

### FIRST ANNUAL MEETING

**Wine and dessert party  
Nov. 14 7:30 PM**

**J**oin us next Thursday at the **Moscow Community Center** for the first annual membership meeting and fundraiser for the Palouse Land Trust. Share dessert and coffee or a glass of wine with board members, local landowners, and other people interested in conserving open space in the Palouse.

#### Speakers:

**Nancy Mack of the Pullman Civic Trust** will discuss the ways the Palouse Land Trust can aid in the preservation of open space along the future bike route between Pullman and Moscow.

**Randy Rice of the Parks and Recreation Department of the City of Moscow** will talk about the significance of the Berman gift. He'll also describe the City's plan for a park along Paradise Creek.

**Juanita Lichthardt of the University of Idaho** will discuss the significance of Paradise Ridge and Tomer Butte for conservation of grasses and plants native to the Palouse.

**Jay Pengilly, Chair of the Moscow Planning and Zoning Commission** and a member of our Advisory Board, will discuss flood plain and other development issues affecting the City of Moscow and the area of impact around Moscow. Jay will introduce concepts for rural residential housing developments which are compatible with preservation of open space, such as the concepts developed by Tom Jansen and Wendy McClure.

### Land Trust helps Mrs. Berman and City protect new park in Moscow

**W**e are grateful to **Katrina Berman** for her gift to the residents of Moscow.

Because of her generosity and foresight, a new park will be established on the south side of town near Paradise Creek. The Palouse Land Trust worked closely with Katrina and the **City of Moscow** to write a conservation easement on land she donated to the City. The City will purchase an adjacent piece of land that was slated for development in the flood plain along Paradise Creek. In an area of rapid development within the City along Styner Avenue near U.S. 95 and the University of Idaho, residents will forever enjoy native vegetation and open space.

This is an exciting precedent for the PLT to work with local landowners and local government. City leaders should be thanked for being open to establishing such a park.

Together with Katrina and the

City of Moscow, we have preserved one of urban Moscow's vital pieces of open space. We have made a difference!

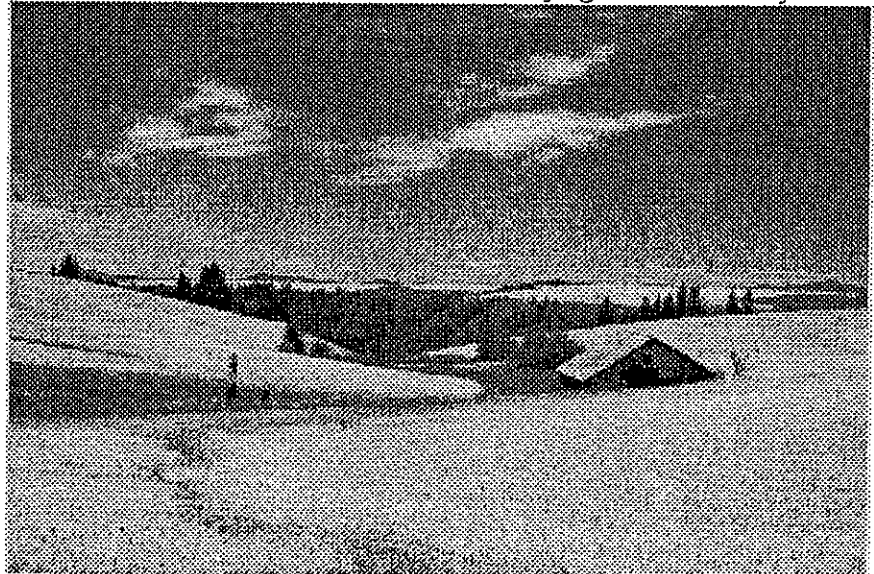
The people of Moscow, particularly those living on the south side, owe Katrina a great debt for her generous gift.

### Special Thanks

**T**o those people who spent many hours working on the gift of land by Katrina Berman to the City of Moscow: **Randy Rice and Gary Reidner** of the City of Moscow, and **Hoey Graham and John Norton** of PLT.

To the **Idaho Foundation for Parks and Lands** for agreeing to jointly hold the conservation easement on the Berman property with PLT. We thank their Board and **Sharon Hubler**, the Executive Director, for supporting our new organization.

To attorney **Thomas Haensly** of **Camano Island, Washington** for working at reduced rates for us clarifying tax deductibility.



## What did PLT accomplish last year?

**S**haring information and bringing people together continue to be our main activities.

We have written and accepted donation of our first conservation easement. Even though we are a new organization, the City of Moscow and local landowners trusted us enough to involve us as facilitators of the complex negotiations for the Berman land.

In the last year, the Palouse Land Trust has worked with 12 individual landowners seriously considering using conservation easements to help them meet their goals for protecting open space, agricultural and forest land, scenic values, and wildlife habitat. This important, low profile work is usually done in confidence. We share information about conservation easements and other planning tools, and make referrals.

We made presentation to ten different local organizations about the many options landowners have when they want to protect their land and what makes it special to them.

The booth at the Latah County fair was a great success.

We brought the Environmental Science Club at Moscow High School together with local landowners to plant trees. Janice Willard and Eric Nielson own land north of Moscow which provides significant storage of water runoff. Planting trees along the stream is part of the land management plan approved by the Idaho Department of Lands.

We help landowners reach their goals for their land. Many people and organizations have welcomed our existence. As they learn about what land trusts can do, owners of both forest and agricultural land are excited about the options they have

## Special places in the Palouse

**L**ast spring, Latah County residents were asked to identify special places of natural, historical, and cultural value. We supported the study done by Professor Craig Miller and students at the University of Idaho. The results are being used by planners at Latah County who are required by recent legislation to consider special places in their land management plans.

Moscow Mountain, the scenery along Highway 8, Laird Park, Robinson Park, Spring Valley, Idler's Rest, and wheat fields were frequently identified as special scenic and natural areas. People felt that the most special cultural and historical sites were the McConnell Mansion, University of Idaho campus and arboretum, the old Moscow high school, and the old barns with the Palouse countryside. The students surveyed 134 people by telephone.

This is an example of the role the PLT can play in linking needs (Latah County planners) with resources (the students and Dr. Craig Miller) to address those needs.

## New Board member needed

**C**hristian Petrich, one of the founding members of the Board of Trustees, has recently moved to Boise. We thank Christian for enthusiasm. We wish him the best in his new endeavors.

Please tell John Norton if you know someone interested in taking Christian's place on the Board of Directors for PLT. A new board member will be selected within the next two months. The seven Board of Directors conduct much of the day-to-day business of PLT.

## Thanks, thanks, thanks

To Margrit von Braun and Ian von Lindern for their generous donation.

To Melissa Rockwood for designing the logo.

To Penny Morgan and Cindy Fisher for setting up the booth at the Latah County Fair, and to all the people who staffed the booth.

To all of you who donate money and volunteer time for PLT.

## Help us set priorities for next year

Our efforts to contact landowners with information will focus on the corridor between Pullman and Moscow, the linear park in Moscow, Paradise Ridge and Tomer Butte, areas surrounding Robinson Lake and other County Parks, and the area between Moscow and Moscow mountain.

We will continue to encourage University classes to link with City and County governments to provide practical maps, innovative thinking, and other information useful in conserving open space in the Palouse.

What do you think? Come to the annual meeting on November 14 at 7:30 PM at the Moscow Community Center to tell us where you think we should focus our efforts in the coming year. We welcome your suggestions.

## Upcoming events and sources of information

### Fall membership drive

**W**e will kick off our fall fund-raising effort at the annual meeting on November 14.

Encourage your friends to join the Palouse Land Trust. Annual membership dues start at \$10. Together we will conserve open space in the Palouse.

### Options for development in-the impact zone

**H**ow should Moscow grow in the area of impact? The Moscow Planning and Zoning Commission is meeting on November 13 at 7 PM in the Council Chambers of City Hall. Students in UI Architecture and Landscape Architecture Departments will present four schemes for open-space subdivision for two sites. For more information contact Wendy McClure at 885-6473 or [WMcClure@uidaho.edu](mailto:WMcClure@uidaho.edu).

### Attention forest owners

**T**he Pacific Forest Trust and the Land Trust Alliance of the Northwest are sponsoring two very important seminars for forest owners on November 9 at the Westcoast Ridpath Hotel in downtown Spokane.

Learn about using conservation easements on working forest lands from 9AM to noon. **Forests for the Future** is sponsored by the Pacific Forest Trust. Cost is \$10 per person.

On the same afternoon, learn about forest management plans and your estate, estate planning, **conservation easements and other estate planning tools**, and estate valuation issues. The intensive workshop is scheduled from 1:00 to 5:00 PM., and is sponsored by the Pacific Forest

Trust and Washington State University Cooperative Extension. Cost is \$15 per person or \$25 per couple with a limit of 75 people.

To register for one or both seminars, call Peter Griessman at 509-684-2588.

### Conservation on the web

**T**he "Takings" Resource page [<http://www.webcom.com/~pcj/takings/html>] is sponsored by the Planning Commissioners Journal. Look there for information on responding to the "property rights" movement. Background information and emerging issues are included, as well as a copy of the Private Property Rights Act passed by the U.S. House in 1995.

The **Trust for Public Land** [<http://www.igc.apc.org/tpl/>] is a national non-profit organization dedicated to the conservation of land for parks, gardens, natural areas and open space. Look here for an excellent list of links to related sites.

**American Farmland Trust** [<http://farm.fic.niu.edu/aft/afthome/html>] is a private, non-profit organization dedicated to the conservation of agricultural resources. AFT works to prevent the loss of productive farmland and to promote farming practices that are compatible with the environment. They also publish American Farmland magazine.

### BECOME A MEMBER OF THE PALOUSE LAND TRUST

- I want to become a member. Annual dues are:  
    \_\_\_ \$10 General \_\_\_ \$25 Contributing \_\_\_ \$50 Sustaining
- Please call me. I know someone who might be interested in getting more information about conservation easements and the Palouse Land Trust.
- I want to make a contribution in the amount of \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

## What are conservation easements ?

**A**lthough they are just one of the conservation options individual landowners have in protecting their land, conservation easements are one of the most commonly used tools.

What is a conservation easement? How do easements work and what are the benefits to landowners?

Conservation easements are legal agreements between a landowner and a land trust that permanently limit uses of land. Easements are written to protect open space, scenic values, wildlife habitat, or other conservation values. Because they are very flexible, conservation easements often allow continued agricultural or forest uses or limited development. The landowners continue to own and use their land. Landowners can sell their land or pass it on to their heirs. Easements are permanently attached to deeds.

Conservation easements are widely used by landowners to plan the future for their land and their families.

Conservation easements can help landowners and their families

- Protect what is special about their land
- Pass land from one generation with reduced inheritance taxes
- Gain significant income and estate tax advantages
- Control future development and uses of their land

### Property taxes and conservation easements

**A**dvisory Board member Janice Smith-Hill is researching whether the county tax assessor must consider the existence of a conservation easement when making tax

assessments. This issue is of vital importance to all the land trusts in the State of Idaho.

The Idaho statute authorizing the existence of conservation easements has an addendum to what is otherwise a uniform law in the 50 states. In Idaho, a provision requires the tax assessor to ignore the existence of a conservation easement. But tax assessments are based upon fair market value, and placing a conservation easement on property reduces that value. In research for the UI Environmental Law class with Dr. Art Smith, Janice will investigate whether it is constitutional to exclude conservation easements for tax assessments.

## PALOUSE LAND TRUST

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