



King County

K.C. Date Received _____

CONSERVATION FUTURES (CFT) 2017 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME: Farmland Easements in the Enumclaw APD

Applicant Jurisdiction(s): King County

Open Space System: Enumclaw Plateau Agricultural Production District

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 43.86 acres (3 parcels)

(Size in acres and proposed number of parcel(s) if a multi-parcel proposal)

CFT Application Amount: \$222,000

(Dollar amount of CFT grant requested)

Type of Acquisition(s): Fee Title Conservation Easement Other:

CONTACT INFORMATION

Contact Name: Ted Sullivan

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Seattle WA 98104

Date: March 7, 2016

PROJECT SUMMARY:

(In the space below, provide a brief but comprehensive description of the project. This should include the overall watershed, reach, trail or open space system if appropriate and specific targeted parcels and how they are significant individually and as part of an overall system.)

The purpose of the project is to preserve significant and prime farmland that contributes to the production of food and other agricultural products in King County's Enumclaw Plateau Agricultural Production District for the region and local community. Parcel 102006-9069 (9.77 acres) is owned by the Krainick Dairy, which owns and operates the dairy on the adjacent seventy-six acres. The seventy-six acres is protected by a Deed and Agreement (D&A) managed by the Farmland Preservation Program; acquiring a D&A, as well as purchasing a development right on this parcel would complete the preservation of the farm's entire acreage. Parcel 152006-9035 (19.09 acres) is owned by Jerry Barton. This farm is south and across the street (SE 416th St.) from the Krainick dairy and is used by the Krainick's for hay production and manure management, which benefits the dairy operation. Only a D&A is pursued on this farm. Parcel 072007-9061 (15.00 acres) is owned by David Blake. This farm is used to produce hay for livestock on the Enumclaw Plateau and local area farmers. The D&A will either purchase the development right or limit future home size. Preserving these parcels and farms will contribute to the County's Food Initiative. Purchasing a deed and agreement on each of these farms will remove these properties from the threat of future extensive development and preserve the soils for agricultural uses.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the **proposed acquisition parcel(s)**, please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- | | |
|---|--|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input type="checkbox"/> E. Historic/cultural resources |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> C. Scenic resources | <input type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> D. Community separator | <input type="checkbox"/> H. Passive recreation opportunity/unmet needs |

Wildlife habitat or rare plant reserve: Preserving this property through a farmland deed and agreement will ensure it remains as open space in perpetuity, which will protect valuable habitat and foraging for small mammals and birds, primarily hawks and other birds of prey. Included in the deed and agreement will be "potential restoration areas" if applicable. However, the primary focus of the proposal is to permanently protect farmland and encourage agricultural productivity.

Scenic resources: Scenically, these farm properties provide outstanding open space scenic opportunities associated with the Enumclaw APD. The agrarian activity and aesthetic contribution from the open space and agricultural use can be seen from adjacent roadways. The City of Enumclaw and local farmers benefit from these scenic values, which includes economic drivers such as agritourism.

2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criteria.

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Ownership complexity/willing seller(s)/ownership interest proposed
- D. Partnerships - Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Credits (TDC) participation

Threat of loss of open space resources: In 1959, there were approximately 100,000 acres of prime farmland in King County; however, by the late 1970's approximately half of these acres had been permanently converted to other uses. The inception of the Farmland Preservation Program (FPP) in 1979 and the implementation of a variety of County policies and initiatives since then have helped to greatly reduce the loss of farmland. However, by current estimates, the original 100,000 acres of prime farmland that existed in 1959 are now reduced to approximately 41,000 acres. Most of these prime farmlands are within the designated Agricultural Production Districts (APDs), but many, such as this farm, are outside of this resource protection designation. Purchasing the development rights allows the County to place covenants on the property which limit it to agriculture and open space uses. It also removes the property's speculative value, thereby helping to ensure that the property will remain affordable and thus available for agriculture or open space uses. Placing these properties under a Farmland Preservation Program Deed and Agreement, which preserves the use of the soils will ensure no less than 95% of the property remains available for farming or open space.

Ownership complexity/willing seller(s)/ownership interest proposed: The Krainick Dairy, Jerry Barton and David Blake each contacted FPP staff with a desire to sell an easement and preserve their farmland.

Is the property identified in an adopted park, open space, comprehensive, or community plan?: Yes, all properties are prime farmland located in a resource significant area, designated in the County's Comprehensive Plan as an Agricultural Production District.

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities? How will ongoing stewardship and maintenance efforts be funded?

Although the development rights are formally removed from a property, the remaining property interests are privately owned. FPP staff regularly monitors the properties to ensure that the owners are aware of the restrictive covenants that are on their property and are complying with them. Monitoring activities include site visits and meeting with the property owner as well as routinely driving by properties and checking aerial photographs of preserved properties. Site visits and meetings with property owners are generally done once every one to three years unless a situation warrants more frequent visits. If a covenant violation is noted, staff informs the owner of the violation and work with them to resolve it. If such means of resolving a violation are unsuccessful, the County has the option of resolving it through litigation.

Funding for staff to monitor FPP properties and perform other program management activities is included as an expense item in the County's annual budget.

4. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$222,000
2) TOTAL PEL APPLICATION AMOUNT ^b	PEL: \$0

^aAllowable CFT acquisition costs (Ordinance 14714): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

^bKing County projects only, if applicable.

Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

The King County Department of Assessments has appraised the Krainick Dairy's land value at \$261,000, the Barton's land value at \$515,000, and Blake's land value at \$219,000. The estimated cost (\$150,000 for Krainick and \$150,000 for Blake, includes Deed and Agreement, as well as purchase of development right or home size limitation, \$75,000 for Barton, which is only for the Deed and Agreement) is based on extrapolating costs for other farmland easement purchases that occurred in 2015. A formal appraisal will determined the "before" value of the property and the "after" value based on the Deed and Agreement language and the removal of the development right. The value of the easement and development right is the difference between the "before" and "after" values and provided the basis for the estimate shown below.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$375,000
Title and appraisal work	\$30,000
Closing, fees, taxes	\$9,000
Relocation	NA
Hazardous waste reports	NA
Directly related staff, administration and legal costs	\$30,000
Total Project Costs (CFT and other funds)	\$444,000

MATCHING FUNDS: Existing Sources (CFT can only provide a maximum of 50% of anticipated project costs)	DATE (Expended or Committed)	DOLLAR AMOUNT (Expended or Committed)
79' Bond	Existing	\$222,000
Total CFT Funds Previously Received This Project	NA	
Total Matching Funds and Past CFT Funds Currently Identified	NA	
Unidentified Remaining Match Need	\$0.00	

Unidentified remaining match need: What funds are anticipated and what is the time frame?

Please briefly discuss how the unidentified remaining match need above will be met.

None needed or anticipated

5. IN-KIND CONTRIBUTIONS FROM PARTNERSHIPS

Brief Activity Description	Dollar Value of In-kind Contribution	Status (Completed or Proposed)	Activity Date Range (Completion Date or Proposed Completion Date)
NA			
TOTAL			

6. ATTACHED MAPS (Two maps are now required: 1) site map and 2) general location map; you may also include one additional map, aerial photo or site photo)

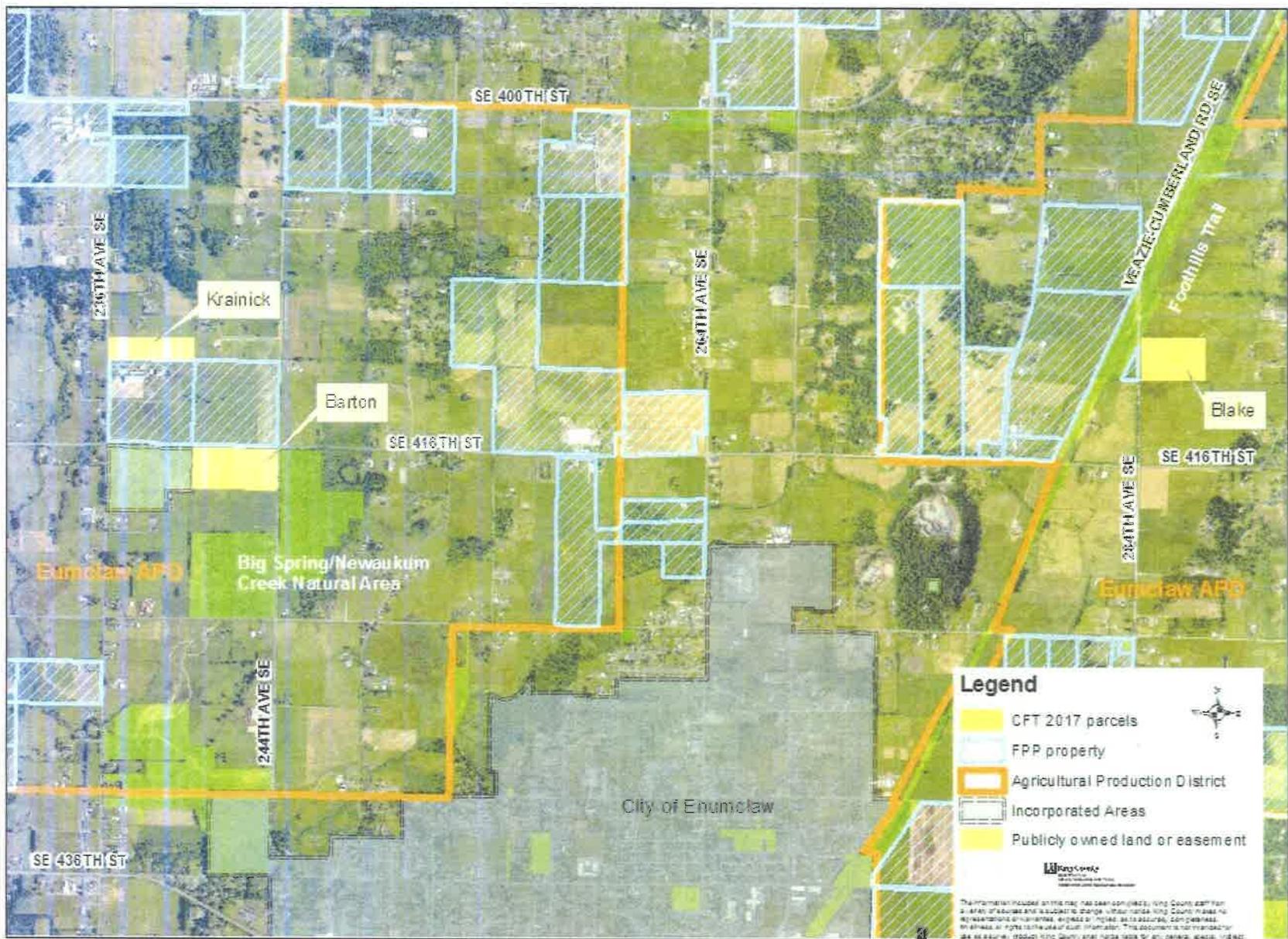
8 ½ x 11” maps are preferred, but 11 x 17” is acceptable if folded and hole-punched for insertion into a three-ring binder.

Site Map that shows the following:

- Each parcel proposed for acquisition in yellow or distinct shading and an indication of any parcel proposed for less than fee simple acquisition, such as a conservation easement;
- Location of any proposed development to the site such as parking, trails or other facilities;
- Location of any proposed site restoration;
- Existing adjacent public (local, state or federal) parks or open spaces labeled and shown in dark green or distinct shading.

Location Map that shows the following:

- Other permanently protected open spaces (private, non-profit, institutional, etc.) shown in light green or distinct shading;
- Major water courses such as creeks, rivers, lakes or wetlands;
- Major roads, arterial roads or regional trails.
- *Map scale: This map should show approximately a ten-mile radius around the proposed acquisition(s).*



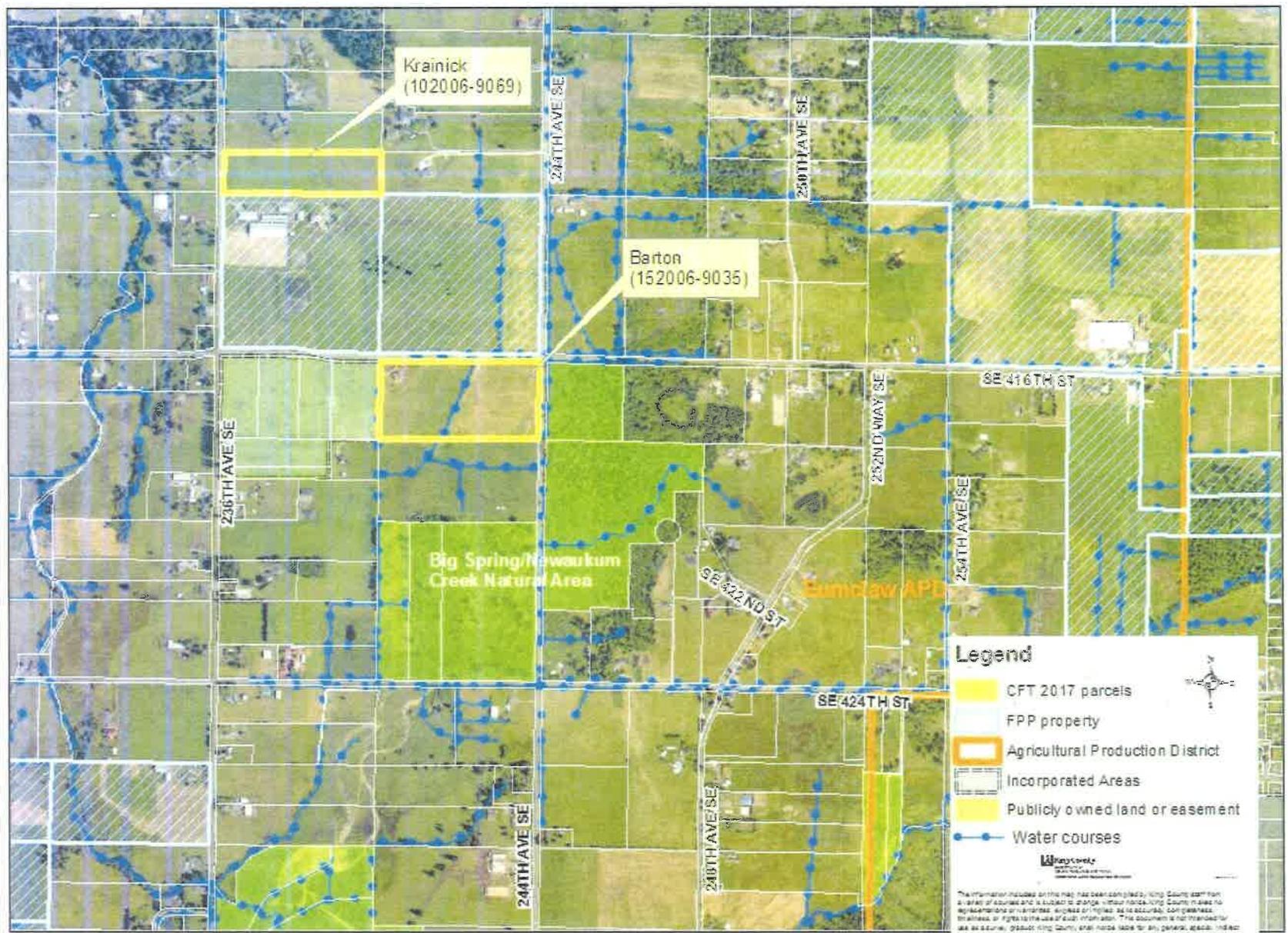
CFT 2017 - Farmland parcels

Legend

- CFT 2017 parcels
- FPP property
- Agricultural Production District
- Incorporated Areas
- Publicly owned land or easement

City of Enumclaw
2017 Farmland Parcel Map

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CFT 2017 - Krainick farmland

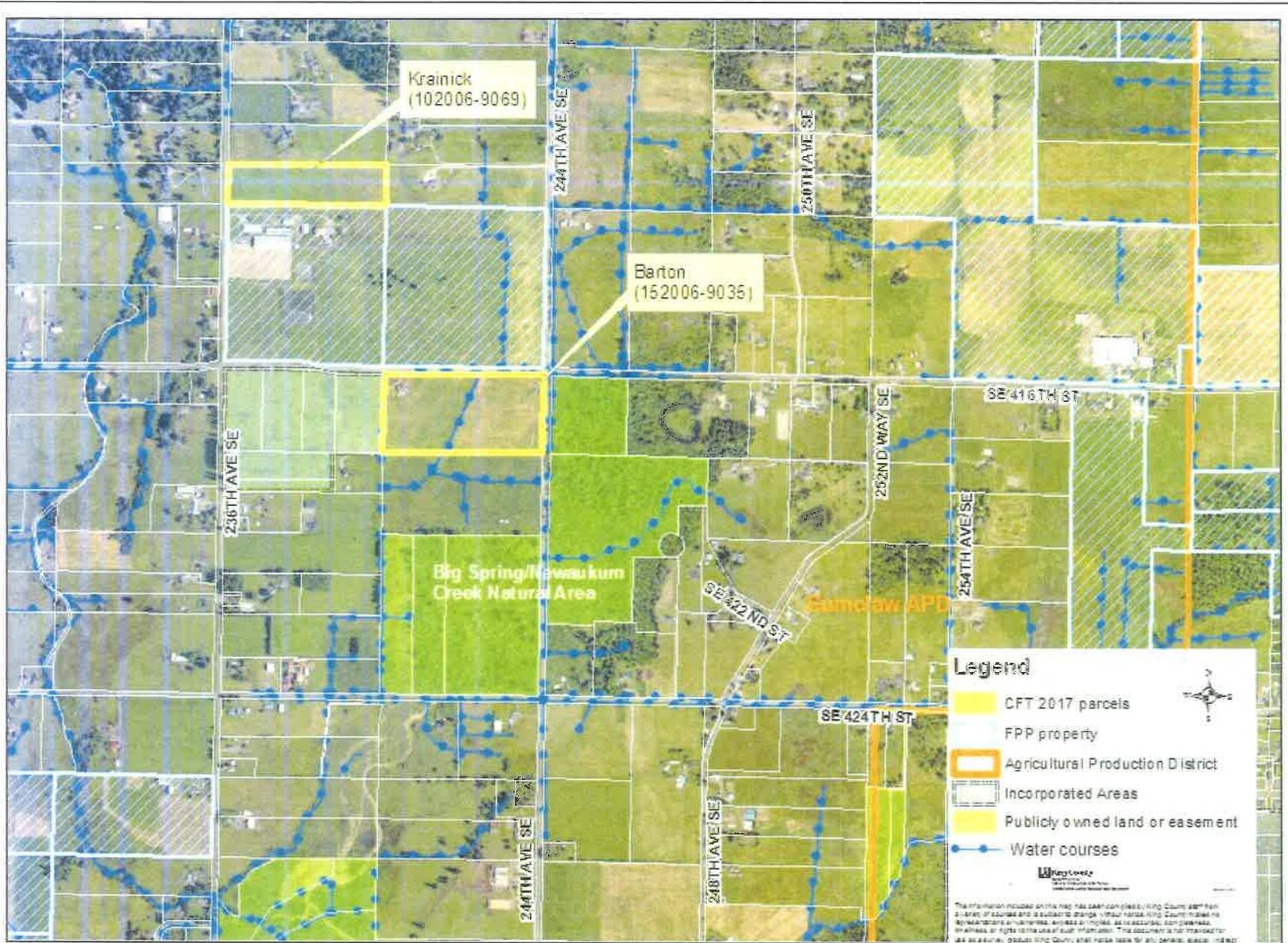
Legend

- CFT 2017 parcels
- FPP property
- Agricultural Production District
- Incorporated Areas
- Publicly owned land or easement
- Water courses

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0 10 20 30 40 50



CFT 2017 - Barton farmland

Legend

- CFT 2017 parcels
- FPP property
- Agricultural Production District
- Incorporated Areas
- Publicly owned land or easement
- Water courses

KeyCover
Aerial Imagery

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0 50 100 150 200

