BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF AMENDING THE 2021
CONSERVATION FUTURES PRIORITIZED
ACQUISITION LIST, RESOLUTION NO. 21-
0849, TO ADD CONSERVATION FUTURES
NOMINATION DISHMAN HILLS 01-22

RESOLUTION

WHEREAS, pursuant to the Constitution and laws of the State of Washington, Spokane County, Washington is a class A county duly organized and existing; and

WHEREAS, pursuant to the provisions of the Revised Code of Washington ("RCW") 36.01.030, the powers of Spokane County ("County") can only be exercised through the Board of County Commissioners of Spokane County, Washington ("Board" or "Board of County Commissioners"); and

WHEREAS, pursuant to the provisions of RCW 36.32.120(6), the Board of County Commissioners has the care of County property and the management of County funds and business; and

WHEREAS, pursuant to the provisions of RCW 84.34.200, the legislature found that: (1) the haphazard growth and spread of urban development is encroaching upon, or eliminating, numerous open areas and spaces of varied size and character, including many devoted to agriculture, the cultivation of timber, and other productive activities, and many others having significant recreational, social, scenic, or esthetic values; (2) such areas and spaces, if preserved and maintained in their present open state, would constitute important assets to existing and impending urban and metropolitan development, at the same time that they would continue to contribute to the welfare and well-being of the citizens of the state as a whole; and (3) as such, the acquisition of interests or rights in real property for the preservation of open spaces and areas constitutes a public purpose for which public funds may properly be expended or advanced; and

WHEREAS, pursuant to the provisions of RCW 84.34.230, the Board levied an amount of money to be used solely for the purpose of acquiring rights and interests in real property pursuant to the terms of RCW 84.34.200 through 84.34.220; and

WHEREAS, pursuant to the provisions of the RCW 84.34.240, the Board passed Resolution No. 93-1560, establishing a Conservation Futures Fund, designated as County Fund No. 117; and

WHEREAS, Spokane County Parks, Recreation & Golf Department ("County Parks") staff works with the Conservation Futures Land Evaluation Committee ("LEC") to periodically update the Conservation Futures Program, including evaluation process, selection criteria and administrative guidelines in preparation for a new open nomination round whereby a new prioritized (ranked) acquisition list is developed and recommended to the Board; and

WHEREAS, on April 19th, 2021, the Board acknowledged the 2021 Conservation Futures Program Overview and Nomination Form ("2021 Program"), AND instructed County Parks to open the 2021 Open Nomination Round; and

RESOLUTION—1
WHEREAS, at the culmination of the 2021 Open Nomination Round, on December 7th, 2021, the Board approved the 2021 Prioritized Acquisition List containing a ranked list of eight (8) nominated properties that were received, evaluated, scored, and ranked through the evaluation process outlined in the 2021 Program; and

WHEREAS, provided for within the 2021 Program is a provision for “Unforeseen Opportunities” (p. 11), that provides a process to consider a property (nomination) that was not available at the time of the previous open nomination round and is now available due to an unforeseen circumstance; and

WHEREAS, such “Unforeseen Opportunity” nominations must be ranked higher than the current top-ranked property on the List to be added to the List and pursued for acquisition; and

WHEREAS, in August 2021, County Parks staff received an “Unforeseen Opportunity” nomination, Dishman Hills 01-22 and the LEC voted unanimously to evaluate said nomination; and

WHEREAS, in September 2021, Dishman Hills 01-22 was toured by Washington Department of Fish and Wildlife biologist, staff, and the LEC as well as evaluated utilizing the 2021 Program Evaluation Criteria, evidence of public support, and aforementioned tours; and

WHEREAS, on September 20th, 2021, the LEC recommended to the Board on a vote of 6-1 to add Dishman Hills 01-22 as the number one-ranked property on the List consistent with the “Unforeseen Opportunity” process outlined in the 2021 Program and as shown in Attachment “1” – 2021 Prioritized Acquisition List (Amended), attached hereto and incorporated herein by reference; and

WHEREAS, Doug Chase, Director of the Spokane County Parks, Recreation and Golf Department, recommends that: (1) the List as shown in Attachment “1” - 2021 Prioritized Acquisition List (Amended), be approved as recommended by the Conservation Futures Land Evaluation Committee; (2) County Parks staff be authorized to pursue acquisition of properties on the List in order of their ranking as time and resources permit; and (3) the List shall be valid through March 30th, 2027 unless otherwise adjusted by the Board, and upon expiration of the List on said date, all nominations not under active acquisition shall become void.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Spokane County pursuant to the provisions of RCW 36.32.120(6) and RCW 84.34.200 et seq., does hereby:

(1) Approve Attachment “1” - 2021 Conservation Futures Prioritized Acquisition List (as Amended), which is attached hereto and herein incorporated by reference, as recommended by the Conservation Futures Land Evaluation Committee;

(2) Authorize County Parks staff to pursue acquisition of properties on the List in order of their ranking as time and resources permit; and

(3) Promulgate that the List shall be valid through March 30th, 2027, unless otherwise adjusted by the Board, and upon expiration of the List on said date, all nominations not under active acquisition shall become void.

BE IT FURTHER RESOLVED by the Board of County Commissioners of Spokane County, Washington, that the Board has individually reviewed and considered each and every recital set forth herein above, and to the extent necessary to support the action herein, does adopt the same.

RESOLUTION--2
PASSED AND ADOPTED this 11th day of October, 2022.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

MARY E. KUBEY, CHAIR

ABSENT
AL FRENCH, VICE-CHAIR

Ginna Vasquez, Clerk of the Board

JOSH KERNS, COMMISSIONER

RESOLUTION–3
Please Note: The ranking below took into account the results of the evaluation criteria scoring along with public input, their experience on each nominated property, and the Staff Recommendation, which took into account site reports, review of existing legal agreements affecting properties, potential funding sources, and other factors. *Administrative Acquisition: Nominations identified for Administrative Acquisition will be pursued by staff utilizing the process described in the 2021 Program Overview pending availability and/or satisfaction of contingencies as described below to resolve critical emerging issues related to access and management of existing Conservation Futures-acquired properties.

<table>
<thead>
<tr>
<th>Nomination Name</th>
<th>Ranking</th>
<th>Future Ownership</th>
<th>Property Description</th>
<th>Ranking Notes / Contingencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trolley Trail 08-21</td>
<td>Administrative Acquisition</td>
<td>City of Spokane</td>
<td>3.75 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area. Designated as an &quot;Administrative Acquisition&quot; to resolve long-standing concerns about the Trolley Trail Conservation Area's northern terminus into private property. This acquisition, with ranking contingencies satisfied, will create a publicly accessible northern terminus at 16th Avenue, resolving long-standing trespassing issues. Ranking contingents upon: (1) City of Spokane securing a legal public trail connection between the Trolley Trail Conservation Area and the nomination via public trail easement or condition of plat approval; and (2) selling seller.</td>
<td></td>
</tr>
<tr>
<td>Dishman Hills 03-22</td>
<td>1</td>
<td>Spokane County</td>
<td>102 acre property that's adjacent to the Glencove Unit of Dishman Hills Conservation Area.</td>
<td></td>
</tr>
<tr>
<td>Antoine Peak 03-21</td>
<td>2</td>
<td>Spokane County</td>
<td>188 acre addition to Antoine Peak Conservation Area.</td>
<td></td>
</tr>
<tr>
<td>Fancher 05-21</td>
<td>3</td>
<td>Spokane County</td>
<td>78 acre property adjacent to the Northwoods neighborhood. Ranking contingents upon: (1) granting of a public trail easement through adjacent HOA-owned property.</td>
<td></td>
</tr>
<tr>
<td>Dishman Hills 03-21</td>
<td>4</td>
<td>Spokane County</td>
<td>82 acres adjacent to 240 acres owned by the Dishman Hills Conservancy. Ranking contingents upon: (1) donation by nominator of $25,000 towards public access / trailhead improvements.</td>
<td></td>
</tr>
<tr>
<td>Dishman Hills 02-21</td>
<td>5</td>
<td>Spokane County</td>
<td>45.5 acre addition to Elks Creek Unit of Dishman Hills Conservation Area.</td>
<td></td>
</tr>
<tr>
<td>Dragon Creek 04-21</td>
<td>6</td>
<td>City of Deer Park</td>
<td>106.5 acre property within the Urban Growth Area of the City of Deer Park.</td>
<td></td>
</tr>
</tbody>
</table>
AGENDA SHEET FOR COMMISSIONER'S MEETING OF: October 4th, 2022

SUBMITTING DEPARTMENT: Parks, Recreation & Golf

CONTACT PERSON: Doug Chase / Paul Knowles

PHONE NUMBER: 477-2720 / 477-2188

CHECK TYPE OF MEETING ITEM BELOW:

☐ BID OPENING
☐ 2:00 PM CONSENT AGENDA: ☑ 10/04/22
☐ 5:00 PM LEGISLATIVE SESSION

BY LEAVE: (Item Title)

SPECIAL SESSION: (Item Title)

9:00 AM BOARD BRIEFING: ☑ 09/28/22

BELLOF FOR CLERKS USE ONLY:

Clerk’s Resolution No. 22-0678
Approved: (Majority – Unanimous)
Denied: (Majority – Unanimous)
Renew/Amend No. __________________________________________
Public Works No. __________________________________________
Purchasing Dept. No. _______________________________________

AGENDA TITLE: Shall the Board of County Commissioners amend the existing 2021 Conservation Futures Prioritized Acquisition List to add Unforeseen Opportunity Nomination “Dishman Hills 01-22” as the #1-ranked nomination as recommended by the Conservation Futures Land Evaluation Committee?

RECOMMENDATION: Please Consider.

In accordance with the “Unforeseen Opportunity” process established in the 2021 Conservation Futures Program Overview (See p.11 attached) approved by the Board of County Commissioners, the Conservation Futures Land Evaluation Committee (LEC) working with Parks, Recreation & Golf Department staff, has completed the evaluation process for Unforeseen Opportunity Nomination “Dishman Hills 01-22” (“the Nomination”) – See attached map - which included: (1) voting unanimously to proceed with evaluation of the Nomination, (2) touring the Nomination on September 13th, 2022, (3) scoring the Nomination via the Evaluation Criteria, and (4) meeting on September 20th, 2022 to review the results of the scoring, further discuss and provide a recommendation to the Board of County Commissioners (“BoCC”) for consideration.

At that September 20th, 2022, meeting, the LEC recommended to the BoCC to amend the 2021 Conservation Futures Prioritized Acquisition List to add the Nomination as the #1-ranked property ahead of nomination “Antoine Peak 01-21.”

Staff is supportive of this recommendation.

BACKGROUND:

In August 2022, Spokane County Parks, Recreation & Golf staff received an “Unforeseen Opportunity” nomination for 102 acres adjacent to the Glenrose Unit of Dishman Hills Conservation (See attached map). The Unforeseen Opportunity process described above is established within the 2021 Conservation Futures Program Overview (and previous Program Overviews) to:

“... make the Spokane County Conservation Futures Program the most effective program possible for the citizens of Spokane County, the Conservation Futures Program has established a process to provide for the rare occurrence of unforeseen acquisition opportunities that may present themselves after the Open Nomination period has closed. An “unforeseen opportunity” could occur due to a change in ownership, foreclosure proceedings, or other unforeseen events that may significantly change the criteria of which a nomination was evaluated or ranked upon or make a property available for public ownership, that was not available during previous Open Nomination period(s).”

The Program Overview establishes that if an Unforeseen Opportunity nomination is scored and ultimately ranked higher by the LEC than the top ranked property on the List, the property may be added to the top of the List pending approval by the Board of County Commissioners.

After following the established evaluation process, the LEC voted 6-1 to recommend to the BoCC to add the Nomination to the List as the #1-ranked property, ahead of “Antoine Peak 01-21.” Should the LEC’s recommendation be approved by the BoCC, the 2021 Conservation Futures Prioritized List would be modified to reflect the addition of the Nomination and subsequent re-ranking of other nominations currently on the List (See attached proposed amended List).
Please see attached the following:
- Map depicting the Nomination;
- Proposed Amended 2021 Conservation Futures Prioritized Acquisition List as recommended by the LEC;
- Evaluation Scoring Results Summary Sheet;
- P. 11 “Unforeseen Opportunity” section within the 2021 Conservation Futures Program Overview; and
- Letters of Support for the Nomination.

FISCAL IMPACT:
2021 Prioritized Acquisition List properties will be acquired pursuant to their ranking as funding in available through Conservation Futures and other funding opportunities. Maintenance of these properties, if acquired, would be provided by Conservation Futures M&G Funding and other sources TBD.

[Signatures]

1) Director, Spokane County Parks, Recreation & Golf
2) Parks Planning, Development & Real Estate Manager

Please note: Casey Evans, Civil Department, has reviewed and approved the resolution and agenda sheet.

☐ This item will need to be codified in the Spokane County Code.
Proposed 2021 Conservation Futures Prioritized Acquisition List - 9/21/22

Please Note: The ranking below took into account the results of the evaluation criteria scoring along with public input, their experience on each nominated property, and the Staff Recommendation, which took into account title reports, review of existing legal agreements affecting properties, potential funding sources, and other factors. *Administrative Acquisition: Nominations identified for Administrative Acquisition will be pursued by staff utilizing the process described in the 2021 Program Overview pending availability and/or satisfaction of contingencies as described below to resolve critical existing issues related to access and management of existing Conservation Futures-acquired properties.

| Proposed 2021 Conservation Futures Prioritized Acquisition List - 9/21/22 |

<table>
<thead>
<tr>
<th>Proposed Property</th>
<th>Administrative Acquisition</th>
<th>City of Spokane</th>
<th>3.5 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dishman Hills 03-21</td>
<td>1</td>
<td>Spokane County</td>
<td>3.5 acre property that contains the Trolley Trail generally NE of Trolley Trail Conservation Area.</td>
</tr>
<tr>
<td>Antoine Peak 03-21</td>
<td>2</td>
<td>Spokane County</td>
<td>300 acre addition to Antoine Peak Conservation Area.</td>
</tr>
<tr>
<td>Fancher 03-21</td>
<td>3</td>
<td>Spokane County</td>
<td>38 acre property adjacent to the Northwoods neighborhood.</td>
</tr>
<tr>
<td>Dishman Hills 03-21</td>
<td>4</td>
<td>Spokane County</td>
<td>40 acres adjacent to 240 acres owned by the Dishman Hills Conservancy.</td>
</tr>
<tr>
<td>Dishman Hills 02-21</td>
<td>5</td>
<td>Spokane County</td>
<td>43.5 acre addition to Ille Creek Unit of Dishman Hills Conservation Area.</td>
</tr>
<tr>
<td>Dragon Creek 04-21</td>
<td>6</td>
<td>City of Deer Park</td>
<td>400.5 acre property within the Urban Growth Area of the City of Deer Park.</td>
</tr>
</tbody>
</table>

Proposed 2021 Conservation Futures Prioritized Acquisition List - 9/21/22
Please note: These are raw evaluation scores sorted from high total score to low and do not reflect any ranking or decisions.

### Nomination Name

<table>
<thead>
<tr>
<th>Nomination Name</th>
<th>Total Score</th>
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</thead>
<tbody>
<tr>
<td>Dachman Hills 01-22</td>
<td>45.54</td>
</tr>
<tr>
<td>Antoine Peak 01-21</td>
<td>44.56</td>
</tr>
<tr>
<td>Dachman Hills 03-21</td>
<td>37.82</td>
</tr>
<tr>
<td>Dachman Hills 02-21</td>
<td>36.56</td>
</tr>
<tr>
<td>Trolley Trail 08-21</td>
<td>33.13</td>
</tr>
<tr>
<td>Diablo Creek 04-21</td>
<td>35.04</td>
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</tbody>
</table>

### WDFW SCORED SECTION

<table>
<thead>
<tr>
<th>Nomination Name</th>
<th>Total Score</th>
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</thead>
<tbody>
<tr>
<td>Antoine Peak 01-21</td>
<td>6.00</td>
</tr>
<tr>
<td>Dachman Hills 01-22</td>
<td>7.00</td>
</tr>
<tr>
<td>Diablo Creek 04-21</td>
<td>5.00</td>
</tr>
<tr>
<td>Dachman Hills 03-21</td>
<td>5.00</td>
</tr>
<tr>
<td>Dachman Hills 02-21</td>
<td>4.00</td>
</tr>
<tr>
<td>Trolley Trail 08-21</td>
<td>3.00</td>
</tr>
</tbody>
</table>

### STAFF SCORED SECTION

<table>
<thead>
<tr>
<th>Nomination Name</th>
<th>Total Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dachman Hills 01-22</td>
<td>27.00</td>
</tr>
<tr>
<td>Antoine Peak 01-21</td>
<td>27.00</td>
</tr>
<tr>
<td>Dachman Hills 02-21</td>
<td>25.00</td>
</tr>
<tr>
<td>Dachman Hills 03-21</td>
<td>29.00</td>
</tr>
<tr>
<td>Trolley Trail 08-21</td>
<td>22.00</td>
</tr>
<tr>
<td>Diablo Creek 04-21</td>
<td>21.00</td>
</tr>
</tbody>
</table>

Please note: These are raw evaluation scores sorted from high total score to low and do not reflect any ranking or decisions.
2021 Program Overview

the next nomination round and may commence acquisition of the next ranked property.

3. **Closing** - Once a Purchase and Sale Agreement has been executed, Staff will work with the Seller to satisfy contingencies typical of a real estate transaction, including but not limited to: Title Reports, Environmental Site Assessments (ESA), and 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 $10,000-50,000.

Unforeseen Opportunities
In the interest of making the Spokane County Conservation Futures Program the most effective program possible for the citizens of Spokane County, the Conservation Futures Program has established a process to provide for the rare occurrence of unforeseen acquisition opportunities that may present themselves after the Open Nomination period has closed. An “unforeseen opportunity” could occur due to a change in ownership, foreclosure proceedings, or other unforeseen events that may significantly change the criteria of which a nomination was evaluated or ranked upon or make a property available for public ownership, that was not available during previous Open Nomination period(s).

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 LEC. The LEC shall complete a review of the request and vote on whether or not they wish to further consider the unforeseen opportunity nomination. Further consideration shall require a majority vote in favor of the request. Those unforeseen opportunity nominations approved for further review shall be evaluated against the highest ranked property on the Prioritized Acquisition List, consistent with the evaluation procedure outlined herein (See: pages 7-8 for detailed process). Unforeseen opportunity nominations that are not considered for further review or not ranked higher than the top ranked property on the List shall be encouraged to be resubmitted in the next open nomination round.

If an unforeseen opportunity is ranked higher by the LEC than the top ranked property on the List, the property may be added to the top of the List pending approval by the Board of County Commissioners and will be pursued using the acquisition process outlined above (See: “Deal or No Deal” section on page 10).

Administrative Acquisitions
Properties on the Prioritized Acquisition List that are acquired or have been acquired in the past may come with issues or conditions such as legal / public access constraints or public safety concerns or other aspects that may only be effectively addressed through additional land acquisition or less than fee simple transaction (e.g. easement). Staff will utilize the same or similar acquisition process described herein (See: “Deal or No Deal” section on page 10)

For your information only. Do not return.
Inland NW Trails Coalition  
PO Box 8809  
Spokane, WA 99203  

Paul Knowles, pknowles@spokanecounty.org  
Spokane County Parks  
404 N Havana Street  
Spokane, WA 99202  

RE: Ponderosa Springs 102-acre owned by Glen MacPhee  
Conservation Future Nomination  
Unforeseen Opportunity  

Dear Mr. Knowles and the LEC:  

The Inland NW Trails Coalition enthusiastically endorses the acquisition of the 102-acre Ponderosa Springs property located adjacent to the Flying L Property.  

![Diagram](image)  

MacPhee 102 acres Nominated to Conservation Futures  

The Inland NW Trails Coalition has advocated for the Conservation Futures and was one of the Sponsors of the County Trails Plan.  

We note the Ponderosa Springs Property is included within the Expansion Boundary in the 1995 Dishman Hills Management Plan signed by the Spokane County, Washington State Department of Natural Resources and the Dishman Hills Natural Area Association.  

Sincerely,  

![Signature](image)  

Jeff Lambert, President  
Inland NW Trails Coalition
Dishman Hills Conservancy
PO Box 8536
Spokane, WA 99203

Aug 1, 2022

Paul Knowles
Land Evaluation Committee
Spokane County Parks, Recreation and Golf
404 N. Havana Street
Spokane, WA 99202

RE: Support for Spokane County Emergency Conservation Futures Nomination and Purchase of MacPhee Property

Dear Paul Knowles and the Land Evaluation Committee:

The Dishman Hills Conservancy supports the emergency nomination and purchase of Glen and Deborah MacPhee property. Action to protect these 10 parcels is important to Spokane County Parks for numerous reasons, including the current landowner’s imminent plan to develop the property, their location, current access of the Phillips Creak Trailhead, and important natural features providing wildlife habitat. Already completed forest practices work add savings and value to the property.

Glen and Deborah MacPhee shared their current development plans with DHC Board members and Interim Director on Friday, July 31, 2022. During that tour, which include his realtor Karl Wilkinson, Glen MacPhee reveled work that has been completed toward selling 15 lots on the parcels. He has completed the road design with McCanna Engineering and has Red Diamond Construction ready to start the roads. Additionally, six wells have been drilled and capped, a survey has been completed and 15 lots with home sights have been identified and marked. Earlier this month, Glen approached Spokane County with the request for to move the trailhead information sign and barriers so he could begin road work. The work necessary to sell lots has been completed and Glen MacPhee is moving forward with his intent to sell 15 home sights. Immediate action is needed to protect this area from development.

An important consideration for inclusion of the MacPhee property in Conservation Futures is their location. The property is integral to the Glenrose Unit of the Dishman Hills Conservation Area, as well as the Phillips Creek Trailhead, owned by Spokane County. McPhee property is about 75% surrounded by Conservation Area property. Development of the 15 home sites would necessitate removal of most or all of the Ponderosa Pine timber stands on the property. That would be highly detrimental to the ecological integrity of the area, including several plant
and bird species that are quite rare elsewhere in Spokane County. The proposed development would harm wildlife populations and detract from the open space corridor of the parks system. In addition, the access road that Glen MacPhee proposes to build will cross the Phillips Creek Trailhead route, creating conflict between pedestrian and auto traffic. The location of these property adjacent to the access point for trails adds to the urgency to protect this property.

Glen MacPhee identified three springs are on the property. These springs support species of plants and animals that only exist within a short distance of water. Species such as sedges and red alder are found in the influence area of the springs. Numerous mammals, birds and a few amphibians use this habitat and are not found in other areas of the Dishman Hills. Springs also provide a life sustaining source of water that keep the animals from seeking water in nearby neighborhoods and lessen their need to cross roads. The inclusion of these property with the springs will help sustain a larger diversity of plant and animal species than found in the dry ponderosa pine stands of the surrounding property.

As an added feature, Glen MacPhee has completed extensive forest practice work. In evidence were trees that were well spaced out to decrease fire spread and the removal of tree limbs on the lower 10 feet which decreases ladder fuels and keep fires from spreading to treetops. Brush piles have been removed through burning, thus reducing fuel loads on the ground as well. The extensive amount of work done by Glen MacPhee add to a huge savings in management expenses for Spokane County in the coming years.

Due to the imminent plans for development, their location within existing conservation lands, access of the Phillips Creek Trailhead, important natural features for wildlife, and cost savings to Spokane County for already completed forest practices work, the MacPhee Property should have an emergency inclusion in the Conservation Futures Program and be purchased by Spokane County Parks, Recreation and Golf. MacPhee Property is already an integral part of the Glenrose Unit and Phillips Creek Trailhead areas. Conserving this property will maintain and enhance the existing ecological and recreational value of that property. Dishman Hills Conservancy expresses our strongest support for their inclusion and purchase.

Sincerely,

Ruth Gifford
Interim Director
Dishman Hills Conservancy

Jon Isacoff
Board Vice President
Dishman Hills Conservancy
Aug 2, 2022

Paul Knowles
Land Evaluation Committee
Spokane County Parks and Recreation
404 N. Havana Street
Spokane, WA 99202

Dear Paul Knowles and Land Evaluation Committee,

The Spokane Audubon Society (SAS) supports the emergency nomination and purchase of the Glen and Deborah MacPhee property adjacent to Dishman Hills Conservancy (DHC) managed lands in the Spokane Valley in order to protect wildlife habitat and public outdoor recreation access.

Our DHC collaborators recently shared with us that the MacPhees plan to develop this property immediately unless the Spokane County Conservation Futures program can step in and acquire it to keep the area intact for wildlife and recreationists.

The MacPhee property is 75 percent surrounded by the Glenrose Unit of the Dishman Hills Conservation Area and Spokane County’s Phillips Creek Trailhead. Development of the property would mean removal of most or all of the Ponderosa Pine timber stands that are critical to the ecological integrity of the area. We understand that the MacPhee property includes three springs that support species of plants and animals not found in other areas of the Dishman Hills.

The habitat fragmentation that comes from developments like this is most harmful to wildlife of all kinds, including the diversity of birds that our members particularly appreciate. That same fragmentation would also be a loss for recreational access via the Phillips Creek Trail route. With development imminent, we urge you to take action to maintain current ecological and recreational value of this area.

Sincerely,

Alan McCoy
Board President
Spokane Audubon Society

P. O. Box 9820, Spokane WA 99209-9820
Tax ID: 91-6034490
www.audubonspokane.org
August 15, 2022

Spokane County Parks, Recreation & Golf Department
C/O Paul Knowles
404 N. Havana Street
Spokane, WA 99202

RE: Unforeseen Opportunity Nomination – 01-22 (MacPhee Property)

Dear Mr. Knowles,

I am writing to express our strong support for your consideration of the MacPhee property as an unforeseen opportunity nomination to the County’s Conservation Futures Program. As a key “missing link” in the Dishman Hills, the protection of this property has long been a priority of recreation and conservation advocates in Spokane County, including the Inland Northwest Land Conservancy. With its interesting mix of rock escarpments, open meadows, and healthy forest this land nurtures over 100 acres of vital, near-urban wildlife habitat. Its acquisition by Spokane County will also allow for the expansion and connection of the well-loved public trail system that has been developed in the Glenrose Unit of the Dishman Hills.

We hope that with our support the Conservation Futures Land Evaluation Committee will consider elevating this nomination as its new number one priority so that we as a community can acquire and protect this vital addition to Spokane County’s open space system.

Please do not hesitate to contact me if we can be of further assistance to help implement this great community conservation project.

Sincerely,

Todd Dunfield
Community Conservation Manager
Inland Northwest Land Conservancy
Aug 10, 2022

Paul Knowles
Via Email to: pknowles@spokanecounty.org
Land Evaluation Committee
404 N. Havana Street
Spokane, WA 99202

RE: Support for Spokane County Emergency Conservation Futures Nomination and Purchase of MacPhee Property

To Paul Knowles and the Land Evaluation Committee,

My name is John Dao, I am a managing Partner for Wipfli LLP, a top 20 national accounting and consulting firm with a strong base here in Spokane. I am also currently serving as the President of the Ponderosa Estates Homeowners Association (HOA). Ponderosa Estates is comprised of 8 residential homes and significant acreage located directly East of the MacPhee property currently under consideration for the development of 15 new homes. The eight homeowners that comprise the Ponderosa Estates HOA are all either local business owners or lifelong Spokane residents. Every homeowner in our association has strong ties to Spokane and are fully vested in the success of our local community.

As President of the HOA and on behalf of all the homeowners of Ponderosa Estates, I am writing in strong support of the emergency nomination and purchase of Glen and Deborah MacPhee’s property by Spokane County. As residents of this area, we can all personally attest to the importance of maintaining this natural area for the benefit of our local community. This area serves as a sanctuary for important wildlife, a major access point to trails/nature for residents and a priceless asset to all who live in and around the Ponderosa area. The County has already recognized the value of this land by investing significant dollars to create the Phillips Creek Trailhead that allows the community access to that entire area. It would be a waste to walk away from this investment.

We humbly ask that you consider other options for housing development and leave the area in question unscathed and available for the peaceful enjoyment of current and future generations.

Best Regards,

John Dao
President, Ponderosa Estates Homeowners Association
Paul Knowles  
Planning, Development & Real Estate Mgr.  
Spokane County  
404 N. Havana Street  
Spokane, WA 99202

August 8, 2022

Dear Mr. Knowles,

Please consider the MacPhee property, adjacent to the Ginrose Conservation Area and the Flying L Conservation Area, for funding through the Emergency Conservation Futures Program. It has come to my attention that this valuable piece of property is being prepared for development.

While Spokane County certainly needs housing, the MacPhee property is better suited for recreation and environmental protection. The property is located in the corridor that connects the Dishman Hills Natural Area with other Dishman Hills Conservancy protected properties further south. Spokane is truly fortunate to have the Dishman Hills centrally located in our urban community.

I've hiked all of the DHC properties surrounding the MacPhee property and can attest to the recreational value of connecting the properties. It is my understanding that the MacPhee property includes native plants that are significant and three springs, which enhances the wildlife value. If the property is developed, there will not be another opportunity to protect this valuable area. For this reason, please consider the 102-acre MacPhee property for funding through the Emergency Conservation Futures Program.

Sincerely yours,

Chris Bieker  
DHC Board Member and Spokane Resident
Paul Knowles, pknowles@spokanecounty.org
Land Evaluation Committee
Spokane County Parks
404 N Havana Street
Spokane, WA 99202

Re: MacPhee property acquisition

Dear Mr. Knowles and the LEC:

The Spokane Mountaineers’ Conservation Committee supports the acquisition of the MacPhee Property that expands the conservation lands around the Phillips Creek Trailhead.

The Mountaineers have been active in advocating for both Conservation Futures and the Dishman Hills Conservation Area, and have led trail building efforts in the area, including the Flying L Trail and the Glenrose Cliffs Trail that crosses the MacPhee property.

The property would be a key acquisition, due to the location and due to its natural features, including springs and unique wetland ecosystems that provide resources for wildlife. We hope the County can strike quickly and acquire the property.

Sincerely,
Gina Claeys
Conservation Chair
Spokane Mountaineers
Aug 3, 2022

Paul Knowles  
Land Evaluation Committee  
Spokane County Parks, Recreation and Golf  
404 N. Havana Street  
Spokane, WA 99202

RE: Support for MacPhee Properties nomination and purchase

Dear Paul Knowles and the Land Evaluation Committee:

As a member of the hiking public and neighbor of Dishman Hills, I would like to express my support for MacPhee property to receive the emergency nomination to Conservation Futures and purchase by Spokane County. This property is important to Spokane County Parks because of its location, the habitat on the property and need to keep the ecosystem whole.

The MacPhee property’s location is significant because of how close it is to existing Spokane County Parks property and the existing Philips Creek Trailhead. MacPhee property is almost surrounded by the Glenrose Unit of Dishman Hills Conservation Area and by Dishman Hills Conservancy property. The proposed access road for homesites would cross the existing Phillips Creek Trail, creating conflict between trail users and homeowners. The increased activity and road traffic increases the potential for accidents and fire starts.

The habitat on the MacPhee property is also important. Three springs exist on the property that provide access to water and create habitat that is uncommon in the Dishman Hills. These springs support species of plants not found in other areas of nearby Ponderosa Pine forests. Constructing homes in this area would create disruptions to the ecosystem. Breaks in the habitat increases the presence of invasive species of weeds and brings wildlife into closer contact with humans, their pets, and potential disease transmission. Habitat breaks also changes the way wildlife use areas, shifting some species away from the openings, further decreasing habitat availability.

I support the inclusion and purchase of the MacPhee property through the Conservation Futures program. This property is important to the Spokane County Parks because of its location, conflict potential with Phillips Creek Trailhead users, natural springs, and the continuity of habitat for the area.

Sincerely,

Dan Wilson
Dear Paul,

I’m writing to register my strong support for Spokane County to make an Emergency Conservation Futures purchase of the 102 acre MacPhee property in the Dishman Hills.

I live less than 2 3/4 miles from the Phillips Creek Trailhead. I’ve been hiking in the Dishman Hills for over 35 years. I’m out there all year around. I’ve been hiking on the Glenrose and Flying L trails since they were built, which means I’ve been around the perimeter of the MacPhee property on 3 sides. In the last 2 weeks I’ve been across the MacPhee property twice (with Mr. MacPhee’s permission).

The MacPhee property is surrounded on 3 1/2 sides by existing dedicated Conservation Areas (Flying L on the south and southeast; Glenrose Conservation Area on the west; Dishman Hills Conservancy conservation land on the north). The MacPhee property sits like a missing key to tie these conservation lands together. This property lies well within both the County-designated and mapped “Open Space Corridors” and the County “Priority Habitat and Species Biodiversity Corridor” for the Dishman Hills. It’s an important link to maintain the ecological integrity of both the designated conservation corridors, and the surrounding established conservation areas.

Because it’s now undeveloped, the MacPhee property currently provides important wildlife habitat and wildlife security areas for the Dishman Hills. Real estate development would seriously damage wildlife habitat not only for this property, but would break linkages between wildlife habitats for the surrounding conservation areas, and reduce total wildlife habitat in this part of Dishman Hills.

There are several small springs and small wetlands on the MacPhee property. These sites support moisture requiring plants such as horsetails, false hellebore (Veratrnum californium), alder, and Columbia hawthorn. These moist sites are also important to wildlife and the diversity of bird species. As of the last week in July this year, several of these sites still had wet, soggy ground and lush moist foliage. About 1 mile in on the Flying L trail there is a small perennial stream, originating on the MacPhee property, that flows onto the Flying L portion of Glenrose and down behind the old orchard. As of August 6 this year, there was still some surface water in that little stream.

The heavily used Phillips Creek Trailhead can provide easy trail access to the MacPhee property. The existing recreation trails in the surrounding conservation areas are frequently close to the MacPhee property boundary, and this property is readily visible from these trails. On the northwest side of the MacPhee property, there is actually an easement that allows the Cliffs Trail to continue from Glenrose Conservation Area on to the Dishman Hills Conservancy Cliffs property.

MacPhee has planned 12 home sites with access roads on his property. Several potential homesites and some roads would likely be visible from established trails in the surrounding conservation areas.
Because the MacPhee property is readily visible from many established trail locations, real estate development on the MacPhee property would have substantial negative impacts on recreational and scenic value of the surrounding conservation areas.

On substantial portions of this property, MacPhee has pruned off the lower 8+ feet of branches on small and medium sized ponderosa pine. This reduces the risk of a damaging stand-replacing wildfire.

MacPhee already has a gated dirt road running a short distance from the nearby Phillips Creek Trailhead up onto his property. This can provide vehicle access for fire suppression and other emergencies.

This is a key property for maintaining the ecological integrity, the wildlife populations, and the recreation and scenic values of surrounding existing Conservation Areas in the Dishman Hills. Spokane County has already invested substantial Conservation Futures resources in establishing the surrounding Conservation Areas. Purchasing the MacPhee property would protect the investments already made, and tie together the open space and biodiversity corridors in this part of Dishman Hills. This is a critical opportunity to protect and enhance wildlife habitat, recreation, and the ecological integrity of the Dishman Hills.

I strongly support Spokane County making an Emergency Conservation Futures purchase of the 102 acre MacPhee property in the Dishman Hills.

If there are any questions, please phone me at: (509)-953-4501.

Thank you,

/s/

Art Zack

Art Zack, Ph.D.
Forest Ecologist
Guy Gifford  
15905 E. Wabash  
Spokane Valley, WA 99216

August 9, 2022

Paul Knowles  
Spokane County Parks and Recreation  
404 N. Havana  
Spokane, WA 99202

Dear Paul Knowles,

This is a letter of support for the emergency nomination and purchase of the parcels owned by Glen MacPhee using conservation futures program and/or other funds.

The purchase of the Glen MacPhee property is critical to prevent the development in the middle of Spokane County Parks property. Over 75% if the perimeter is surround by the Dishman Hills Conservation Area - Glenrose unit. Development of this parcel would significantly impact the recreational and wildlife values of the area and conflict with Spokane County open space initiative.

As a forester with Washington State Department of Natural Resources I have worked with Mr. MacPhee over the last 20 years in implementation of forest management activities to create a healthy forest stand and reduce the fuel loading for wildfire. The work Mr. MacPhee has done on his property will ensure minimal maintenance cost.

In summary the MacPhee parcel is a critical parcel of land that needs to be purchased before it is developed. The emergency nomination in the conservation futures program and the immediate purchase of this parcel is imperative to ensure the protection of the community recreation and wildlife values.

Sincerely,

[Signature]

Guy Gifford
Dear Mr. Knowles,

As a long time supporter of Dishman Hills Natural Area, I highly recommend that the Spokane County Emergency Conservation Futures purchase of the 102 acre MacPhee property.

I am a Spokane Public School teacher who often takes students on a field trip to Dishman Hills. I appreciate that this area has been set aside to give visitors a look at Spokane's natural environment and history. It's a living museum. Adding more acreage is adding to our future.

THANK YOU!

Karrie Brown
Spokane resident

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Mr. Knowles,
Please protect Dishman Hills from developers. This area is a huge local asset to people and wildlife. Thanks.
Cynthia

The property provides important wildlife habitat since it's currently undeveloped. Real estate development would break the wildlife corridors connecting the adjacent conservation areas. Thank you on behalf of my children and grandchildren.

Adrienne Goldberg
509-939-0800
---

Adie Goldberg, PhD, MSW, M.Ed.

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Dear Mr. Knowles,
I am writing to express my support for using emergency funds from the Spokane County Conservation Futures fund to purchase the 102-acre MacPhee property.

I have been a Spokane Valley resident for the past forty years. Our family raised our children hiking in the Dishman Hills and now we hike the Flying L and Glenrose trails frequently with our grandchildren. We know the area well. Purchasing the MacPhee property, surrounded on three sides by existing conservation areas, will keep the area available for both wildlife and recreation for current valley residents and future generations. There is already trail access to the MacPhee property through both the Glenrose and Phillips Creek trailheads, so families can immediately benefit from this purchase.

Over the past four decades my family has seen huge changes come to Spokane Valley, especially so over the past ten years. We need more housing as our population grows, but adding twelve larger homes on the MacPhee property does not address the Valley's current affordable housing shortage. In addition, these homes would be easily visible from the Glenrose and Flying L properties, adversely impacting the current wonderful experience of hiking on those trails. The MacPhee property is also located in a Spokane County Open Space Corridor and the owner is interested in preserving its wildness for the benefit of our entire region.
As our population increases, it is even more imperative for the Valley to have large contiguous areas of open space so we can maintain the quality of life that brought many people to our area in the first place. I strongly urge you to use Emergency Conservation Futures Funds for purchase of the MacPhee property. I, my children and grandchildren, and future Spokane Valley families thank you.

Sincerely,
Nan Smith
509-993-5384

Dear Mr. Knowles,

It has recently come to my attention that the 102 acre MacPhee property has been offered as an option to the Spokane County Parks to purchase! that is so exciting and awesome. Please do act upon this offer, using the Emergency Conservation Futures funds, which will do so much for the entire Glenrose/Dishman Hills area, to preserve them as natural areas.

I love hiking in Glenrose, and the Dishman Hills area, would LOVE to be able to not have houses in the midst of the natural beauty. The area is surrounded on 3 sides by already-existing conservation properties. This is an absolute ideal choice of how to spend those funds. And, this will not even require any new access to trails.

Thank you for your consideration. Please please purchase this land; what a great opportunity!

--
Sandra Altshuler, Ph.D., L.I.C.S.W.
Mother extraordinaire (sometimes)

Please support the Spokane County Emergency Conservation Futures purchase of the 102 acre MacPhee property, which abuts the Flying L Ranch and Glenrose trail property. This purchase will allow for better wildlife habitat, and provides improved hiking opportunities for the county residents, expanding access from surrounding trail areas. The character of this wild area will be ruined by the addition of residential homes, and should be kept in its wild state.

I regularly hike the Glenrose and Flying L ranch areas, and am sure allowing this transaction will be for the betterment of the Spokane County community.

Sincerely,

Berdine Bender MD

Paul Knowles
Spokane County Parks
Dear Mr. Knowles

I am writing in support of Spokane County use of Conservation futures to purchase the McPhee property that is adjacent to the Glenrose Unit and Phillips Creek Trailhead areas. I am a frequent user of these trails from both of these trailheads, and not only personally find this area to be a source of exposure to nature, exercise and beauty, but realize that a large number of people recreate, exercise and benefit
from these areas. The McPhee property with its plans to build homes, would negatively impact the scenic and natural beauty of the entire area, as well as seriously affect the habitat that now flourishes in this zone. There are wetlands as well that would be negatively affected by property development.

I urge you to support using Conservation Futures to purchase this key property, that is encircled on three sides by preserved natural areas.

Thank you for your attention

Sincerely

Pam Silverstein MD
6405 S. Dearborn
Spokane Wa 99223

Dear Mr. Knowles

What a great opportunity the sale of the 102-acre McPhee property has provided to the County. Using Emergency Conservation Futures funds the County can purchase and preserve the land between the existing conservation areas managed by the Dishman Hills Conservancy. Disrupting this green space with homes not only degrades the natural beauty of the area enjoyed by us humans, but creates barriers to the natural migration corridors for the critters who live there.

As two humans who appreciate the scenery and serenity of this part of our county, we implore you to use whatever means you have at your disposal to prevent its development by home builders.

Thank you for reading our letter,
Hershel Zellman and Mary Noble

Dear Mr. Knowels,

I am writing to you today in support of using emergency funds from the County’s Conservation Futures program to purchase the MacPhee property.

In this time of needed growth, wise planning is essential to protecting our natural areas and culture. There is a great need for new housing and an equally great need to preserve what wild spaces remain. Twelve houses will do little to relieve the housing crisis. But twelve houses and roads here will impose irrecoverable damage to this ideal wildlife and recreation area. It will benefit very few people to develop this area. Conserved, the entire region benefits.

I grew up in Spokane Valley. One of the redeeming qualities of this city is the nature around it. The Dishman Hills provide beauty, peace, and a place to be present in the world. I would have been a different person without this place to grow up into. Please let us protect what we can for the many more people to come. The larger the population, the larger the pressure on wildlife, and frankly on people.

MacPhee Property is a perfect candidate for including in the Conservation Futures acreage: Three sides are adjacent to existing conservation areas (Dishman Hills, Flying L, Glenrose.)
It is outside the Urban Growth Area.
It is inside a County designated Open Space Corridor.
It is in the middle of the County’s “Priority Habitat and Species” map.
It has several springs and wetlands, essential for conserving water as temperatures rise.
There is already recreation access with the nearby hiking trails.
The current owner is a conservation advocate and would like to see the property protected.

Development would permanently damage wildlife habitat, ruin the aesthetic value of the existing conservation area, and pull city resources (water, sewer, fire, police, garbage, EMT) away from the already sprawling Spokane Valley.

Please do what you can to make sure the MacPhee property continues to provide life to the flora, fauna, and people of our region. I am in full support of these efforts.

Sincerely,
Ellen Picken

Dishman Hills Board Member
Spokane, WA

Dear Mr. Knowles,

I am writing in support of the purchase of the 102 acre parcel of MacPhee land by the Spokane County Emergency Conservation Futures fund. I have learned that this land, which is strategically surrounded on 3 sides by existing conservation properties, has recently become available and has been offered to the County for purchase. As a South Hill resident and a frequent user of the Dishman Hills Conservancy, I strongly support the purchase of this property and urge you to act.

We are at a crossroads. There are few opportunities to build on our existing Dishman/Glenrose Conservation area. As important as it is for us to have housing in our area, there are many areas that this can be achieved in and there are very few areas where we can preserve and expand such a beautiful natural area within close reach to our population, a real gift to our community. The parcel currently provides refuge for wildlife and important wildlife trails. Adding it to the existing conservation properties would improve outcomes for wildlife long term and enhance this beautiful, natural recreation area for the people of Spokane.

Funding is always an issue for purchases like this but the opportunity that is in front of us today cannot be overlooked. I strongly urge you to purchase the MacPhee parcel through the Emergency Conservation Futures.

Sincerely,

Dale Severance
1702 S Stanley Ln
Spokane, WA 99212
(509) 216-3290
Mr. Knowles - I hike a lot in the Flying L and Glenrose area and learned of the exciting opportunity the county has to purchase the MacPhee property. I understand the deadline for letters is August 10. Is the deadline for support letters the end of the day August 10, or it actually end of the day tomorrow, August 9? Thanks for any information you can provide.

Nan Smith

Paul,

I am on the Dishman Hills Conservancy Board of Directors. We urge Spokane County to purchase the MacPhee property of 102 acres and incorporate it into the Dishman Hills Conservancy for the following reasons:

1. The property is surrounded on 3 sides by existing dedicated Conservation Areas (Flying L on the south; Glenrose Conservation Area on the west and Dishman Hills Conservancy conservation land on the north),

2. The existing recreation trails in these conservation areas are frequently within close proximity to the MacPhee property boundary, and in one case come as close as 5 ft. to the boundary.

3. MacPhee has planned 12 home sites with access roads on the property, and several of them would be visible from trails in the existing conservation areas. Development would cause significant negative impacts on the conservation, scenic, and recreation values of the surrounding conservation areas. The property lies outside the Urban Growth Area, and inside a County designated Open Space Corridor.

4. Because it's now undeveloped, this property currently provides important wildlife habitat and wildlife security areas for the Dishman Hills. Real estate development would seriously damage wildlife habitat not only for this property but would break linkages between wildlife habitat for the surrounding conservation areas.

5. Trail access is already provided from the Phillips Creek Trailhead and the Glenrose Trailhead.

6. The gated dirt road going up from the Phillips Creek Trailhead at Flying L provides drivable access to the MacPhee property if needed for fire suppression or other emergencies.

7. There are several springs and year-round small wetlands on the MacPhee property. The small stream that flows onto the Flying L Ranch Conservation property near one mile up the Flying L Trail (near the old orchard and the Inside Passage trail junction) originates on the MacPhee property.

8. The MacPhee property is right in the middle of both the Dishman Hills Open Space Corridor and the Dishman Hills Biodiversity Area and Corridor.

This is a key property for maintaining the ecological integrity and the wildlife populations in the Dishman Hills, and also the recreation values of the surrounding existing Conservation Areas.

Please contact me should you have questions and thanks for your support.

Allen T. (AT) Miller
I support the Spokane County Emergency Conservation Futures purchase of the 102 acre MacPhee property. The property is surrounds by three other conservation areas. Purchase will provide/expand not only hiking opportunities, but will also provide undeveloped wildlife habitat and corridors.

Sincerely,
Fran Davis Snively

Dear Paul
When I first heard about the MacPhee property being offered for sale to developers if the county did not purchase it, I panicked. This is property the Dishman Hills Conservancy has wanted to purchase for years. However, with property now selling for very high prices, it is beyond the reach of DHC at this point in time.

The property is located smack dab in DHC’s proposed corridor of conservation land. Because of its central location in Spokane, I view the Dishman Hills as one of areas of prime importance for outdoor recreation as well as a needed wildlife corridor. Mr. MacPhee has planned 12 home sites for this 102 acre plot. This development would create a negative impact on the scenic, and recreational value of the surrounding undeveloped conservation areas that DHC and the county have worked so hard for.

It would also create more difficulty for wildlife. There are several springs and small wetlands on this property that provide needed water for wildlife. Housing development could possibly damage those resources making it more difficult for wildlife to flourish.

Trail access is already available through Phillips Creek and Glenrose. In addition, there is a grated dirt road going up from the Phillips Creek trailhead to the MacFee property for fire suppression access.

It is my understanding that the MacPhee property scored high for wildlife habitat and water resources when it was evaluated for the Conservation Futures Program. I really hope that you will be able to commandeer Emergency Conservation Futures funding for this important piece of land in the Dishman Hills.

Mary Weathers
DHC Board Member

weathersmb@gmail.com
Spokane, WA
Submit to Clerk of the Board with accompanying paperwork (Resolutions, Agreements, etc.)

AGENDA SHEET

SUBMITTING DEPARTMENT: Parks, Recreation & Golf

CONTACT PERSON: Paul Knowles, Doug Chase, Myklynn Jacob

PHONE NUMBER: 477-2188, 477-2720,

CHECK TYPE OF MEETING BELOW:  
\[ \checkmark \text{Regular Session Agenda} \]

BELOW FOR CLERK’S USE ONLY:

- Clerk’s Resolution No. 22-0678
- Approved: Majority/Unanimous
- Denied: Majority/Unanimous
- Renews/Amends No.
- Public Works No.
- Purchasing Dept. No.

AGENDA TITLE: IN THE MATTER OF AMENDING THE 2021 CONSERVATION FUTURES PRIORITIZED ACQUISITION LIST, RESOLUTION NO. 21-0849, TO ADD CONSERVATION FUTURES NOMINATION DISHMANN HILLS 01-22.

BACKGROUND: (Attach separate sheet(s) if necessary): In August 2022, Spokane County Parks, Recreation & Golf staff received an “Unforeseen Opportunity” nomination for 102 acres adjacent to the Glenrose Unit of Dishman Hills Conservation (See attached map). The Unforeseen Opportunity process described above is established within the 2021 Conservation Futures Program Overview (and previous Program Overviews) to:

“...make the Spokane County Conservation Futures Program the most effective program possible for the citizens of Spokane County, the Conservation Futures Program has established a process to provide for the rare occurrence of unforeseen acquisition opportunities that may present themselves after the Open Nomination period has closed. An “unforeseen opportunity” could occur due to a change in ownership, foreclosure proceedings, or other unforeseen events that may significantly change the criteria of which a nomination was evaluated or ranked upon or make a property available for public ownership, that was not available during previous Open Nomination period(s).”

The Program Overview establishes that if an Unforeseen Opportunity nomination is scored and ultimately ranked higher by the LEC than the top ranked property on the List, the property may be added to the top of the List pending approval by the Board of County Commissioners.

After following the established evaluation process, the LEC voted 6-1 to recommend to the BoCC to add the Nomination to the List as the #1-ranked property, ahead of “Antoine Peak 01-21.” Should the LEC’s recommendation be approved by the BoCC, the 2021 Conservation Futures Prioritized List would be modified to reflect the addition of the Nomination and subsequent re-ranking of other nominations currently on the List (See attached proposed amended List).

Please see attached the following:

- Map depicting the Nomination;
- Proposed Amended 2021 Conservation Futures Prioritized Acquisition List as recommended by the LEC;
- Evaluation Scoring Results Summary Sheet;
- P. 11 “Unforeseen Opportunity” section within the 2021 Conservation Futures Program Overview; and
- Letters of Support for the Nomination.

FISCAL IMPACT (Amount & source of funds): 2021 Prioritized Acquisition List properties will be acquired pursuant to their ranking as funding is available through Conservation Futures and other funding opportunities. Maintenance of these properties, if acquired, would be provided by Conservation Futures M&O Funding and other sources TBD.
REQUESTED BOARD ACTION: Please Consider.

In accordance with the “Unforeseen Opportunity” process established in the 2021 Conservation Futures Program Overview (See p.11 attached) approved by the Board of County Commissioners, the Conservation Futures Land Evaluation Committee (LEC) working with Parks, Recreation & Golf Department staff, has completed the evaluation process for Unforeseen Opportunity Nomination “Dishman Hills 01-22” (“the Nomination”) – See attached map - which included: (1) voting unanimously to proceed with evaluation of the Nomination, (2) touring the Nomination on September 13th, 2022, (3) scoring the Nomination via the Evaluation Criteria, and (4) meeting on September 20th, 2022 to review the results of the scoring, further discuss and provide a recommendation to the Board of County Commissioners (“BoCC”) for consideration.

At that September 20th, 2022, meeting, the LEC recommended to the BoCC to amend the 2021 Conservation Futures Prioritized Acquisition List to add the Nomination as the #1-ranked property ahead of nomination “Antoine Peak 01-21.”

Staff is supportive of this recommendation.

This Item will need to be codified in the Spokane County Code: No