential and protect farmland in the Tualco Valley
- Build on the conservation of Haskell Slough (funded WWRP project in 1998), and two miles of Skykomish River habitat

Experience:

- PCC Farmland Trust has been acquiring and stewarding conservation easements for 19 years
- PCCFT currently stewards over 2,500 acres of farmland in 7 counties across Washington State, with a focus in central Puget Sound



Thank You!



Attachment – Presentation Chairman Family Protection
June 25th 2018 CFPA Board Meeting

Heirman Family Property

1402 66th Street

Snohomish, WA 98290

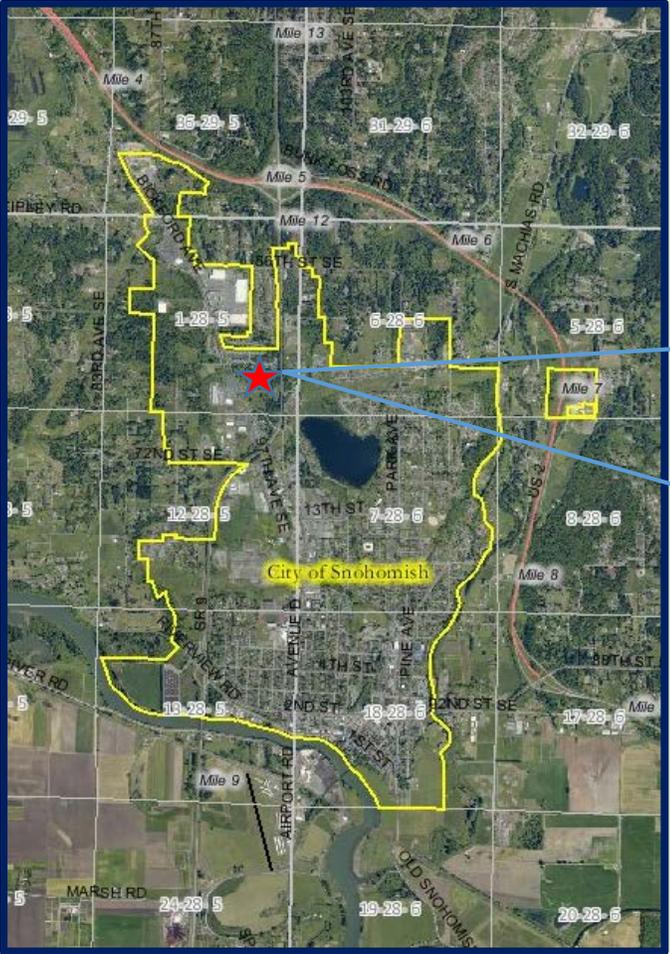
By

Snohomish County

Parks, Recreation and Tourism

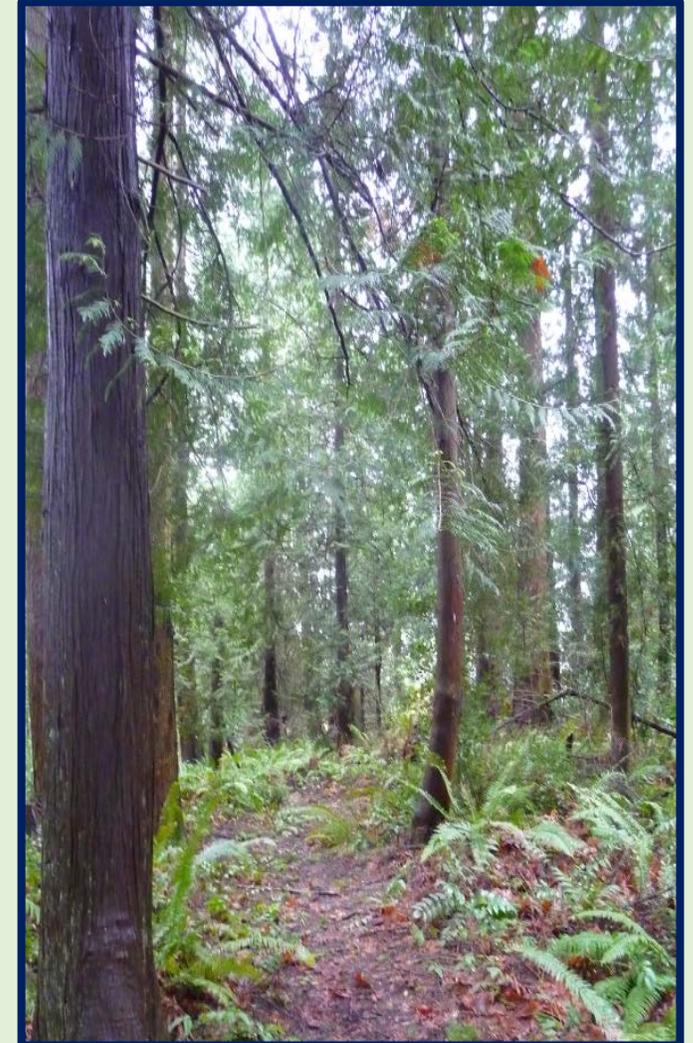


Location Map



1. To what degree does the acquired property preserve open space, farm and agricultural land and/or timberlands?

- 3.59 Acres
- Woodlands
- Wetlands
- Pond
- Open Space
- Habitat
- Passive Recreation
- Restoration



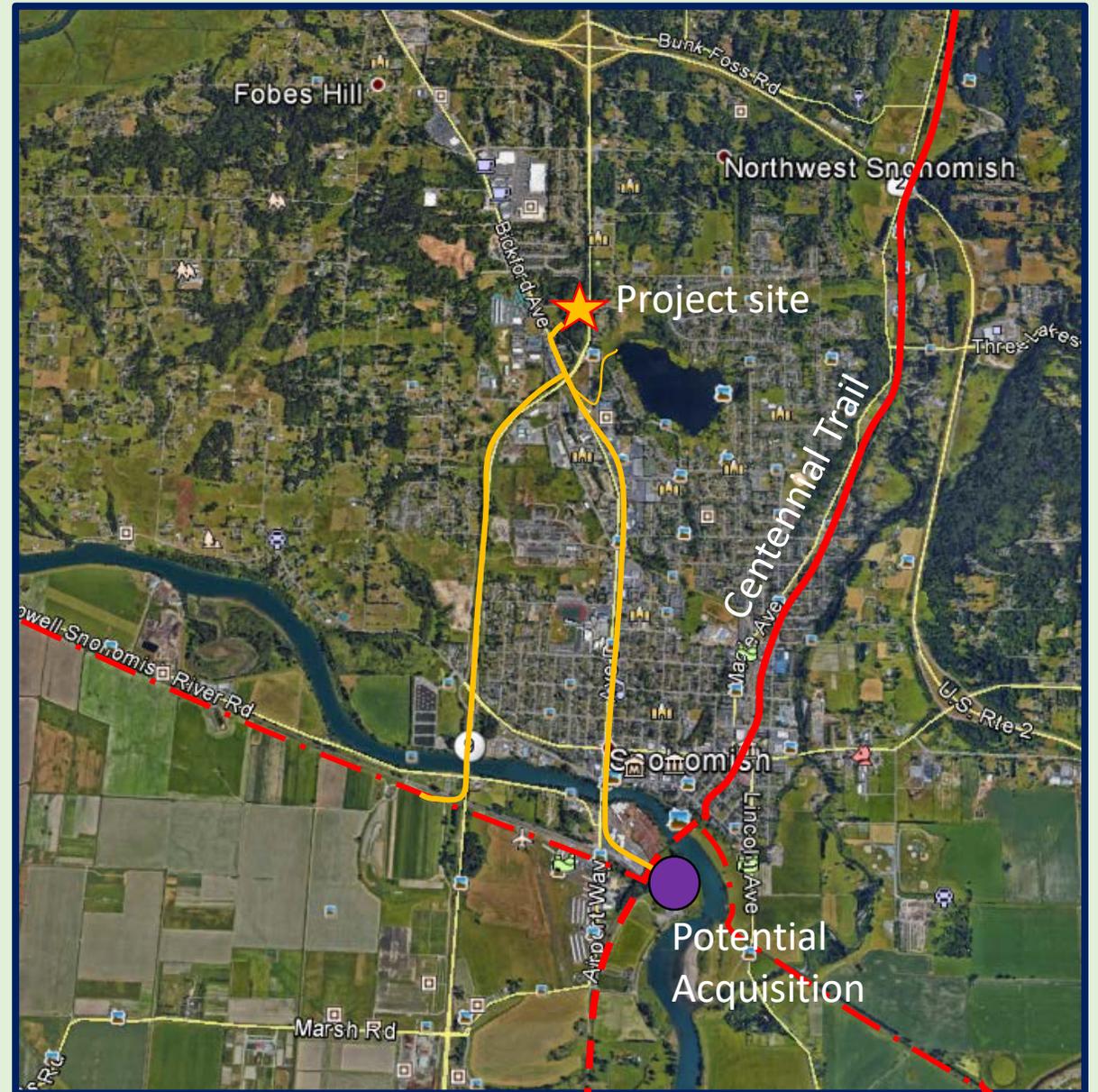
2. To what degree does the project conserve opportunities which are otherwise threatened by development?

- High Development Site
- Surrounding properties
- Site Attributes
- Willing Seller



3. To what degree does the project establish a trail corridor and/or a natural area linkage?

- Green Space Tract
- Centennial Trail
- Snohomish/Everett Trail



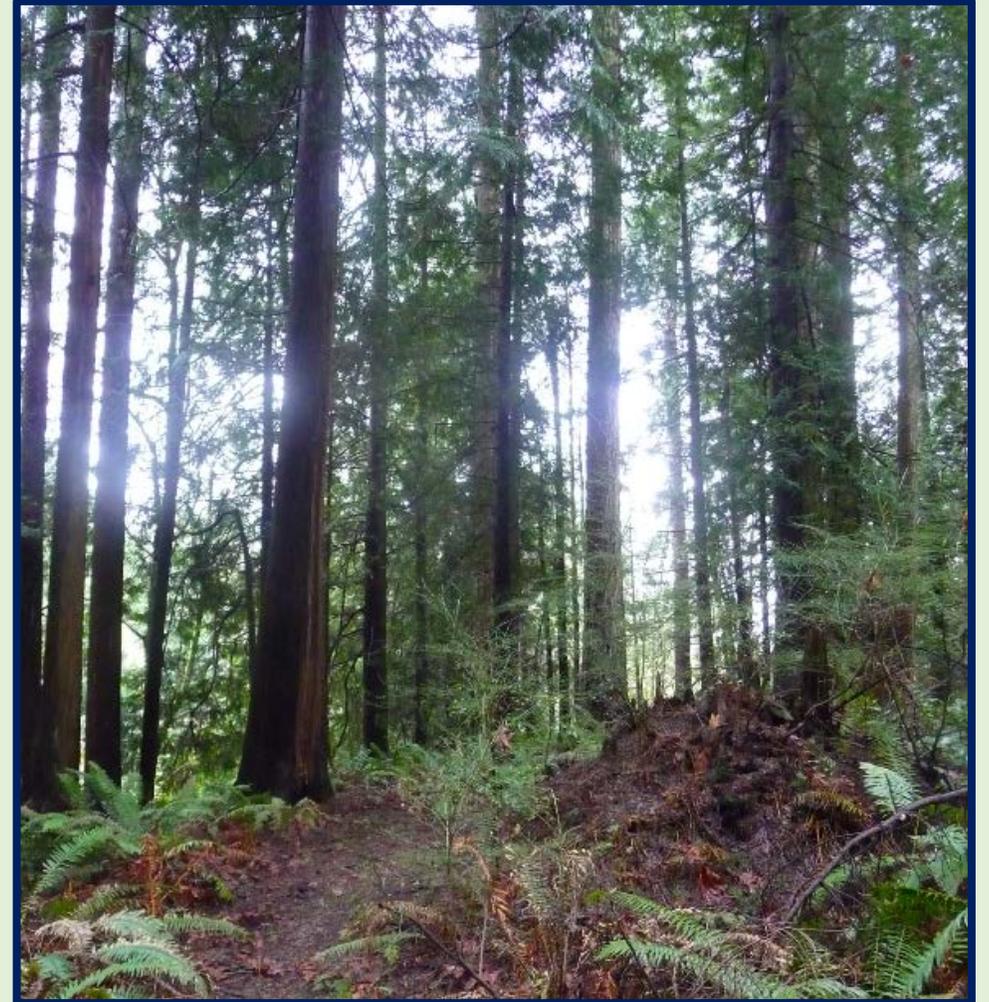
4. To what degree does the project comprise a portion of a continuum of projects which collectively implement a complete project or objective?

- Open Space/Park
- Education Center
- Potential Trailhead



5. To what degree does the project enhance or compliment an ongoing conservation or preservation program?

- Loss of Habitat in Urban Areas
- **Not** many Significant Properties in Urban Growth Areas/City Limit
- Small in Comparison but Dynamic Ecologically



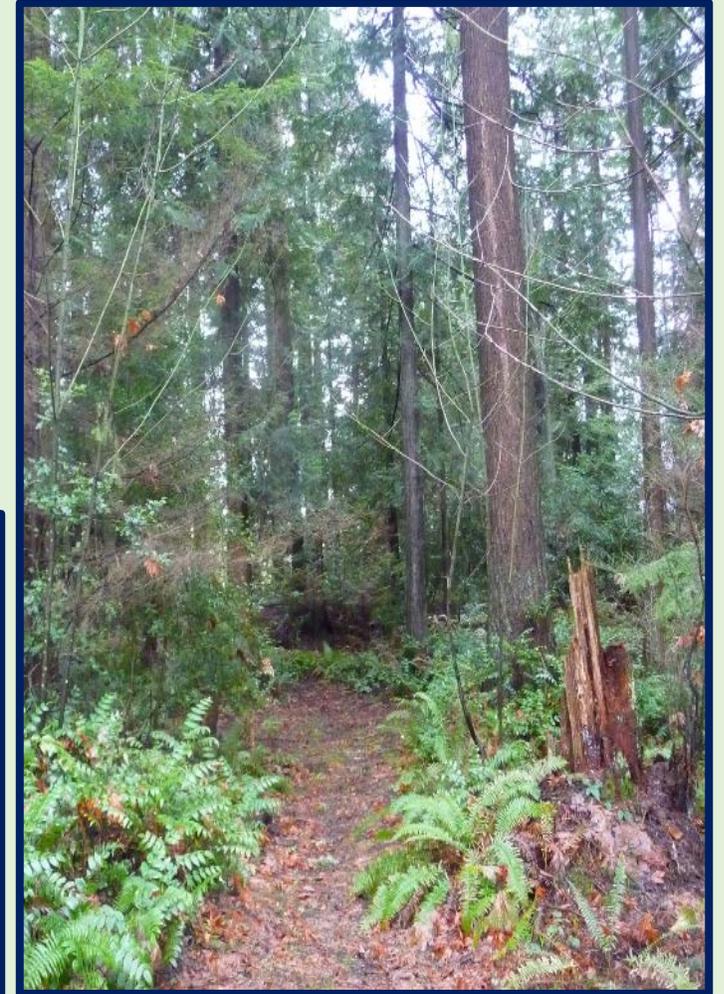
6. Will the project provide regional or community-wide significance?

- Community
- Passive and
- Conservation



7. To what degree does the project comply with one or more open space program policies and criteria?

- Natural resources
- Habitat
- Unique
- Availability

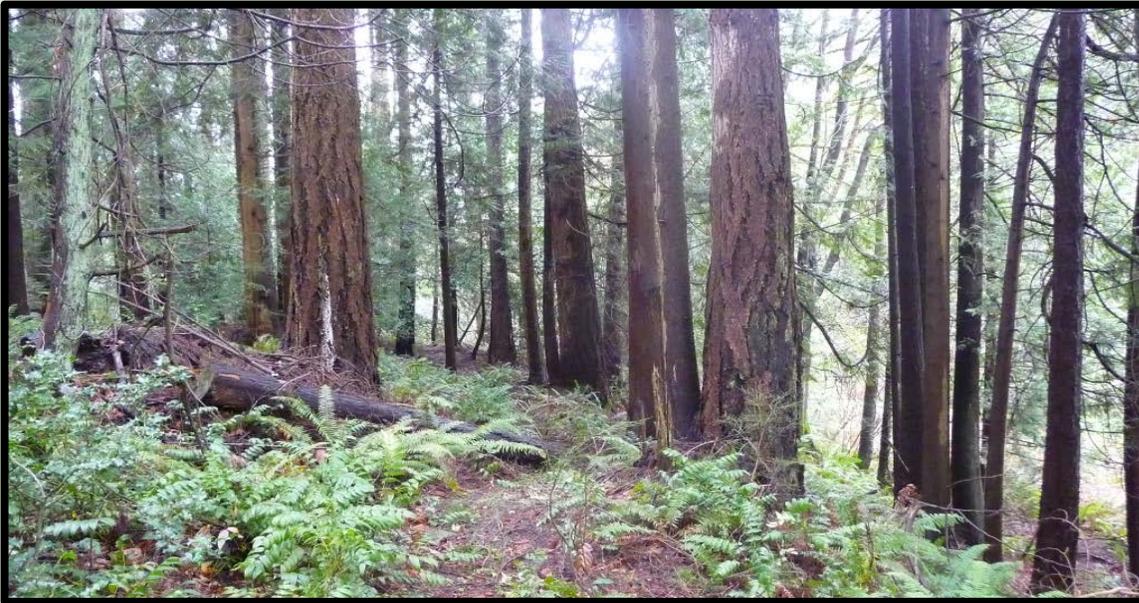


8. To what degree does the project provide multi-jurisdictional benefit?

- City of Snohomish
- Potential Partnership/School District
= Education/Interpretive

9. To what degree does the project provide for public use and enjoyment?

- Limited Passive Open Space
- Existing trail
- Privately Owned to Public Use/Recreate



10. To what degree does the project represent a unique or special opportunity?

- Diverse habitat and plant communities
- Location
- Willing Seller



Other selection criteria

- A. Does the site comprise an entire project: Yes
- B. Contribution from groups/agencies: No
- C. Long-term stewardship: Yes



Attachment – Presentation P Corridor Acquisition
June 25th 2018 CFPA Board Meeting

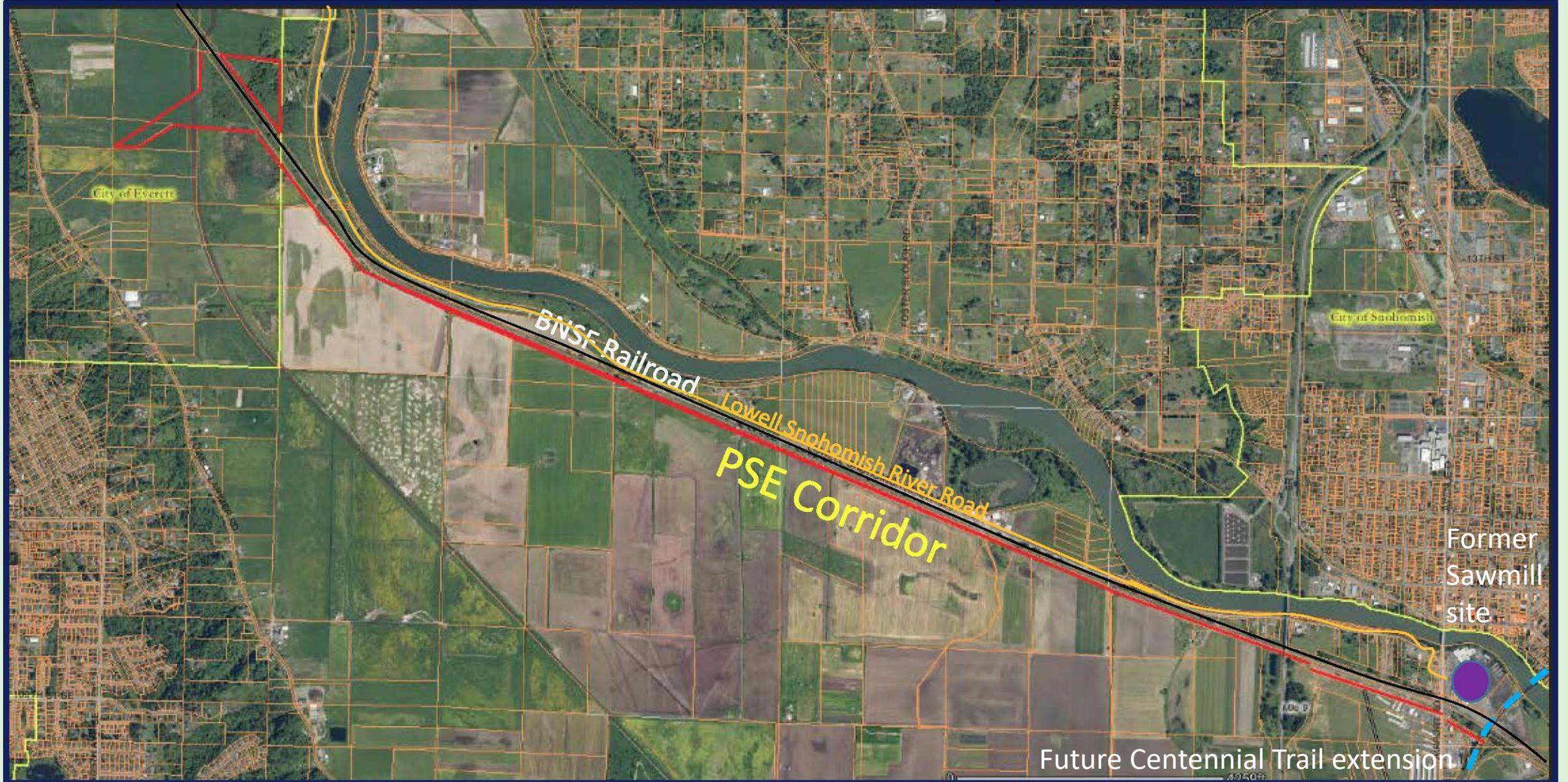
Puget Sound Energy Corridor

Future Snohomish-Everett Trail
(Snohomish Valley Trail)

By
Snohomish County
Parks, Recreation and Tourism



Location Map



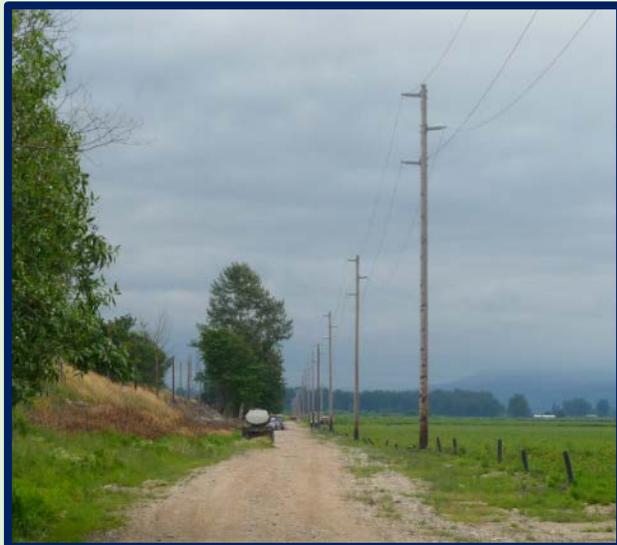
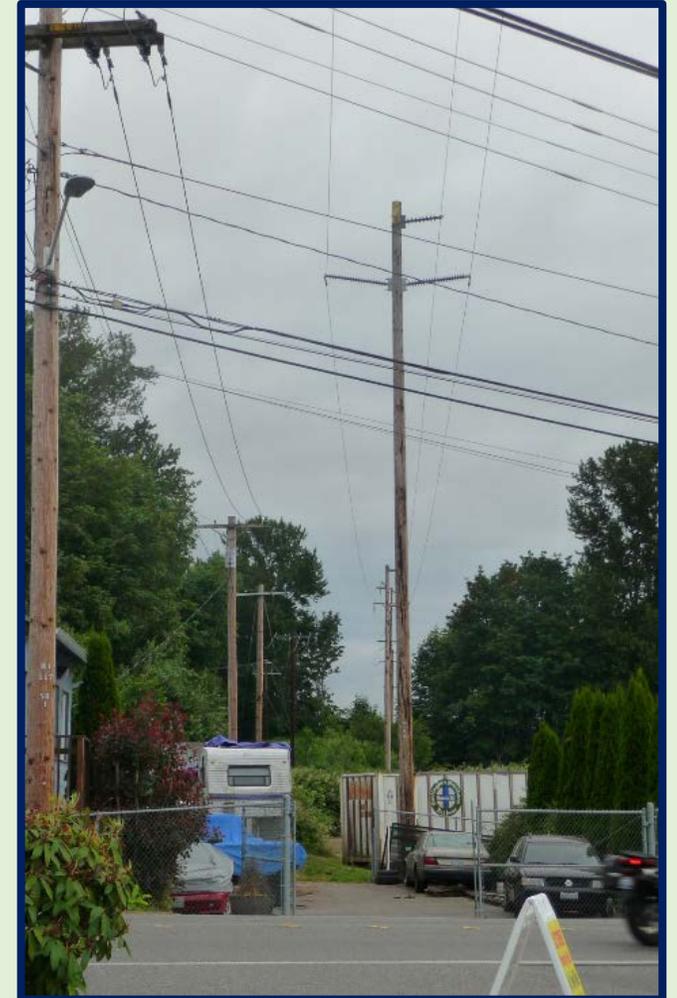
1. To what degree does the acquired property preserve open space, farm and agricultural land and/or timberlands?

- Over 4 miles (8 plus acres)
- Other alignment = impact to habitat and sensitive areas
- Lowell Snohomish River Road= too narrow
- PSE private corridor
- Preserve open space (corridor for public use)



2. To what degree does the project conserve opportunities which are otherwise threatened by development?

- High Development Site
- Surrounding properties
- Site Attributes
- Willing Seller

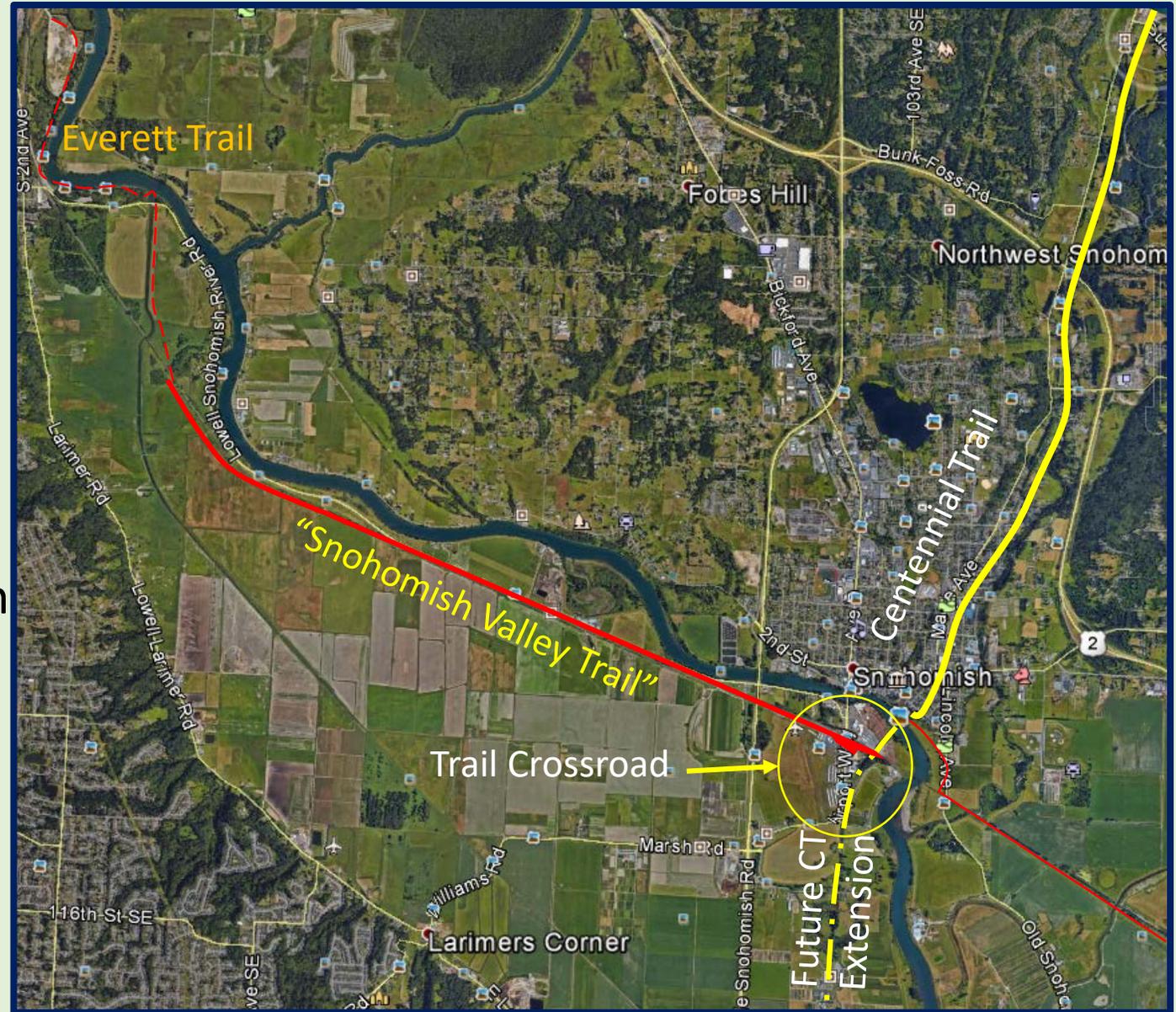


3. To what degree does the project establish a trail corridor and/or a natural area linkage?

Everett/Snohomish

Beyond:

- Monroe/Duvall
- Lake Stevens/Arlington/Darrington
- Woodinville/Seattle and beyond



4. To what degree does the project comprise a portion of a continuum of projects which collectively implement a complete project or objective?

- One of several links regionally
- Important east/west connectivity
- Important distinction= Non-motorized trail
- Many Stakeholders
 - Cities
 - WSDOT
 - Biking Communities
 - Local Communities

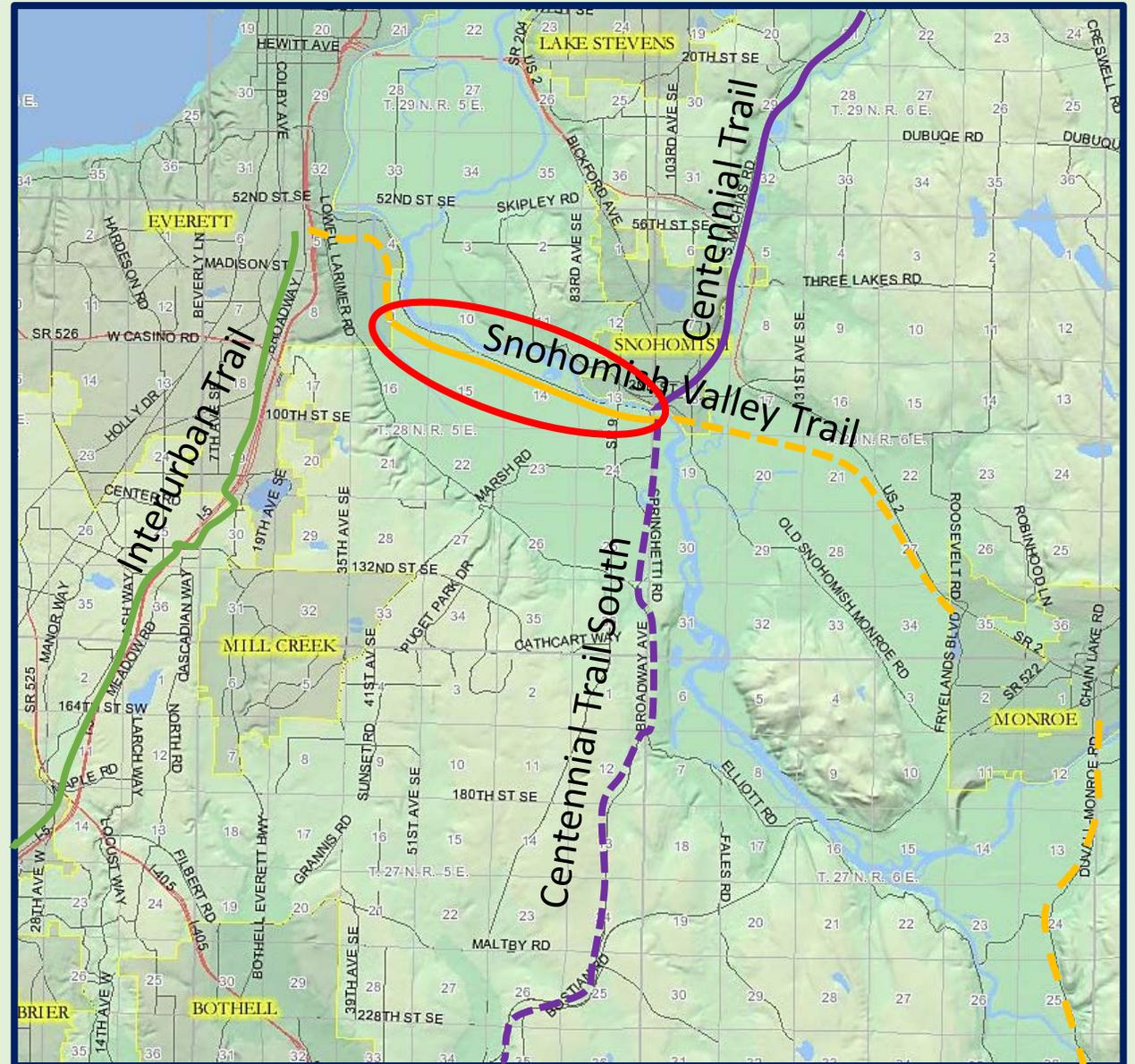
5. To what degree does the project enhance or compliment an ongoing conservation or preservation program?

- Linear Open Space conservation
 - Recreation
 - Wildlife Corridor
 - Private to Public



6. Will the project provide regional or community-wide significance?

- Regional
- Local
- Significance:
 - Connectivity
 - Transportation Alternative
 - Economy
 - Tourism
 - Revenue



7. To what degree does the project comply with one or more open space program policies and criteria?

- Conservation
- Recreation
- Private/Public
- Stewardship
- Wildlife



8. To what degree does the project provide multi-jurisdictional benefit?

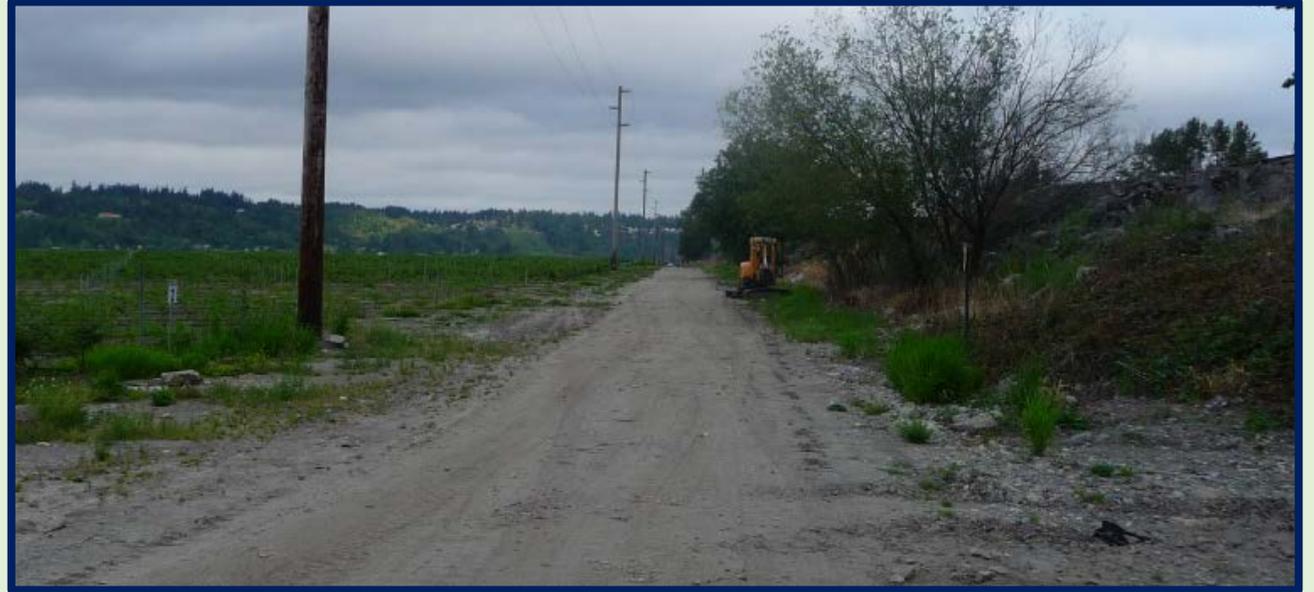
- Cities/Counties/State/Tribal
- Benefits:
 - Health
 - Revenue
 - Social Equity
 - Recreation
 - Public Ownership

9. To what degree does the project provide for public use and enjoyment?

- Private ownership/Restricted use
- Survey: Trail ranked amongst top three
- Regional Trail Connection
- Commute

10. To what degree does the project represent a unique or special opportunity?

- 4 plus miles (8 acres)
- Ideal corridor
- Partnership with PSE
- Connectivity
- Private to Public
- Transportation/Commuters



Other selection criteria

- A = YES: A complete project
- B = NO: Funding
- C = YES: Stewardship

Modes of Transportation:

- Roads
- Railway and
- Trail

Thank you



Attachment J – Presentation Messer Project Addition to Quire Cree Count Par
June 25th 2018 CFPA Board Meeting



Snohomish County Parks, Recreation and Tourism

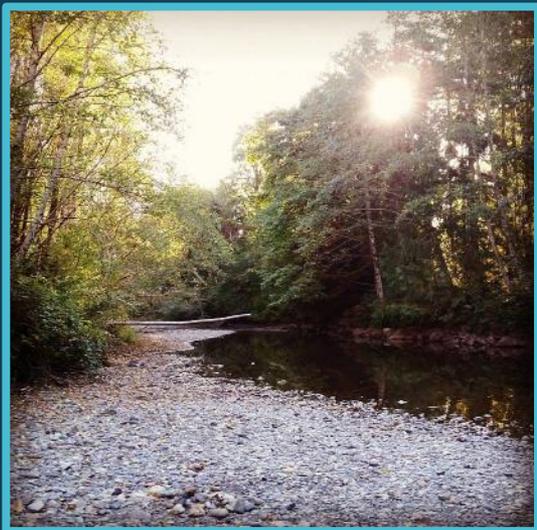
Squire Creek County Park

Messer Addition

Presentation to the Conservation Futures Board
June 25, 2018
Amy Lucas, Sr. Planner
Snohomish County Parks and Recreation



Squire Creek County Park

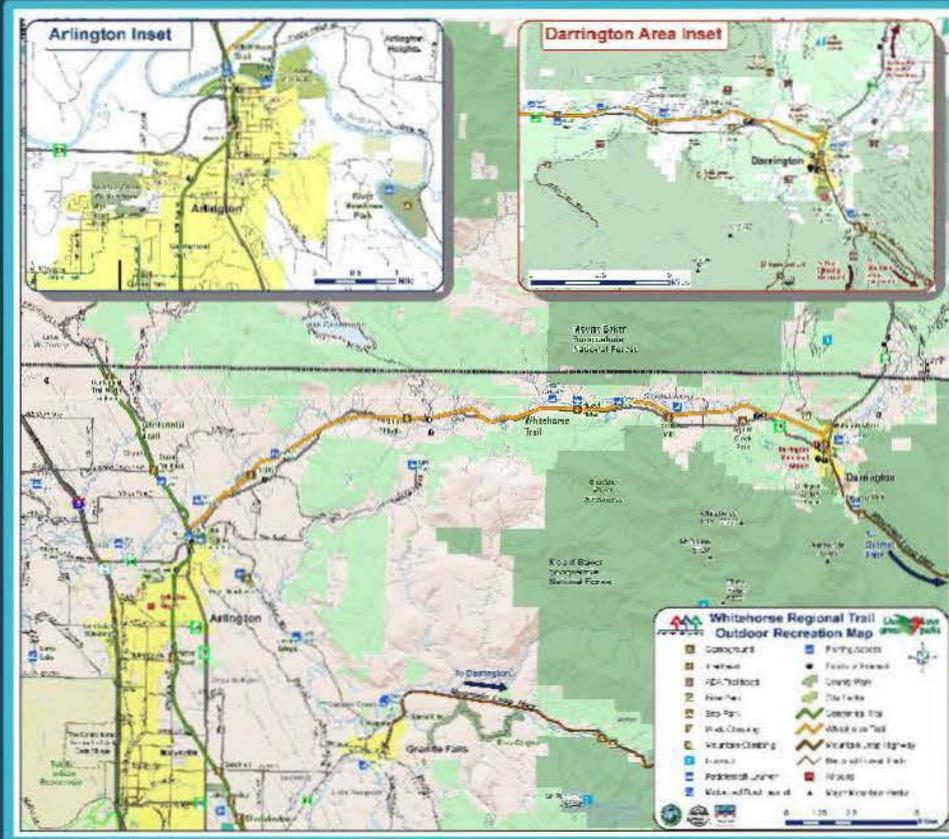


25 Acre Day Use and Campground
Acquired in 1971
Donation from Darrington Community





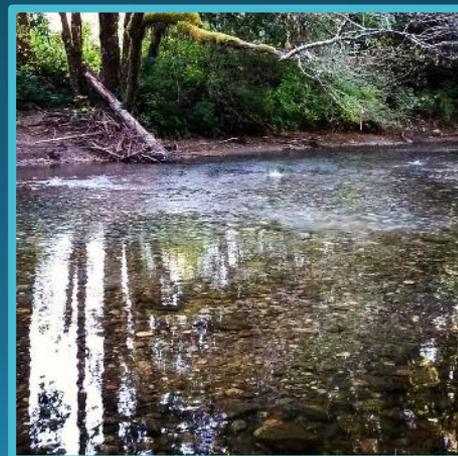
Squire Creek County Park





Public Use and Education

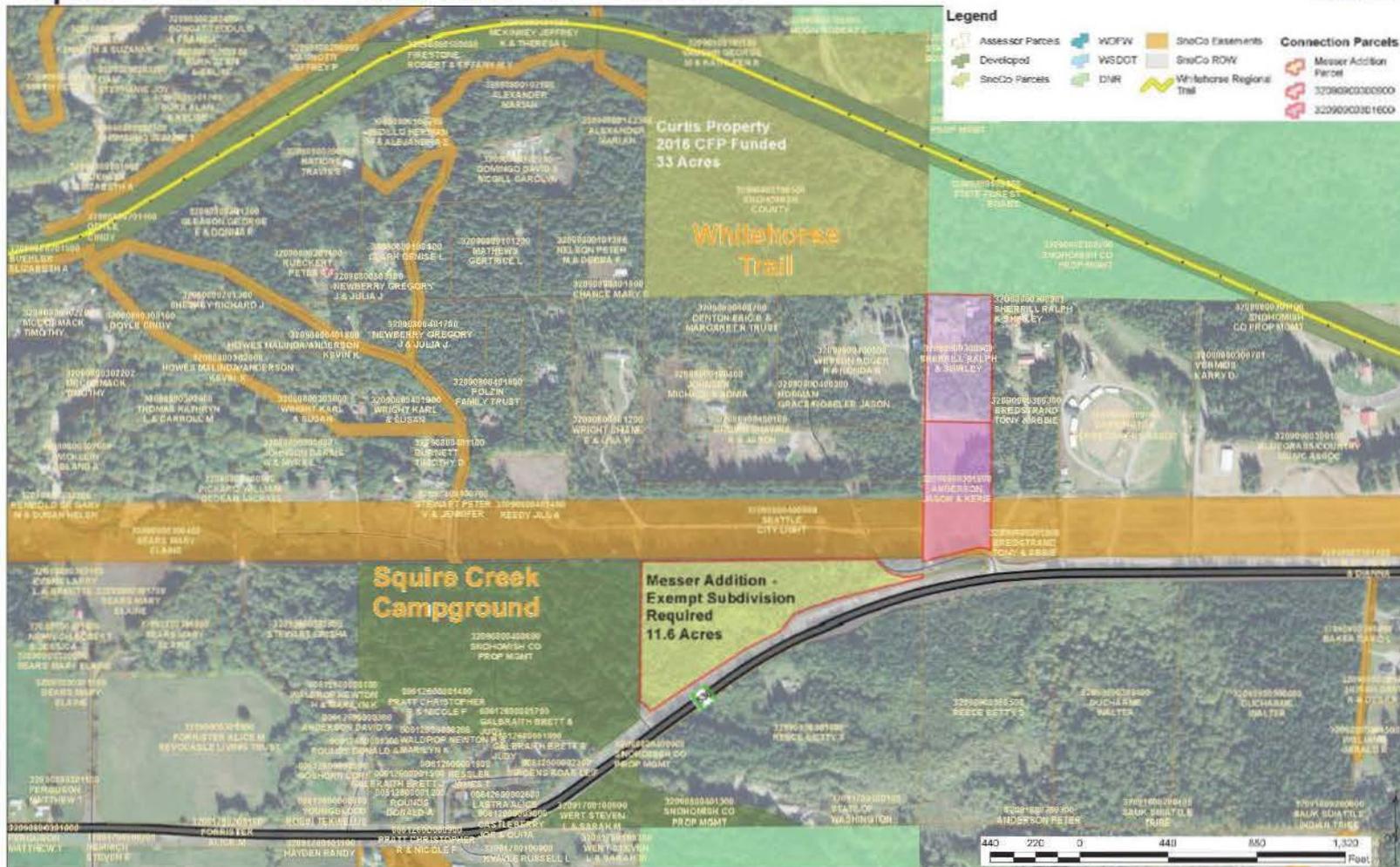
- 33 Campsites
- 2 Picnic Shelters
- Multiple water access sites
- Outdoor Classroom





Messer Addition

Squire Creek - Messer Addition





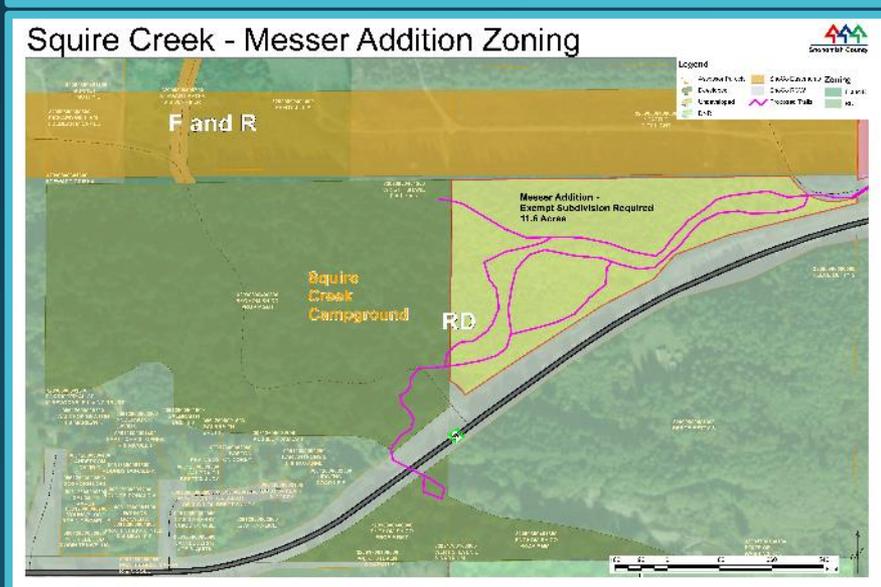
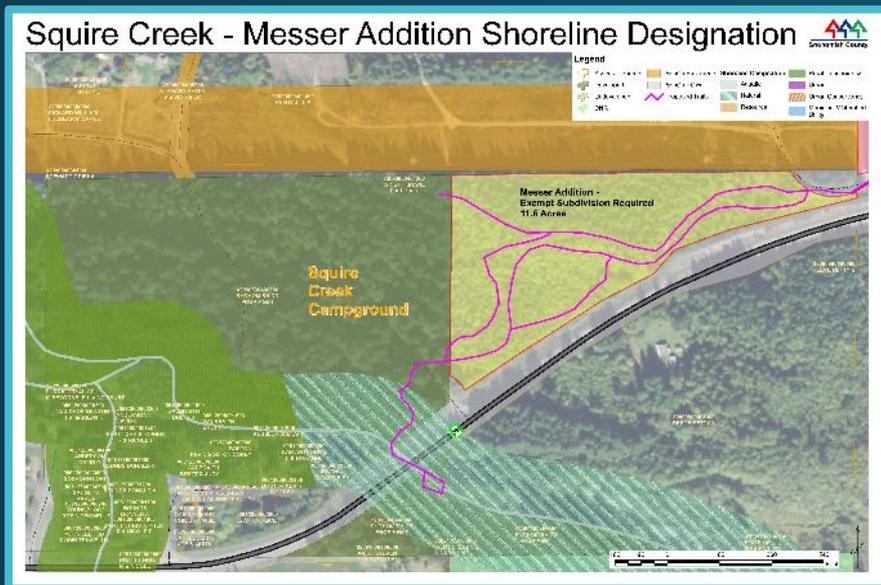
Messer Addition – Preserving Timberland

Currently in Open Space Timber status
Last logged in 1989 (per aerial imagery)





Messer Addition – Development Threat



11.6 Acres Zoned F:RD

No Shoreline Management
or Floodplain issues

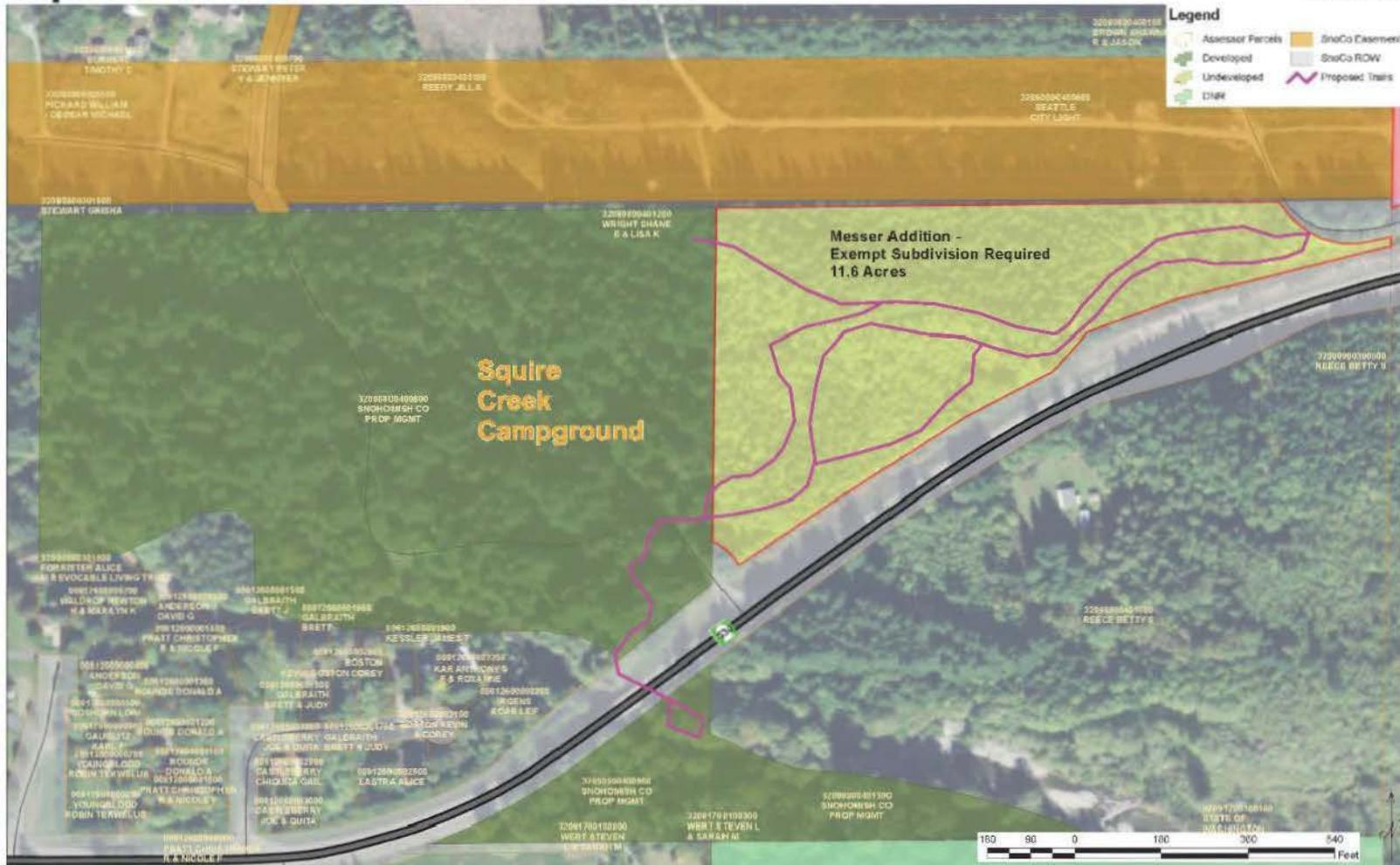
Amount Requested:
\$100,000

Marketed as buildable lot



Messer Addition – Trail Corridors

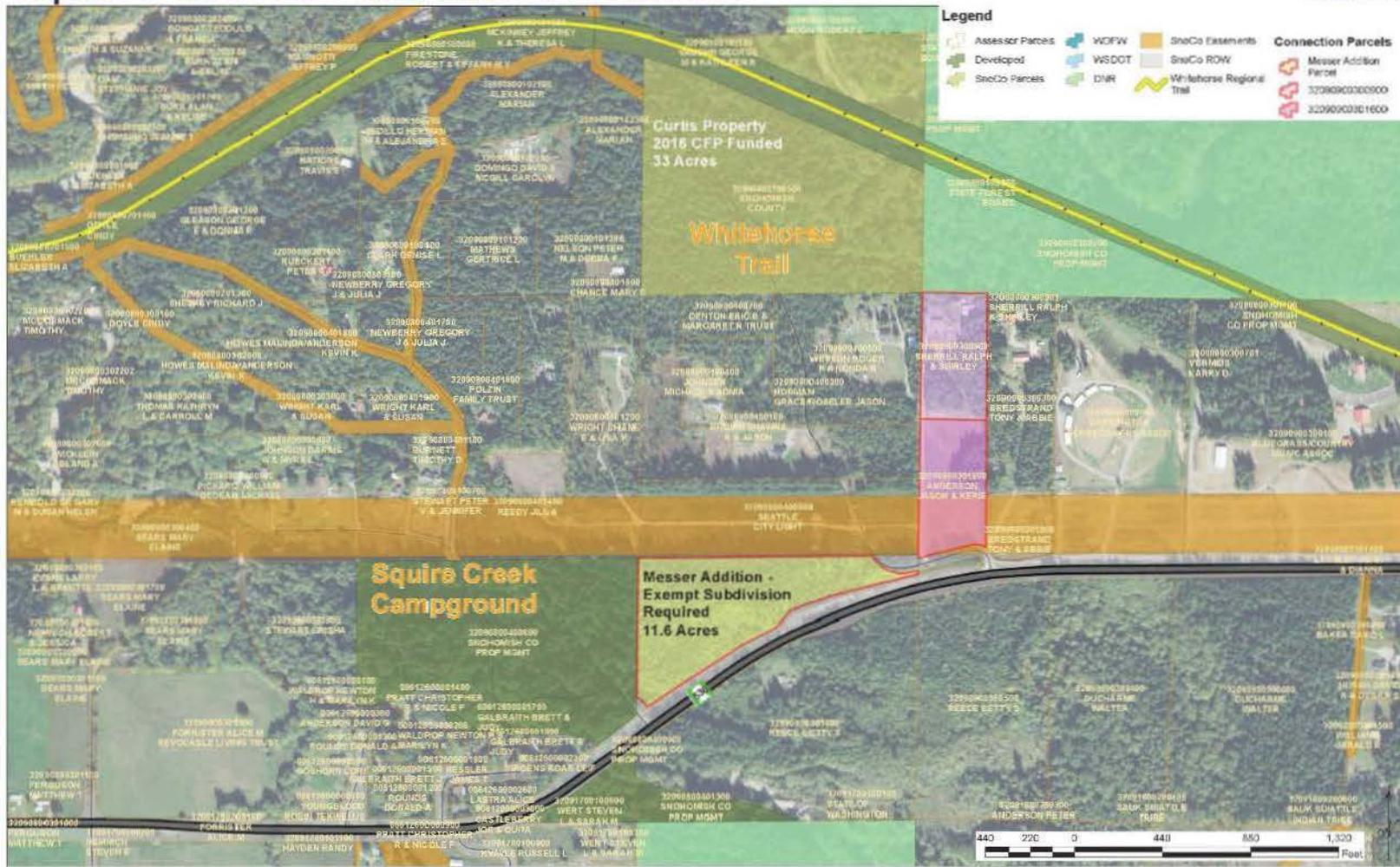
Squire Creek - Messer Addition





Messer Addition – Natural Area Linkage

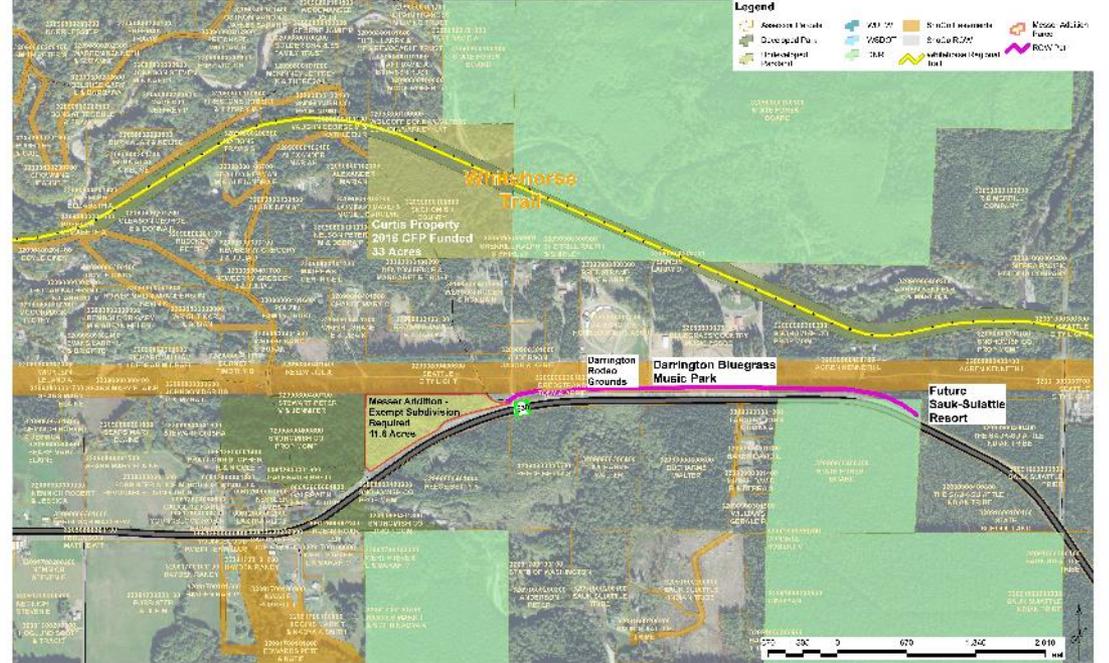
Squire Creek - Messer Addition



Messer Addition – Project Continuum



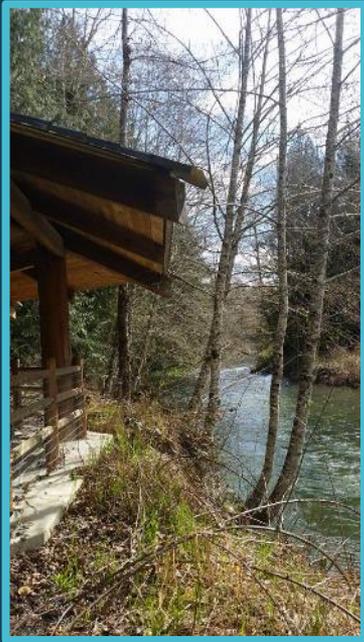
Squire Creek - Immediate Area Recreation



Directly adjacent to existing Park

- Provides additional space for campsite replacement and interpretive trail system
- Another step to providing a connection to Whitehorse Regional Trail from Squire Creek Campground

Messer Addition - Community Significance



Dedicated to Community in 1924

- Preserved old growth fir and cedar
- Provided unique Recreation opportunity to area
- Formal Day Use Area and Campground established by Snohomish County in 1971



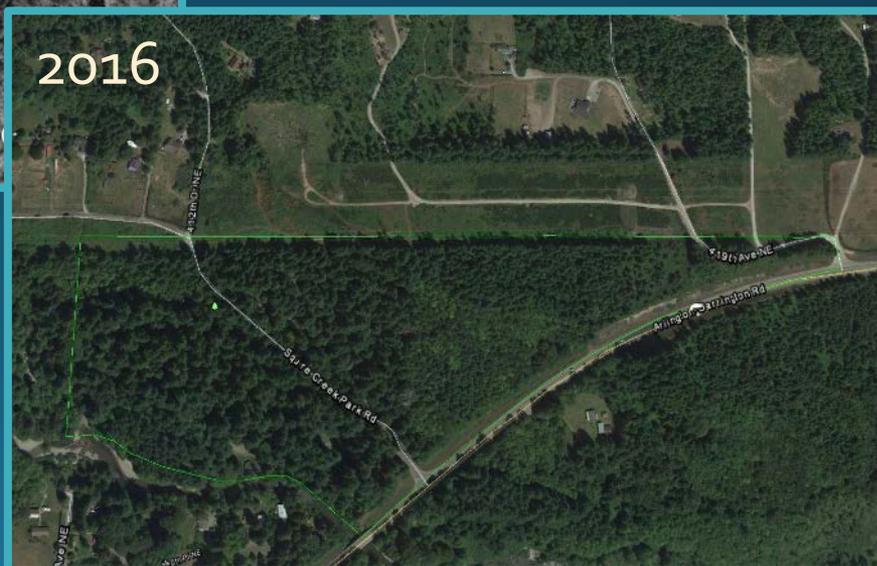
Messer Addition – Open Space Compliance



SCC 4.14.040 Use of Fund

- Currently categorized under Open Space Timber
- Will be retained in Open Space Timber
- Open to public use

- Last logged in 1989 (per Google Earth)
- 30 Thinning can occur in 2019 or put on 50 year cycle

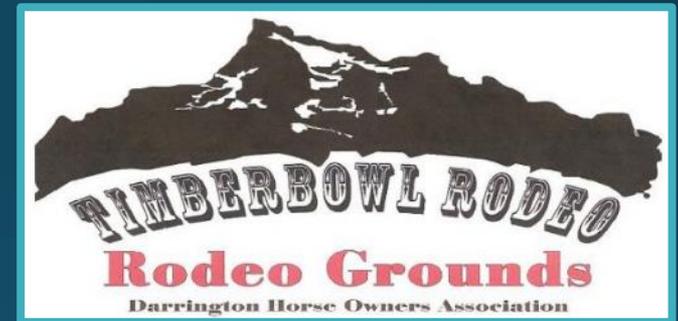




Messer Addition – Multi-jurisdiction Benefits



- Base Camp for Darrington Area Recreation
- Addition will create a safe walking path to Rodeo Grounds and Music Park

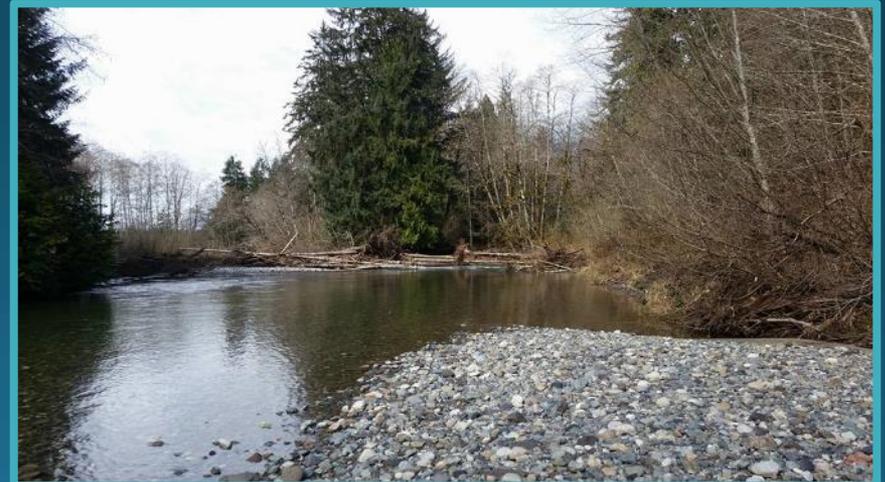


Messer Addition – Public Use and Enjoyment



11.6 acres converts from Private to Public

- Interpretive Trail System
- Rodeo and Music Park Connection
- Future area to replace campsites lost to creek migration



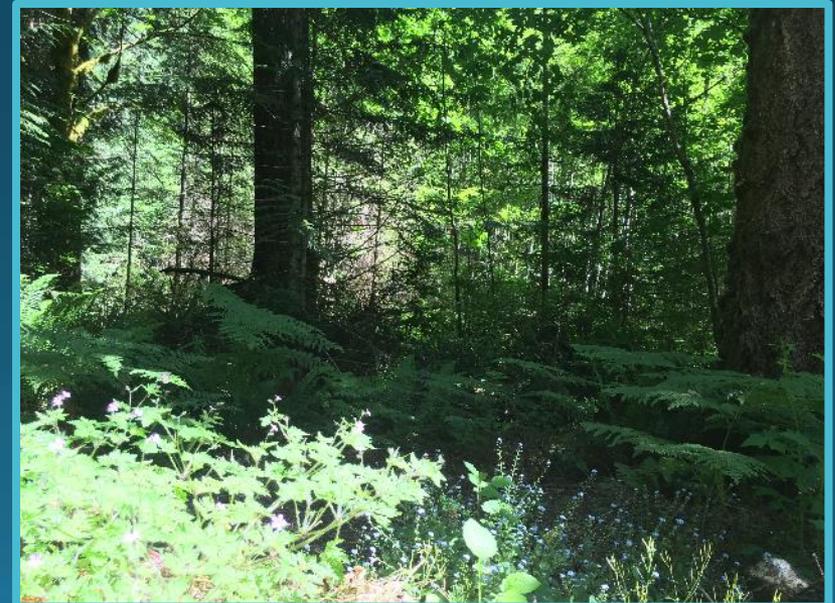
Messer Addition – Unique Opportunity



11.6 acres directly adjacent to park

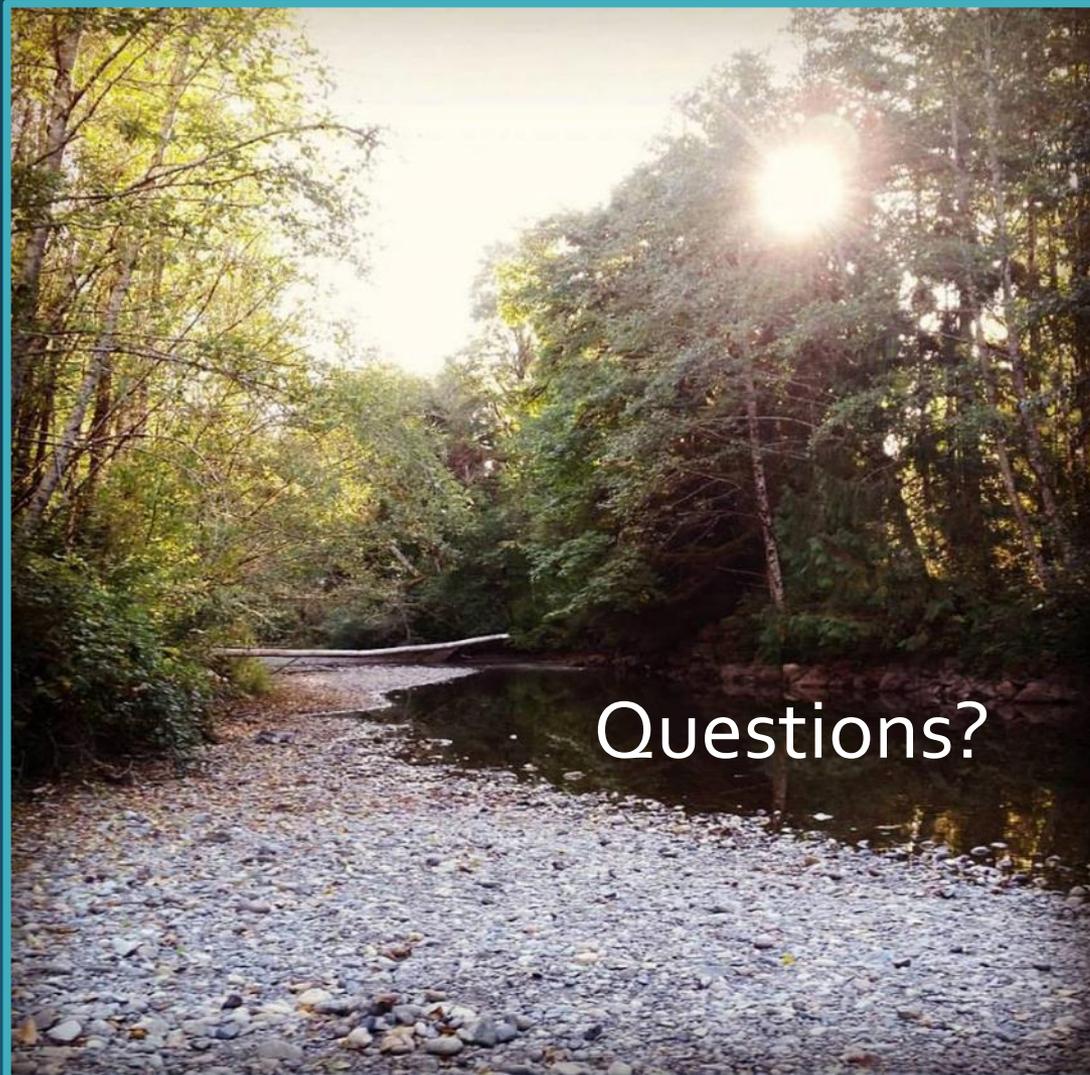
Creates connection to immediate area recreation opportunities

Future Campsite replacement if needed





Thank You



Questions?





Conservation Futures Funding Request Squire Creek County Park – Messer Addition

Location: 41704 State Route 530 NE
Arlington, WA 98223
County Council District 1

Current Owner: Norma Messer Estate

Assessor's Parcel Number: 32090800401000

Land Use Status: DF Timber Acres/Unimproved

Zoning: F: RD

Lot Size Total: 11.6 Acres

NWMLS Number: 1109786 (off market – owner willing to sell)

Background and Description: The Messer property is an 11.6 acre forested property located directly east and adjacent to Squire Creek County Park and Campground. The property was previously logged in 1990, and the former skid and access road beds still exist. The property has easy access from Squire Creek Park and SR 530. The former roads also connect to County and State right-of-way, where an existing gravel road and footpath traverse parallel to the highway.

Squire Creek County Park was purchased and dedicated to the Darrington Community by community members in 1924. Formal campground development by Snohomish County occurred in 1971. The park offers a day-use area with two shelters, short trails and several water access areas in addition to 33 campsites and a restroom facility. The creek runs along the southwestern boundary of the Park, and serves as prime spawning habitat for both Pink and Chinook salmon.

The campground is a basecamp for the recreational opportunities available in the Darrington area including trails in the Mount Baker-Snoqualmie National Forest, the North Mountain Bike Skills Area, the Darrington Archery Range and the Whitehorse Regional Trail. The Sauk-Suiattle Tribe has also purchased large acreage directly east of the music park and DNR forest lands, which they plan to develop into a golf course and community center.

Request to the Conservation Futures Board: The Messer property was formerly a 34 acre forested parcel that was split by SR 530. The owner has sold the 22.3 acres south of SR 530 and placed the norther portion of the parcel on the market as a buildable lot. The property is currently categorized under Open Space Timber Acres classification, and purchasing the remaining 11.6 acres with Conservation Futures Funding would prevent the conversion from Open Space Timber to Single Family Residential.

The property is tiered with an old roadbed that skirts the bottom of a hill and traverses east-west. Additional skid roads exist on the lower, flat portion from a former logging operation in 1990, and there is additional access to SR 530 on the east side of the property. The former roadway also connects to a current County right-of-way that further connects to WSDOT right-of-way where a gravel access road and



Snohomish County Parks and Recreation

footpath parallel SR 530. The property acquisition would provide Squire Creek Campground guests with a non-motorized connection to the Darrington Rodeo Grounds, the Darrington Bluegrass Music Park, DNR forestland and the future Sauk-Suiattle Tribe golf course. Parks would also like to provide a future, non-motorized connection to the Whitehorse Regional Trail from the park. In 2016, the Conservation Futures Board voted to fund the acquisition of the 33 acre Curtis Property to begin that connection, and acquiring the Messer Property would help advance that connection goal.

In addition to providing non-motorized connections from the campground to popular tourism destinations, the property can be used to provide additional tent camping sites and offer an area to replace campsites that are currently being eroded by the creek and its side channel. Over the decades, Squire Creek has migrated within its historic banks, and is currently eroding the creek bank in the campground along shelter one and campsites 5 and 6. Parks staff has repaired campsite 5 over the years, and after flooding in 2017, has reduced it from a pull-through site into a back in only. The former roadway in that location has been re-routed and decommissioned.



Map of Squire Creek County Park and Campground



**Snohomish County
Parks and Recreation**



Erosion of the current roadway – entrance to campsite 5



Gravel bed accretion and erosion of campsite 5 and existing roadway



Snohomish County Parks and Recreation



Listing sign for Messer Property on SE access road



View of Whitehorse Ridge looking towards Squire Creek Park entrance



**Snohomish County
Parks and Recreation**



SE access roadbed – connects to ROW footpath



View into property from eastern access road



Snohomish County Parks and Recreation



View into property from western boundary line



View into property from western access road



Snohomish County Parks and Recreation



Western entrance of access road from Squire Creek Campground



Western boundary with property from Squire Creek Campground roadway

Attachment – Presentation ast Monroe en ace Ac uisition
June 25th 2018 CFPA Board Meeting

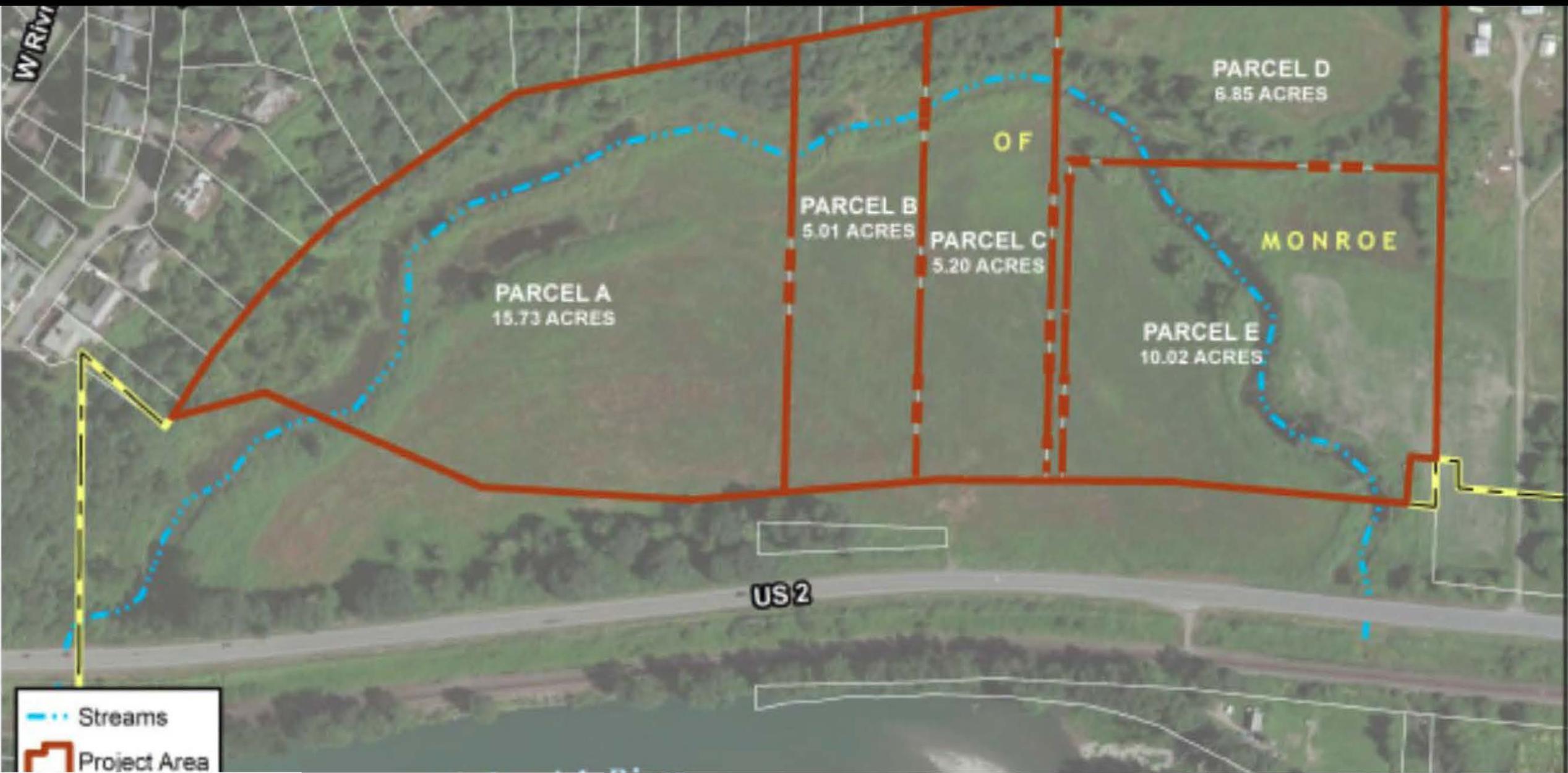


City of Monroe East Monroe Heritage Site



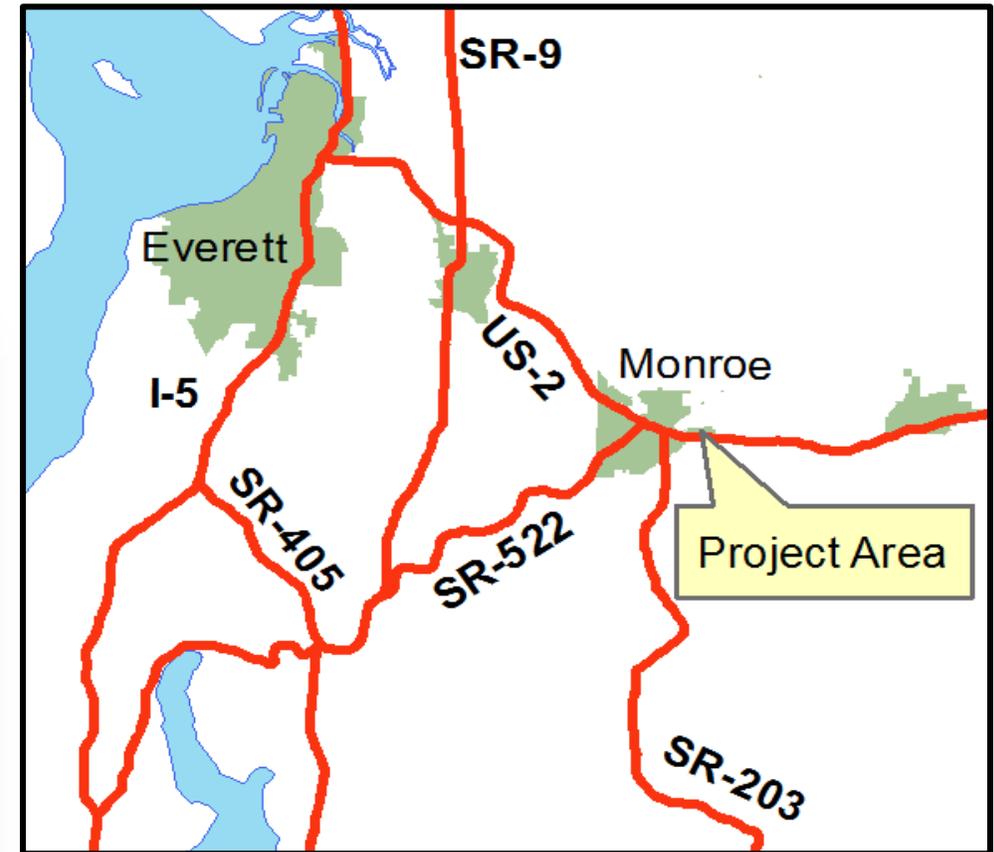
Heritage Site

Project Introduction Site Location





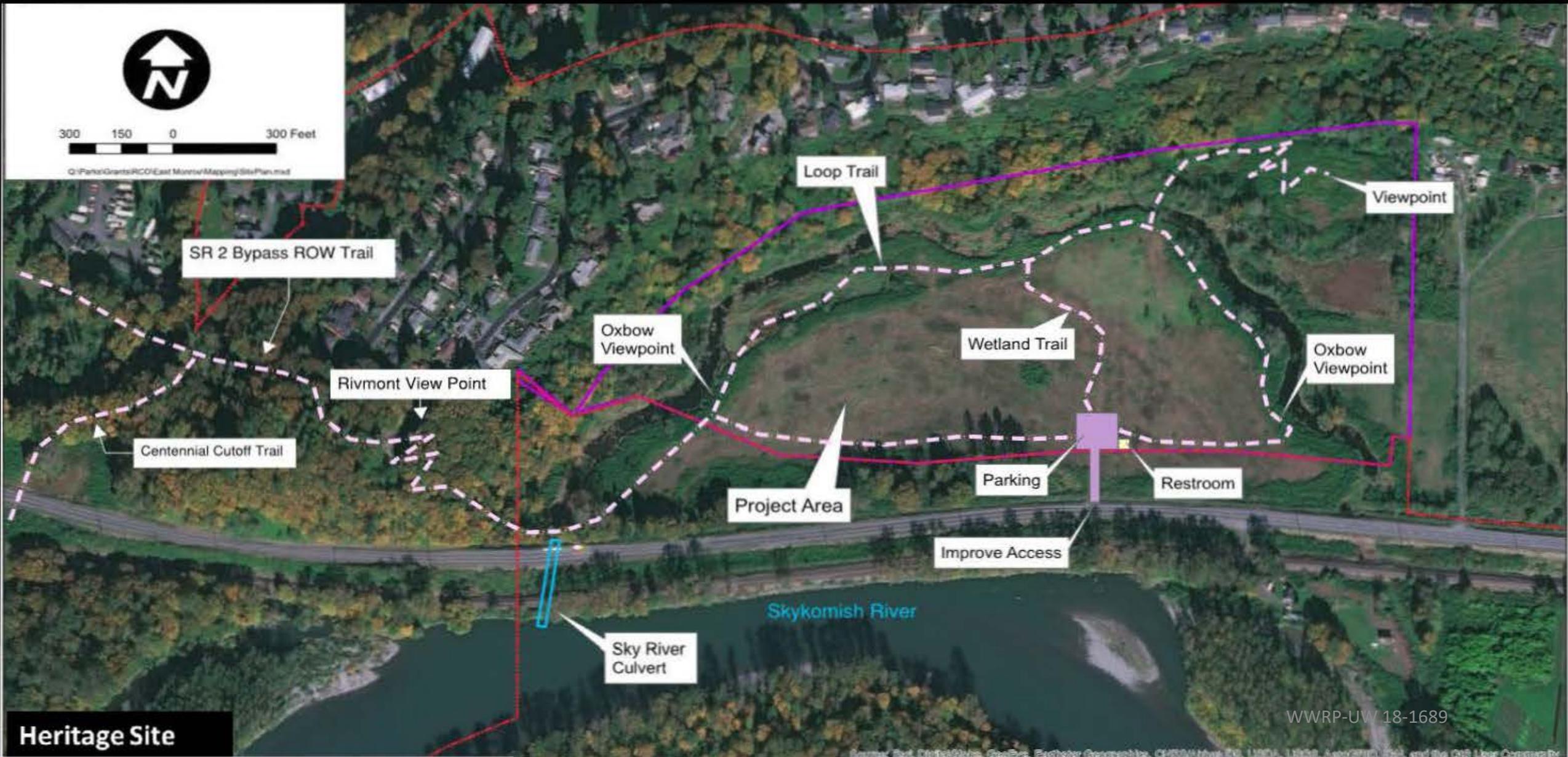
Project Introduction - Regional/Locational Map



Project Introduction Site Location



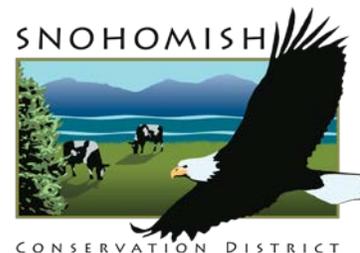
Project Site Description





Project Stewardship and Responsibility

- City of Monroe Parks Department and Stormwater Utility provides sustainable maintenance funding
- Strong partnerships with Snohomish Conservation District
- Wetland conservation partnership with Forterra

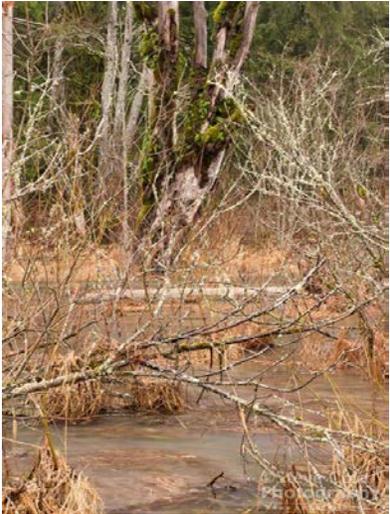




Project Cost



Budget	Amount
Land	\$2,00,000
Incidental Reimbursables	\$64,500
Total Project Cost	\$2,064,500
Project Match	(\$1,564,500)
Request Conservation Futures	\$500,000



Preserve and Protect Natural Functions

1. 1 mile oxbow channel
2. 7 acre Class II & Class III Wetlands
3. 210' feeder bluff
4. Important Chinook rearing habitat
5. Summer and wintering habitat for coho
6. Storage for floodwaters during high-flow events

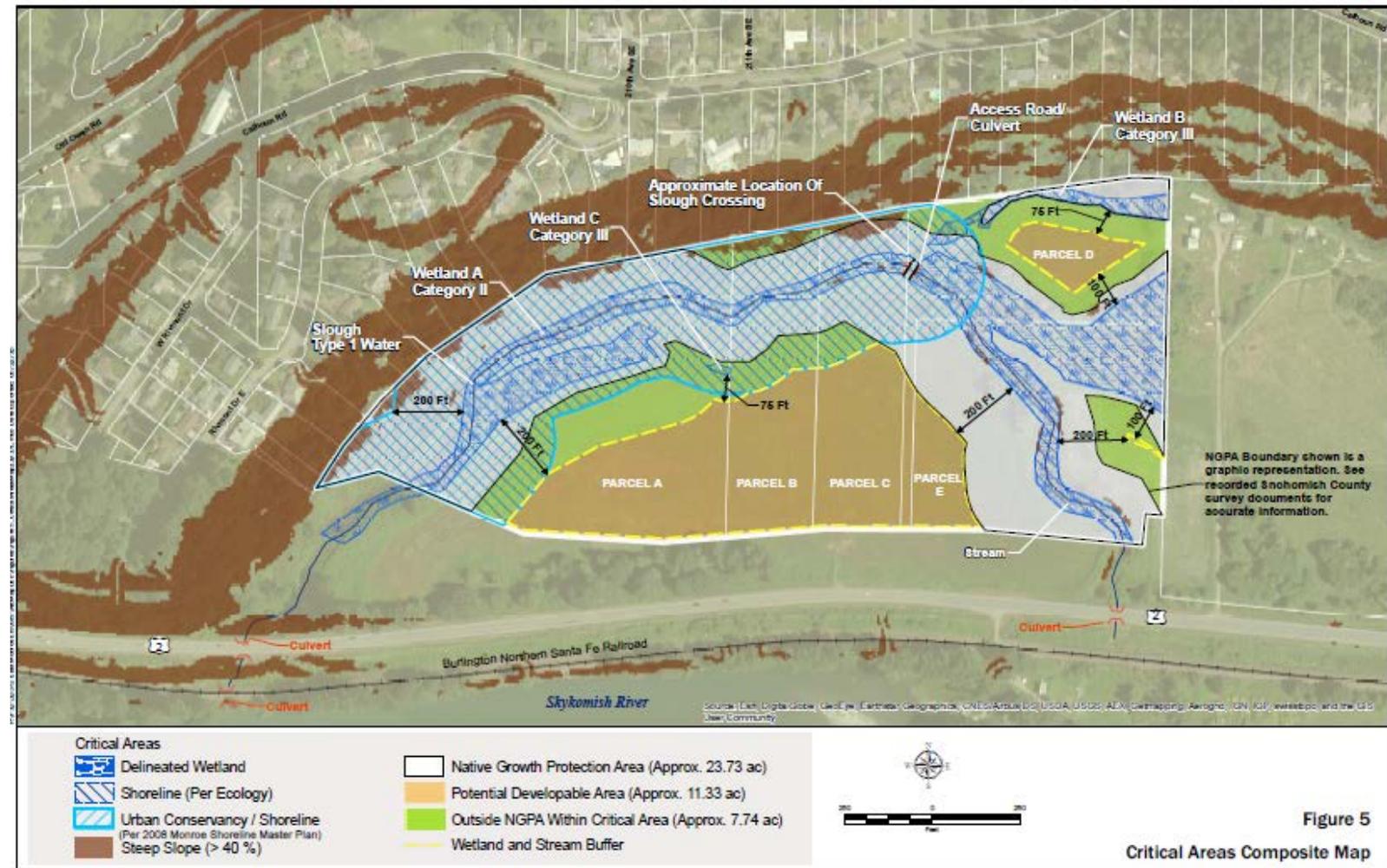
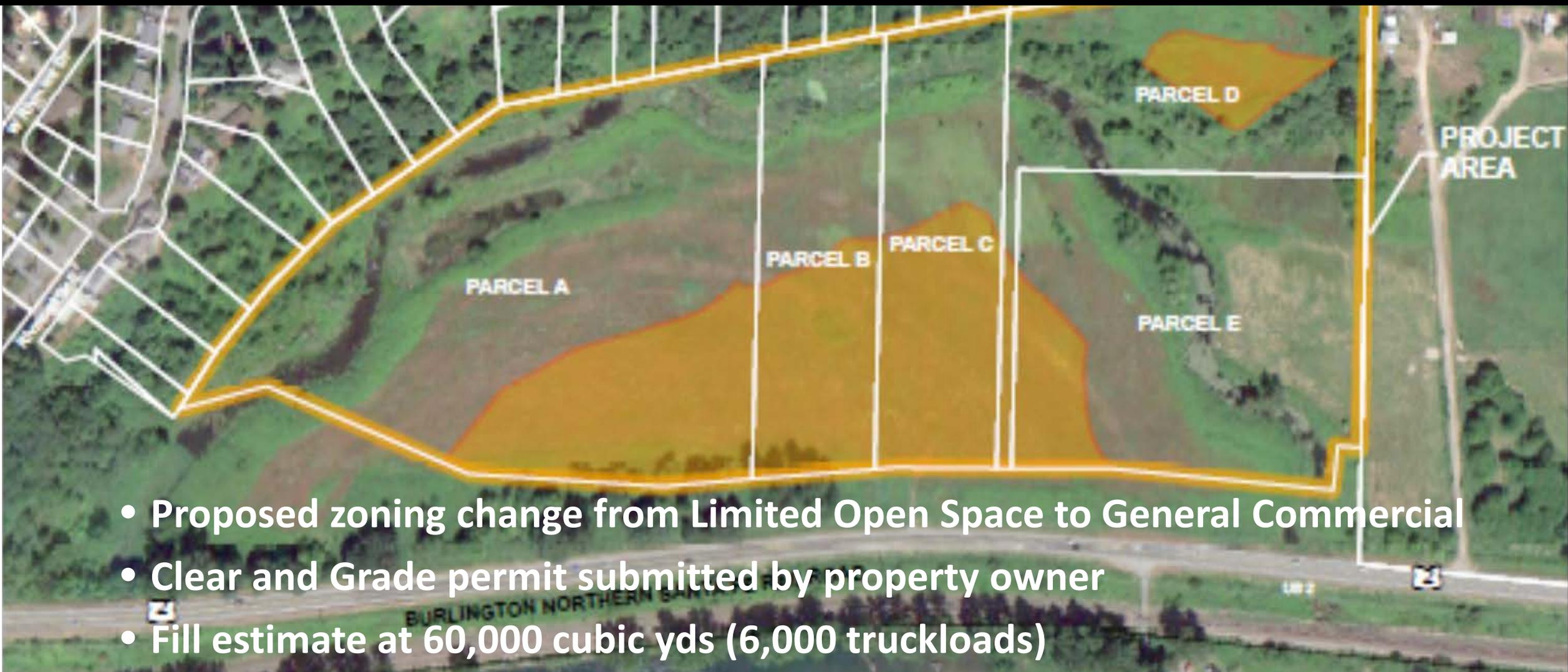


Figure 5

Critical Areas Composite Map

Immediacy of Threat



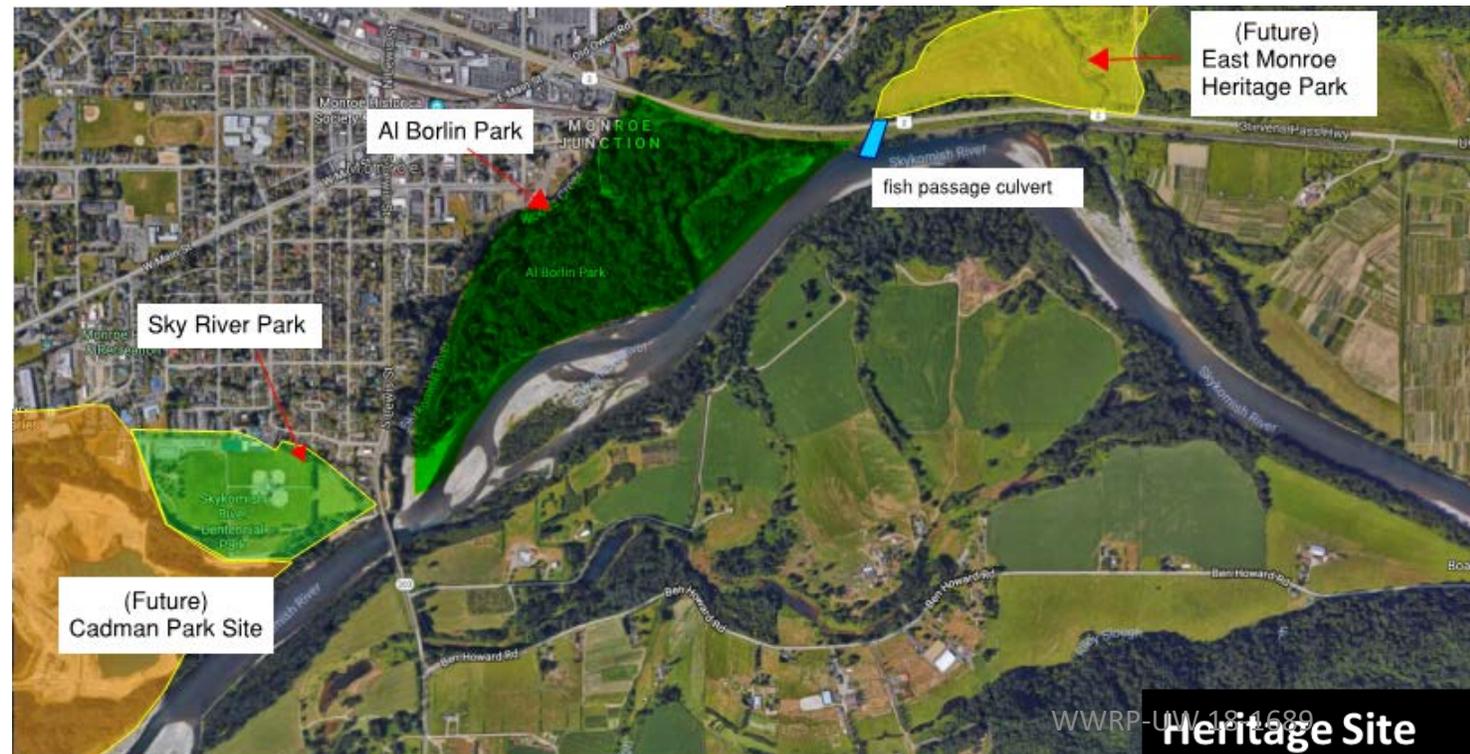
Establish Trail Corridors & Natural Linkages



- 4 Park Linkage along the Skykomish River
- Riparian pathway for wildlife
- Skykomish River linkage to oxbow channel

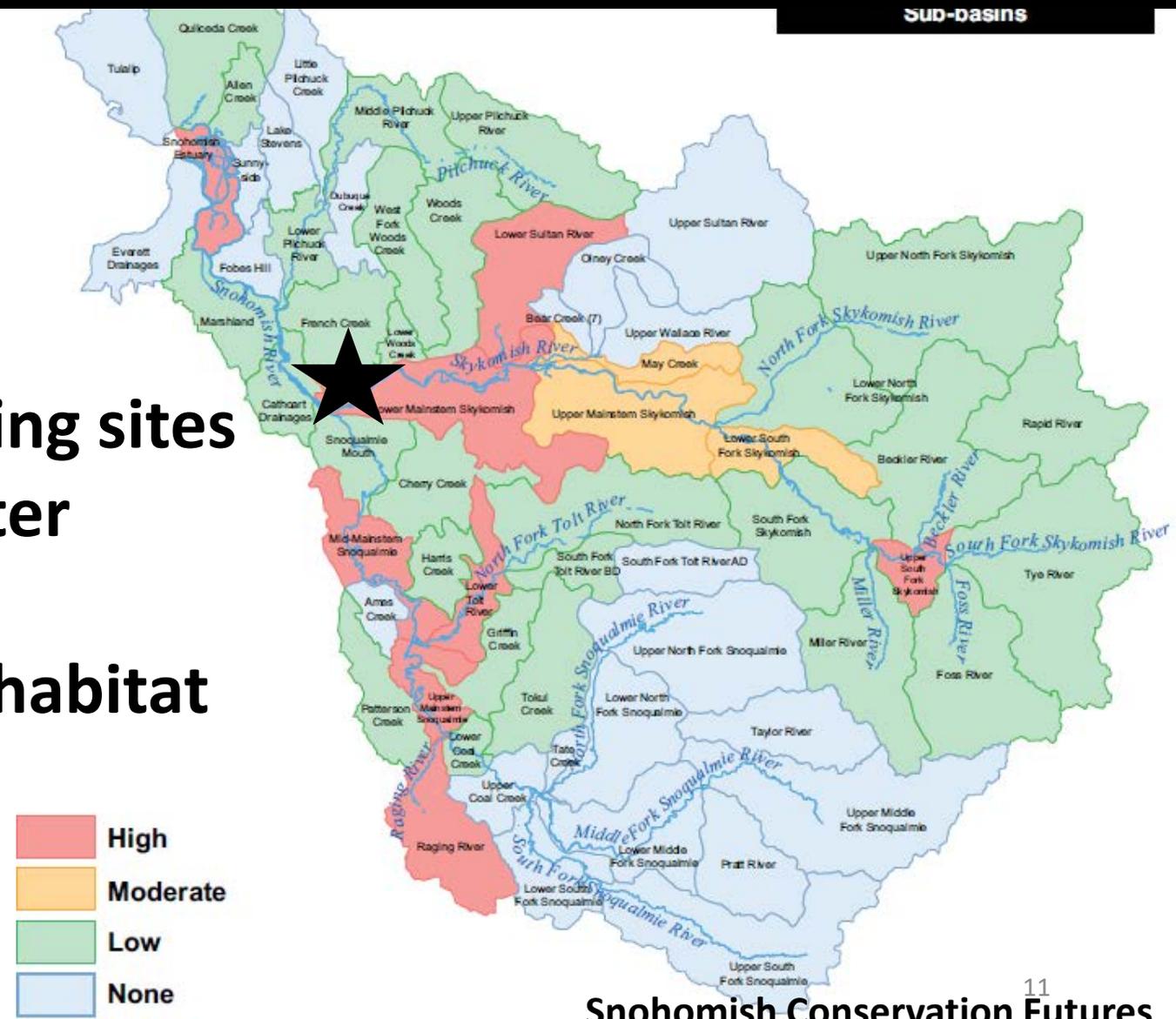


- Opportunity for multiple trail network
 - Centennial Trail expansion
 - SR2 ROW Trail – Monroe 50-year lease
 - Woods Creek Trail
- Scenic view points from upper bluff
- Neighborhood access



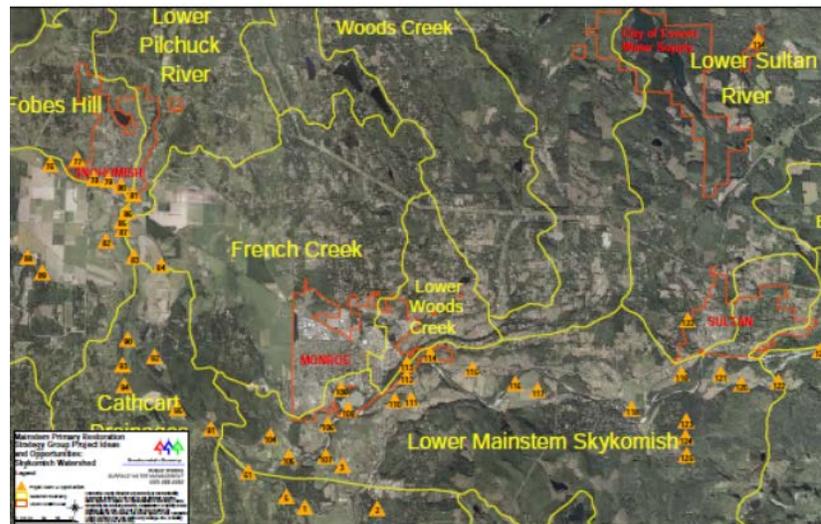
Critical Habitat for Chinook Spawning and Rearing

- Located near critical Chinook spawning and freshwater rearing sites
- Coho critical summer and winter rearing habitat
- Bull trout rearing, overwinter habitat and foraging

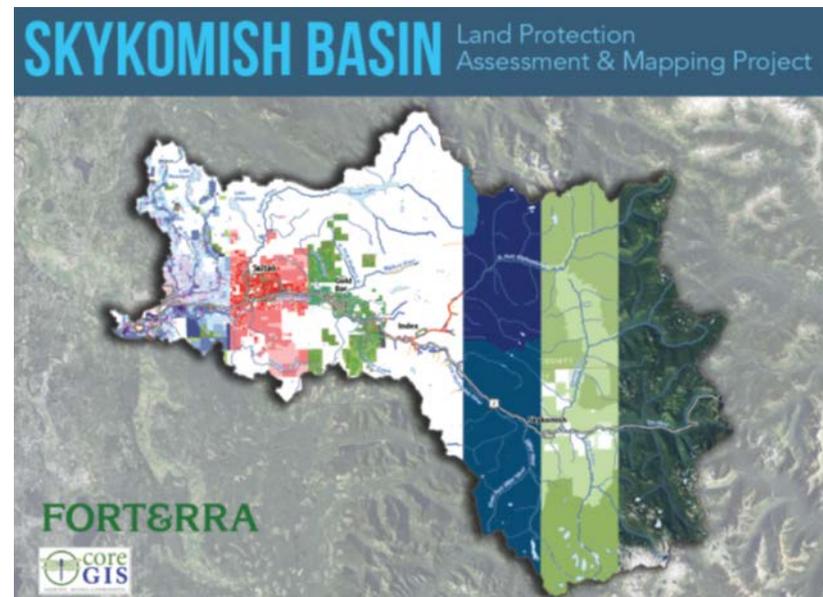




Implements Adopted Conservation Programs



*Snohomish River Basin Salmon Conservation Plan
Project #114*



*Forterra Skykomish Basin Land Protection Assessment & Mapping Project
“High Value High Threat” property*

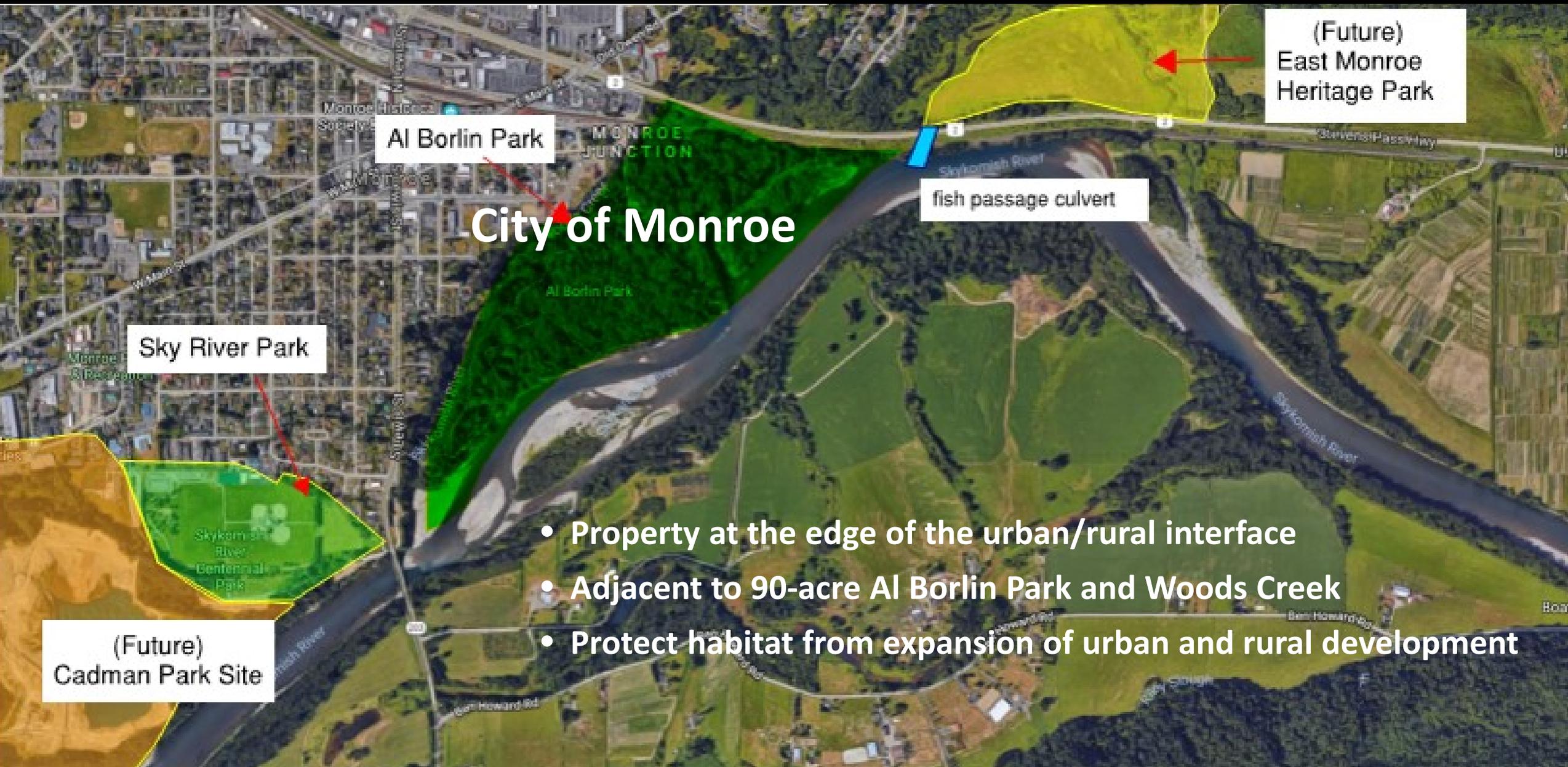


*Property neighbors
Department of Ecology*

Heritage Site

Snohomish Conservation Futures

Community Significance



Al Borlin Park

(Future)
East Monroe
Heritage Park

City of Monroe

fish passage culvert

Sky River Park

(Future)
Cadman Park Site

- Property at the edge of the urban/rural interface
- Adjacent to 90-acre Al Borlin Park and Woods Creek
- Protect habitat from expansion of urban and rural development



Complies with Open Space Program Policies

City of Monroe, Recreation and Open Space Plan (2012)

- *“Manage Monroe’s environment and natural resources through the preserve of open space...”*
- *“Work with public agencies, private sector and conservation groups to acquire open space and conservation land.”*

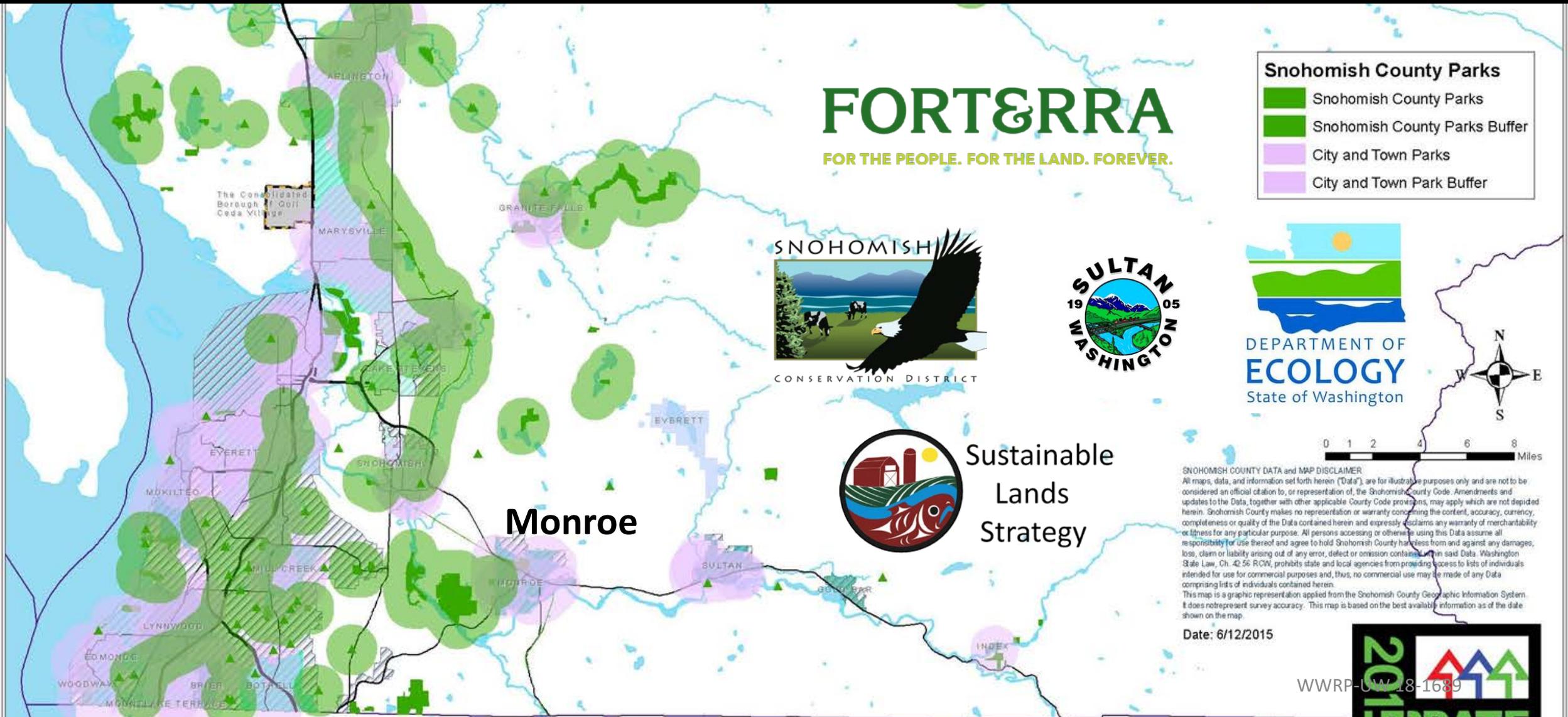
Snohomish Co. Comprehensive Plan - Parks and Recreation Element (2015)

- *“Acquisition of 450 acres of resource conservancy land is needed to meet adopted levels of service.” (SCCP p. 15)*
- *“Survey participants ranked conservation and wildlife areas such as viewing locations, interpretive trails and protected areas in the top four most preferred activities.” (SCCP p. 19)*
- *“Additional opportunities for regional educational facilities, observation points, and study areas, should be explored...at significant natural resource areas” (SCCP p. 28)*

Multi-Jurisdiction Benefits

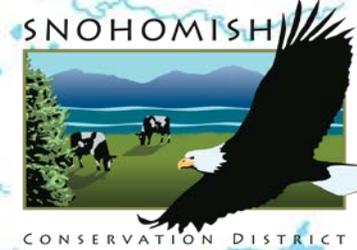


SOUND SALMON
SOLUTIONS



FORT&ERRA

FOR THE PEOPLE. FOR THE LAND. FOREVER.



SNOHOMISH COUNTY DATA and MAP DISCLAIMER
All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein. This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

Date: 6/12/2015



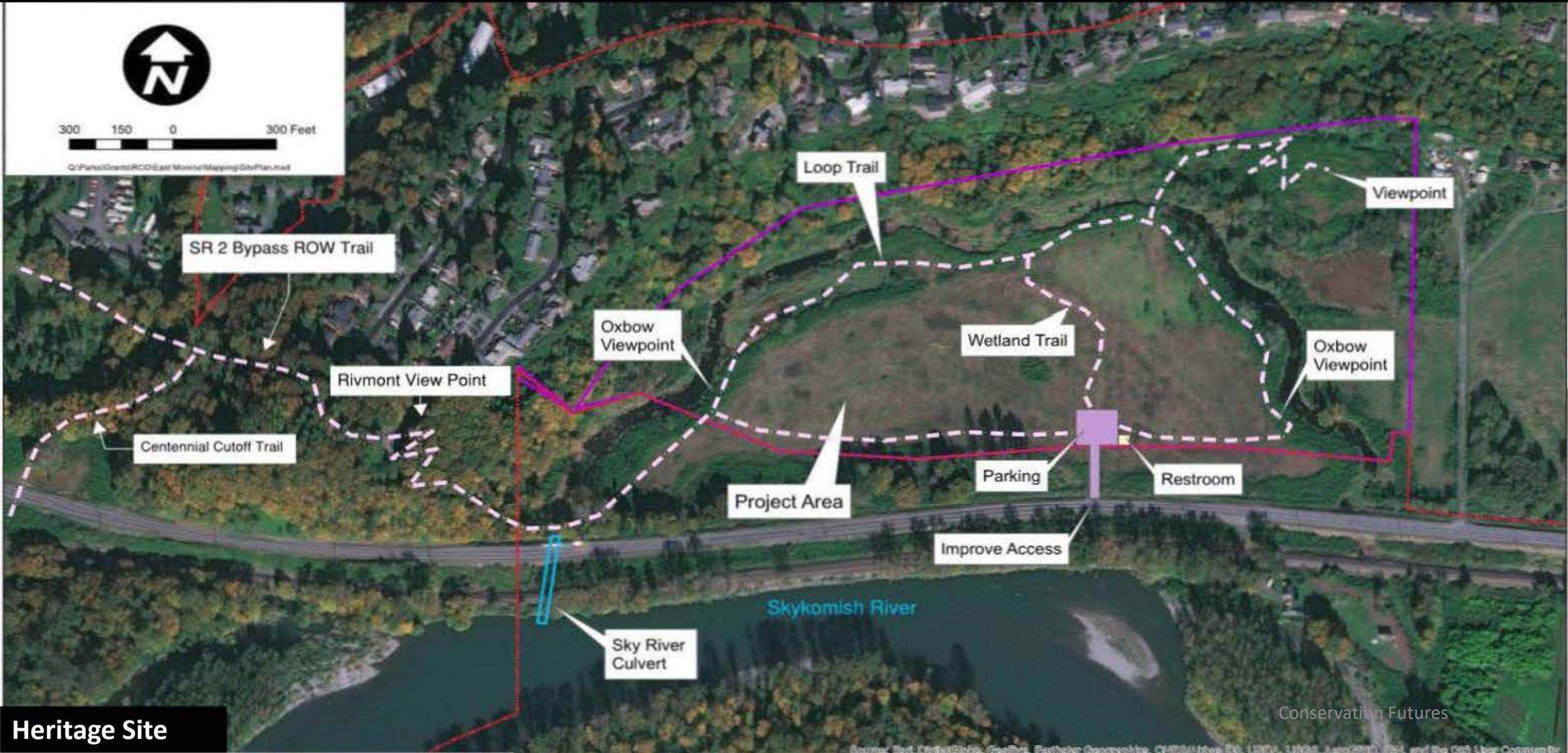
Sustainable
Lands
Strategy

Monroe

WWRP-UW-18-1689



Public Use and Enjoyment



Unique Opportunity



- Restore the oxbow channel and riparian areas
- Substantial opportunity to enhance off-channel salmon rearing habitat



- Educational opportunities for students
- Eliminate further development and preserves a critical area



2

Questions?



Attachment C
01-30-2019 CFPA Board Meeting Minutes

PROJECTS CONSERVATION FUTURES STATUS January 28, 2019

SPONSOR	PROJECT	FUNDING	FUND MOTION	ILA/CONTRACT STATUS	ILA MOTION/PSA	Current Status
Forterra NW	Lake Serene Acquisition	\$405,300	Motion No. 17-125 Approved April 26, 2017	Agreement to Forterra, signed to parks 9/14/17	Contract Motion 17-371 12-20-17	Completed
City of Bothell	Shelton View Forest	\$1,000,000	Motion No. 17-125 Approved April 26, 2017	ILA to City for its review 5/18/17, Received	ILA Motion 17-362 12-20-17	In progress – Completed appraisal. Ongoing negotiations with land owner.
City of Stanwood	Johnson Farmland Preservation	\$500,000	Motion No. 17-125 Approved April 26, 2017	Motion 18-176 ILA Signed 6-25-2018	Motion 18-176	Completed
City of Sultan	Sultan River Nature Trail	\$200,000	Motion No. 16-541 Approved January 18 th 2017	ILA executed August 3 rd 2017	ILA Motion 17-253 08-02-2017	Completed
Town of Woodway	Deer Creek Park Final Phase	\$350,000	Motion 18-229 Approved August 1, 2018	Pending CC&R resolution	Motion 18-229	CC&R Resolution needed before proceeding
City of Mountlake Terrace	Terrace Creek Park	\$191,500	Motion 18-229 Approved August 1, 2018	ILA Executed 12-7- 2018	Motion 18-229	
PCC Farmland Trust	Reiner Farm	\$424,250	Motion 18-229 Approved August 1, 2018	Waiting for Project Sponsor	Motion 18-229	Purchased by PCC, ILA
City of Monroe	East Monroe Heritage Site	\$500,000	Motion 18-229 Approved August 1, 2018	Waiting for Project Sponsor	Motion 18-229	Under review appraisal
Snohomish County Parks	Heirman Family Nature Park	\$410,320	Motion 18-229 Approved August 1, 2018	N/A	Motion 18-229	Completed
Snohomish County Parks	Squire Creek Park: Messer Addition	\$124,650		N/A	Motion 18-229	Completed

