

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

SPECIAL MEETING MINUTES

AUGUST 23, 2013

4:00 – 7 P.M.

**Willis D. Tucker Community Park, Vista Conference Room
6705 Puget Park Dr., Snohomish WA 98296**

MEETING MINUTES

Members Present: City Councilmember Randy Lord (Large City Representative), Mayor Carla Nichols (Small City Representative), County Councilmember Dave Somers, County Councilmember Stephanie Wright, Ann Boyce (Community Representative), Peter Camp (County Executive Representative), Dan Bartelheimer (Community Representative)

Staff: Tom Teigen (Director, Snohomish County Parks and Recreation), Dianne Bailey (Park Property Administrator, Snohomish County Department of Parks and Recreation); Sharon Swan, (Senior Planner); James Yap, (Principal Planner), Kevin Teague, (Associate Planner); David McConnell (Planning Assistant, Snohomish County Department of Parks and Recreation); Geoffrey Thomas (Legislative Analyst – Operations, Snohomish County Council); Marc Krandel (Park Planner, Ret.)

1. CALL TO ORDER

Chairperson

Chairman Somers called the August 23rd 2013 special meeting of the Conservation Futures Program Advisory Board (CFPAB) to order at 4:00 p.m. He also reminded board members, guests and staff that the meetings were being taped for the purpose of aiding in the creation of final meeting minutes.

2. BUSINESS

Chairperson

To be discussed after the last presentations and before deliberations begin.

- Chair Somers distributes communications in support of assorted projects
- 5 projects left to evaluate
- Review of how conservation easements work for agricultural land and RCWs and Snohomish County Code
- Board review of final requested changes to scoring matrix by Geoffrey Thomas

- Deliberations must be done by 7:00 pm, if not then the Board will meet another day to finalize recommendations to the County Council, date, time and location TBD

3. APPLICATION REVIEW

Board

The Board heard presentations and then asked questions on the following presentations.

4:05 Snohomish County Parks and Recreation Department – Steelhead County Park, \$220,000

Presenters:

- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase the Connelly property as an addition to Steelhead County Park. The Connelly property is 24 acres and when combined with the existing park property of 52 acres will make an assemblage of 76 acres. This acquisition, if acquired, will provide 2,300 lineal feet of public access to shoreline along the Skykomish River. The Washington Department of Fish and Wildlife lists at least 8 species of salmon in the Skykomish River within this river reach. The City of Sultan, surrounding cities and community groups are strongly supportive of this acquisition and are working on an Innovation Partnership Zone (IPZ) to promote recreational opportunities in the Sky Valley. There is additional support from the Snohomish PUD which would like to partner with the County in this acquisition for mitigation purposes. Snohomish PUD has offered to contribute \$30,000 in funds for mitigation and is willing to contribute to acquisitions in this area. In addition, Cabelas has expressed strong interest in partnering with the County for site stewardship and development. Finally, there is a long term partnership between Surface Water Management, Snohomish PUD, and the Parks Department for fish habitat management. With the contribution by Snohomish PUD, there is a revision to the funding request for this proposal and the County is now asking for a reduction in its request from \$220,000 to \$190,000.

Board Questions:

- None

4:20 Snohomish County Parks and Recreation Department – Lord Hill, \$701,400

Presenters:

- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase the Callahan and Hall properties. Lord Hill County Park is the oldest and largest open space assemblage in Snohomish County. The County's interest in the Callahan and Hall properties is 1) to establish a caretaker residence for 24 hour staff presence and 2) to eliminate a private inholding and simultaneously establish a future visitor's center for environmental education at the park. Lord Hill County Park is extensively

used by youth and adult groups with equestrians being the largest user group. The park is one of the two largest county facilities for equestrian use.

Board Questions:

- Where is the existing park ranger residence and offices in the park? Answer – there are none on site. After hours the Friends of Lord Hill and neighbors keep watch over the park.

4:35 Snohomish County Parks and Recreation Department – Bryant Ballfield, \$144,250

Presenters:

- James Yap, Principal Park Planner, Snohomish County Parks & Recreation Department
- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Marc Krandel, Parks Planner (Ret.), Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase the former Bryant ballfield site to expand the existing Bryant Trailhead along the northern Centennial Trail. The ballfield site is too small for sports but could serve to increase parking for the existing trailhead which has only 11 spaces. The Bryant Trailhead is located at the midpoint between the City of Arlington and the County line and there are no other trailheads in that span. Bryant is an important community and transportation crossroads and trail use has grown dramatically since November 2012 when the northern span of the Centennial Trail was opened. There is strong local community support for this opportunity.

Board Questions:

- Is there a need for a County trail easement over the driveway to the north of the site? Answer – yes, the property owner to the north is willing to discuss the purchase of a trail easement if it is needed in the future.

4:50 Snohomish County Parks and Recreation Department – Miller Shingle Whitehorse Trailhead, \$424,950

Presenters:

- James Yap, Principal Park Planner, Snohomish County Parks & Recreation Department
- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Marc Krandel, Parks Planner (Ret.), Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase the Miller Shingle property along the Whitehorse Trail as a future covered trailhead. The site is a 3.2 acre property adjoining County owned property

to the immediate west and between the Whitehorse Trail and SR 530. As a former shingle mill, the site could be easily repurposed as a trailhead with a minimum of site disturbance. It is already paved and the metal building onsite is structurally sound and could be repurposed as a large covered picnic area. The property is also located at a strategic point nearly equidistant between two other trailheads.

Board Questions:

- Is the property to the immediate west that the County owns a wetland? Answer – yes, this property is very wet. Discussion of site drainage system followed.
- Where are the nearest access points along the Whitehorse Trail? Answer – to the west is Cicero Bridge and to the east is Hazel Hole, a fishing access point.
- Which portions of the Whitehorse Trail are currently open? Answer – Darrington to Sweedhaven is open and Tinbridge to Trafton Trailhead will open in the next few years and is in the next CIP. More discussion followed on bridges, road crossing and development costs.
- What will happen to the steel structure onsite? Answer – The building is structurally sound and can be resided, reroofed and can be used onsite or moved. The building could be used as a covered picnic area.

5:05 Snohomish County Parks and Recreation Department – Eastside Rail Corridor, \$2,018,950

Presenters:

- James Yap, Principal Park Planner, Snohomish County Parks & Recreation Department
- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Marc Krandel, Parks Planner (Ret.), Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County is actively in negotiations now to purchase the East Side Rail Corridor. The grant request at the time of submission was to purchase a trail easement along the rail corridor, however, negotiations between the County and the Port of Seattle have evolved and the County now seeks to purchase the entire corridor from the City of Woodinville to the City of Snohomish. The greatest value in the acquisition of this corridor is that it connects to a much larger trail system to the south in King, Pierce and Thurston Counties. In addition, Skagit County is beginning to plan for a trail connection to the Centennial Trail north to Whatcom County. The corridor will also remain an active railroad corridor. The current negotiated price will be approximately \$5 million dollars. The trail easement was estimated to cost between \$2 and \$3 million.

Board Questions:

- There are many County applications related to the trail system. Where does this application rank on the County priority list? Answer – it is the number 1 priority.
- Will this remain an active rail corridor? Answer – yes. There are currently about 300 jobs tied to the rail line. Also the County plans to look into applying for grant money to upgrade the tracks, an excursion train on the line in the future is being considered.
- Will the finished trail eventually be paved? Answer – yes.
- How wide is the corridor? Answer – approximately 100 feet.
- Further detailed discussion followed.

5:25 DINNER BREAK

4. APPLICATION DELIBERATIONS

Board

Business:

To be discussed after the last presentations.

- Review of how conservation easements work for agricultural land and the applicable RCWs and Snohomish County Code
- Staff reported math corrections to certain project funding requests and other funding reductions, the corrected amounts were inserted into the scoring matrix for consideration
- Board review of final requested changes to scoring matrix by Geoffrey Thomas
- Deliberations must be done by 7:00 pm, if not then will meet another day to finalize recommendations to the County Council, date, time and location TBD

Deliberations:

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

Sponsor	Proposal	Acres	Applied for With Staff Corrections	Board Recommendations
<i>City of Brier</i>	<i>Brier Nature Park</i>	5.17	\$ 726,820	\$ 713,320
<i>City of Edmonds</i>	<i>Edmonds Waterfront</i>	0.03	\$800,000	\$500,000
<i>City of Lynnwood</i>	<i>Seabrook Property</i>	13.02	\$7,026,600	\$5,000,000
<i>City of Marysville</i>	<i>Mother Nature's Window Access</i>	0.46	\$280,350	\$100,000
<i>City of Mountlake Terrace</i>	<i>Terrace Creek Park Addition</i>	3.02	\$336,700	\$250,000
<i>City of Mukilteo & Forterra</i>	<i>Japanese Gulch</i>	98.00	\$ 2,500,000	\$ 2,497,500
<i>City of Snohomish</i>	<i>Stocker Farm Property</i>	20.00	\$ 500,000	\$ 500,000
<i>City of Stanwood</i>	<i>Ovenell Port Susan Bay Estuary</i>	15.00	\$ 2,334,500	\$ 2,295,000

<i>City of Sultan</i>	<i>Sultan River Nature Trail</i>	<i>4.57</i>	<i>\$ 365,850</i>	<i>\$ 324,600</i>
<i>Forterra</i>	<i>Anderson Farm</i>	<i>209.95</i>	<i>1,100,000</i>	<i>\$ 1,100,000</i>
<i>PCC Farmland Trust</i>	<i>Bailey Farm</i>	<i>326.00</i>	<i>\$ 585,750</i>	<i>\$ 582,000</i>
<i>Snohomish Co. Parks</i>	<i>Eastside Rail Corridor</i>	<i>121.00</i>	<i>\$ 3,500,000</i>	<i>3,500,000</i>
<i>Snohomish Co. Parks</i>	<i>Flowing Lake, W. Pacific Timber</i>	<i>156.63</i>	<i>\$ 1,832,950</i>	<i>\$ 1,829,950</i>
<i>Snohomish Co. Parks</i>	<i>Storm Lake Waterfront</i>	<i>166.98</i>	<i>\$ 1,712,450</i>	<i>\$ 1,709,950</i>
<i>Snohomish Co. Parks</i>	<i>Esperance School</i>	<i>2.66</i>	<i>\$ 834,970</i>	<i>\$ 823,950</i>
<i>Snohomish Co. Parks</i>	<i>Lake Stickney</i>	<i>2.47</i>	<i>\$ 855,400</i>	<i>\$ 734,950</i>
<i>Snohomish Co. Parks</i>	<i>O'Reilly Acres Access</i>	<i>63.42</i>	<i>\$ 632,400</i>	<i>\$ 612,400</i>
<i>Snohomish Co. Parks</i>	<i>Steelhead County Park</i>	<i>25.00</i>	<i>\$ 190,000</i>	<i>\$ 190,000</i>
<i>Town of Woodway</i>	<i>Deer Creek Park</i>	<i>8.98</i>	<i>\$ 3,500,000</i>	<i>\$ 1,656,826</i>

5. COMMENTS FROM STAFF

None

6. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Chairperson