

Sample Project Timeline

	YEAR 1													
Project Milestones	J	F	M	A	M	J	J	A	S	O	N	D		
Lot of Record Certification	■													
Application: Finalized, Ranked		■												
Conservation Easement Valuation		■												
Leverage Third Party Funds														
Route Conservation Easement					■									
Escrow and Funds Dispersal							■							
Monitoring														
	YEAR 2													
Project Milestones	J	F	M	A	M	J	J	A	S	O	N	D		
Monitoring												■		
	ONGOING													
Project Milestones	J	F	M	A	M	J	J	A	S	O	N	D		
Monitoring												■		

Lot of Record Certification



This process, completed with Skagit County Planning and Development Services, establishes and legally certifies the number of development rights available on the farmland property.

Application: Finalized, Ranked



With pre-application development issues resolved, the Conservation Futures Advisory Board completes a ranking of the application. Ranking criteria includes soil quality, size of farm, proximity to other protected lands, intensity of development pressures, etc.

Conservation Easement Valuation



Program staff commission an appraisal for the farmland property. A before and after appraisal is completed which compares the value of the land before the easement and after the easement. The program's payment to the landowner is the difference between the before and after values.

Leverage Third Party Funds



Program staff apply to various appropriate funding partners in an effort to leverage local funds to the greatest extent possible.

Route Conservation Easement



Skagit County Commissioners (along with legal, finance, risk, division staff), funding partners, and the landowner review, sign and notarize the easement.

Escrow and Funds Dispersal



With a signed-around easement, Skagit County places funds in escrow, and those funds are disbursed when your conservation easement is recorded with the Auditor's office.

Monitoring



Farmland Legacy's contracted easement monitor begins compliance review the year following the recorded easement year. The program monitors nearly 200 conservation easements, mainly using Google Earth imagery to note major changes in land use from year to year on protected farmland properties.