2017 Jefferson County Conservation Futures Program
Property Acquisition and/or
Operations and Maintenance Project Application

Please complete the following application in its entirety. Be sure to answer “N/A” for questions that
don't apply to the project. Incomplete applications will not be accepted for consideration.

Unless directed otherwise, use as much space as needed to answer each question.
Contact program staff at 385-4498 or tpokorny@co.jefferson.wa.us with questions.

Background and Eligibility Information

1. Project Title: Iglichtin Farm
2a. Conservation Futures Acquisition Request: $110,000
   b. Conservation Futures O&M Request: 0
3. Total Conservation Futures Request: $110,000
4. Please indicate the type of interest contemplated in the acquisition process.
   __ Warranty Deed          X  Easement          ___ Other (Please describe below.)
   In whose name will the property title be held after acquisition?

   Jefferson Land Trust will hold title to the conservation easement.

5. Applicant Information
Name of Applicant or Organization: Northwest Watershed Institute
Contact: Peter Bahls
Title: Executive Director/Conservation Biologist
Address: 3407 Eddy Street, Port Townsend, WA 98368
Phone: (360) 385-6786       Fax: (360) 385-2839
Email: peter@nwwatershed.org

6. Sponsor Information: (if different than applicant)
Organization Name: Jefferson Land Trust
Contact: Sarah Spaeth
Title: Director of Conservation and Strategic Partnerships
Address: 1033 Lawrence St., Port Townsend, WA 98368
Phone: (360) 379-9501, ext. 101  Fax: 360-379-9897
Email: sspaeth@saveland.org
This application was approved by the sponsor’s legally responsible body (e.g., board, council, etc.) on March 21, 2017.

7. Site Location
Street Address or Description of Location: Iglitzin Farm, 7360 Center Road, Quilcene, WA.

Driving Directions from Port Townsend: Turn right at the Chimacum 4-way stop onto Center Road, proceed south under Hwy 104, ¼ mile, then right onto gravel driveway, parking by house driveway and barn.

Section: 17  Township: 28 N  Range: 1W
Assessor’s Parcel Number(s): 801171001, 801171006, and 801171008

Please differentiate current and proposed ownership of each APN and indicate if the parcel is to be acquired with CF funds or used as match. All three parcels to be protected under one conservation easement.

Please list the assessed values for each property or APN, as applicable. **53.19 total acres**

North parcel – 14.57 acres (801171001) – $179,671
South parcel – 23.44 acres (801171006) – $235,359
West parcel – 15.18 acres (801171008) – $88,400

8. EXISTING CONDITIONS
New Site: X Yes  No  _______________  Number of Parcels: 3
Addition to Existing Site: Yes No X___________  Acres to Be Acquired: 53.19
Total Project Acreage (if different):  Current Zoning: 1 per 20
Existing Structures/Facilities: Two houses, cabins, barn, and outbuildings
Any current covenants, easements or restrictions on land use: No
Current Use: Farm and residence and music festival grounds
Waterfront (name of body of water): Tarboo Creek
Shoreline (linear feet): 1,700 feet along mainstem Tarboo Creek and 1,200 ft of Spring Creek
Owner Tidelands/Shorelands: NA

9. Current Property Owner X is ___ is not a willing seller.

Project Description

10. In 1000 words or less, provide a summary description of the project, the match, overarching goal, and three top objectives. Include information about the physical characteristics of the site that is proposed for acquisition with Conservation Futures Program funds including: vegetation,
topography, surrounding land use, and relationship to parks, trails, and open space. Describe the use planned for the site, any development plans after acquisition (including passive development), characteristics of the site which demonstrate that it is well-suited to the proposed use, and plans for any structures currently on the site. If applicable, describe how the site relates to the larger project, and whether the project has a plan, schedule and funding dedicated to its completion. Please also list any important milestones for the project or critical dates, e.g, grant deadlines. List the dates and explain their importance. Please attach a spreadsheet of the budget.

Since 2002, Northwest Watershed Institute and over 40 partnering organizations have been working to protect and restore the Tarboo watershed, from the headwaters of Tarboo Creek to Tarboo-Dabob Bay, with over 3,800 acres conserved to date. The proposed project will permanently protect a key property along the mainstem of Tarboo Creek, with a conservation easement to be held by the Jefferson Land Trust.

The conservation easement will permanently protect farmland, forests, fish and wildlife habitat, and music festival grounds on the 53.19 acre property owned by Alan Iglitzin and located in the upper Tarboo Creek valley and comprised of three adjoining parcels (the “Property”).

The conservation easement will include three conservation zones as generally shown on the attached map. The easement as a whole and each zone will have specific protections as summarized below and in the signed letter of intent from the landowner, attached. In general, the conservation easement will permanently prevent subdivision or sale of a portion of the overall property, residential development on the undeveloped west parcel, clearcutting of the existing high quality mature forest, and will permanently protect stream buffers and enhance wildlife habitat.

**Conservation easement protections**

- The 53.19-acre Property comprised of three separate parcels will be kept whole. Subdivision or sale of a portion of the Property will be prohibited.

- The 15.18 acre west parcel (Jefferson County tax parcel 801171008) will be preserved for native fish and wildlife habitat. No residential development, land clearing, roads, agricultural uses, or structures will be permitted in this area, although habitat restoration activities will be allowed.

- Approximately 4 acres south of Center Road and part of tax parcel 801171006 will also be preserved for fish and wildlife habitat.

- Additional areas of stream habitat and forest, as shown on the attached map, will be protected from clearing and residential development. Forestry activities, including selective commercial thinning of upland forest areas under a sustainable forest management plan, will be allowed.

To protect and enhance the stream habitat, Northwest Watershed Institute’s will raise matching O&M funds to fence the new stream buffer where necessary, remove invasive species and plant riparian areas.
### BUDGET

<table>
<thead>
<tr>
<th>Item</th>
<th>JCCF Request</th>
<th>Match</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Estimated Value of Conservation Easement</td>
<td>70,000</td>
<td>80,000</td>
<td>150,000</td>
</tr>
<tr>
<td>Acquisition Related Costs:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appraisal</td>
<td>8,000</td>
<td>0</td>
<td>8,000</td>
</tr>
<tr>
<td>Staff Time (Limited to 5% of Total Proj. Cost)</td>
<td>11,000</td>
<td>0</td>
<td>11,000</td>
</tr>
<tr>
<td>Legal Fees - prepare CE</td>
<td>7,500</td>
<td>0</td>
<td>7,500</td>
</tr>
<tr>
<td>Excise Tax</td>
<td>1260</td>
<td>0</td>
<td>1,260</td>
</tr>
<tr>
<td>Recording Fees</td>
<td>800</td>
<td>0</td>
<td>800</td>
</tr>
<tr>
<td>Settlement Fees</td>
<td>740</td>
<td>0</td>
<td>740</td>
</tr>
<tr>
<td>Title Insurance</td>
<td>700</td>
<td>0</td>
<td>700</td>
</tr>
<tr>
<td>Baseline report</td>
<td></td>
<td>2,500</td>
<td>2,500</td>
</tr>
<tr>
<td>Survey - property and CE zone boundaries</td>
<td>10,000</td>
<td>0</td>
<td>10,000</td>
</tr>
<tr>
<td>Total of Acquisition Related Costs</td>
<td>40,000</td>
<td>2,500</td>
<td>42,500</td>
</tr>
<tr>
<td>O&amp;M Costs - invasive plant control, planting, fencing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stewardship plan</td>
<td>0</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Cultural resource assessment report and permitting</td>
<td>0</td>
<td>4,500</td>
<td>4,500</td>
</tr>
<tr>
<td>Planting native riparian trees and shrubs 5ac x $4000/ac</td>
<td>0</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Total of O&amp;M Related Costs</td>
<td>0</td>
<td>27,500</td>
<td>27,500</td>
</tr>
<tr>
<td>Total Project Costs</td>
<td>110,000</td>
<td>110,000</td>
<td>220,000</td>
</tr>
<tr>
<td>Percent of total</td>
<td>50%</td>
<td>50%</td>
<td>100%</td>
</tr>
</tbody>
</table>

11. Estimate costs below, including the estimated or appraised value of the property(ies) to be acquired, even if Conservation Futures funds will only cover a portion of the total project cost. In the case of projects involving multiple acquisitions, please break out appraisals and estimated acquisition costs by parcel.

a. Estimated or Appraised Value of Propert(ies) to be Acquired: **$150,000**

b. Total Estimated Acquisition-related Cost *(see Conservation Futures Manual for eligible costs):** $42,500

c. Total Operation and Maintenance Cost: **$27,500**

d. Total Project Cost: **$220,000**

Basis for Estimates (include information about how the property value(s) was determined, anticipated acquisition-related costs, general description of operation and maintenance work to be performed, task list with itemized budget, and anticipated schedule for completion of work):
Conservation easement (CE) value was estimated by NWI based on numerous previous appraisals of conservation easements in the Tarboo watershed.

O & M costs were estimated based on NWI’s 15 years experience in completing similar invasive removal and planting projects along Tarboo Creek. See budget above.

Schedule

August 2017 – JLT and NWI start work with landowner to prepare conservation easement, appraisal, and survey. NWI seeks funding for O&M work.

May 2018 – JLT purchases conservation easement from Alan Iglitzin

July 2018 – NWI removes invasive plants and installs fencing as needed.

Jan 2019 – NWI plants fenced riparian areas.

Jan 2020 – NWI conducts supplemental planting as needed.

Scored Questions

1a. Sponsor or other organizations X will ___will not contribute to acquisition of proposed site and/or operation and maintenance activities.

b. If applicable, please describe below how contributions from groups or agencies will reduce the need to use Conservation Futures program funds.

c. Matching Fund Estimate

<table>
<thead>
<tr>
<th></th>
<th>Acquisition</th>
<th>O&amp;M</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Futures Funds Requested</td>
<td>$110,000</td>
<td>$0</td>
<td>50%</td>
</tr>
<tr>
<td>Matching Funds/Resources*</td>
<td>$82,500</td>
<td>$27,500</td>
<td>50%</td>
</tr>
<tr>
<td>Total Project Acquisition Cost</td>
<td>$192,500</td>
<td>$27,500</td>
<td>100%</td>
</tr>
</tbody>
</table>

*If a prior acquisition is being proposed as match, please describe and provide documentation of value, location, date of acquisition and other information that would directly link the match to the property being considered for acquisition.

d. Source of matching funds/resources

<table>
<thead>
<tr>
<th></th>
<th>Amount of contribution</th>
<th>Contribution approved?</th>
<th>If not, when?</th>
<th>Contribution available now?</th>
<th>If not, when?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Iglitzin CE value</td>
<td>$80,000</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>NWI</td>
<td>$27,500</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

NOTE: Matching funds are strongly recommended and a higher rating will be assigned to those projects that guarantee additional resources for acquisition. Donation of property or a property right will be considered as a matching resource. Donation of resources for on-going maintenance or stewardship (“in-kind” contributions) are not eligible as a match.
2a. Sponsoring agency **X** is ___is not prepared to provide long-term stewardship (maintenance, up-keep, etc.) for the proposed project site.

b. Describe any existing programs or future plans for stewardship of the property, including the nature and extent of the commitment of resources to carry out the stewardship plan.

Jefferson Land Trust will conduct annual monitoring of the property along with the many other properties in Tarboo watershed that are protected by conservation easements.

A detailed stewardship plan for the Iglitzin Property will be completed with the conservation easement.

Northwest Watershed Institute will raise funds from private donations and grants to conduct the proposed O&M activities as a match to Conservation Futures funding. The O&M work includes restoring the stream and forested wetland in the West parcel by control of invasive species such as blackberry, and additional plantings with native trees and shrubs. Fencing may be installed as needed depending on the landowner’s long term plans for livestock grazing in certain areas.

3a. Describe the sponsoring agency’s previous or on-going stewardship experience.

Jefferson Land Trust, formed in 1989 and accredited in 2009, will hold the conservation easement on the Iglitzin property. The Land Trust has been stewarding conservation easements since 1991 and currently holds and monitors 57 conservation easements in Jefferson County, in addition to conducting monitoring and stewardship activities on the 517 acres it owns in fee. Stewardship activities are carried out by professional staff with the assistance of volunteer Preserve Stewards. The Hoh River Trust and Washington State Parks contract with Jefferson Land Trust to monitor and steward nearly 7,400 acres of land under their control. In addition, Jefferson Land Trust stewards land owned by Jefferson County, the City of Port Townsend and Department of Natural Resources. Jefferson Land Trust stewardship and monitoring protocols were developed with the guidance of the Land Trust Alliance and adherence to those protocols is one of the requirements for our national accreditation.

Northwest Watershed Institute owns and stewards the 400 acre Tarboo Wildlife Preserve in the Tarboo valley and has over 16 years of experience conducting habitat stewardship and restoration projects in the Tarboo watershed, including over twenty similar stream and wetland projects on various properties. In addition, consulting forester Mike Cronin has extensive experience in forestry and will be helpful assisting in developing the forest stewardship plan.

b. Has the sponsor and/or applicant of this project been involved in other projects previously approved for Conservation Futures funding?

___No, neither the sponsor nor applicant has been involved in a project previously approved for Conservation Futures funds.
**Conservation Futures Application and Ratings Sheet**

X Yes, the sponsor and/or applicant for this project has been involved in a project previously approved for Conservation Futures funds. Please provide details:

Yes. Seven conservation easement projects proposed by NWI and JLT were previously approved for Conservation Futures funding as part of the landscape scale conservation project in the Tarboo watershed. Six have been successfully completed and the Radka property project funded in 2016 is on schedule for completion this year.

4 a. Property X can __cannot feasibly be acquired in a timely fashion with available resources.

b. Necessary commitments and agreements X are __are not in place.

c. All parties X are __are not in agreement on the cost of acquisition.

If “not” to any of the above, please explain below.

5. The proposed acquisition X is specifically identified in an adopted open space, conservation, or resource preservation program or plan, or community conservation effort. Please describe below, including the site’s importance to the plan. Please reference the website of the plan if available or include the plan with this application.

__complements an adopted open space or conservation plan, but is not specifically identified. Please describe below, and describe how the proposed acquisition is consistent with the plan.

__is a stand-alone project.

The proposed project is identified as a conservation priority in the following plans –

Jefferson Land Trust’s Jefferson County Conservation Plan (2010) identifies the Property as a priority within three areas – habitat, agriculture, and forestry.


The Tarboo/Dabob Bay Implementation Strategy, a Sub-Plan of JLT’s Jefferson County Conservation Plan, identifies the Property as a priority conservation area for both the stream corridor along the mainstem of Tarboo Creek and for forestry.

The property is a priority in Northwest Watershed Institute’s Tarboo Watershed Conservation Strategy to protect and restore a stream and wetland corridor from the headwaters of Tarboo Creek to Dabob Bay (objective 1) and conserving forestland in the watershed (objective 3).


The proposed properties are within a priority terrestrial conservation area identified and mapped in the Willamette Valley- Puget Trough- -Georgia Basin Ecoregional Assessment (2004 Floberg et al). This priority area includes much of the Tarboo and Thorndyke watersheds. The Ecoregional plan, developed by Washington Department of Fish and Wildlife and The Nature Conservancy, is one of the primary conservation plans for Puget Sound and has received extensive public and scientific review.
6. Conservation Opportunity or Threat:

a. The proposed acquisition site **X does** does not provide a conservation or preservation opportunity which would otherwise be lost or threatened.

b. If applicable, please carefully describe the nature and immediacy of the opportunity or threat, and any unique qualities about the site.

Alan Iglitzin is the founder of the Olympic Music Festival, which he directed for over 30 years. He is over 80 years old and has a limited opportunity to arrange for long-term conservation of this unique property. If not protected by conservation easement, the property could be split and sold as three separate parcels. The undeveloped west parcel would likely be developed as a residential site. In addition, older forest that occurs on about one-third of the property could be clearcut.

7. The proposed acquisition:

- **X** provides habitat for State of Washington Priority Habitat and/or State or Federal Threatened, Endangered or Sensitive species.

- **X** provides habitat for a variety of native flora or fauna species.

- **X** contributes to an existing or future wildlife corridor or migration route.

If affirmative in any of the above, please describe and list the Priority Habitat(s) and Threatened, Endangered, or Sensitive species below, and cite or provide documentation of species’ use.¹

<table>
<thead>
<tr>
<th>Priority and Listed Species on-site</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mainstem Tarboo Creek and tribs</td>
<td>- Priority Riparian Habitat</td>
</tr>
<tr>
<td>Western toad</td>
<td>- State Candidate and Federal Species of Concern</td>
</tr>
<tr>
<td>Pileated woodpecker</td>
<td>- State Candidate</td>
</tr>
<tr>
<td>Puget Sound steelhead</td>
<td>- State Candidate and Federal Threatened</td>
</tr>
<tr>
<td>Hood Canal coho salmon</td>
<td>- Federal Species of Concern</td>
</tr>
</tbody>
</table>

Listed Species benefited downstream in Tarboo-Dabob Bay (documented rearing habitat)

- Hood Canal summer chum salmon - State Candidate and Federal Threatened
- Puget Sound Chinook salmon - State Candidate and Federal Threatened

Provides habitat for a variety of native flora and fauna

The location of the project along Tarboo Creek, proximity to the Tarboo Wildlife Preserve, and diversity of habitats to be protected (fields, forest, streams, pond and wetlands) provides for very high variety of fish, wildlife, bird, amphibian and plant species.

Wildlife corridor

The proposed project is a key addition to a landscape-scale wildlife corridor along Tarboo Creek, from the headwaters to Tarboo-Dabob Bay. The property also provides a wildlife corridor from the stream to surrounding uplands. Cougar, bobcat, deer, black bear, and other large mammals use these areas, as well as diversity of amphibians, reptiles, and birds.

Note – Species and habitats were documented on the property by NWI in salmon spawning and wildlife surveys and visits conducted since 2002. Juvenile rearing salmon species in Tarboo-Dabob Bay documented by NWI and Port Townsend Marine Science Center in 2004 assessment http://www.nwwatershed.org/pubs/tarbooFishSurvey.pdf

7 d. Does the current owner participate in conservation programs that enhance wildlife habitat? If so, please provide details.

Yes. Alan Iglitzin has been a wonderful conservation partner with Northwest Watershed Institute since 2003. NWI has completed numerous significant stream and wetland restoration projects on his property including replacement of three fish blocking culverts with bridges, re-meandering and re-vegetation of over 1,000 feet of the mainstem of Tarboo Creek that was previously ditched, and initial restoration planting of the wetlands on the West parcel.

8 a. Describe the extent and nature of current and planned agricultural use of the proposed acquisition, including any anticipated changes to that use once the property, or property right, is acquired with Conservation Futures funds.

The agricultural zone of the conservation easement includes the existing pastures, orchards, and gardens, as well as the barn and buildings on the north and south parcels. Agricultural uses will continue to be permitted such as growing crops or livestock, amending soils, maintaining irrigation, and drainage systems, fencing, and other farmland improvements.

b. Describe any current or future management practices that promote the preservation of soil and water quality and good watershed function on the farm.

The landowner has limited most agricultural use to areas distant from stream and wetlands. Much of the stream and riparian habitat has been enhanced for improved through restoration projects. The proposal includes completed protection of the 15 acre West Parcel that supports significant wetland habitat.

c. Describe how the owner employs agricultural management practices that will protect or enhance wildlife habitat?

The agricultural uses are relatively low impact and generally located on the higher ground and away buffered from streams and wetlands. The Stewardship Plan proposed for the Property will include a plan for the Farm and Residence Conservation Zone.

9. a. Describe the extent and nature of current and planned silvicultural use of the proposed acquisition. Please cite or provide documentation of existing or planned silvicultural activities including forest management plan(s) or forest ecosystem restoration.

In the Forest Conservation Zone, clear-cutting will be prohibited. Selective thinning will be permitted with the goal of maintaining older forest that provides sustainable income, maintains habitat and scenic values, and restores some old growth forest habitat features over time (including protection of a minimum number of the largest conifers per acre). The general goals of
the forest management will be written into the easement and the detailed plans will be worked out in an accompanying forest management plan portion of the Stewardship Plan.

b. Describe the owner’s timber harvest plan and harvest methods that will protect or enhance wildlife habitat on the property.

The goal of forest management will be to protect and restore older forest habitat over time, while allowing light thinning, or selective commercial harvest, and firewood cutting.

10. a. Describe how the proposed acquisition benefits primarily a ___local area X broad county area including the area served, the nature of the benefit, the jurisdictions involved, and the populations served.

The proposed project benefits a broad county area because it is a key part of much larger conservation effort that spans from the headwaters of Tarboo Creek to the state’s Dabob Bay Natural Area. In particular, Dabob Bay has been recognized as a state and national priority for conservation and the proposed project will help protect upper Tarboo Creek - the main freshwater stream entering the Tarboo-Dabob Bay estuary and critical for its water quality.

10 b. Is the project located in an area that is under-represented by CF funded Projects? Areas that Conservation Futures has not been able to support to date include Marrowstone Island, Toandos Peninsula, Dosewallips Valley, Bolton Peninsula, and the West End.

No. This project is part of a sustained long term effort to protect habitat and open space within the Tarboo watershed.

11. Describe the educational or interpretive opportunities that exist for providing public access, educational or interpretive displays (signage, kiosks, etc.) on the proposed site, including any plans to provide those improvements and any plans for public accessibility.2

This property has exceptional potential for education and interpretive uses due its long history and suitability for music festivals, workshops, and summer camps. The Olympic Music Festival historically drew thousands of people every summer to the property to enjoy concerts in the barn, with musicians staying in the many cabins on the property and second house located on the north parcel. The unique design and development of the property to host public events combined with its diverse natural habitats and farm and forest uses provides an excellent opportunity to educate and involve the public on a variety of sustainable land management practices and the larger Tarboo watershed conservation project. The current owner is willing to allow access for supervised tours, field science surveys, and research. If the property is sold, the hope is that it will go into a similar public use. Northwest Watershed Institute’s “base of operations” for education and public involvement is the nearby 400 acre Tarboo Wildlife Preserve, so the proposed project will be a valuable addition to overall public outreach programs.

12. The proposed acquisition X includes historic or culturally significant resources3 and

2 The words “education” and “interpretation” are interpreted broadly by the CF Committee.
3 Cultural resources means archeological and historic sites and artifacts, and traditional religious ceremonial and social uses and activities of affected Indian Tribes and mandatory protections of resources under chapters 27.44 and 27.53 RCW.
__ is registered with the National Register of Historic Places, or an equivalent program.

X is recognized locally as having historic or cultural resources.

__ is adjacent to and provides a buffer for a historic or cultural site.

If affirmative in any of the above, please describe below, and cite or provide documentation of the historical or cultural resources.

The Property represents one of the earliest homesteaded farms in the Tarboo area. In 1907, the Isuri family, Japanese-Americans, bought the farm and ran a raspberry and dairy farm. The barn was built in 1934 and qualifies for the state historic register, although it has not be nominated. In the 1940s, the Isuri family was forced into an interment camp during the war and lost the farm. Over subsequent decades, the Property changed ownerships several times, with Alan Iglitzen buying it in 1976 and subsequently formed a lasting friendship with Isuri family.

Verification

13. Sponsors of applications that are approved for funding by the Board of County Commissioners are required to submit a brief progress report by October 30 every year for three years after the award is approved, or three years after the acquisition funds are disbursed to the applicant, whichever is later. The progress report must address any changes in the project focus or purpose, progress in obtaining matching funding, and stewardship and maintenance. Sponsors receiving O&M funds will also submit an annual report for each year that O&M funds are expended. The Committee will use the information to develop a project “report card” that will be submitted annually to the Board of County Commissioners.

If this application is approved for funding, I understand the sponsor is required to submit progress reports for three years and for any year in which O&M funds are expended.

_____________ Initials_March 27, 2017 Date

14. If, three years after the date funding is approved by the Board of County Commissioners, the applicants have not obtained the required matching funds, the Committee may request the Board of County Commissioners to nullify their approval of funds, and may require the project to re-apply.

If this application is approved for funding, I understand that we may be required to re-submit the application if the project sponsor does not obtain the necessary matching funding within three years.

______________ Initials March 27, 2017 Date

Attachments

Maps and photos of the proposed project (also emailed in PDF format)
Willing landowner letter from Alan Iglitzen, dated March 21, 2017
Figure 1. Site location map of proposed Iglitzin Farm project.
Figure 2. Tarboo-Dabob Bay watershed map showing project site and other protected lands along Tarboo Creek and within the Dabob Bay Natural Area.
Figure 3. Project site in relation to adjacent and nearby conservation easement protected properties and restoration projects along the Tarboo Creek wildlife corridor.
Figure 4. Proposed conservation easement on Alan Iglitzin’s property along upper Tarboo Creek, showing the three tax parcels and conservation zones.
Figure 5. View west of Iglitzin property along upper Tarboo Creek. Photo by Keith Lazelle

Figure 6. Alan Iglitzin, former director of the Olympic Music Festival and landowner greets Jefferson Land Trust conservation projects committee members.
Figure 7. Historic restored barn where summer concerts continue to be held.

Figure 8. One of many cabins on the property for visiting musicians.
Figure 9. Wetland with large beaver pond in the background in SW corner of property.

Figure 10. Tarboo Creek runs through the Iglitzin property and supports spawning habitat for coho salmon, cutthroat trout, brook lamprey, and potentially steelhead.
Figure 11. NWI planted some of the West Parcel in 2005 to restore forested wetlands.

Figure 12. Pasture land on the South Parcel of the Iglitzin property.
Figure 13. The farm continues to support a diversity of gardens and orchards.

Figure 14. Upper horse pasture on the South Parcel.
Figure 15. BEFORE – Fish blocking culvert at main entrance stream crossing in 2003.

Figure 16. AFTER – Replaced with rustic log stringer bridge in 2003.
Figure 17. NWI constructed 1000 feet of re-meandered stream in 2005 to replace historically straightened channel along Center Road.

Figure 18. Volunteers at 2006 Plant-A-Thon dig in new native trees and shrubs.
Figure 19. Young volunteers ready to install willow stakes along new creek channel.

Figure 20. Willow stakes in 2012 with Beachwatchers group spotting coho fry.
Alan Iglitzin  
7360 Center Road  
Quilcene, WA 98376  

March 21, 2017

Peter Bahls, Director  
Northwest Watershed Institute  
3407 Eddy Street  
Port Townsend, WA 98368

Dear Peter:

I am writing to express support for the 2017 Jefferson County Conservation Futures Program grant proposal by Northwest Watershed Institute and Jefferson Land Trust to conserve my historic farm and music festival property through purchase of a conservation easement.

The conservation easement will permanently protect farmland, forests, and fish and wildlife habitat on my 53.19 acre property located along the upper mainstem of Tarboo Creek and comprised of three adjoining parcels (the “Property”).

I am interested in selling a conservation easement to Jefferson Land Trust for $70,000. I understand this will probably represent a partial donation (bargain sale) as the appraised fair market value of the easement is estimated at $150,000. Of the $70,000 sale price, I plan to donate $25,000 back to Jefferson Land Trust upon closing to pay the one-time stewardship fee and I plan to retain $45,000. Appraised value for the easement in excess of the $70,000 sale price will be considered a matching donation to the grant.

The conservation easement will have specific protections as summarized below.

- The 53.19-acre Property will be kept whole. Subdivision or sale of a portion of the Property will be prohibited.

- The 15.18 acre west parcel (Jefferson County tax parcel 801171008) will be preserved for native fish and wildlife habitat. No residential development, land clearing, roads, agricultural uses, or structures will be permitted in this area, although habitat restoration activities will be allowed.

- Approximately 4 acres south of Center Road and part of tax parcel 801171006 will also be preserved for fish and wildlife habitat.

- Additional areas of stream habitat and forest, as shown on the attached map, will be protected from clearing and residential development. Forestry activities, including selective commercial thinning of upland forest areas under a sustainable forest management plan, will be allowed.
The conservation easement will not provide a right of public access. However, to give people a better understanding and appreciation of Tarboo Creek and conservation efforts here, I will allow, at our sole discretion, access for supervised tours, field science surveys, research, field camps and festivals.

To protect and restore the stream and wetland forest areas on the west parcel, we support Northwest Watershed Institute’s plans to obtain restoration funding to remove invasive plants and plant additional native trees on the west parcel.

If funding is granted for this project, we look forward to working out the details of the conservation easement with Jefferson Land Trust and Northwest Watershed Institute.

Sincerely,

[Signature]

Alan Iglitzin

Map of proposed Iglitzin Property and conservation zones.
Figure 4. Proposed conservation easement on Alan Iglitzin’s property along upper Tarboo Creek, showing the three tax parcels and conservation zones.