

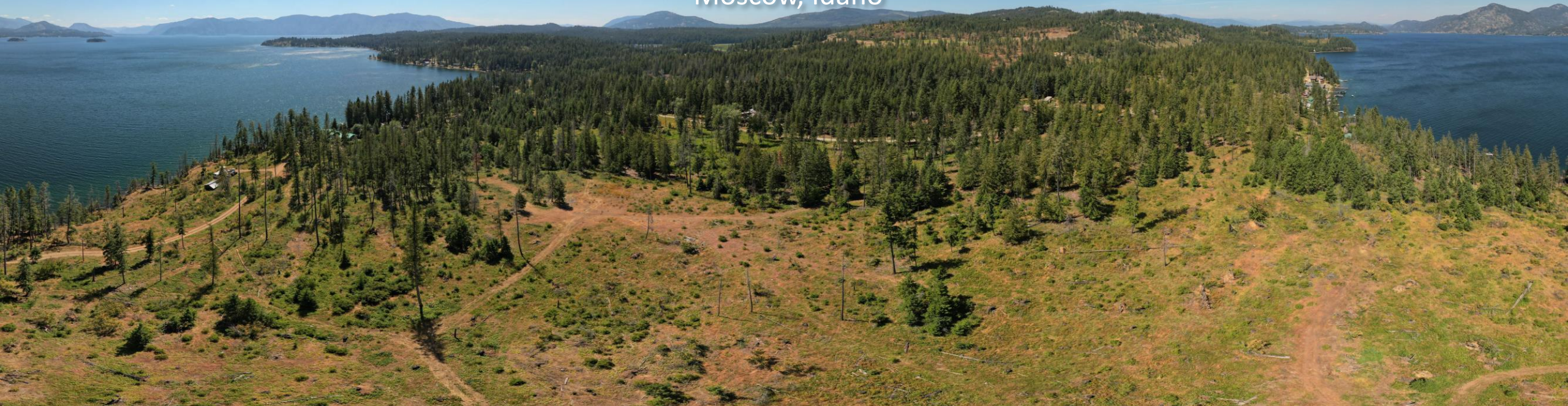
Preserving the Land

One Family's Odyssey

March 28, 2023

IFOA Annual Meeting

Moscow, Idaho



The Beginning

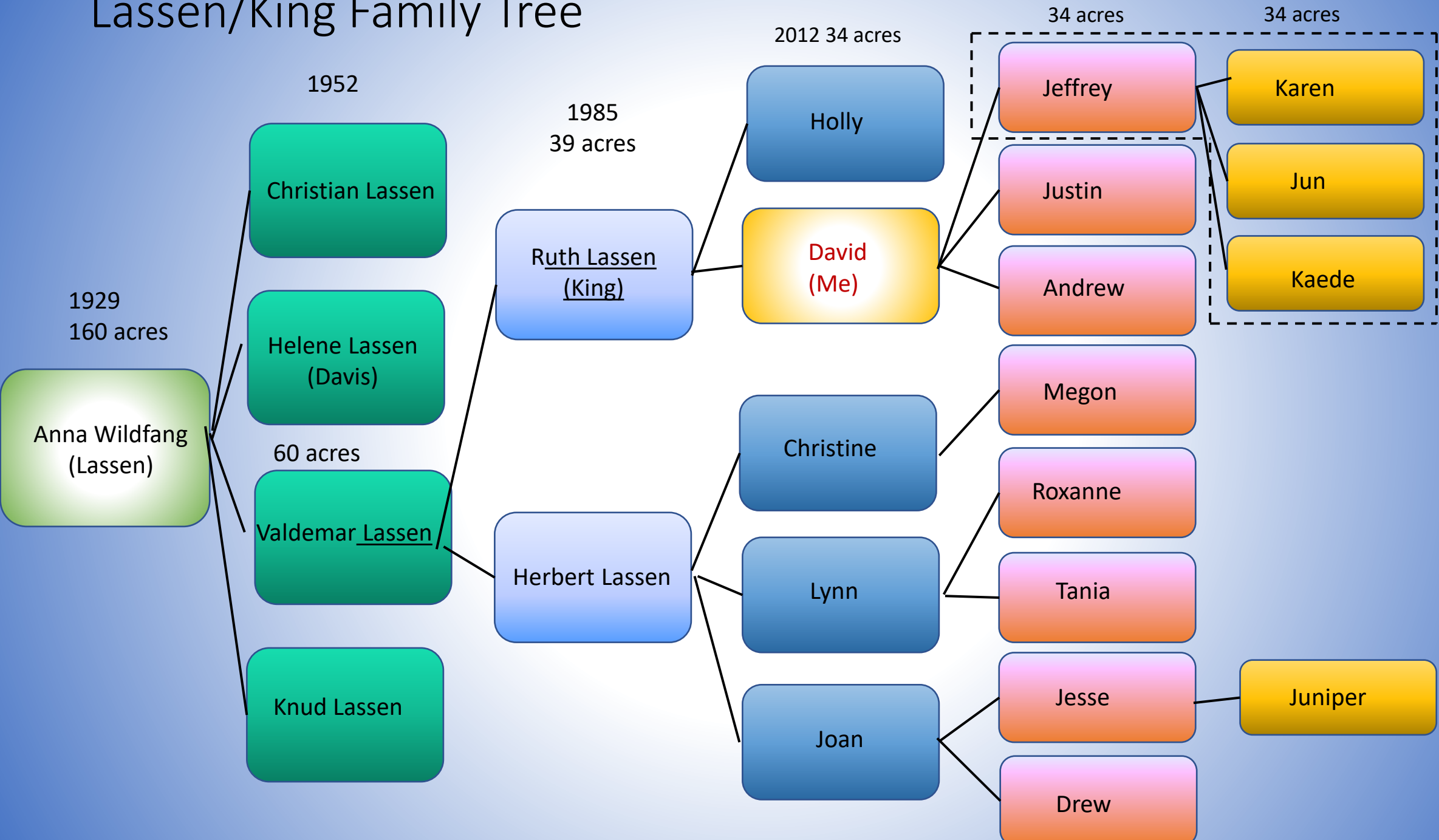
- 160 acres on Lake Pend Oreille
- 1929, acquired by Anna Lassen for back taxes
- ~80 acres subsequentially sold
- 8 lakeside lots gifted to offspring
- Remaining acreage re-sold to Bonner County



Property Passes Through Generations

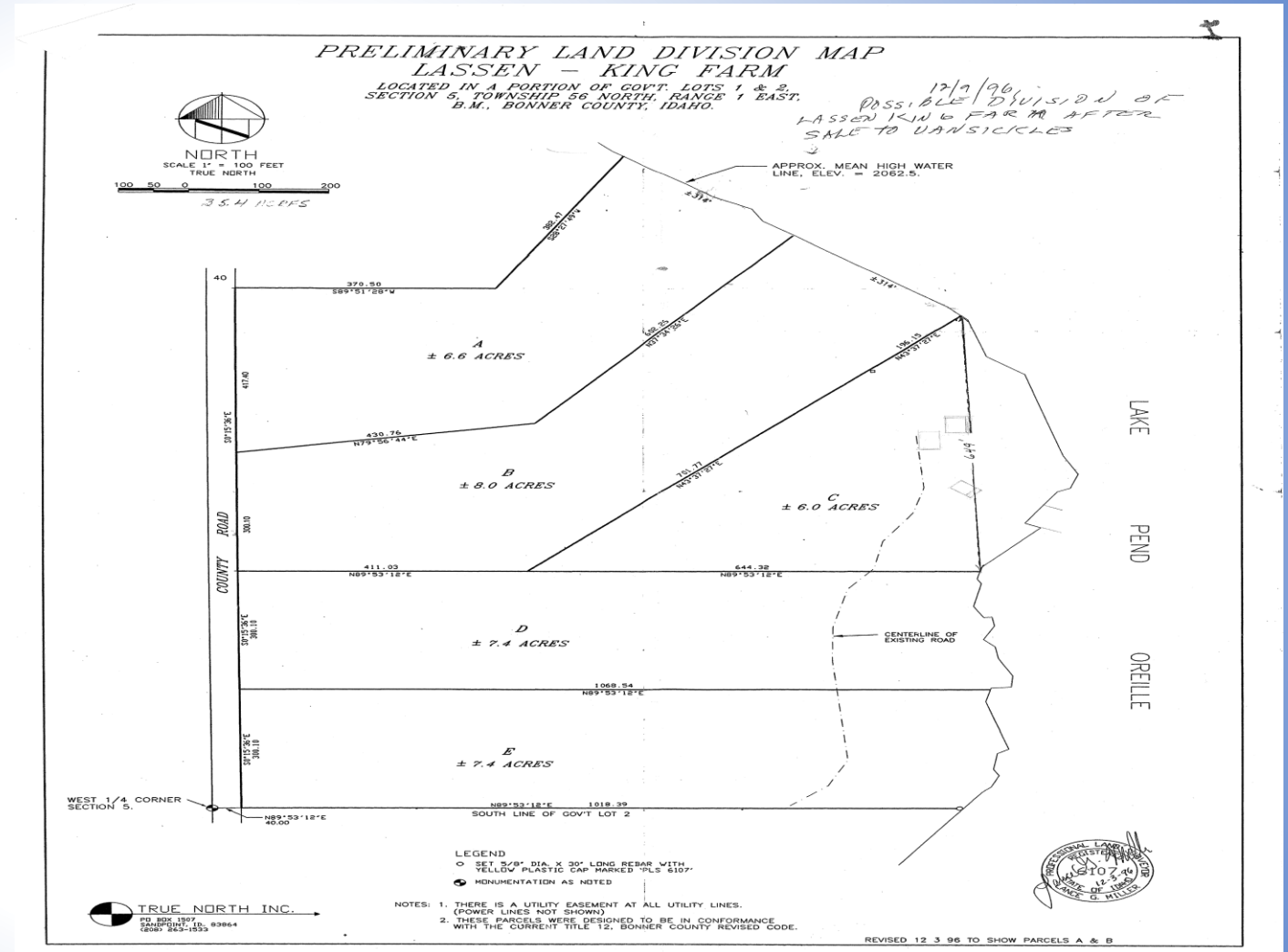
- Valdemar and Alice Lassen re-purchased some of Anna's former property, holding 60 acres in 1952
- Family partnership formed in 1985 (3rd generation)
 - Property reduced to 39 acres
- Next (4th) generation inherited 34 acres
- 5th generation?

Lassen/King Family Tree



4th Generation Issue

- One member contemplated selling
- Maps constructed for possible subdivision; options:
 - Five separate acreages, each salable
 - Loss of tree farm tax status
 - Fair distribution?
 - Sell 20% of the property
 - Outer lot
 - Remaining 80% maintains tree farm tax status



A Positive Outcome

- Member decided not to sell
- New partnership agreement
 - Two years and multiple phone conferences
 - LLC structure to protect members financially
 - Each (voting) member owns 20%
 - Board of Managers (5) created
 - Property cannot be sold by any member
 - Partnership share passes by inheritance

Unfortunate Event

- Two massive windstorms in 2013
 - ~60 truckloads of timber salvaged
- Subsequent yearly replanting followed
 - ~6,000 seedlings planted
 - Low success rate—many factors including ignorance of manager
- Manager joined Master Forest Stewards program



Before and After

2002



2022



Conservation Easement

- Concept agreed to by next generation
- Kaniksu Land Trust selected
- When property not maintainable, ownership transfers to Kaniksu
- Initial “baseline report” prepared by Kaniksu
- “Building envelope” created
- Agreement was completed in 2018

Why a Conservation Easement?

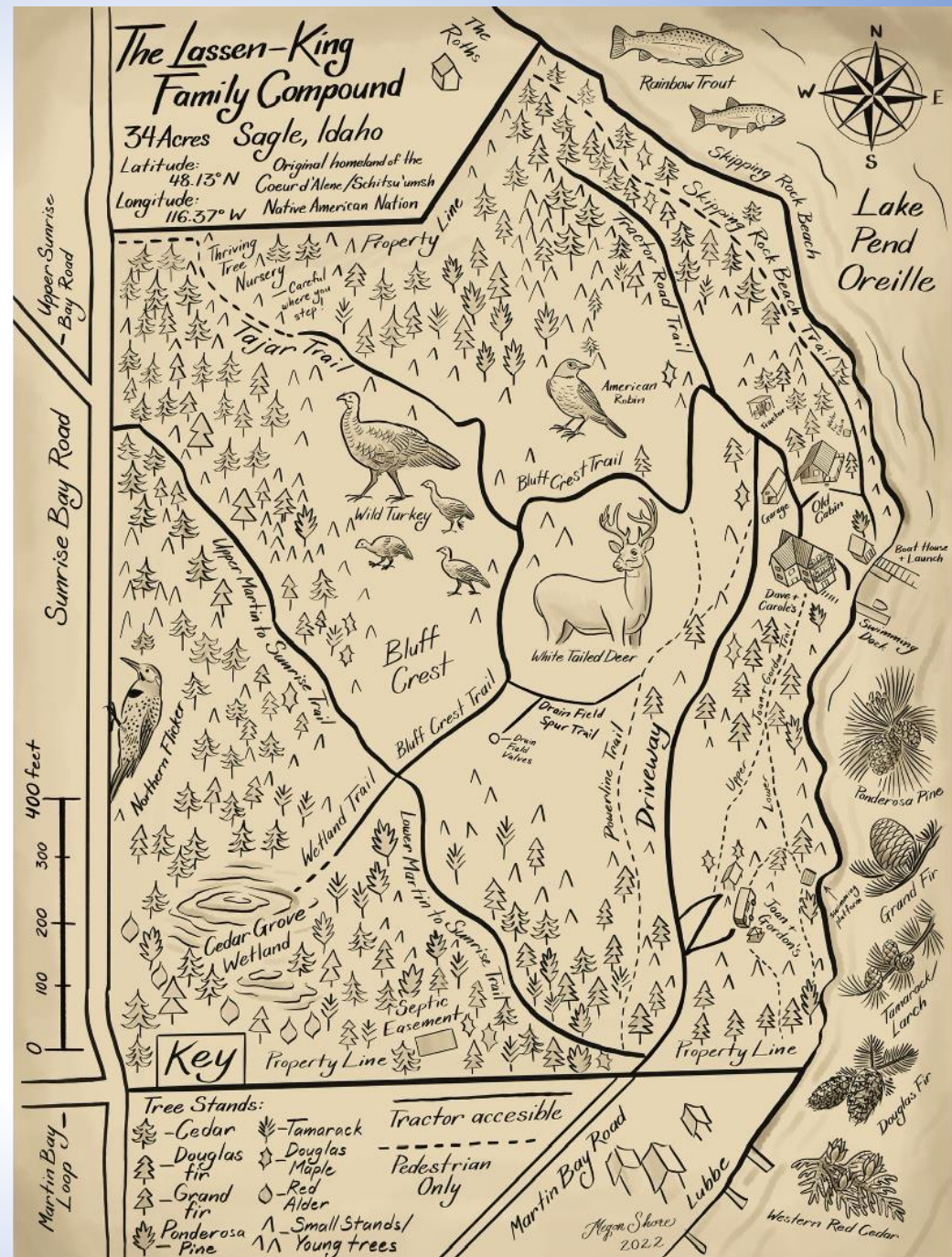
- Maintain beauty and uniqueness of the land and lakeshore
- Protect property from being sold and subdivided
- Continue to operate property with minimal restrictions



Work In Progress

- Attended last year's workshop "Ties to the Land"
- Subsequent family meeting
- Positive engagement by next generation
 - Property map
 - Drone surveys
 - Picture album of flora on property
 - Property surveys
- "Sweat equity"

Illustrated Property Map by a Talented Family Artist



Drone Surveys

- Monitor changes over time
 - Seedling planting
 - Drought or climate change effects
- Identify areas needing attention



Key Next Generation Issues

Tax responsibility and apportionment

Reconfiguring Board of Managers

Consequences if member unable to pay

Forward Plan

- Forester employed to assist in forestry and transition management
- Family members handle seedling weed control, trail construction, ...
- Next generation gradually takes over

Thank you!

Acknowledgment

Bonner County Historical Museum assisted in obtaining information on
Anna Lassen

Questions?