



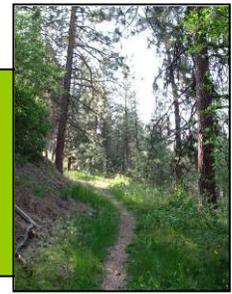
Slavin Ranch



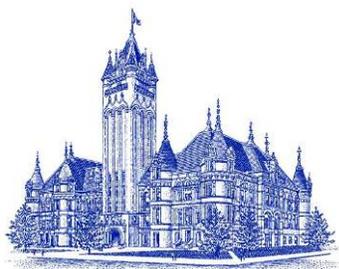
Iller Creek



Haynes



High Drive



SPOKANE COUNTY

Conservation Futures

Spokane County Parks, Recreation, & Golf

2010 Program Overview and Nomination Information Packet



Antoine Peak



Van Horn, Edburg, Bass



McKenzie

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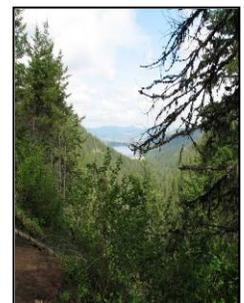
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Conservation Futures

Spokane County Parks, Recreation, & Golf

INTRODUCTION

“Conservation Futures” is a property tax on all lands within Spokane County. Enabled by the Washington State Legislature in 1971, Spokane County adopted and began a local program in 1994. The Program levies up to a \$6.25 tax per \$100,000 value (the present levy amount is \$4.27 per \$100,000 value) on all properties within Spokane County. This equates to approximately \$1.7 million dollars a year. Spokane County’s Conservation Futures Program is intended to protect, preserve, maintain, enhance, restore, limit the future use of or otherwise conserve selected open space land, farmland, forests, wetlands, wildlife habitats, and other lands having significant recreational, social, scenic or aesthetic values within the boundaries of Spokane County.

Acquired properties will not be developed as a typical park (no ball fields, playgrounds, irrigated turf, etc) but kept in an enhanced natural state consistent with the Revised Code of Washington (RCW Chapter 84.34). In 2005, State Law was amended to allow for 15% of the revenue generated through the Conservation Futures Tax to be allocated for the maintenance and operations of Conservation Futures properties.

This is a fancy way of explaining how Conservation Futures funds are used towards acquisition of property and/or conservation easements that ensure public access and enjoyment of our greatest resources in perpetuity. To date, more than 7,000 acres of open space lands have been acquired in Spokane County with Conservation Futures funds. Most recently in an advisory vote (in 2007), Spokane County Voters strongly supported an indefinite extension of the Conservation Futures Tax.

Nominations:

Nominations are submitted by the public for review and consideration by the Conservation Futures Land Evaluation Committee (Committee). The Committee is comprised of citizen volunteers serving as members of the Spokane County Parks Advisory Committee and representatives of the City (“City” shall mean the City of Spokane and the City of Spokane Valley).

Utilizing several forms of local news media, the Committee calls on the community for nominations of properties to be considered for acquisition. Staff is available to assist nominators with completion of nomination forms. Spokane County or City Parks Department shall accept new nominations from May 1st 2010 through July 31st, 2010.

Forms:

Nomination forms, complete with instructions are available in various formats and can be obtained online at <http://www.spokanecounty.org/parks/conservation.asp> or in person at the Spokane County Parks Department or the City Parks Department business offices. Nominations must be complete and accurate with all of the information requested in order to be considered by the Conservation Futures Land Evaluation Committee.



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Any individual(s), group(s), city, town or organization(s) may nominate a candidate property(s) for consideration by the Committee for acquisition with Conservation Futures funds. Nominated properties must have a willing seller(s) who will sell at fair market value, as determined through a set of two independent appraisals performed or reviewed and signed by a Member of Appraisal Institute (MAI) appraiser.

Form Submittal:

Spokane County is striving to conduct a “paperless” nomination process, taking full advantage of today’s common computer technology. Thus, nominators must complete the required forms and insert graphics using Microsoft Word format. Additional information and supporting materials beyond that outlined in the nomination form will NOT be accepted. Nominators that do not have computer equipment available may schedule an appointment with County Parks Staff for assistance in transferring completed nomination forms to the appropriate electronic format. At time of submittal, all nominators are encouraged to schedule an appointment with staff to go over the nomination form to assure completeness.

For Questions, Contact:

Spokane County

For additional questions, comments or assistance related to property nominations located in Spokane County (outside City Municipal Limits), please contact Paul Knowles, at (509) 477-2188 Spokane County Parks, Rec. & Golf Department, 404 N. Havana, Spokane, WA 99202-4663 or pknowles@spokanecounty.org

City of Spokane

For additional questions, comments or assistance related to property nominations located within the municipal boundaries of the City of Spokane, please contact Tony Madunich at (509) 363-5458 Spokane Parks and Recreation Department, 2304 E. Mallon Ave., Spokane WA 99202 or tmadunich@spokanecity.org

City of Spokane Valley

For questions, comments or assistance related to property nominations located within the municipal boundaries of the City of Spokane Valley, please contact Mike Stone at (509) 688-0040, Spokane Valley Parks and Recreation, 11707 East Sprague Avenue, Suite 106 Spokane Valley Spokane Valley, WA 99201-3317 or mstone@spokanevalley.org

Parks Staff Review and Recommendation of Nominated Sites for Consideration by the Committee:

Due to the anticipated large number of nominated sites for consideration by the Conservation Futures Program, staff from both Spokane County and the Cities of Spokane and Spokane Valley shall work together to narrow the list of nominations to those most deserving of further review and consideration.

This shall be done by a pre-evaluation of each nominated property using the Property Tour/Inspection/Evaluation/Scoring method outlined below. Upon completion of this task, staff shall forward a list of the most desirable candidate sites to the Committee. The Committee shall review the staff recommendation and utilize their discretion to formulate the Final Nomination List. Once agreed upon, the Final Nomination List shall be the formal starting point for the Committee to begin their task of touring, inspecting, evaluating and scoring the nominated properties.



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Property Tour/Inspection/Evaluation/Scoring:

Spokane County and City Parks Department staffs shall take the time to assure all files are complete and that all required information is available necessary for adequate review and scoring of nominated sites utilizing the Evaluation Criteria.

Once scored by Conservation Futures Land Evaluation Committee (Committee) members, Parks staff will tabulate the scores of each of the nominated properties and report the results back to the Committee for purposes of discussion. Past experience has demonstrated the need to consider and discuss both quantitative (items incorporated into the evaluation criteria) and qualitative (attributes not completely addressed via the evaluation criteria) aspects of each submittal in order to formulate the final “Prioritized Acquisition List.”

Evaluation Criteria:

The Nomination Form requests certain types of information to assist the Committee in determining many key factors in assigning a point value to each property. To assist the Committee in selecting properties that meet the program’s high standards for wildlife habitat and recreational value, a site visit is undertaken to score nominations using specially designed quantitative criteria with an assigned point system. In summary, the evaluation criteria consider the size of the property, its riparian/wetland habitat and/or corridor values or critical links to the same, along with the ability for the public to access other systems (e.g. water ways, trails, natural areas, etc.) via the site. Other questions may address the degree of demonstrated public support, ease of access to the public, and whether it is likely to be a destination for various types of passive public recreational uses (*See: Evaluation Criteria*).

Discourage Seller Special Restrictions of Use or Conditions:

Owners selling property to be part of this Program should not expect to add “special conditions” or “stipulations” otherwise known as encumbrances to the property that have the potential to impact the management or usage of a property once it has been purchased/sold. Unique encumbrances on a property stand to reduce the value, which is based on highest and best use. It is in the public interest to maximize flexibility of stewardship and usage within the legal confines of the Conservation Futures Program as stipulated by the Revised Code of Washington (RCW Chapter 84.34).

Conservation Easement

Conservation easement proposals will be evaluated on a case-to-case basis. Please contact staff for additional information.

Public Meeting/ Committee Evaluation:

Once the on-site evaluations have been completed, a public meeting is scheduled for the Committee to provide an overview to the public of all nominated properties and receive input to assist the Committee as part of the overall evaluation process. Shortly after this public meeting, the Committee will meet to discuss all of the nominated properties taking into account both quantitative (items incorporated into the evaluation criteria) and qualitative (attributes not completely addressed via the evaluation criteria) aspects of each submittal gained through on-site visits, written materials, and public comments to formulate a “Prioritized Acquisition List”.



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Spokane County Parks and Recreation Advisory Committee (PAC) Evaluation:

The Spokane County Parks and Recreation Advisory Committee (PAC) will convene to discuss the Conservation Futures Prioritized Acquisition List as recommended by the Committee. The PAC will review the list and make a formal recommendation to the Board of County Commissioners of Spokane County for its final approval.

Board of County Commissioners of Spokane County Final Approval:

The Board of County Commissioners of Spokane County (BOCC) will review and consider the Conservation Futures “Prioritized Acquisition List” as recommended by the Spokane County Parks and Recreation Advisory Committee. The Board of County Commissioners may consider public comment on the “Prioritized Acquisition List” prior to final adoption by resolution. The BOCC, solely at their discretion may adjust the Prioritized Acquisition List as they deem appropriate. Once adopted, the BOCC will typically direct Parks Department staff members to initiate appraisals of property(s) at the top of the Prioritized Acquisition List according to rank.

Spokane County Park staff will notify all of the submitters of the results of the review and ranking of the nominations. From this point forward, no further correspondence will be sent to submitters and/or owners of property ranked below the top 10 properties.

Any property that has been sold or the landowner is no longer interested in selling will be removed from the List. When properties are removed from the List, lower-ranked properties shall be moved up and ranked accordingly. County staff shall maintain an official updated list at all times. Said list shall be valid only until such time the Board of County Commissioners adopts a new List.

Conservation Futures Program funds have effectively leveraged additional outside dollars through competitive grant programs enabling the acquisition and preservation of top ranked properties on the List. Recognizing this success and the desire to maximize public tax dollars, the Board of County Commissioners (BOCC) may choose to amend the List at any time to take full advantage of outside funding opportunities that may arise. To this effect, the Conservation Futures Program has been and will continue to be an effective and efficient use of public funds.

Acquisition Process:

Acquisitions shall be pursued immediately beginning with the top ranked property(s) on the List and subsequently working through the List, as properties are purchased or otherwise removed from the List. Please note the top, initial three (3) to five (5) ranked properties typically have the best opportunity to be purchased. The series of steps outlined below will be followed to arrive at a decision to acquire or not acquire each property on the List.

“Deal or No Deal”

In completing the following steps, land owners wishing to utilize a representative to assist them may do so provided said land owner is present and actively participating in any discussions that occur regarding their property.

- **Appraiser Selection:** County or City Parks staff will send a letter to the landowner establishing a 30 day time-window in which to arrive to two (2) mutually agreed upon independent MAI appraisers whom each will conduct an appraisal of the nominated property. **The two appraisals will be paid for**



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by the Conservation Futures Program (Consistent with Program Appraisal Guidelines).*

- **Appraisal Results:** County or City jurisdiction will contract for the appraisal services. The Committee will work with the results of the two (2) appraised values to determine a purchase price to be offered to the land owner. *It is important to note that under no circumstance will the Program pay more than appraised value.*
- **Purchase & Sale Agreement:** A formal meeting will be set up with the land owner to discuss the general terms of the offer. If for any reason a Purchase and Sale agreement cannot be reached within 180 days, the nomination may be removed from the List and an official notification sent advising the seller of such action. Staff will then evaluate the Fund and commence acquisition of the next ranked property.
- **Finalizing Sale:** Properties under contract via Purchase and Sale Agreements will be acquired through the regular process of conducting Phase 1 Environmental Assessments, Property Boundary Surveys and resolving any issues prior to closing (**Typically, costs for ESA and Boundary Survey will be paid by the Program.**)*

**These costs typically range from \$10,000-30,000.*

Unforeseen Opportunities:

In the interest of making the Spokane County Conservation Futures Program the most viable and superior program possible for the citizens of Spokane County, the Conservation Futures Land Evaluation Committee (Committee) has developed a process to provide for the rare occurrence of unforeseen acquisition opportunities that may present themselves after the Open Nomination period has closed (i.e. change in ownership, foreclosure proceedings, etc. that may make a property available for public ownership, that was not available during the normal nomination period).

In order for an unforeseen opportunity nomination to be considered, a nominator must submit a completed nomination form and a written request for consideration to the Committee. The Committee shall complete a review of the request and vote on whether or not they wish to further consider the nomination. Further consideration shall require a majority vote in favor of the request. Those nominations approved for further review shall be evaluated against the highest ranked properties, consistent with the evaluation procedure outlined herein. Those properties not considered for further review and/or do not score higher than the top ranked property on the List shall be encouraged to resubmit in the next open nomination round.

If an Unforeseen Opportunity is shown to score higher than the top ranked property on the Priority Acquisition List, the project may be added to the top of the List pending the approval of the Board of County Commissioners and will be pursued using the same process outlined above.



2010 Conservation Futures Consent Agreement

I hereby provide Spokane County and City staff and the Conservation Futures Land Evaluation Committee members permission to enter my property for the purpose of site inspection(s)/evaluation(s) for possible acquisition under the Conservation Futures Program.

I understand the underlying guidelines for acquisition through this Program are as follows:

1. Spokane County cannot pay more than appraised fair market value for the property as determined through appraisals by mutually agreed upon Members of Appraisal Institute (MAI).
2. Owners selling land to be part of this Program should not expect to add “special conditions” or “stipulations” otherwise known as encumbrances on property that have the potential to impact the management or usage of a property once it has been sold/purchased. Unique encumbrances on property stand to reduce its’ value, which is based on highest and best use. It is in the public interest to maximize flexibility of stewardship and usage within the confines of the Conservation Futures Program as stipulated by the revised Code of Washington (RCW) Chapter 84.34.
3. Spokane County will not purchase “Common Open Space” lands that have been or are proposed to be set aside as a condition of a development.
4. Spokane County may choose to terminate the negotiation of an acquisition should the nominated property become involved in litigation or parties are unable to reach an agreement

I further understand this agreement makes no representation of an offer to purchase my property and that only a relatively small percentage of all lands investigated through the Program will actually be acquired. I may notify Spokane County at anytime should I choose to withdraw the property from consideration.

Land Owner Signature

Printed Land Owner Name

Date



2010 Conservation Futures Nomination Form

Instructions: A Nominator must complete this form and insert the required graphics using Microsoft Word for Windows 97 or greater and return the nomination on a CD to: 1) Paul Knowles, Spokane County Parks, Recreation and Golf Department, 404 North Havana, Spokane, WA 99202-4663, for property located within Spokane County; 2) Tony Madunich, Spokane Parks and Recreation Department, 2304 E. Mallon Ave., Spokane WA 99202 for property located within the City of Spokane, OR 3) Mike Stone, Spokane Valley Parks and Recreation Department, 11707 East Sprague Avenue, Suite 106 Spokane Valley, WA 99201-3317 for property located within the City of Spokane Valley.

Nominators that do not have computer equipment may schedule an appointment with the County and City Parks staff for assistance in transferring the completed nomination form to the appropriate electronic format. The application cannot be sent via e-mail.

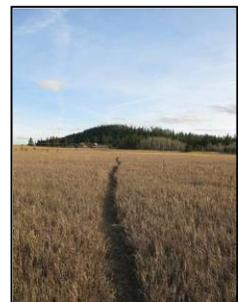
The nominated property(s) must have a willing seller(s) who have indicated a willingness to sell at fair market value, as determined by an MAI appraisal.

To be considered by the Conservation Futures Program, the following sections/materials need to be completed and submitted to one of the Parks Departments listed above.

Conservation Futures Program Nomination Checklist

- Conservation Futures Consent Agreement
- Nominator(s) Information
- Property Owner(s) Information
- Wildlife and Riparian Habitat Value
- Recreational Value
- Liabilities and Additional Considerations
- Location Map
- Map Outlining Area Recreation Lands, Corridors and Habitats (optional)
- Spokane County Assessor's Map
- Photograph 1 of site
- Photograph 2 of site
- Photograph 3 of site
- Photograph 4 of site
- Letters of Support (optional)

Please use Arial, 11pt font for the description sections and keep within the space provided.



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NOMINATOR INFORMATION			
Name:			
Organization:			
Address:			
City:		State:	
Zip Code:		Day Time Phone:	
Cell Phone:		Email:	
Name:			
Organization:			
Address:			
City:		State:	
Zip Code:		Day Time Phone:	
Cell Phone:		Email:	
Name:			
Organization:			
Address:			
City:		State:	
Zip Code:		Day Time Phone:	
Cell Phone:		Email:	
Is this nomination part of a larger nomination proposal?		If yes, project name:	
Yes <input type="checkbox"/> No <input type="checkbox"/>			
(If yes, please include in your location map, later in the nomination form showing this nomination in relationship to the other property(s) you are nominating for consideration.)			
PROPERTY OWNER(S) INFORMATION			
1. Property Street Address:			
2. Property Parcel Number(s):			
3. Acreage Proposed for Acquisition:			
4. Are There any Buildings or Structures on the Property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
5. Is the Property Listed for Sale?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

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6. If <u>yes</u> to Question 5, with whom? a.) Name: b.) Phone: c.) Cell:	
7. Is the Property involved in litigation of any kind?	Yes <input type="checkbox"/> No <input type="checkbox"/>
8. If <u>YES</u> to Question 7, please explain:	
9. What do you estimate your nominated property is worth?*	A.) <u>Estimated Value:</u>
*Providing this value does not lock owner into a selling price, but allows Parks staff to estimate total value of all nominations for administrative purposes only.	B.) <u>Type of Estimate:</u>
	Opinion <input type="checkbox"/> Assessed <input type="checkbox"/> Appraisal <input type="checkbox"/> (If appraisal – list date: _____)
Owner's Name:	
Owner's Address:	
Owner's City:	Owner's State:
Day Time Phone:	Zip Code:
Cell Phone:	Email:
Owner's Name:	
Owner's Address:	
Owner's City:	Owner's State:
Day Time Phone:	Zip Code:
Cell Phone:	Email:
Owner's Name:	
Owner's Address:	
Owner's City:	Owner's State:
Day Time Phone:	Zip Code:
Cell Phone:	Email:

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1. **Wildlife and Riparian Habitat Value:** In one page or less, please provide a detailed description of the site explaining the merit of protecting the property and the benefit to the community. Please provide detailed information addressing wildlife and riparian habitat attributes of this property:

***Helpful Hint:** This question is intended to assist evaluators in scoring your property on the following Evaluation Criteria: 1, 2, 6, & 7.*

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2. **Recreational Value:** In two pages or less, please provide a detailed description explaining how this property provides for passive recreation opportunities, taking care to share details addressing connectivity, expansion of existing park land, accessibility, public support, and anticipated usage:

Helpful Hint: This question is intended to assist evaluators in scoring your property on the following Evaluation Criteria: 3, 4,7,8,9, & 10.

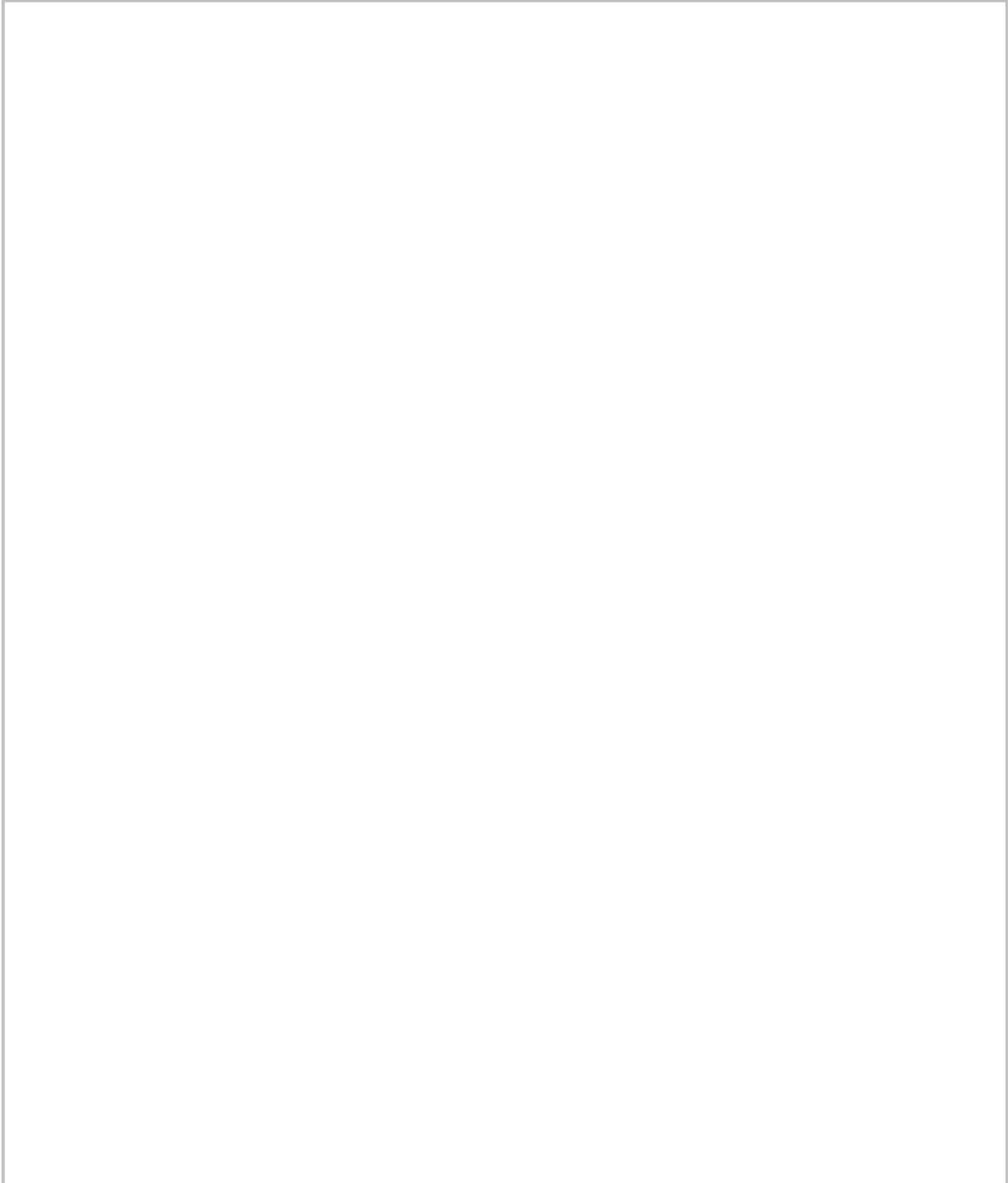
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Recreational Value Continued:

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3. **Liabilities/Additional Considerations:** In one page or less, please address any potential issues associated with acquisition of this property that may require additional attention or cost to the purchaser. Furthermore, please describe any items that warrant additional consideration of this property such as level of threat, special assets and/or special commitments:

***Helpful Hint:** This question is intended to assist evaluators in scoring your property on the following Evaluation Criteria: 11, & 12.*



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4. INSERT A LOCATION MAP OUTLINING THE SUBJECT PROPERTY IN BOLD AND PROVIDE NEARBY ROAD NAMES BELOW. *(Please include in your location map this nomination in relationship to the other property(s) you are nominating for consideration.)*

Optional: You may include an additional location map depicting the relation of the nominated property to existing public recreational lands, wildlife corridors, critical habitats, and/or riparian resources your nomination will expand or benefit. This optional map may be up to 11x17 in size.

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5. INSERT SPOKANE COUNTY ASSESSOR'S MAP, WITH PROPERTY OUTLINED IN BOLD.

Please Note: County Assessor Maps are available at the Spokane County Courthouse, 1116 West Broadway.

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6. **PHOTOGRAPH 1:** SHOWING AN OVERVIEW OF THE PROPERTY AND ANY EXCEPTIONAL FEATURES CONTAINED ON THE LAND. INCLUDE A DESCRIPTION OF PHOTOGRAPH BELOW IT AND INDICATE THE LOCATION AND DIRECTION THE PHOTO WAS TAKEN.

Description:

7. **PHOTOGRAPH 2:**

Description:

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8. PHOTOGRAPH 3:

Description:

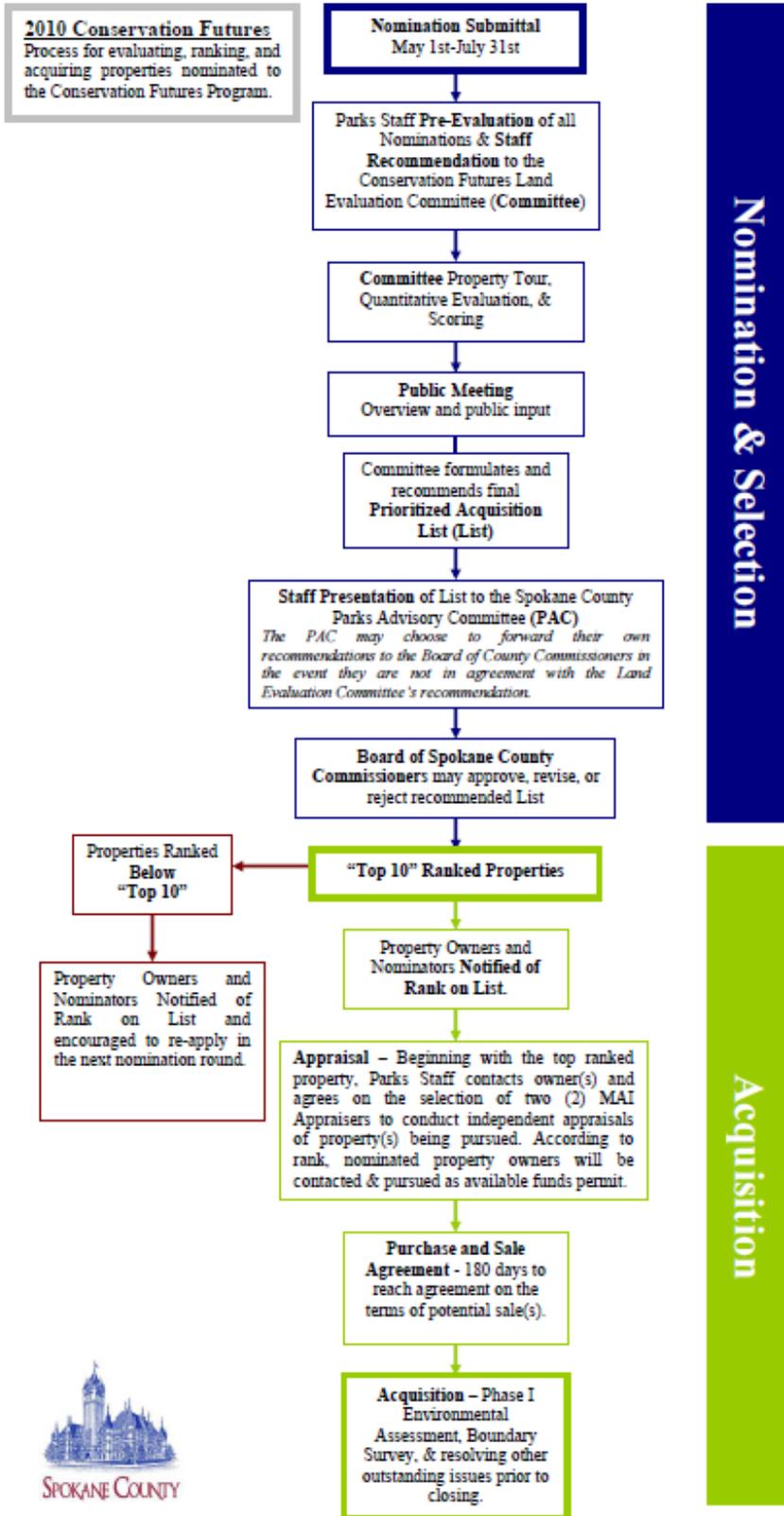
9. PHOTOGRAPH 4:

Description:

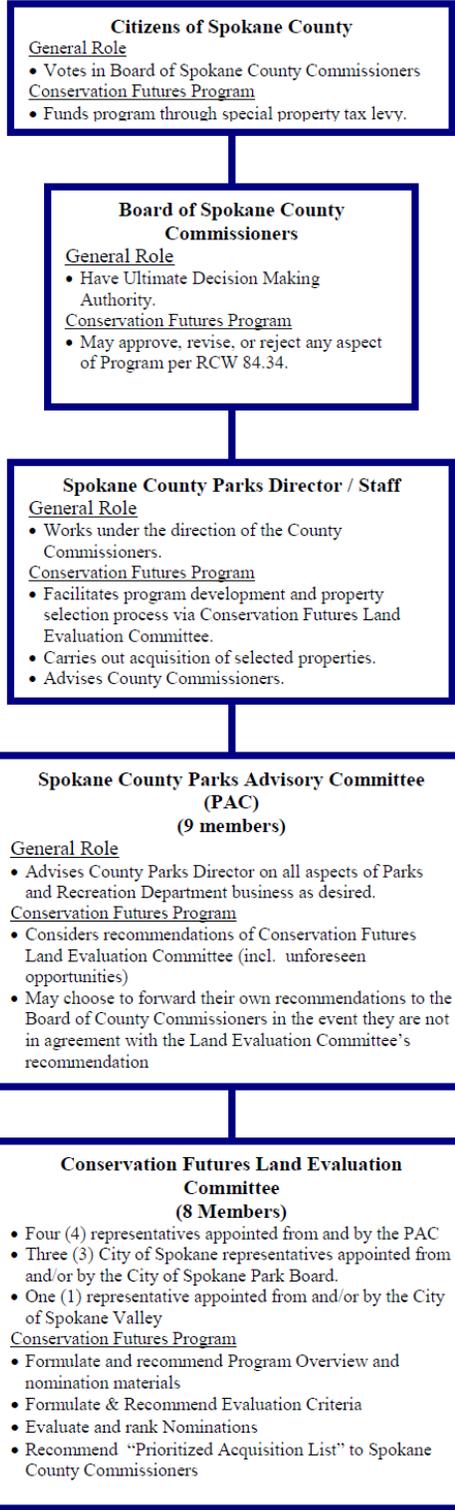
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10. ATTACH LETTERS OF SUPPORT (OPTIONAL):

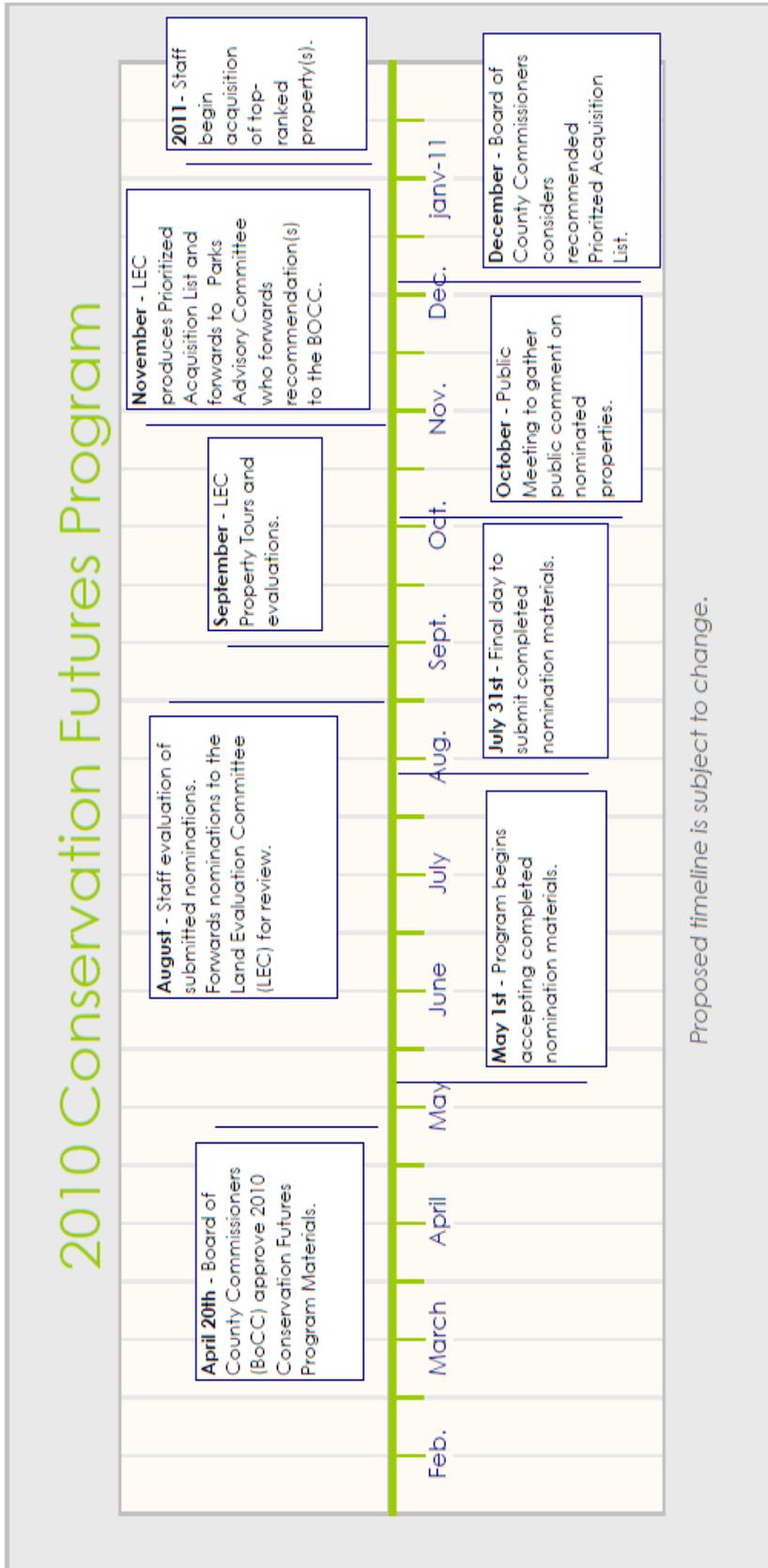
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Conservation Futures Program Roles and Responsibilities



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SPOKANE COUNTY

2010 Conservation Futures Program

Appraisal Process & Guidelines

Spokane County Parks, Recreation, & Golf

Step 1: The property owner(s) of a “Prioritized Acquisition List” property will work with the County or appropriate municipal jurisdiction to select two mutually agreed-upon *Local*¹ appraisers or teams of appraisers, licensed in the State of Washington, at least one of which is an *MAI*² appraiser, to complete two independent Self Contained Appraisal Reports. The appraisals shall assign a value to the property consistent with the Uniform Standards of Professional Appraisal Practice, the reporting requirements of the Appraisal Institute and guidelines for federally insured lending institutions. The appraisers selected to complete the appraisal shall be mutually agreeable to both the property owner(s) and the Spokane County Parks Director or the Parks Director of whichever jurisdiction is providing direct oversight of the appraisal process, property acquisition negotiations and subsequent ownership.

- Consistent with the process outlined above, the County Parks Director or Parks Director of the applicable municipal jurisdiction may choose to obtain only one appraisal when the property is being offered for sale at a discount of 75% or more off of market value to be determined by the appraisal. This is in the interest of saving public dollars during the acquisition process.
- While the procedures outlined above are intended to address most acquisition scenarios, in the case of certain grant funding requirements, or to respond to other unforeseen special circumstances that may arise, the County Parks Director may deviate from the appraisal process outlined above.

Step 2: When two appraisals are completed, the applicable jurisdiction shall meet with the appraisers to review the appraisal document in order to develop an understanding and comfort level with the methods used to reach their conclusions of value. The jurisdiction shall use this information to determine a reasonable purchase price for the property.

- ✓ Under no circumstances shall the Conservation Futures Program pay higher than appraised value for a property.
- ✓ Program Integrity. Appearance of fairness is of the utmost importance in preserving the integrity of the Conservation Futures Program. For example, it would be unacceptable for an appraiser to be related to any party directly connected with the acquisition of a Conservation Futures property; it would be equally unacceptable for a participant in the facilitation of the Conservation Futures Program to personally or financially benefit from the selection and/or acquisition of a property through this program.

¹ “Local” shall be defined as having appraisal business based within Spokane County.

² “MAI” = Member of Appraisers Institute

Glossary of Terms

B

Boundary Survey - A survey to establish the boundaries of a parcel using its legal description which typically involves the setting or restoration of monuments or markers at the corners or along the lines of the parcel, often in the form of iron rods, pipes, or concrete monuments in the ground, or nails set in concrete or asphalt. A map or plat is then drafted from the field data to provide a representation of the parcel surveyed.

C

Comprehensive Plan - Is a land use document that provides the framework and policy direction for land use decisions within cities and counties.

Conservation Easement - An interest in real property that provides for agreed upon existing uses by the landowner without further/future development occurring. Monitoring of conditions assures the adherence to the conservation values being protected.

Conservation Futures Fund – Up to a 6.25 cents-per-\$1,000 in assessed property value revenues collected annually across the County to be expended exclusively for open space purposes and managed by Spokane County Parks or other public agency. Current levy rate is 4.27 cents-per-\$1,000 (RCW Chapter 84.34).

Conservation Futures Enabling Legislation - In accordance with the authority granted in RCW [84.34.210](#), a county, city, town, metropolitan park district, metropolitan municipal corporation,

nonprofit historic preservation corporation as defined in RCW [64.04.130](#), or nonprofit nature conservancy corporation or association, as such are defined in RCW [84.34.250](#), may specifically purchase or otherwise acquire, except by eminent domain, rights in perpetuity to future development of any open space land, farm and agricultural land, and timber land which are so designated under the provisions of chapter [84.34](#) RCW and taxed at current use assessment as provided by that chapter.

Connectivity - The degree to which physical connections are maintained between large areas of habitat and patches of habitat, and between different types of habitat. Connectivity increases biodiversity and enhances reproduction and survival of species.

Critical Area – Areas are generally defined and addressed and identified in the adopted Critical Areas Ordinance (CAO), which may include, but is not limited to: Wetlands, Fish and Wildlife Habitat, Geologically Hazardous Areas, and Critical Aquifer Recharge Areas.

E

Environmental Assessment - A report prepared for a real estate holding which identifies potential or existing environmental contamination liabilities. The analysis, often called an ESA, typically addresses both the underlying land as well as physical improvements to the property; however, techniques applied in a Phase I ESA never include actual collection of physical samples or chemical analyses of any kind. Scrutiny of the land includes examination of potential soil contamination, groundwater quality,

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surface water quality and sometimes issues related to hazardous substance uptake by biota.

Endangered or Threatened Species - Species of plants that receive special protection under state and/or federal laws. Also referred to as “listed species” or “endangered species.”

F

Fee Simple - Ownership of *most or all* property rights upon a segment of land.

G

Geologically Hazardous Areas - Include areas susceptible to erosion, sliding, earthquake, or other geological events.

H

Hazardous Waste - Waste that poses substantial or potential threats to public health or the environment.

L

Land Donation - An opportunity for the County to receive interest in a property through donation/gift with related tax benefits to the donor.

M

Member of Appraisal Institute (MAI) - Professional designation by the American Institute of Real Estate Appraisers of the National Association of Realtors, given to real estate appraisers who meet qualifying standards and are certified by the institute.

P

Passive Recreation - Recreational activities

that can be described as informal, non-motorized and human powered. This includes hiking, bird watching, bicycling, horseback riding, and other non-motorized use. Does not include team activities.

Priority Habitat and Species (PHS) – Defined and published in a list by the Department of Fish and Wildlife. Priority species include [State Endangered](#), [Threatened](#), [Sensitive](#), and [Candidate](#) species; animal aggregations (e.g., heron colonies, bat colonies) considered vulnerable; and species of recreational, commercial, or tribal importance that are vulnerable. A priority habitat may consist of a unique vegetation type (e.g., shrub-steppe) or dominant plant species (e.g., juniper savannah), a described successional stage (e.g., old-growth forest), or a specific habitat feature (e.g., cliffs).

Purchase and Sale Agreement - The "contract" that defines the real estate transaction. This legal instrument identifies the property, the purchase price, the parties to the contract, and every addition detail of the transfer of title from the seller to the purchaser.

R

Riparian - Areas of land immediately adjacent to streams and rivers. Riparian also describes plants and animals associated with these areas. The riparian zone is a characteristic association of substrate, flora, and fauna within a 100-year floodplain of a stream, or if a floodplain is absent, a zone hydrologically influenced by a stream or river. Riparian ecosystems are maintained by high water tables and periodic flooding.

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S

Shoreline - Means all of the water areas of the state, including reservoirs, and their associated shore lands, together with the lands underlying them; except (i) shorelines of statewide significance; (ii) shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and (iii) shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes;

U

Urban Growth Area (UGA) – Mandated by the Growth Management Act and adopted by the Board of County Commissioners, this a designated area(s) within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.

Urban Wildlife Interface - The area where structures and other human developments meet or intermingle with undeveloped wild land, or in more general terms, where houses or commercial development and fairly dense vegetation are both present.

W

Wetland - Wetlands are defined by the U.S. Army Corps of Engineers as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildlife - All non-domesticated plants,

animals and other organisms.

Wildlife Corridor - Are crucial habitats that provide connectivity over different time scales (including seasonal or longer), among areas used by animal and plant species. Wildlife corridors can exist within unfragmented landscapes or join naturally or artificially fragmented habitats, and serve to maintain or increase essential genetic and demographic connection of populations. Wildlife corridors can include: 1) Connections that may not be fully and routinely occupied by species of interest but serve to ensure that such species are able to use disconnected tracts of habitat, and, 2) Habitat that serves as permanently occupied stepping-stones to facilitate multi generational movement between larger habitat areas.

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2010 SPOKANE COUNTY CONSERVATION FUTURES PROGRAM



EVALUATION CRITERIA

Spokane County Parks, Recreation, & Golf

Property Nomination: _____

1. (A) For property outside of the Urban Growth Area (UGA). Is the property a wildlife habitat area or habitat corridor? Examples include, but are not limited to; elk wintering range, spawning streams, migratory waterfowl habitat, Heron rookeries, Bear habitat, or endangered plant species. Or, does the parcel provide a linkage to a larger habitat system?

Points

- 1 Property contains little or no habitat for native species.
- 2 Property contains common habitat for species such as field mice, robins, crows, non-migratory waterfowl, coyotes, or deer.
- 3 Property contains important habitat for hawks, eagles, migratory waterfowl, or uncommon plant species but does not provide linkage to an existing wilderness habitat system or corridor to a water source.
- 4 Property contains non-wilderness habitat for small and large species and provides linkage to an existing diversified wilderness habitat system with water sources.
- 5 Property contains significant natural resources providing a diversity of wilderness habitats for small and large species and provides needed water resources.

Maximum total points, 5

OR

(B) For property within the Urban Growth Area (UGA), does the property preserve an existing wildlife habitat or add to an existing habitat? (Note: If property is inside an incorporated city, it is inside the UGA)

Points

- 1 Property contains no wildlife habitat for native species but there is opportunity for habitat re-establishment.
- 2 Property contains wildlife habitat for common birds and animals.
- 3 Property contains wildlife habitat potential for small and large wildlife and provides linkage to a similar habitat system or corridor.
- 4 Property contains priority wildlife habitat for small and large wildlife but does not provide a linkage to

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an existing priority wildlife habitat system or corridor.

- 5 Property contains priority wildlife habitat for small and large wildlife and provides a linkage to an existing significant and diversified wildlife habitat system or corridor.

Maximum total points, 5

2. Does the property contain riparian habitat and/or provide access to water systems including lakes, streams, rivers, ponds and/or wetlands?

Points

- 0 Property contains no wetland, seasonal water or shoreline/stream access, or protection.
- 1 Property contains only seasonal wetlands, water or shoreline/stream access, or protection.
- 2 Property provides less than 150' of permanent wetland or shoreline/stream access or protection.
- 3 Property provides more than 150' of permanent wetland or shoreline/stream access for wildlife but less than 1,000 ft.
- 4 Property provides 1,000' or more of permanent wetland or shoreline/stream access for wildlife to a body of water.
- 5 Property provides 1,000' or more of permanent wetland or shoreline/stream access for wildlife and provides human access to a body of water OR is an important in-holding to an existing park and will be used consistent with RCW Chapter 84.34.

Maximum total points, 5

3. Proximity for Maintenance and Oversight

Points

- 0 Property is located greater than 60-minutes travel time of applicable maintenance and oversight personnel.
- 1 Property is located greater than 50-minutes travel time of applicable maintenance and oversight personnel or greater than 20-minutes travel time from an existing, maintained park property.
- 2 Property is located greater than 40-minutes travel time of applicable maintenance and oversight personnel or greater than 15-minutes travel time from an existing, maintained park property.
- 3 Property is located greater than 30-minutes travel time of applicable maintenance and oversight personnel or greater than 10-minutes travel time from an existing, maintained park property.
- 4 Property is located within 20-minutes travel time of applicable maintenance and oversight personnel or within 10-minutes or less travel time from an existing, maintained park property.

Maximum total points, 4

4. Connectivity: Does this property provide a critical link in an established or planned open space, park,

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or trail system?

Points

- 0 Property has no relation to the existing open space, park or trail system.
- 3 Property adds to an established open space, park or trail system.
- 5 Property provides for the completion or critical linkage in an open space, park or trail system.

Maximum total points, 5

5. (A) For property outside of the Urban Growth Area (GMA). Does nomination provide for the acquisition of:

Points

- 1 Smaller than 25 acres.
- 2 25 to 50 acres.
- 3 50 to 100 acres.
- 4 100 acres or more.

Maximum total points, 4

OR

(B) For property within the Urban Growth Area (UGA) (Note: If property is inside an incorporated city, it is inside the UGA). Does the nomination provide for the acquisition of:

Points

- 1 Smaller than 2.5 acres.
- 2 2.5 to 5.0 acres.
- 3 5.0 to 20 acres.
- 4 20 acres or more.

Maximum total points, 4

6. Urban Wildlife Interface; Does the property currently provide a buffer between urban, suburban or

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rural areas experiencing growth? This question is intended to give greater recognition to properties that are located within close proximity of existing development (i.e. existing homes surround or are built adjacent to a large portion of the property) as opposed to areas possessing very little or no existing development, or potential for development. High scoring examples may be properties providing wildlife habitat within City limits or more typically, lands providing wildlife habitat located within a few miles of City limits.

Points: range of 0 to 5 points possible.

- 0 Property does not serve as a community separator or greenbelt between developments nor does it provide any significant wildlife habitat.
- 5 Property provides significant wildlife habitat while separating natural areas or rural lands from existing urban or suburban development and is likely to be developed within the near future if not acquired by C. F. program.

Maximum total points, 5

7. Established Plans: Does acquisition of this property work to further the goals and objectives outlined within an adopted Comprehensive Plan, Park and Open Space Plan, WA State Fish and Wildlife Plan, Regional Trails Plan, or other adopted plan?

Points

- 0 No
- 1 Yes, works to further goals and objectives found within an adopted plan
- 2 Yes, works to further goals and objectives found within two or more adopted plans
- 3 Yes, works to further goals and objectives found within three or more adopted plans
- 4 Yes, works to further goals and objectives found within four or more adopted plans or property is specifically identified for acquisition as a priority item in one or more adopted plans

Maximum total points, 4

8. Is there demonstrated public support for the acquisition of the subject property?

Points

- 0 There is no public support or in fact there is significant community objection to acquiring the property.
- 1 Property is nominated and supported by local residents or community conservation group.
- 2 Widespread citizen support for acquisition (i.e. letters of support and/or promises of donations towards property purchase/maintenance, etc.).
- 3 There is a written commitment from a governmental agency to provide support and long-term stewardship of the nominated property.

Maximum total points, 3

9. Accessibility: Does the property have accessibility and visibility from major urban areas, via arterials, and/or highways? (Note: If access can be attained from an adjacent, existing natural area, conservation

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area, or other park land, that access point(s) may be considered for this question.)

Points

- 0 Property is not visible or accessible from an improved, dedicated roadway in a condition suitable for use of the general public.
- 1 Property is accessible from an established/improved, dedicated dirt or gravel roadway suitable for use of the general public, but greater than 5-miles from a paved arterial or highway.
- 2 Property is accessible from an established/improved, dedicated dirt or gravel roadway suitable for use of the general public, and within 2 to 5-miles of a paved arterial or highway.
- 3 Property is accessible from an established/improved, dedicated dirt or gravel roadway suitable for use of the general public, and less than 2-miles from a paved arterial or highway.
- 4 Property is;
 - a. accessible from an established/improved, dedicated dirt or gravel roadway suitable for use of the general public, and is visible from and located less than 2-miles from a paved arterial or highway. OR;
 - b. accessible from an established/improved, dedicated paved roadway suitable for use of the general public, and located less than 2-miles from a paved arterial or highway.
- 5 Property is accessible from an established/improved, dedicated paved roadway suitable for use of the general public, and is visible from and located less than 2-miles from a paved arterial or highway.

Maximum total points, 5

10. Is the property likely to become a destination for visitors to walk, bird watch, fish, picnic, or use as an environmental classroom?

Points: range 0 to 4 points

- 0 Limited or no attraction.
- 4 Property will likely draw recreation users from all Spokane County residents.

Maximum total points, 4

11. Does the property contain any liabilities, which will incur significant costs to the purchaser for removal, clean up, etc.?

Points

- (-2) Potential hazardous waste site or environmental problem present for which the purchaser must assume responsibility or existing structures are of no value and must be torn down.
- 1 Property contains structures of value that provide no use to the public.
- 4 No costs for removal of dilapidated structures, metal debris, slash piles, etc or restoration of the property needed.

Maximum total points, 4

12. Additional Consideration: Does the property contain any special assets or have any special commitments been made as part of the nomination that warrants additional consideration?

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Points: range of 0 to 6 points possible.

- 0 Additional Consideration is not applicable to this property.
- 1 Seller has made a voluntary written commitment as part of the submitted nomination to sell property to C.F. program at a discounted price, not less than 15% below appraised value, with value determination reached in accordance with program guidelines or comparable assets are applicable to this property.
- 2 Seller has made a voluntary written commitment as part of the submitted nomination to sell property to C.F. program at a discounted price, not less than 30% below appraised value, with value determination reached in accordance with program guidelines or comparable assets are applicable to this property.
- 4 Seller has made a voluntary written commitment as part of the submitted nomination to sell property to C.F. program at a discounted price, not less than 40% below appraised value, with value determination reached in accordance with program guidelines or comparable assets are applicable to this property.
- 6 Seller has made a voluntary written commitment as part of the submitted nomination to sell property to C.F. program at a discounted price, not less than 50% below appraised value, with value determination reached in accordance with program guidelines, or comparable assets are applicable to this property.

NOTE: Examples of Assets may include existing improvements or other voluntary, un-solicited commitments that stand to provide long-term revenue stream or substantial savings associated with the ongoing care, maintenance, enhancement, and/or operations of the property. Said assets will be evaluated on a case by case basis, in terms of comparable value to that of the “discounted price” examples, in arriving at a point value.

Maximum total points, 6