



American Farmland Trust

SAVING THE LAND THAT SUSTAINS US

No Farms No Food[®]

No Idaho

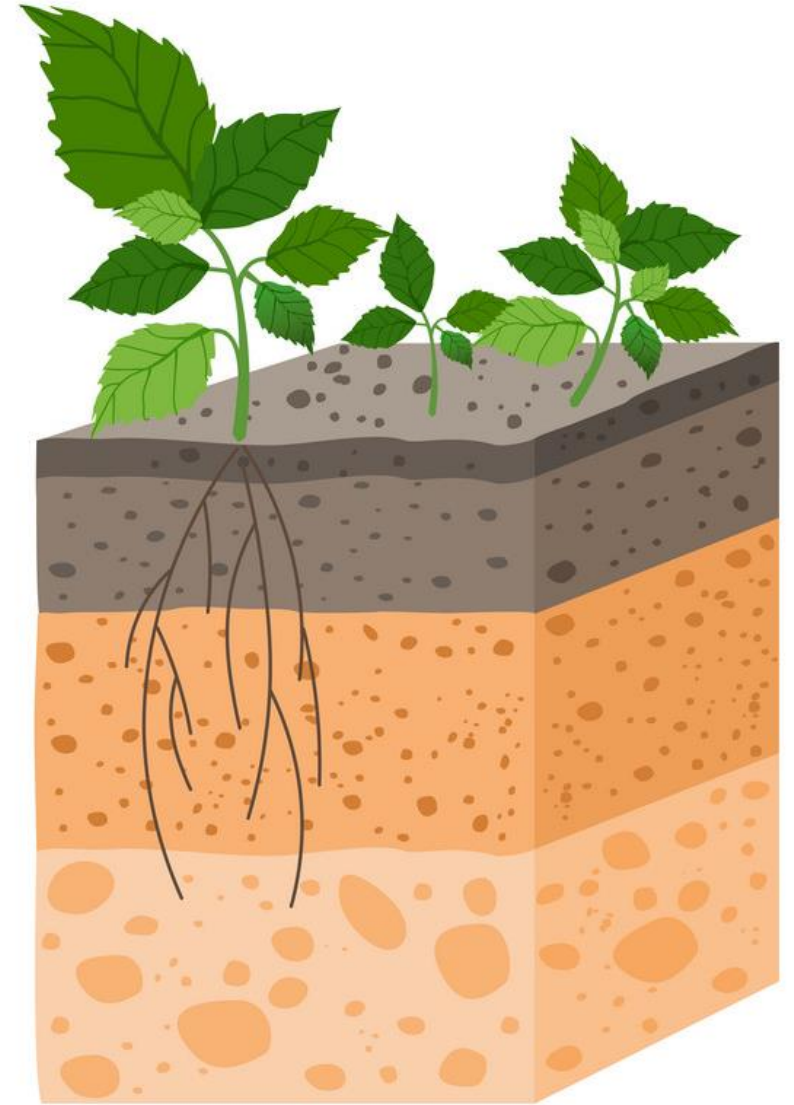
Presentation in collaboration with Palouse-Clearwater Food Coalition

March 17, 2022



PROTECTING WORKING FARMS AND RANCHES

IMPROVING SOIL HEALTH THROUGH PARTNERSHIPS



SUCCESSION PLANNING RESOURCES



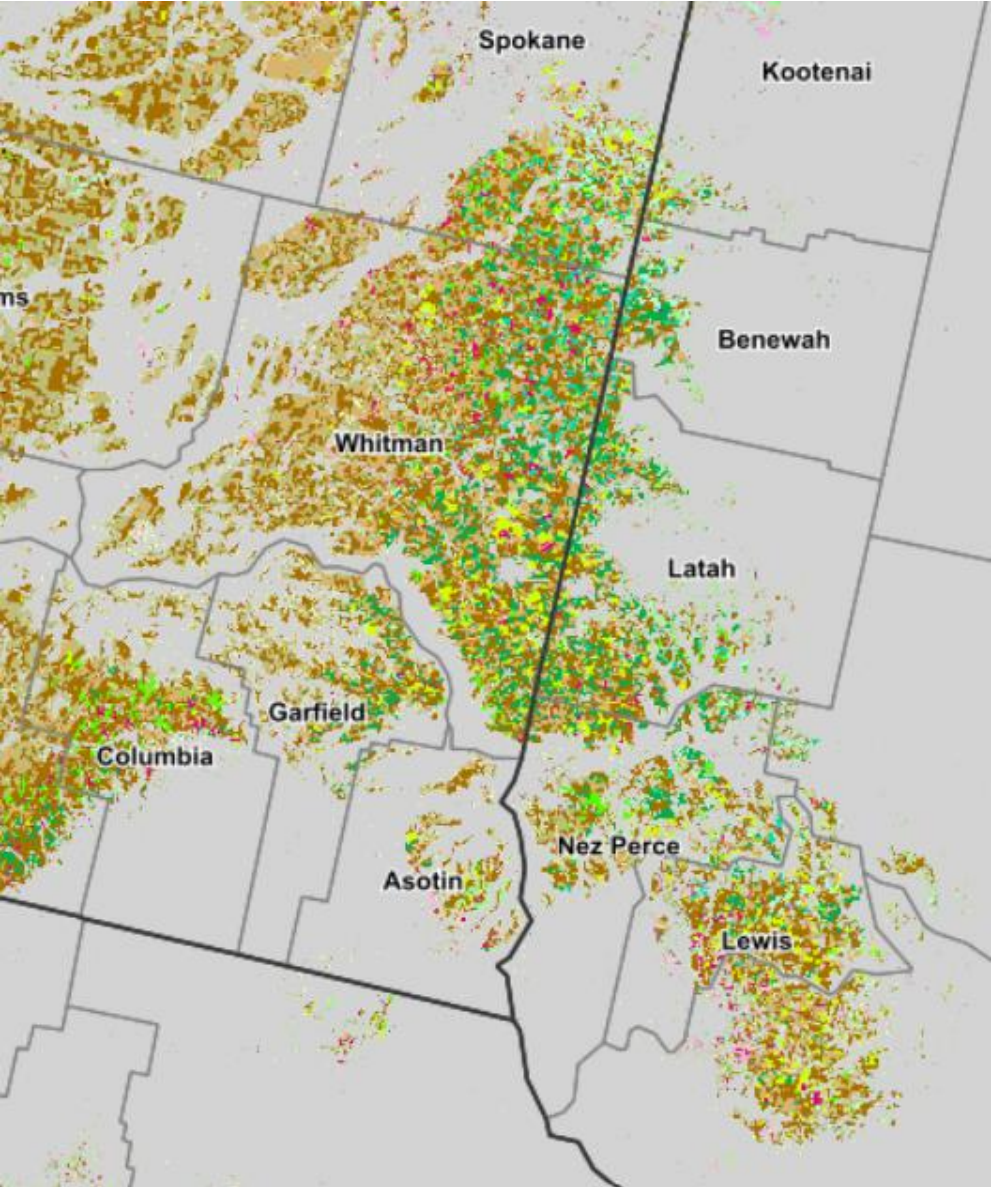
What is food system resilience?

Resilience is the ability to prepare for, withstand, and recover from a crisis or disruption.

A *resilient food system* can withstand and recover from disruptions in a way that ensures a sufficient supply of acceptable and accessible food for all.




Largest crop areas of the Palouse-Clearwater region




CROP	ACRES
Winter Wheat	758,986
Spring Wheat	409,676
Chickpeas	182,837
Grass Hay	148,131
Canola	109,633
Alfalfa	71,166
Sod/Grass Seed	49,811
Lentils	41,258
Barley	40,247
Peas	35,930
Oats	7,360
Clover/Wildflowers	1,248
Corn	907


Idaho's Top 10 crops feed the world¹




1/3 of all US potatoes




Nearly 1/2 half of wheat is sold to foreign markets




Top producer of malt barley




Rank first in US production of organic hay




20% of the sugarbeets in the US




Idaho seeds are shipped to 120+ countries




20% of onions nationally



40,000 acres of chickpeas



60 million pounds of apples per year



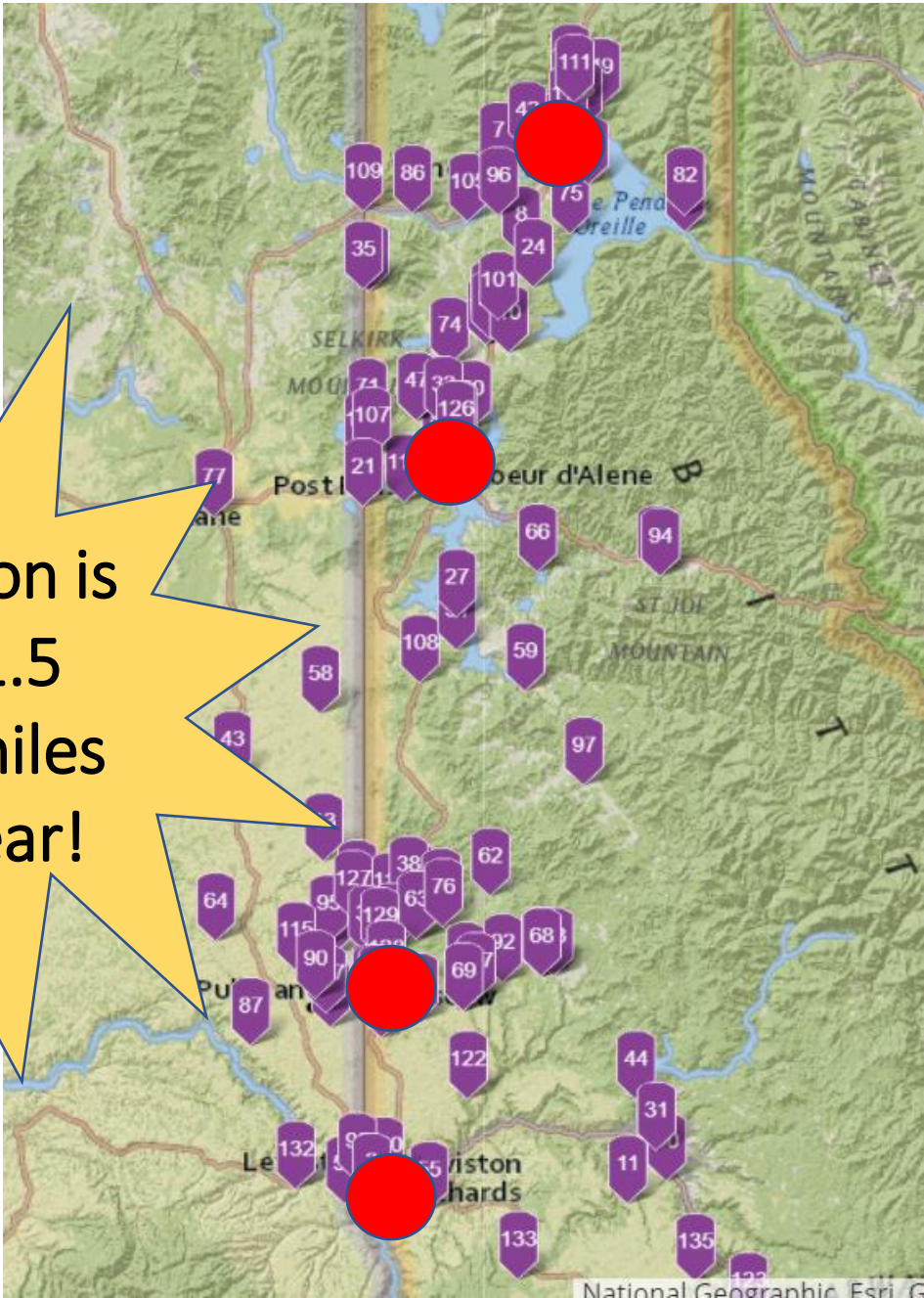
2 million pounds of mint oil annually

¹ Idaho State Department of Agriculture

Development of working farms and ranches to non-ag use *disrupts* regional food systems.

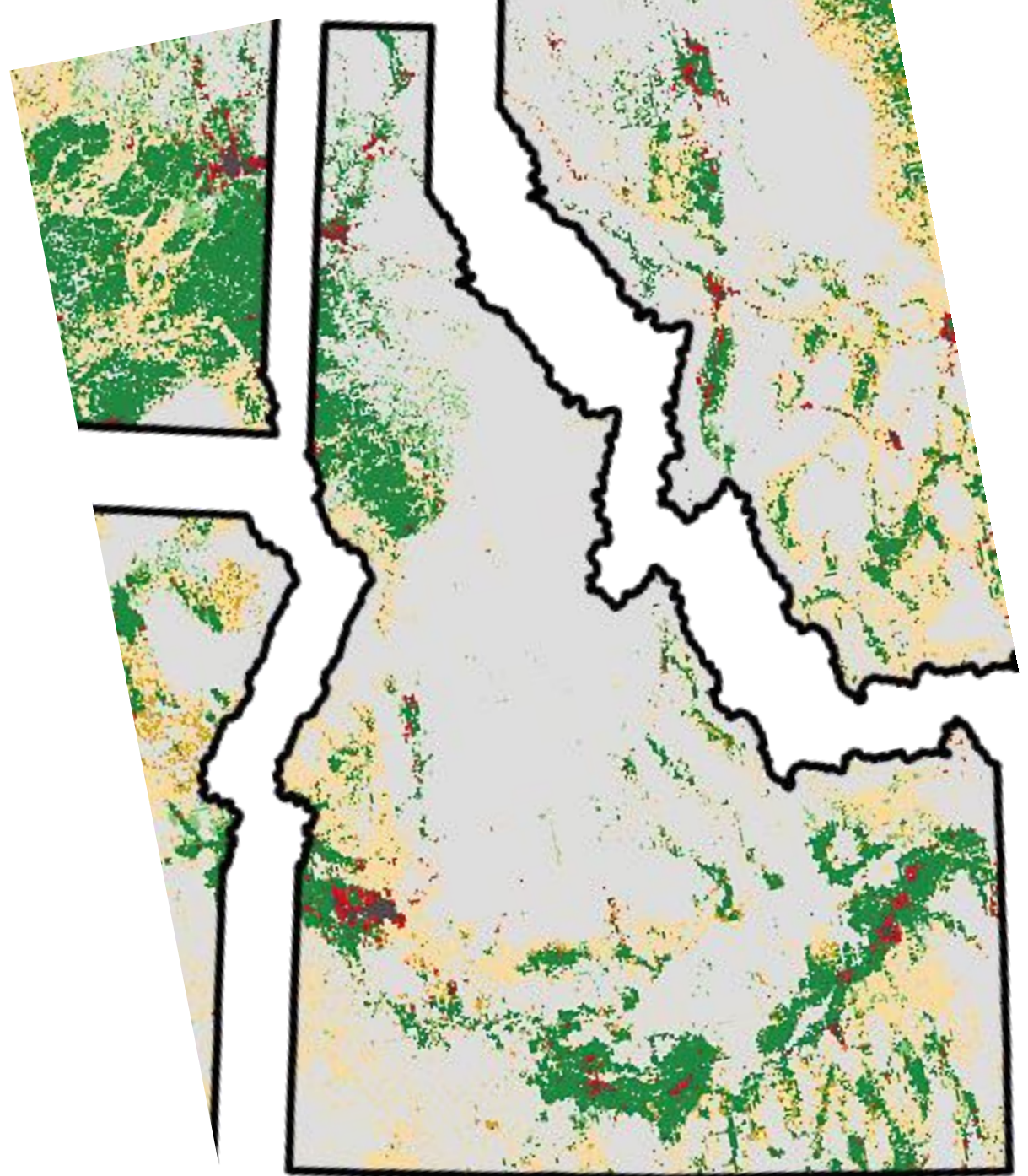
COUNTY	CONVERSION RATE (acre/yr)
Bonner	140
Kootenai	633
Benewah	40
Latah	33
Nez Perce	40
Lewis	na
Idaho	60
Whitman	47
Asotin	20
Garfield	na
REGIONAL TOTAL	1013

Your region is losing 1.5 square miles every year!



Why protect Idaho's ag land?

- Rapid population growth
- Farmland loss impacting highest quality farmland
- Lack of sufficient state policy or programs to prevent against loss
- Impending generational transfer of land

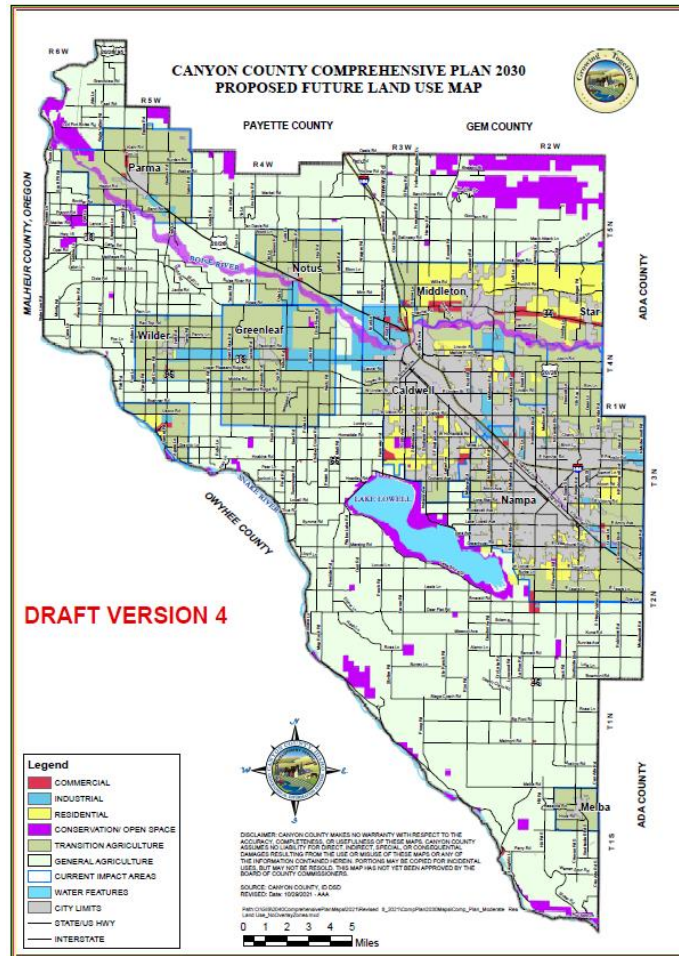




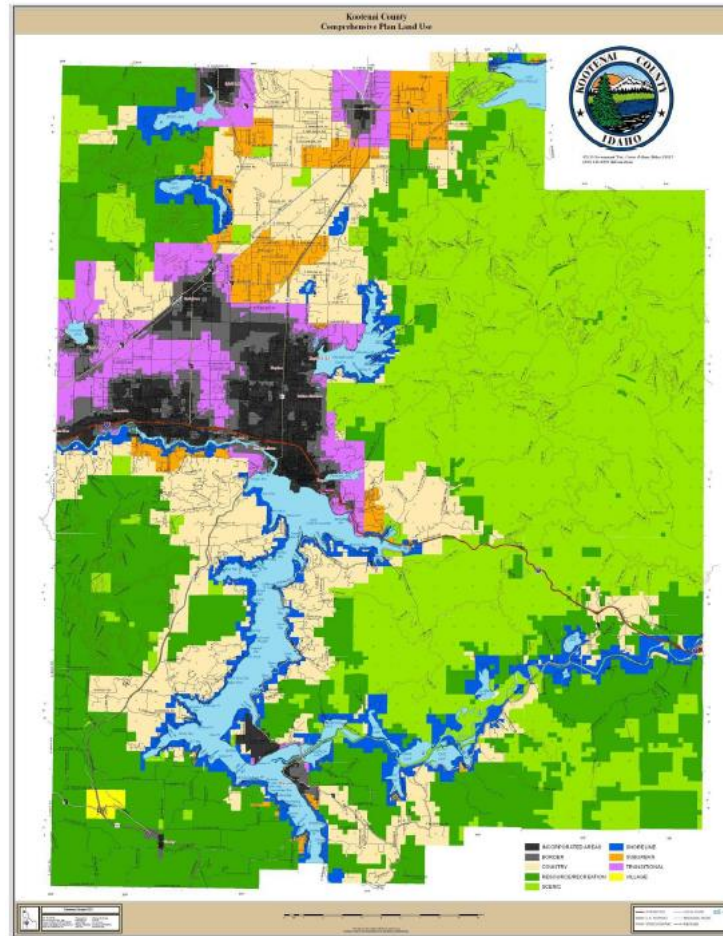
Our ag protection toolbox

- County Comprehensive Plans and Ag District Zoning
- Transfer of Development Rights (TDR) programs
- Purchase of Development Rights (PDR) programs

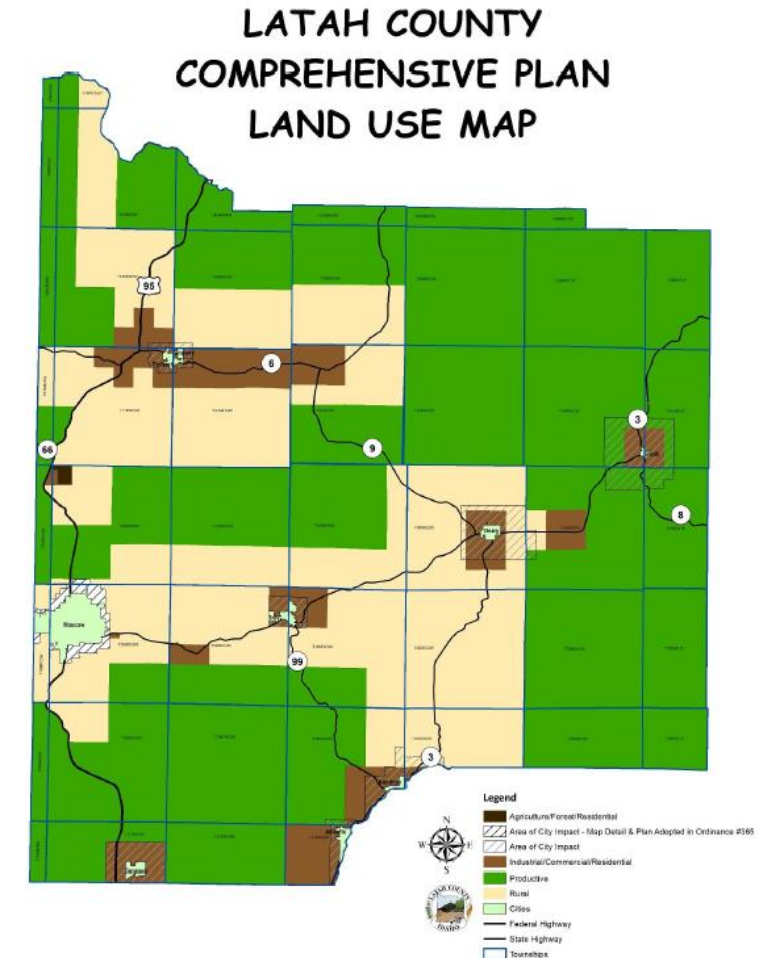
County Comprehensive Plans and Ag District Zoning



Canyon County 2020



Kootenai County 2020



Latah County 2010

Transfer of development rights (Idaho Title 67 Chapter 65 67-6515A)



Developers purchase rights from landowners



Municipalities apply those rights to higher-density development projects

Purchase of Development Rights

- Conservation easements
- Flexible document
- Limits non-farm development, subdivision, and other incompatible uses
- Protects agricultural value and natural resources
- NRCS offers a 1:1 match
- Idaho has yet to create its own program





BE AN ADVOCATE FOR AG PROTECTION!

- Actively participate in your County Comp Plan update
- Tell the Idaho Farm Bureau that you want solutions
- Be a leader in your community and protect your land

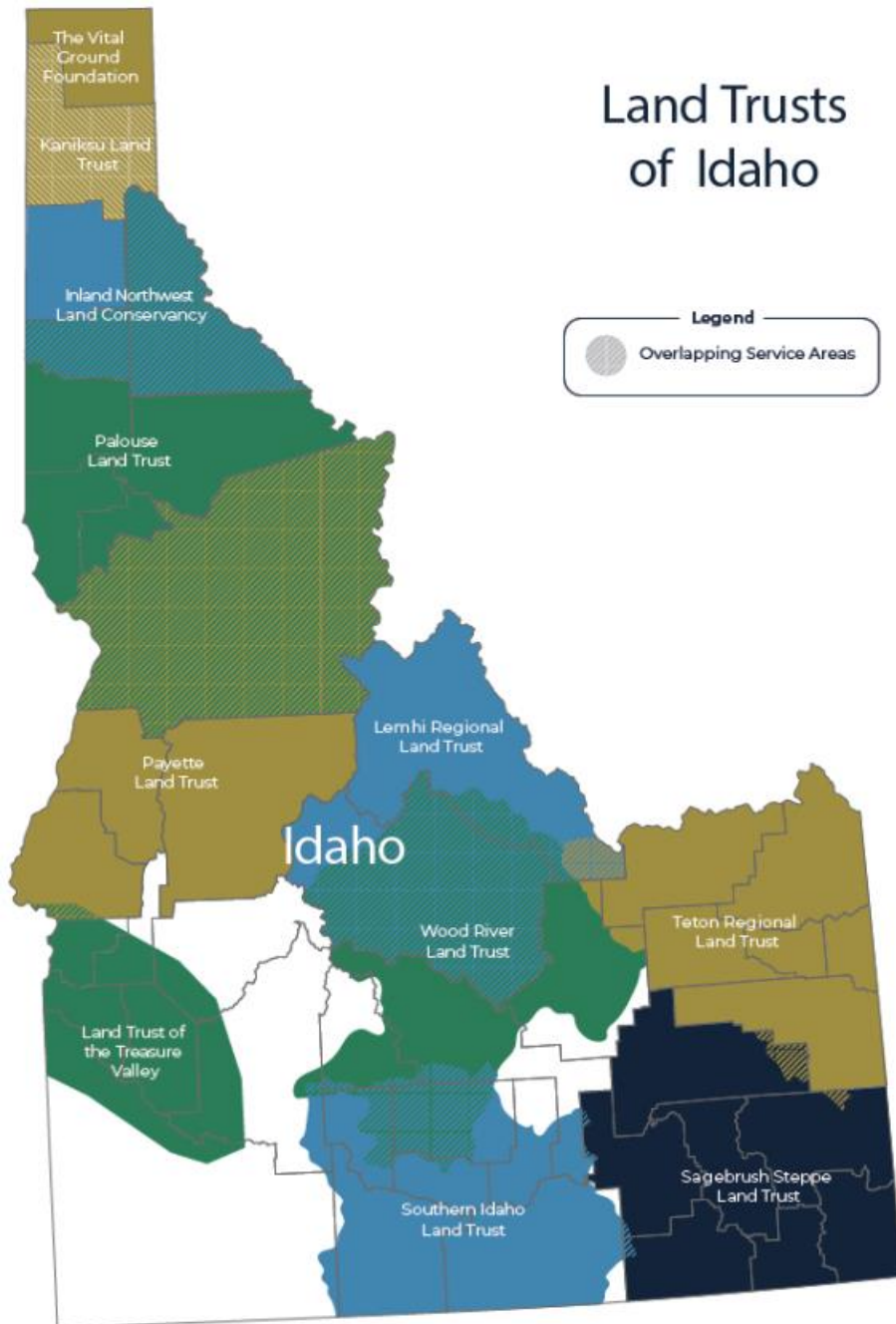


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farmland.org/Idaho

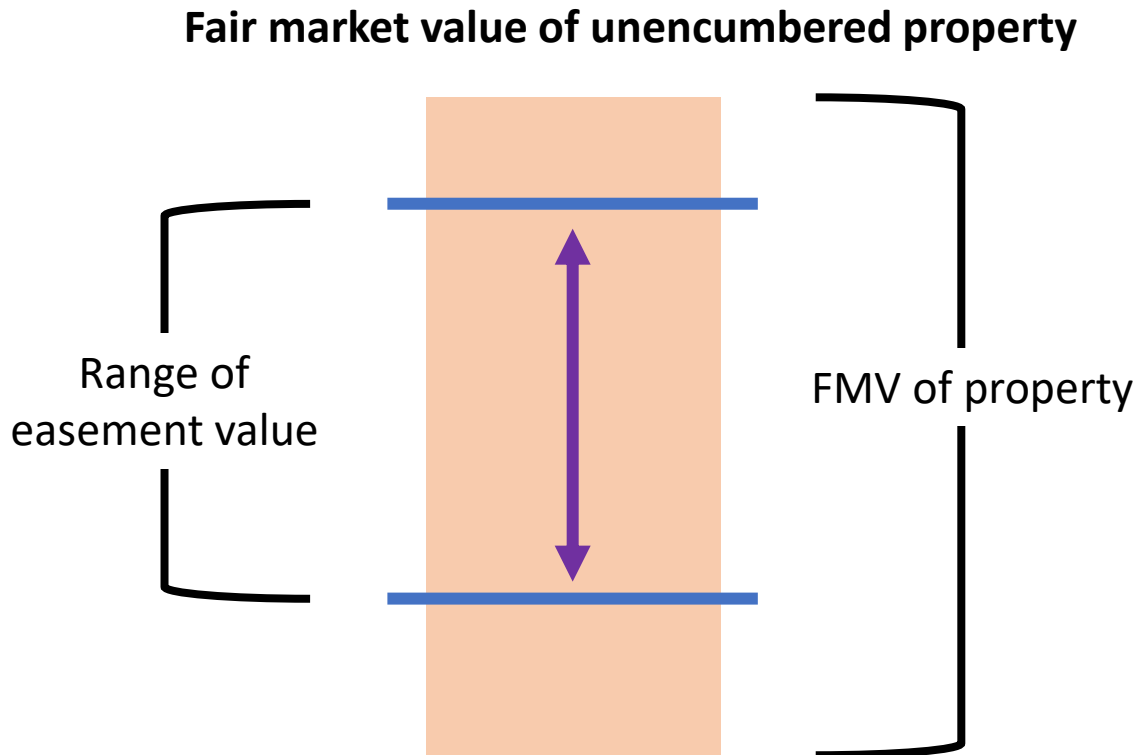
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What is a land trust?

- Private, non-profit entities
- Work with landowners to conserve properties
- Acquire land and easements
- Steward protected land to ensure conservation goals are upheld over time

Easement Valuation



- ✓ Determined by one or more appraisal
- ✓ Appraiser determines fair market value of unencumbered property ("before" value)
- ✓ Appraiser then determines value of property as encumbered with the easement ("after" value)
- ✓ The different between "before" and "after" value is the easement value
- ✓ Value of easement influenced by degree of development pressure, local zoning, terms of the easement, and the market demand for protected farms and ranches

How do conservation easements work?

- Easements can be donated to, or purchased by, a land trust
- If purchased, the land trust accesses public or philanthropic funding
- Public funding can include long timelines
- Little to no impact on day-to-day farming/ranching operations
- Landowners can sell, lease, mortgage, or bequeath land under easement
- Land trust monitors easement terms by visiting at least once annually





Benefits of an easement

- Permanently protect ag land while keeping it in private ownership
- Landowners may be eligible for tax benefits
- Protect scenic viewsheds, wildlife habitat, riparian areas, and other natural resources
- Help to secure a land base and provide stability to the farming industry within a region
- Make land more affordable for the next generation
- A way to keep land within families

Sunny Slope Agritourism Overlay

- Intention is to clarify and expedite the approval process for secondary businesses on primary agricultural zoned land
- Wine tasting rooms, cafes, event centers, hoteling, etc.
- First step in what could become an Agritourism District

