



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD MINUTES of November 10, 2021

MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Fleischfresser (in person) called the special meeting to order at 1 p.m., Wednesday, November 10, 2021. Also present were Ruth Jenkins, Susan Bliven, Tom Sanford, Diane Chung, Clea Rome, Kimberly Williams and Cathy Lear. Commissioner Ozias, Christia Skerbeck, Robert Knapp, Mike Auguer were absent. All members appeared by video. Jeff Carter was present as an observer.

APPROVAL OF AGENDA

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

PUBLIC COMMENT

- Ed Bowen, Clallam Bay, sent in written comments on the business items listed on the November 10, 2021 agenda (see attached).

APPROVAL OF MINUTES

- October 5, 2021

Jenkins requested to add the word "added" to the business item section

ACTION TAKEN: Fleischfresser moved to approve as modified, no objection, motion carried

REPORTS AND PRESENTATIONS

- Chair Report

Fleischfresser commented that Jeff Carter will be filling the District II position. He noted Ed Bowen sent in comments regarding the business item.

BUSINESS ITEMS

- Final review of Conservation Futures Policies

Conservation Futures (CF) Members reviewed and discussed the operational policies. CF Members also discussed the comments submitted by Ed Bowen.

- Final review of Conservation Futures Priorities

CF Members reviewed and discussed the priorities in detail. CF Members also discussed the comments submitted by Ed Bowen.

- Final review of Conservation Futures Selection Criteria

CF Members reviewed and discussed the selection criteria in detail. CF Members also discussed the comments submitted by Ed Bowen.

- Final review of Conservation Futures Application

- Review notice to call for applications for approval at December Meeting

CF Members reviewed and discussed the application in detail. CF Members also discussed the comments submitted by Ed Bowen.

Discussion was held regarding the notice to be published at a later date to call for applications. Members made recommendations for edits and discussed dates.

ACTION TAKEN: Fleischfresser moved to approve the Policies, Priorities, Selection Criteria, and Application as modified, Jenkins seconded, motion carried

ACTION TAKEN: No action was taken on the notice

NEXT MEETING — Wednesday, December 8, 2021 at 1 p.m.

ADJOURNMENT — Meeting concluded at 3:06 p.m.

CONSERVATION FUTURES

Public Comments Received

Gores, Alanna

From: Ed Bowen <rockypt@olypen.com>
Sent: Wednesday, November 10, 2021 10:35 AM
To: Gores, Alanna
Cc: Peach, Bill
Subject: Public Comment for Conservation Futures meeting 10NOV2021
Attachments: CFappweb10-18_000eb.pdf; Criteriaweb8-11_000eb.pdf; Policiesweb10-18eb.pdf; Prioritiesweb10-18eb.pdf

*** EXTERNAL EMAIL *** This message was sent from outside our County network.

Advisory Board:

Susan Bliven	Commissioner District I	12/31/2023
Vacant	Commissioner District II	12/31/2024
Ricardo Fleischfresser	Commissioner District III	12/31/2022
Diane Chung	At-large	12/31/2022
Ruth Jenkins	At-large	

My submitted public comment to address the business items on the agenda for the 10NOV2021
CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD.

Embedded in the documents attached for potential approval at the meeting.

Ed Bowen
P.O. Box 111
Clallam Bay, WA 98326



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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

Where is the application for acquisitions?

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?

I don't see in any of the products being drafted that identify ARZs, and who determines the ARZs?

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:

Why would this be required for development rights and easements?

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%

Why is "prime soil" the limit, consider bogs?

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

What is the purpose of asking for the number of livestock, what is the relevancy to acquisitions or easements to have that data?

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.

What CC criteria, who's criteria for CC change? Conserving what?

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.

Is a threat "can't afford the taxes" or "can't operate with the burden of regulations"?

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.

I thought you all were discussing the position in payment for CFC in relation to other funding sources? Who is the primary?

4. What is the annual gross income from the sale of current agricultural goods produced on this land? Please attach Business Plan.

Business plans become an issue when dealing with Public Records Request; but this is a form of gifting of public funds. What authority and guidelines will address what information is releasable for PDRs?

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 _____

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

What is the context of access to water: for irrigation, preservation/reclaimed on site, affect on instream flow (principals of WRIA), other water right issues?

- Soil type/quality conducive to various types of farming (10 points)
Comments/Description

Is soil the only aspect of the type of farming in place?

- Size and shape (10 points)
Comments

I can see acreage being a factor, but how do you score a "shape" that can be so ambiguous resulting in too much reliance on your subjective opinion?

- Location – (10 points)
 - Within Agricultural Retention Zone (5 points)
 - Proximity to other farmland under conservation (5 points)Comments

Again, ARZ and who decides that?

- Existence of on-site farm infrastructure (5 points)
Comments

What is the purpose of this criteria, is it historical or the functionality of the farm, and how do you distinguish if the operation is remote?

- Site History/Climate Change Concerns/Community Support & Benefits (15 points)
Comments

Who's CC concerns, how do you rate that in the fact I don't see any guidelines in the policies for just what those concerns are?

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

- Transactional Urgency (10 points)
Comments

I can only guess at what TU is, this is a vague term and needs to be explained. Not everyone speaks your choice of terms.

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

I oppose commercial and residential being targeted specifically. Drop everything after "converted...". There are many other conversions that should be considered.

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

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.

The reason I question the criteria for what infrastructure is on the property question in the application...this policy is vague.

- 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.

I disagree and do not want my taxes being used to bias what you are calling "Term". Drop language starting with "...yet. Otherwise it's your opinion against mine and I didn't elect you.

- 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.

I have no clue what you mean by "...leavaging will be contractual..."

- 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.

This is a policy that I understand why you are addressing this, from your discussions. But I don't see any level of accountability for this not being abused by such things as staff fly by night changes made without the BOCC approving the change.

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

It seems the emphasis is on the eastern end of the county; how do my taxes get represented preserving someone else's interest and does little to no benefit to my community, my way of life? I say this because of the statements made in the discussions had to date, nothing that addresses the way of life and character of the west end.

DRAFT