

AGENDA

Conservation Easement Program Oversight Committee

Planning and Development Services – Northwest Annex

5280 Northwest Dr, Bellingham, WA 98226

Central Conference Room

or

Join Zoom Meeting:

<https://us02web.zoom.us/j/86379014229?pwd=VGJ4OGpBUjZUN2pVZEtkZ1RkbGNqUT09>

Passcode: cepoc

Friday, September 22, 2023

8:30 – 10:00 AM

- 1. Welcome, announcements, public comments, & agenda review (10 minutes)**
- 2. Approval of previous meeting minutes (5 minutes)**
- 3. Updates since previous meeting (5 minutes)**
- 4. Discussion items/business (60 minutes)**
 - New CEP Position discussion with Steve Roberge
 - Review of Coordinated Land Management Meeting
 - Buy-Protect-Sell Program Review
- 5. Public comments (5 minutes)**
- 6. Next meeting (5 minutes)**
 - October 27th, 8:30-10:00 AM- Online and In-Person Option
 - Future agenda items
 - Buy-Protect-Sell Presentation by Alex Jeffers
 - Jen's Editorial
 - Other Funding Opportunities

Included in the meeting packet (or provided at the meeting):

- July Meeting Minutes

Community members who require special assistance to participate in a committee meeting are asked to contact the meeting facilitator at least 4 business days in advance. Please contact meeting facilitator, Lauren Templeton, at 360-778-5956 or ltemplet@whatcomcounty.us.

**CEP Oversight Committee
Meeting Summary
July 28, 2023**

Start Time:	8:30 a.m.
Location:	Online Meeting and In-Person at Northwest Annex, 5280 Northwest Drive, Bellingham, WA

Meeting Highlights
There were 11 people in attendance (4 of the 6 voting members; 2 PDS staff members; 3 Ex-Official; 2 Guests).

Attendees – Members	Affiliation	Present
D’Agnolo, Sean	Producer	<input checked="" type="checkbox"/>
Glyzinski, Jen	Real Estate	<input checked="" type="checkbox"/>
Jones, McKale	Producer	<input type="checkbox"/>
Mackay-Brown, Heather	Incorporated, Non-farmer	<input type="checkbox"/>
Neely, Burr	Unincorporated, Non-Farmer	<input checked="" type="checkbox"/>
Schissler, Paul	Farm Supporting Business	<input checked="" type="checkbox"/>
VACANT	Producer	<input type="checkbox"/>

Quorum Present	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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PDS Staff	Affiliation	Present
Lauren Templeton	CEP Administrator	<input checked="" type="checkbox"/>
Dakota Stranik	Planner - CPAL	<input checked="" type="checkbox"/>

Attendees – Ex-Official/Contributing	Affiliation	Present
Alex Jeffers	WLT	<input checked="" type="checkbox"/>
Solvei Metcalf	WLT	<input checked="" type="checkbox"/>
Becky Snijder van Wissenkerke	WC Public Works	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

Attendees – Guests	Affiliation	Present
Bob Suttles	Northwest Real Estate Valuation	<input checked="" type="checkbox"/>
Corina Cheever	Whatcom Conservation District	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

Determination of a Quorum/ Welcome

We have a Quorum for the meeting starting at 9:13.

Public Comments

No public comments at this time.

Announcements

No announcements at this time.

Approval of Minutes – February

Jen moved to approve the meeting minutes. Sean seconded. **The motion passed with Jen, Paul, and Sean in favor and Burr abstaining.**

Updates Since Previous Meeting

Lauren announced that the VanderWerff Easement has closed and the Vander Veen Easement is in the process of closing.

Discussion Items/Business

Appraisal Value Presentation

Jen introduced Bob Suttles from Northwest Real Estate Valuation, who will discuss the appraisal process. Bob gave an overview of the appraisal process, primarily that there is a before-sale easement review and an after-sale easement review for determining development rights values. The after-review consists of reviewing conservation easement sales after the easement is in place and there are few conservation easement sales between private properties. The difference between the two values is the compensation to the property owner. Development rights are one of the biggest components for valuing an easement. Additionally, allowed uses on the property are a major factor regarding the overall value of the land. Before appraisals are simpler as they are more data-driven, but after appraisals are more difficult as there are fewer comparable properties.

Jen asked if there is a ballpark value for development rights and what the process is for determining those values. Bob said it is difficult to predict the general cost of development rights as Whatcom County's market is less consistent due to fewer re-sales. However, the last few appraisals he completed for the CEP program were relatively consistent in cost. Jen asked if there were similarities in the properties such as location and Bob said they were within a similar timeframe, but the properties were different land uses and not very close together. Jen also asked about the

different appraisal approaches and Bob discussed the four different approaches. Bob said he would primarily use the sales comparison approach as the other approaches are not the best method for CEP properties. When completing a before/after appraisal it is acceptable to leave the improvements out of the equation as the value of the land would not be affected by the improvements. So, technically reviewing bare land which is easier to compare as there are more vacant land sales. Lauren asked if the income capitalization approach could be used for affirmative agricultural easements and Bob said income capitalization approach is not the cost of production, but the investment and rental price the land acquires. Jen mentioned that when reviewing development rights, the assumption can be the value would be based on the development potential. Bob said that it is looking at the raw land value, which would still be the amount a developer may purchase the land for. Burr asked if the appraisal includes ecological values and Bob said appraisals must be based on the economic use and environmental concerns are not considered an economic use. Bob states when he reviews comparable properties he tries to stay in Whatcom County. Committee thanked Bob for his time and he left after his presentation.

Code Updates Review for WCC 3.25A

Lauren shared recommended code updates with the Committee and is going to follow up with a timeline and general process to be included in the annual planning code updates. Becky recommended changing the agricultural programs position to natural resources programs and the Committee agreed. Alex asked what type of forestry representative could be included and Becky said it could be large or small-scale forestry, but tends to be small forestry representatives. Jen mentioned the need to start outreach for the current open position and the new position. Alex said he could contact forestry contractors for the forestry position. Jen moved to approve the code updates. Paul seconded. **The motion passed with all in favor.**

Buy-Protect-Sell Update

Alex and Lauren discussed meeting with NRCS regarding the Buy-Protect-Sell component and that we have a longer timeline to complete a Buy-Protect-Sell easement; however, we need to start developing program procedures. Lauren is going to begin this process and provide an outline at the next meeting.

Public Comments

Becky mentions asking Assistant Director about the hiring process for a new position.

Future Agenda Items

- WCC 3.25A Updates Process
- Buy-Protect-Sell Program Outline
- Expanding Committee Positions & Committee Terms

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- New CEP Position
 - Jen's Editorial Update

Next Meeting

The next meeting was scheduled for Friday, August 25, 2023, 8:30-10:00 AM. This will be a hybrid meeting with an in-person and remote option.

Meeting adjourned at 9:47 AM.

DRAFT