



AGENDA

CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD

**223 East 4th Street, Room 160
Port Angeles, Washington
November 10, 2021 – 1 p.m.**

****ATTENTION****

In response to the current pandemic, to promote social distancing, and in compliance with Governor's Proclamation and the recommendation of the Clallam County Health Officer, the Conservation Futures Program Advisory Board meetings will be virtual only. The Conservation Futures Program Advisory Board strongly encourages public comments to be submitted in writing.

This meeting can be viewed on a live stream at this link: <http://www.clallam.net/features/meetings.html>

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 875 561 7844 and passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/8755617844> and use meeting ID: 875 561 7844 and passcode: 12345

Public comment and questions can be directed to the Clerk of the Board at 360-417-2256 or agores@co.clallam.wa.us.

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT – Please limit comments to three minutes

APPROVAL OF MINUTES

- Minutes October 5, 2021

REPORTS AND PRESENTATIONS

- Chair Report

BUSINESS ITEMS

- Final review of Conservation Futures Policies
- Final review of Conservation Futures Priorities
- Final review of Conservation Futures Selection Criteria
- Final review of Conservation Futures Application
 - Review notice to call for applications for approval at December Meeting

PUBLIC COMMENT – Please limit comments to three minutes

ADJOURNMENT

AGENDA for the Meeting of November 10, 2021
CONSERVATION FUTURES ADVISORY BOARD
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Conservation Futures 2021 meeting dates:

- December 8, 2021

Conservation Futures 2022 meeting dates:

- January 12, 2022
- February 9, 2022
- March 9, 2022
- April 13, 2022
- May 11, 2022
- June 8, 2022
- July 13, 2022
- August 10, 2022
- September 14, 2022
- October 12, 2022
- November 9, 2022
- December 14, 2022

Conservation Futures

Draft Minutes

October 5, 2021



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD MINUTES of October 5, 2021

MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Fleischfresser (in person) called the special meeting to order at 1 p.m., Tuesday, October 5, 2021. Also present were Ruth Jenkins, Susan Bliven, Tom Sanford, Diane Chung, Clea Rome, and Cathy Lear. Commissioner Ozias, Christia Skerbeck, Kimberly Williams, Robert Knapp, Mike Auguer were absent. All members appeared by video.

APPROVAL OF AGENDA

ACTION TAKEN: Fleischfresser moved to adopt the agenda as presented, no objection, motion carried.

PUBLIC COMMENT

- Ed Bowen, Clallam Bay, commented on the application and website.

APPROVAL OF MINUTES

- September 8, 2021

Fleischfresser requested to remove "Conservation Futures Members opened the operational policies up for discussion" wording under the business items.

Fleischfresser requested to change the spelling for Blevin's to Bliven's under the application section.

ACTION TAKEN: Fleischfresser moved to approve as modified, Jenkins seconded, motion carried

REPORTS AND PRESENTATIONS

- Chair Report

Fleischfresser thanked Jenkins for running the meeting in September and Suzie for all her work on the application. He commented that Myles Cowen has resigned from the Conservation Futures Program Advisory Board. He noted the BOCC staff is working on the application process to appoint a new member. He addressed the meeting in September regarding the final application and process.

BUSINESS ITEMS

- Application guide

Fleischfresser questioned the Ordinance number for Conservation Futures Fund. Clerk Gores confirmed that the Ordinance number 958 not 969. He commented that there is a process that the County follows when submitting applications for funds. He asked Gores to send an email to the CF Members after the meeting explaining the process. CF Members held discussion and requested modifications to the draft application.

- Conservation Futures Program Advisory Board website discussion

Fleischfresser updated the CF Members on the applications process. He commented that once all documents are approved the BOCC office will format and post to the County website. CF Members discussed draft documents to the website and receiving public comments.

- Items for next meeting

Fleischfresser commented draft documents be loaded to the website. He commented that the group will discuss the final drafts at the next meeting.

PUBLIC COMMENT

- Ed Bowen, Clallam Bay, commented on draft documents and legal opinions with the Prosecuting Attorney's Office, easements, access.

NEXT MEETING – Wednesday, November 10, 2021 at 1 p.m.

ADJOURNMENT

Meeting concluded at 2:19 p.m.

**Conservation Futures Program
Advisory Board
Draft Policies**

Conservation Futures Operational Policies

These policies are devised to guide in the acceptance and evaluation of Applications for Funding of Conservation Futures Grants.

- 1) While the value of a property under evaluation for funding may include the value of structures, and may enhance the overall possibility of funding through the CF criteria, funding will be directed only to the acquisition or interests in farmland.
- 2) Conservation Easements will be considered whether they are in Perpetuity or Term, yet the application of CF criteria, funding and leveraging will be significantly curtailed for the term easement applications.
- 3) CF will seek to maximize leveraging with other Conservation funding sources, yet the methods and terms of leveraging will be contractual on a case by case evaluation.
- 4) When there is imminent risk of loss of a conservation opportunity, CF may reimburse monies expended on the acquisition or interest in farmland for projects that have been approved but for which funding had not yet been disbursed.

**Conservation Futures Program
Advisory Board
Draft Priorities**

CF PRIORITIES Until December 31st, 2030

Preservation of Viable Producing Farmlands within Clallam County as per Definition in RCW 84.34.020

Preservation of Viable, but currently non producing Farmlands in Clallam County

DRAFT

**Conservation Futures Program
Advisory Board
Draft Selection Criteria**

Criteria for Selection of Properties for Farmland Preservation

In evaluating farmland for Conservation Futures grants, a 60% weight will be given to **Viability of Site** considerations, and 40% to the **Viability of the Proposal** as a Conservation Opportunity.

1) Viability of the Site (Max total points: 60)

- Current and/or future access to water (10 points)
Comments
- Soil type/quality conducive to various types of farming (10 points)
Comments/Description
- Size and shape (10 points)
Comments
- Location – (10 points)
 - Within Agricultural Retention Zone (5 points)
 - Proximity to other farmland under conservation (5 points)Comments
- Existence of on-site farm infrastructure (5 points)
Comments
- Site History/Climate Change Concerns/Community Support & Benefits (15 points)
Comments

2) Viability of Proposal (max total points: 40)

- Transactional Urgency (10 points)
Comments

- Probability that farmland will be converted to commercial and/or residential uses (10 points)
Comments

- Financial Considerations (20 points)
 - Leveraging Opportunity (5 points)
 - Business Projection (5 points)
 - Farm Plan (5 points)
 - Longevity of stewardship (5 points)Comments

Conservation Futures Program
Advisory Board
Draft Application and
Draft Notice

CLALLAM COUNTY
CONSERVATION FUTURES PROGRAM
223 EAST 4TH STREET, ROOM 160
PORT ANGELES, WASHINGTON

Application for the purchase of development rights and conservation easement funded by the
Conservation Futures Property Tax, Ordinance No.958

Instructions to the Applicant

- Please answer all questions as fully as possible.
- You may attach additional sheets if necessary to fully answer a question.
- Please attach copies of all deeds, surveys and lot certifications which describe the property
- If any item is inapplicable, please mark it "N/A".
- This is an application to sell rights and place a conservation easement on the property. The intention of the sale and approval of the conservation easement is to promote continued use of farmland.
- Please submit questions and application to the Clerk of the Board of Commissioners who will forward them to Conservation Futures Advisory Committee.

A. APPLICANT INFORMATION

1. Name of Applicant _____

2. Mailing Address: _____

3. Property Address, if different from mailing address:

4. Telephone: _____

5. Email Address: _____

6. Contact Person: _____

7. Type of legal entity:

- ☐ individual
- ☐ corporation incorporated in the State of _____
- ☐ general partnership created in the State of _____
- ☐ limited partnership created in the State of _____
- ☐ limited liability company created in the State of _____

8. LANDOWNER(S)

Legal Name _____

Mailing address _____

Telephone/Fax/Email _____

9. Applicants Legal Counsel (if applicable)

10. Applicants Accountant (if applicable)

11. Are there any material facts or circumstances (e.g. pending litigation, bankruptcy, etc.) relating to any of the parties to the proposed transaction which have not been described and may potentially affect the transaction? ☐ Yes ☐ No If Yes, please explain:

B. PROPERTY INFORMATION

1. Is the property within the Agricultural Retention Zone?

() Yes () No

What is the proximity to other conserved farmland?

2. Please attach a legal description of the land, recent title report, and copies of any survey maps of the property. (Size and shape)

3. Are there any water rights associated with the parcels? () Yes () No

Please describe:

4. Please indicate the percentage of “prime soil”, as defined by the USDA Natural Resource Conservation Service, on the property:

() 0-49% () 50-75% () 76-100%

5. Please describe the agricultural use of the land, including number of livestock, general description of crops or specialty crops etc.

6. Please list all soil and water conservation practices and plans in effect on the property.

7. Please identify any conservation practices that address climate change.

8. Please disclose all residences and buildings on the property.

9. Please provide a brief history of the property & benefits to the community.

10. Please describe how the farm is integrated/connected with the broader community.

C. VIABILITY OF PROPOSAL

1. Are there any anticipated or pending threats to convert the land to a non-agricultural use?
() Yes () No If Yes, please describe.
2. Please describe your plan for stewardship of this farmland.
3. Are you applying to receive monies from other funding sources as well as the Conservation Futures Fund? () Yes () No If Yes, please describe.
4. What is the annual gross income from the sale of current agricultural goods produced on this land?
Please attach Business Plan.
5. How long have you been farming and/or plan to continue farming this property into the future?
Please attach Farm Plan for expected use of this property.

D. APPLICATION AGREEMENT

It is understood that the above information is submitted in good faith, based on present expectations of the Applicant, to aid the Conservation Futures Advisory Board of Clallam County in its consideration of this application for the sale of a conservation easement.

The information in this application and supporting documents are true and complete to the best of my/our knowledge and are submitted for the purpose of the sale of a conservation easement. I/We understand that this application is subject to review by the Conservation Futures Advisory Board and the Board of Clallam County Commissioners in order to properly evaluate and process this application.

Dated at _____, on the _____ day of _____, 20____
(City) (State)

Name and Signature of Applicant _____

Name and Signature of Landowner _____



REQUEST FOR 2022 CONSERVATION FUTURES FUNDING APPLICATIONS (1st call)

CLALLAM COUNTY BOARD OF COMMISSIONERS CONSERVATION FUTURES PROGRAM ADVISORY BOARD

The Conservation Futures Program Advisory Board announces a 1st call opportunity for Conservation Futures Applications. Consonant to Ordinance No. 958, and funded by the Conservation Futures Property Tax, Clallam County will provide funding for the purchase of or conservation easements in farmland. All information pertaining to the program is available at: <http://www.clallam.net/bocc/CFPAB.html>

Applications will be received at 223 East 4th Street, Room 150, Port Angeles, Washington until 12 p.m., Monday, January xx, 2022.

The sealed applications must be clearly marked on the outside of the envelope, "**2022 Conservation Futures Applications (1st call)**". Address applications to: Clallam County Conservation Futures Program Advisory Board– Commissioners Office, 223 East 4th Street, Suite 4, Port Angeles, Washington 98362 or hand-deliver to 223 East 4th Street, Room 150, Port Angeles, Washington. Drop applications in drop box no later than **12 p.m., Monday, January xx, 2022**. Applications delivered to other offices and received late by the Commissioners' Office will not be considered nor will ones received by facsimile or e-mail. Submittals made in an incorrect format will not be considered.

A current application may be obtained Monday through Friday, 8 a.m. to 4:30 p.m., from:

Loni Gores, Clerk of the Board
Clallam County Board of Commissioners
223 East Fourth Street, Suite 4
Port Angeles, WA 98362
Emailing: agores@co.clallam.wa.us, calling: 360.417.2256 or on the Clallam County website at: <http://www.clallam.net/bocc/CFPAB.html>

Questions or clarifications regarding the application may be forwarded via email to agores@co.clallam.wa.us up to 1 week prior to the application deadline.

Clallam County hereby notifies all that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined in Title VI of the Civil Rights Act of 1964 at 49 CFR Part 23 will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

PASSED THIS _____ day of December 2021

ATTEST:

Conservation Futures Program Advisory Board

Loni Gores, CMC, Clerk of the Board

Ricardo Fleischfresser, CFPAB Chair

Publish: December 12, 17 and 26

Bill: Board of Commissioners – Conservation Futures Program Advisory Board