

**ISLAND COUNTY CONSERVATION FUTURES
CITIZENS ADVISORY BOARD**

Date: April 7, 2018
To: Board of Island County Commissioners
From: Linda Kast Meehan, Chair, Conservation Futures Citizens' Advisory Board
Subject: 2018 Conservation Futures Program Grant Recommendations

The purpose of the Conservation Futures Fund (CFF) program is to preserve, protect, maintain, improve, restore, and limit the future use of lands of public conservation importance through a variety of means, except eminent domain. These lands include shorelines, wildlife habitat, wetlands, farm, agricultural and timber lands that are under pressure from increasing urban development pursuant to Island County Code (ICC) 3.22.010 – ICC 3.22.060, Island County Resolution C-03-18, Revised Code of Washington (RCW) 84.34.020, RCW 84.34.210 and RCW 84.34.220.

Organizations that are eligible to receive Conservation Futures Funds include Island County government, cities, towns, special purpose districts, non-profit nature conservancy organizations (as defined in RCW 84.34.250), and non-profit historic preservation organizations (as defined in RCW 64.04.130). Eligible Acquisition projects will be reviewed by County Staff and the CFF Citizens' Advisory Board which will make recommendations to the Board of County Commissioners. The Board of County Commissioners will make a final determination on funding.

On April 6, 2018, the Conservation Futures Fund Citizens' Advisory Board (CAB) conducted a properly noticed public meeting in Coupeville, Washington to evaluate the Conservation Futures Fund (CFF) program applications for 2018.

The following seven CAB members participated, constituting a quorum:

- Susan Bennett
- Terica Ginther
- Linda Kast Meehan
- Todd Peterson
- Penny Pfiester
- Dick Toft
- Kathryn Wells

CAB members Dave Parent and David Smith were unable to attend this meeting.

Todd Peterson, Chair, opened the public meeting. The first order of business was the election of CAB officers for 2018. The CAB elected Linda Kast Meehan as Chair and Susan Bennett as Vice Chair. Meehan acted as Chair for the remainder of the meeting.

Stephen Bennett was the only citizen who signed the register. He listened to the presentation but did not speak.

Don Mason, CFF Program Coordinator, represented Island County support staff.

ACQUISITION PROJECT APPLICATION(S):

There was only one acquisition project presented in this funding cycle: Barnum Point Leavitt Property Acquisition. Steve Marx, Island County Assistant Director of Public Works, supported by Jan vanMuyden, Parks Superintendent, presented the application, which was sponsored by Island County in partnership with Whidbey Camano Land Trust (WCLT). Ryan Elting represented WCLT.

Finding

Pursuant to ICC 3.22.060, the following report, April 6, 2018 CAB public meeting summary/minutes and attached documents constitute the annual report to the board of county commissioners.

Todd Peterson moved that the CAB recommend the acquisition of the 40-acre Leavitt property as an extraordinarily important and valuable addition to Barnum Point Park. Penny Pfiester seconded the motion. The motion passed unanimously.

Project Ranking

In this funding cycle there was only one application so ranking or scoring was not required. After reviewing the project description, budget and CFF cash flow, conducting a site visit, and holding a public meeting to hear the applicant's presentation and public comment, the members of the CAB reviewed the proposed project in relation to prescribed Acquisition Project Evaluation Criteria.

Project Description - Barnum Point Leavitt Property Acquisition

The Island County Parks Department is proposing to acquire the Leavitt property with the assistance of the Whidbey Camano Land Trust, to further expand Barnum Point County Park. The property consists of 40 acres that includes mature forest, a pond, wetlands and a stream that empties into Triangle Cove. The property contains two houses that would be removed and a shop that would be retained for Park purposes. This request will provide partial funding to purchase the property and improve public access to Barnum Point by providing a superior location for parking. It also provides an

optional caretaker location, and fills an existing need for a new Parks Department maintenance shop.

Budget Line-item Descriptions:

- **Property Acquisition:** Parks is requesting \$650,000 from Conservation Futures funds. It is estimated that an additional \$280,000 of County funds will be required to purchase the property at appraised Fair Market Value. Those funds will serve as a 32% match and come from the Road Fund and Real Estate Excise Tax (REET).
- **Other Acquisition Costs:** CFF direct costs of \$50,000 include the cost of services for an appraisal, land survey and holly removal. The County direct costs of \$60,000 envision the use of REET and Road funds for the demolition of the houses and an environmental assessment.

EVALUATION CRITERIA REVIEW:

Conservation Values & Resources

– Significance of Resources Protected

- Twenty-three acres of mature and forested wetlands, bordering and upland from the current Barnum Point Park, which provide additional protection for the Triangle Cove watershed. Expanded forest and wetland protection is important for water quality for salmon, forage fish and other marine fauna. Situated within Greater Skagit and Stillaguamish Delta, an area considered as one of the most important places on the northwest coast for estuarine and nearshore conservation for its biodiversity. Area sees high concentrations of shorebirds, waterfowl and raptors and is considered critical habitat for gray whales.
- Manmade pond, which now has natural characteristics including a beaver population, drains into Triangle Cove. Island County is applying for a grant from the Salmon Recovery Funding Board for culvert replacement on Barnum Road, which will provide future salmon access.
- The over 780 mature holly trees and their seedlings (considered a Weed of Concern in Island County) if left intact and ignored will have significant detrimental impact on the habitat of Barnum Point Park. Under current Island County regulations, landowners are not required to remove the holly, despite its negative impact upon the adjacent park habitat.

Rarity of resources or habitat protected

- Subject property adds 40 acres to the unusually rare scenic location and the rich biological diversity and beauty of Barnum Point Park. The Park is located directly west of the mouth of the Stillaguamish River (one of the main salmon rivers of Puget Sound).
- The property drains, through an unnamed stream, to the southeastern side of Triangle Cove, which is critical nearshore estuarine habitat for salmon, and particularly provides shelter for juvenile salmon, including threatened Chinook salmon, before they leave the Sound for the Pacific. This stream is the subject of the Salmon Recovery Funding Board Grant for culvert replacement on Barnum Road.
- Kristoferson Creek, a named stream, drains into north Triangle Cove. This creek is the only spawning stream on Camano Island for chum salmon. Island County is installing double culvert replacements near the mouth of Kristoferson Creek that will increase accessibility for salmon.

Appropriate Public Use and Enjoyment

- This 40-acre property enhances the other 129 acres of the park by offering additional opportunities for wildlife viewing (beavers, waterfowl and other birds), opportunities for reforestation education and forest stewardship as the holly tree farm is removed and replanted with native trees and shrubs.
- Significantly improved parking availability and ease of access to the entire Barnum Point Park.
- Give the citizens of Camano Island a “gem” with similar uses and characteristics to Deception Pass State Park.

Public Support and Consistency with Local Plans

Due to the recent timing of this project, it has not been presented to the public seeking support. The documented support for the larger Barnum Point expansion, funded in 2017, included the following:

- Friends of Camano Island Parks (FOCIP)
- Washington Recreation and Conservation Office
- Washington Salmon Recovery Funding Board
- U.S. Fish and Wildlife Service
- Washington Water Trails Association
- Pilchuck and Whidbey Audubon
- More than 620 private donors who contributed to acquiring Phase 1 of the project (East Tract).

The proposed acquisition of the Leavitt property is consistent with local jurisdictions' adopted plans, as they are the same as the previously approved Barnum Point acquisition. The application sets forth multiple goals which will further several elements of the recently adopted 2016 update to the Island County Comprehensive Plan.

Potential for Loss

- The Leavitt family approached the Whidbey Camano Land Trust in the late summer of 2017. Since that time, their need to sell the property has become urgent. The acquisition differs from most others which usually are under contract prior to making an application for CFF. The location of this property, adjacent to Barnum Point Park makes it particularly attractive for development.
- Making this acquisition will remove the threat to habitat by the invasive holly because unknown future owners may not have an interest in removing them, and current regulations do not require removal.

Assessment of Stewardship Viability

- The stewardship and management needs will be added to the current Park Management Plan.
- The Park Superintendent has developed an 18-month plan for the removal of the invasive holly trees once the property is under contract.

Financial Strategies

- The applicant has clearly outlined sound financial strategies in their application.
- The CAB asks that the sponsors carefully consider the timing of the boundary line adjustment to receive the best value of Conservation Futures funds.

CONCLUSION

The acquisition of the Leavitt property enhances the Barnum Point Park by providing the supporting buffer to the waterfront property and allows the Parks Department the necessary space and presence to adequately monitor and operate the park.

In 2017, the Barnum Point project was ranked as the highest priority for Conservation Futures Funds. The CAB shares the same enthusiasm and support for this acquisition.

Individual members of the CAB offered suggestions to improve the citizens' enjoyment of the park. The entire CAB supported the suggestion that the County include planning for ADA access to the shoreline and ADA compliant trails. One member suggested that funding more parking than is currently being considered should be a priority.

ISLAND COUNTY GENERAL SERVICES ADMINISTRATION

P.O. Box 5000

Coupeville, WA 98239-5000



Phone: (360) 679-7378 FAX: 360 240-5551

AGENDA

**CONSERVATION FUTURES PROGRAM
CITIZENS ADVISORY BOARD
PUBLIC MEETING**

**April 6th, 2018 6 PM
County Commissioners' Hearing Room Coupeville**

- 1. Introductions and Election of CAB officers.**
- 2. Approval of the Agenda**
- 3. Applicant Presentations –**
 - a. Barnum Point Leavitt Property Acquisition Project**

Presentation will consist of:

 - Applicant PowerPoint (up to 15 minutes)**
 - Public Comments (up to 5 minutes)**
 - Questions by the CAB**
- 4. Discussion of the proposed project**
- 5. Discussion on CAB Recommendation to the County Commissioners.**
- 6. Close of meeting.**

CONSERVATION FUTURES FUND
CITIZENS' ADVISORY BOARD
PUBLIC MEETING – 6 APRIL 2018
DRAFT MINUTES

Minutes taken by Don Mason, CFF Program Coordinator, Island County GSA

On Friday, April 6th, 2018, at 6PM, the Island County Conservation Futures Fund (CFF) Citizens' Advisory Board (CAB) met in a public meeting to discuss the 2018 proposed acquisition project application, to hear an applicant presentation about this project, and to take public comments regarding this project.

The public meeting was advertised by a press release to local media sources. The meeting was recorded on digital recording media.

Attendance:

CAB members that attended were:

Todd Peterson
Susan Bennett
Dick Toft
Terica Ginther
Penny Pfiester
Katheryn Wells
Linda Kast Meehan

Island County Staff that attended were:

Don Mason, IC GSA, CFF Program Coordinator
Steve Marx, Assistant Public Works Director
Jan Van Muyden, Parks Superintendent

Applicant representatives that attended were:

Steve Marx, Assistant Public Works Director

Public present:

Steven Bennett, Freeland
Ryan Elting, Freeland, WCLT

Election of CAB officers:

The CAB members who attended elected Linda Kast Meehan as Chair of the 2018 CAB and Susan Bennett as Vice-Chair.

Approval of the Agenda:

Don Mason presented a Draft Agenda (attached) for the public meeting which the CAB unanimously approved.

Presentation process:

For the Barnum Point Addition – Leavitt Property Acquisition project:

1. Applicants delivered a power-point presentation about the project,
2. No Public Comment was offered, and
3. The CAB asked questions of applicants, and/or the public for clarification.

CAB discussions and recommendation to the County Commissioners (BOCC):

The CAB discussed the project by using the Acquisition Project Selection Criteria and reached consensus to recommend the project to the BOCC.

The CAB designated the Chair, Linda Kast Meehan, to prepare the 2018 recommendation to the BOCC and to present the recommendation at a future Commissioners' public meeting.



ISLAND COUNTY PUBLIC HEALTH

Department of Natural Resources

PO Box 5000

Coupeville, WA 98239

P: 360.679.7350 F: 360.679.7390

To: Island County Board of Commissioners
Conservation Futures Citizen Advisory Board

From: Island County Department of Natural Resources

Re: 2018 Conservation Futures Funding Applications– DNR Scoring

Date: April 10, 2018

Thank you for the opportunity to evaluate the 2018 application for Island County Conservation Futures Funding. This document details how the Island County Department of Natural Resources (IC DNR) staff evaluated the Habitat and Water Resources sections of the Acquisition Project Technical Evaluation Criteria. The information in this memo is intended to provide technical guidance to the CFF Citizen's Advisory Board (CAB) on the habitat section of the CFF scoring. The following Island County Department of Natural Resources (IC DNR) staff evaluated the 2018 Conservation Futures Funding Applications:

Keith Higman, Director (ICPH & IC DNR)
Jill Wood, Environmental Health Director
Doug Kelly, Hydrogeologist
Dawn Pucci, Lead Entity Program Coordinator

The IC DNR staff evaluated these proposed projects using the following Acquisition Project Technical Evaluation criteria:

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| A. Habitat
<i>(Evaluated by Island County Natural Resources)</i> | <ol style="list-style-type: none">1. Biological function and environmental benefits, quality and importance of habitat type for specific species including salmonids.2. Connectivity to and enhancement of other protected lands and important water bodies.3. Site significance of habitat ecosystem: locally, regionally, or statewide. |
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| B. Water resources
<i>(Evaluated by Island County Natural Resources)</i> | <ol style="list-style-type: none">1. Provides for protection of groundwater resources through aquifer recharge area protection. Groundwater susceptibility is currently mapped as Low, Medium or High susceptibility (as part of the county's CAO).2. Provides for protection of groundwater resources / seawater intrusion risk (ICC 8.09.099).3. Reduces impact of surface water discharge. |
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Barnum Point Leavitt Property Acquisition

In reviewing the Barnum Point Leavitt Property Acquisition, IC DNR staff based review responses on the entire 40 acre parcel.

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- A. Habitat** 1. Biological function and environmental benefits, quality and importance of habitat type for specific species including salmonids.

The stream on the adjacent property provides potential habitat for coho, sea run cutthroat and resident trout and possible Chinook rearing habitat when the nearshore culvert is repaired on the shoreline property. The location of this project is important for salmon because of its close proximity to the Stillaguamish River and the two listed populations of Chinook salmon that are located there. The stream that originates from this property also is along the path to Kristoferson Creek, at the north end of Triangle Cove, which is frequented by all five types of salmonids and trout.

2. Connectivity to and enhancement of other protected lands and important water bodies.

The project would create connectivity between the Port Susan Marine Stewardship Area and already acquired parcels (Barnum Point) on the east and south side of the point and Triangle Cove, which is important for out-migrating salmonids and nearshore beach-building processes.

2. Site significance of habitat ecosystem: locally, regionally, or statewide.

The forested habitat being protected by the 2018 CFF proposal is located in the north and west portion of the 40 acres and consists of mature coniferous forest with a healthy understory of mixed shrubs and ferns. The forest provides habitat for variety of wildlife. According to the current management plan for the Barnum Point Park, no systematic wildlife inventory has been done for the park but deer, coyote, and a number of small mammals, including long-tail weasel, are known to use the forest for forage and shelter. Several species of shorebirds, and many neo-tropical songbirds and raptors are found throughout the Park. Two large eagle nests are located centrally in the upland forest on the neighboring property and it is likely that this parcel is used for perching and hunting. Reptiles and amphibians can be found on the site and red-legged frogs (*Rana aurora*) are common in the park to the south. This parcel will provide habitat continuity between the wetland parcels in the park and the wetland and stream headwaters on this parcel.

Vegetation types present within the Park include upland conifer forest, forested wetland patches, shrublands, and forested feeder bluff. Barnum Point Park is dominated by a mature coniferous forest. There are two distinct age classes of forest. The northern forest area near the Sunrise Road access is younger and more dense. The remainder of the forest is mature with greater spacing between trees. In addition, there are a few old-growth Douglas fir trees scattered through the forest. Both stands have healthy understories and a multitude of snags and downed woody debris.

The proposal includes removal of the main source of English Holly (noxious weed monitor listed) which will prevent further spreading.

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- B. Water resources** 1. Provides for protection of groundwater resources through aquifer recharge area protection. Groundwater susceptibility is currently mapped as Low, Medium or High susceptibility (as part of the county's CAO).

The Barnum property includes 50% low and 50% medium susceptibility to surficial contamination. Protecting from future development protects the aquifer recharge area.

2. Provides for protection of groundwater resources / seawater intrusion risk (ICC 8.09.099).

50% high and 50% medium-high risk for seawater intrusion. Protecting from future development reduces the demand in an area where groundwater resources are limited.

3. Reduces impact of surface water discharge.

Protecting from future development reduces the impact to surface water discharge. Protecting the forest and headwaters of the small creek on the property that feeds into Triangle Cove also protects the water quality for the juvenile salmonid, trout and amphibian habitat that the creek provides.



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Internet Home Page: <https://www.islandcountywa.gov>

TO: Board of Island County Commissioners

FROM: Nathan Howard, Long Range Planner

DATE: March 21, 2018

SUBJECT: 2018 Conservation Futures Fund – Capacity Analysis

Summary

RCW 84.34.230 states that for Conservation Futures Fund proposals “the county must determine if the rights or interests in real property acquired with these funds would reduce the capacity of land suitable for development necessary to accommodate the allocated housing and employment growth, as adopted in the countywide planning policies.” If a project were to reduce the capacity, the applicable jurisdiction must “adopt reasonable measure to increase the capacity lost.”

Island County Planning and Community Development reviewed the 2017 Conservation Futures Fund proposal to determine if any of the projects reduced land capacity intended to accommodate projected housing and employment growth. **The only 2018 Conservation Futures Fund project was determined to have no impact on the capacity to accommodate the project housing and employment growth.** For a more detailed explanation, see each project summary below.

Project 1. Acquisition – Barnum Point Leavitt Property

Since the Barnum Point Leavitt Property acquisition project properties are not located within an Urban Growth Area (UGA), **it will not affect capacity to accommodate the projected housing and employment growth.** There are two existing dwelling units in the Barnum Point project area. Under current zoning, an additional six dwelling units (with potentials for accessory dwelling units) could be built if the subject properties were developed fully. This project would likely reduce the potential rural capacity on Camano Island by four dwelling units; however the rural area on Camano has over 900 dwelling units of excess housing capacity, per the 2016 Comprehensive Plan, so it would not require any additional capacity analysis.