

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

SPECIAL MEETING MINUTES

AUGUST 21, 2013

3:00 P.M. – 9:00 P.M.

JACKSON BOARD ROOM

**8TH FLOOR, COUNTY ADMINISTRATION BUILDING
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); Pat Kenyon (Park Planner, Ret.)

1. CALL TO ORDER Chairperson
Chairman Somers called the August 21st 2013 special meeting of the Conservation Futures Program Advisory Board (CFPAB) to order at 5:01 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
Chairman Somers shared two new communications with the Board members and briefly discussed them.

The first was from the City of Marysville regarding Mother Nature’s Window application amendment. The second was a packet of letters in support of the City of Lynnwood’s Seabrook Heights project.

3. INTRODUCTION OF BOARD MEMBERS Board

4. APPLICATION REVIEW

Board

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

5:10 pm City of Edmonds – Edmonds Waterfront Acquisition, \$800,000

Presenters:

- Mayor Dave Earling, City of Edmonds
- Parks, Recreation, & Cultural Services Director Carrie Hite, City of Edmonds

Presentation:

The City of Edmonds has made a long term effort to acquire coastal waterfront along Puget Sound and has prioritized this goal in the City's Comprehensive Plan. The City is seeking funding from the Conservation Futures program to purchase an additional coastal property to enhance access to the coastal property it already owns. The City has identified one willing seller and in addition has first right of refusal from one additional property owner to the immediate north. The City owns a previous Conservation Futures acquisition to the immediate south. The property is a 0.03 acre parcel which, if acquired, will be used to enhance existing beach access to the waterfront. The residence will be demolished and the landscaping will be removed.

Board Questions:

1. Is the size really 0.03 acres? Answer – yes.
2. Does this property then go into the park system? Answer – yes and the current property to the south shown on the map is already in the park system.
3. Question on the location of a seawall on the map.
4. Is the parcel you discussed and the two others indicated on the map the last for this acquisition? So this would complete this project? Answer – yes. On the remaining parcel, the City is in contact with the owner and will sign a first right of refusal.
5. Question on the cost worksheet to clarify the amount of the dollar amount of the request.
6. Where is this acquisition on the parks priority list for the City of Edmonds? Answer – this property is one of our number one priorities for acquisition in the City's comprehensive plan.
7. Does the City have REET or other funds set aside for demolition in case the Board decides to not fully fund your request? Answer – yes, the City has approximately \$150,000 in REET funds.

5:25 pm City of Mukilteo & Forterra – Japanese Gulch, \$2,500,000

Presenters:

- Mayor Joe Marine, City of Mukilteo
- Arnie Hammerman, Board Member, Japanese Gulch Group
- Michelle Connor, Executive Vice President, Forterra

Presentation:

In the presentation the Mayor Joe Marine thanked the Board for its past support in the City's efforts to acquire Japanese Gulch parcels. The current target acquisition is 98 acres of prime northwest coastal forest. The property is also currently ideal for light industrial and

commercial uses and is currently zoned as such. The recent recession slowed development in the City but as the recession recedes there is renewed interest in development and the trust that owns the property is under court order to sell quickly. The City has invested \$4 million into past acquisitions in Japanese Gulch and has raised \$1.8 million for this acquisition. The City is asking for \$2.8 million from the Conservation Futures Program to create a total of \$4.3 million for acquisition of the remainder of Japanese Gulch. There is strong interest among the citizens of the City and in last November 58.6% of the electorate voted in favor of raising local taxes to raise 3.2 million in new tax revenue for acquisition. If acquired, the property will protect a variety of features including sensitive habitat, historic sites and recreation access.

Board Questions:

- Who uses the property now? – Answer – an unscientific survey showed a variety of users from the local area and the surrounding region currently uses the site.
- Please describe the ongoing restoration and habitat enhancement at the site.
Answer – the Mayor explained the instillation of habitat enhancement structures and restoration work.
- What is the timing on the Court ordered sale of the property? Answer – the sale must happen in early 2015 and the contract for purchase and sale must be in place in 2014.
- How much land is actually developable on this site? Answer – approximately 40 acres will qualify for light industrial land uses. This is also the portion that is most likely to be used for recreational uses such as ADA trails. The rest would likely be used for storm water.
- Has the Japanese Gulch Group mapped the informal trails that have been created in the gulch? Answer – yes, there are approximately 10 miles of trails in the gulch now.

5:40 pm Town of Woodway – Deer Creek Park, \$3,500,000

Presenters:

- Eric Faison, Town Administrator, Town of Woodway
- Linda Danielson, General Manager, Olympic View Water & Sewer District

Presentation:

The Deer Creek Park property is a 9 acre property in approximately the center of the Town of Woodway which is adjacent to the Deer Creek Waterway. The site is heavily wooded with mature and some old growth forest and is an important opportunity to preserve a significant stand of trees some of which are 10 feet in diameter. Also on the site is a 1928 era house which may or may not be preserved but which could be incorporated into the park. Woods Creek in this area was dammed in the past and the dam was later removed. The stream segment is currently being restored to a natural state. This acquisition will add a protected corridor for wildlife and complement the City's earlier Conservation Futures purchase. The property has been subdivided for sale but if purchased could be used for habitat preservation, environmental education, birding and other recreational uses.

Board Questions:

- How many years has the City pursued this site? Answer – The property only recently became available, but has been a long term acquisition goal for the City. The owner created a short plat which included a driveway, sidewalk, and sewer. But the recession stopped this project.
- Can the improvements be incorporated into the proposed future use? Answer – yes.
- What is the property listed for? Answer - \$3,500,000. The owner discussed the proposed listing price with the City before listing the property.

5:55 pm BREAK

6:05 pm City of Stanwood – Ovenell Port Susan Bay Estuary, \$2,334,500

Presenters:

- Deborah Knight, City Administrator, City of Stanwood

Presentation:

The old Ovenell Farm lies on both sides of the Stillaguamish River. The City seeks to purchase the portion of the farm that lies on the south side and the family would like to retain the property to the north. There are additional lands in public or other open space ownership in the immediate area including Leque Island which was purchased by the Department of Fish and Wildlife with the help of funding partner Ducks Unlimited and is currently owned by the Department of Fish and Wildlife, the Matterand property which was purchased by the Stillaguamish Tribe, and the Hamelton property which the City purchased in the previous grant round with Conservation Futures funds. These properties as a group could offer the opportunity to develop an education center on adjacent property as part of the overall project. The City is concerned about the future of this property because the original owners have passed away and their children are looking to sell the property and collect their inheritance.

Board Questions:

- Is the site diked? Answer – yes.
- Which district? Answer – Diking District Number 7.
- Are existing dikes to be removed? If so, any decision on the dikes must be made by the diking District board and not the city. Answer – The City has a letter of support from the Diking District Number 7 board and is acting with their support.
- Have the buildings on the site already been demolished? Answer – yes, many of them and others that are still there will most likely be demolished due to poor condition.
- Did the City put up \$250,000 in cash for a match? Answer – yes.
- Is there an issue in converting farmland into another use if it is in a city UGA? Answer – probably not. Staff will check on this.
- Will there be a system of trails? Answer – yes. The long term goal for this site is to restore the estuary, develop trails that would be interpretive and to create a site for a future education center.
- How long has the property been listed for sale? Approximately 4 months.

6:20 pm City of Mountlake Terrace – Terrace Creek Park Addition, \$344,700

Presenters:

- Curt Brees, Assistant City Manager/Recreation and Public Works Director, City of Mountlake Terrace
- Chad Phelan, Management Analyst, City of Mountlake Terrace
- Mike Shaw, Stormwater Program Manager, City of Mountlake Terrace

Presentation:

The City of Mountlake Terrace has a population of 20,000 in approximately a 4 square mile area. The City is nearly built out and open space within city limits is at a premium. The target parcel is adjacent to Terrace Creek Park which is 47 acres. The acquisition will add 3 acres to the park at a project cost of \$345,000. The site has second growth forest with trees in the 80 to 120 year old age range. There are some invasive vegetation on site which will be removed when the site is restored. The site was originally owned by a previous city parks director in 1960's who also ran a nursery on the site at the time. The area around site was later developed with single family residential housing in the 1970's through about 2000. There is the potential site for redevelopment now in spite of steep slopes because of reasonable use exception in land use laws. If acquired, the City would remove the invasive species, restore native vegetation and install boundary markers on the site.

Board Questions:

- With the steep slopes shown on the map, what is the development pressure for the site? Answer – it could be developed to a fairly high density in spite of the steep slopes based on current development regulations and similar project proposals.
- Questions on why match funds were also included in the “ask” for this grant application. The City clarified its grant request in discussion with the Board.

6:35 pm City of Mountlake Terrace – Hall Creek Conservation Area, \$1,197,000

Presenters:

- Curt Brees, Assistant City Manager/Recreation and Public Works Director, City of Mountlake Terrace
- Chad Phelan, Management Analyst, City of Mountlake Terrace
- Mike Shaw, Stormwater Program Manager, City of Mountlake Terrace

Presentation:

The City of Mountlake Terrace is seeking to acquire three parcels along Hall Creek. This site is very different from Lyon Creek being relatively flat and has been highly developed over much of its watershed. There is significant flooding during storm events and it is common to see flooding even during moderate storm events. The site has mixed forest cover and invasive species that will be removed during site restoration of the property is acquired. In addition, there are two fish passage barriers in the stream channel that will be removed during site restoration. The property lies close to the Interurban Trail and the City's comprehensive plan calls for developing a trail connection between the city center and the trail which this property could facilitate. Here is a pending application with the City for development of the parcels.

Board Questions:

- Given current development regulations, how developable are these parcels? Answer – the appraised value could be negotiated down to make the property more economically viable. It could not be developed to the highest & best use but could still support development which would have negative impacts on the Hall Creek watershed.
- Questions on how the City filled out its cost worksheet.
- Does the City have a stormwater utility for capital projects? Answer – yes.
- Was the City successful with its recent Federal grant application for stormwater management? Answer – the City was successful on other grants in this area but not the proposal for this project.

6:50 pm DINNER BREAK

**7:20 pm Snohomish County Parks & Recreation Department – O'Reilly Acres
Access, \$632,400**

Presenters:

- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Pat Kenyon, Parks Planner (Ret.), Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

Snohomish County seeks to purchase the property owned by the Shirlann LLC and Scott families which consists of two parcels and 63 acres total. The County has worked for 30 years to gain public access to the property. The property would allow the County to develop access to its park property and develop public access to O'Reilly Acres County Park. The park is currently a 124 acre landlocked property that provides 4,200 lineal feet of public river access along the Pilchuck River. The site, as an addition the existing park, offers a variety of potential uses and has high conservation and habitat value. There is also the potential for the County to work with the City of Granite Falls to develop a nature center on adjacent property.

Board Questions:

- What is the current threat of development to the property? Answer – there is the potential for development of the property in the future either if it is developed by the owners or if it is annexed by the City of Granite Falls and rezoned.
- Does the access bridge serve several properties? Answer – yes, there is a legal easement to provide access for the Pinnacle Ridge property. There is also logging and short plats developing in many of the surrounding properties.
- How will the access work with public/private ownership? Answer – it can be worked out so that access can be provided for the public.

7:35 pm Snohomish County Parks & Recreation Department – Esperance School Acquisition, \$834,970

Presenters:

- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Pat Kenyon, Parks Planner (Ret.), Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase the Edmonds School District property as an addition to Esperance County Park. This property represents an opportunity to complete the development of a community park in a densely populated neighborhood. The property is located in the County's southwest UGA and is in an area where there are few other community parks in the County's jurisdiction. The Edmonds School District has removed its school buildings and is planning to surplus the property. The site can support approximately 11 lots under current zoning. Adding the property to the existing County Park would enhance access to the park and the City of Edmonds is interested in establishing an operating agreement with the County.

Board Questions:

- Why not lease the property instead of purchasing it given that the Edmonds School District seems to have a two year timeline to surplus the property? Answer – this would not be easy to accomplish because of risk management issues and because of management issues on the site such as the use of illegal fireworks.
- Where is this property on the County Parks priority list? Answer – it is right in the middle of the projects being presented.

7:50 pm Snohomish County Parks & Recreation Department – Storm Lake Waterfront, \$1,712,450

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 Storm Lake property located on the southern portion of Storm Lake. This property offers the best freshwater lake access of among the 12 largest lakes in the County. Less than 3% of the shoreline of the lakes in the County is accessible to the public. This site is a 167 acre assemblage with 1400 lineal feet of shoreline. The site also provides significant opportunities to preserve open space, habitat, and recreational opportunities in an area that is likely to grow rapidly in the next decade. A previous plat submitted to the County proposed a 60 lot development for the site just before the recession. The site opens many opportunities for future use including an outdoor education center, fishing, boating, and paddle sports. There is great interest among mountain biking and cycle cross groups to develop more sites in the county and this site would be ideal for this purpose. Also, Storm Lake is a non-motorized lake and can offer the public a unique

experience undisturbed by the noise of power boats. Finally, the site is located close to Flowing Lake County Park which already supports ranger, maintenance and seasonal staff and Parks Department resources.

Board Questions:

- Where are the points of access to the site? Answer – access comes from Adams Cabin Road as well as from two easement routes. Neighborhood meetings would be scheduled to determine where the local community would like the access to be.
- The property was logged? Answer – yes, the property is being logged now and the property owner will be replanting per the active Forest Practices Permit. There are critical areas buffers of 200 foot width.
- Are there listed or threatened species on the site? Answer – no, not on site.

**8:05 pm Snohomish County Parks & Recreation Department – Flowing Lake,
\$2,700,400**

Presenters:

- James Yap, Principal Park Planner, Snohomish County Parks & Recreation Department
- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase two properties adjacent to Flowing Lake County Park. There are three parcels owned by two owners. Stanly Laz owns the Flowing Lake Golf Course and the Western Pacific Timber Company owns the other. Mr. Laz owns 80 acres and would like to retain approximately 30 acres for his family which leaves 50 acres available for purchase. The Western Pacific Timber property is approximately 156.63 acres. The two properties combined make 207 acres of additional property that if acquired will be added to Flowing Lake County Park. The Western Pacific Timber land is mixed forest cover of approximately 60 year old trees. Woods Creek's headwaters begin onsite and there are listed salmon species in Woods Creek on the east side of Storm Lake road immediately offsite. The combined assemblage, if acquired, will significantly increase the size of Flowing Lake County Park and will allow for both the preservation of significant forest land as well as the development of additional recreational options at the park.

Board Questions:

- Is the Flowing Lake Golf Course to be operated or shut down? Answer – yes. Mr. Laz is getting ready to retire but would like to retain part of the property for his family.
- Will the timber lands be logged? Answer – no.

8:20 pm BREAK

**8:30 pm Snohomish county Parks & Recreation Department – Lake Stickney,
\$854,950**

Presenters:

- James Yap, Principal Park Planner, Snohomish County Parks & Recreation Department
- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase the Vance property adjacent to Lake Stickney. The property is a 2.47 acre parcel currently used as a small mobile home park. Lake Stickney County Park contains a small lake, high value wetlands, and listed salmon species in the Swamp Creek watershed. The property is currently zoned R7200 and the surrounding area has intense development pressure and a high density of active building permits. There is strong neighborhood support and the site would serve to enhance public access to the site. The site was sold in the recent past for a mixed use development that fell through 5 years ago.

Board Questions:

- Will this property be acquired for access or for conservation? Answer - Both but primarily for conservation purposes.
- Where does this project rank on the County's parks priority list? Answer – This is fairly low on the list of 12 project proposals submitted by the County.
- Why the odd configuration of lots shown on the parcel map? Answer – the lots were platted at different times and in some cases private ownership was granted to the centerline of the lake while in others it was granted to the waterline. This was part of the reason for earlier Conservation Futures acquisitions in this location.
- Are there any other active park projects near here? Answer – yes. Esperance for the County, many for various cities.

**8:45 pm Snohomish County Parks & Recreation Department – Miner's Corner
Park Addition, \$853,950**

Presenters:

- James Yap, Principal Park Planner, Snohomish County Parks & Recreation Department
- Kevin Teague, Parks Planner, Snohomish County Parks & Recreation Department
- Tom Teigen, Director, Snohomish County Parks & Recreation Department

Presentation:

The County seeks to purchase an additional property adjacent to Miner's Corner County Park which is a universally accessible park. The existing park uses full stormwater dispersion and so is already at capacity. Acquisition of this property presents the opportunity to do habitat restoration, stormwater management, and recreation enhancements on site. There is an active community booster group and strong local support for this project. The property was recently purchased by an investment group

with the intent of developing the property in the future, possibly at a higher density if the property is annexed into the nearby City of Bothell UGA.

Board Questions:

- Where is this on the County's list of park priorities? Answer – low. It is a good piece of urban open space land, it will be developed in the future if not acquired, but it is not as high as the other proposals submitted by the County.
- Isn't there a requirement for the development of neighborhood or pocket parks in the permitting process? Answer – many pocket parks become a problem in terms of management and the County is getting away from this practice. An off-leash dog park is an interesting option, but still problematic.

5. PRELIMINARY APPLICATION REVIEW FOLLOWING DAILY PRESENTATIONS Board Deliberation Main Points:

Chairman Somers discussed the schedule for how the Board will wrap up the presentations and process.

- Finish presentations on Friday.
- Tomorrow the Board will discuss the process and approach for scoring applications and making the decision on which projects to recommend, how conservation easements work on agricultural land, and review the applicable laws and regulations prior to beginning deliberations by the Board.
- Recommend separating projects into no's, maybe's and yes's and have all scoring forms filled out prior to deliberations.
- Staff asked how the Board would like the scoring matrix prepared.
- The Board discussed with Staff whether or not to fund only the acquisition costs or to fund the full ask from each approved grant application. There was consensus on trying to fund the greatest number of projects possible.
- Make the final decision on a recommendation to the Snohomish County Council either Friday or very soon after.
- Then the County Council will make the final funding recommendation, possibly with changes and the funding will be released for funded projects.

6. ADJOURNMENT

Chairperson

The meeting was adjourned at 9:05 p.m.