



## MEETING MINUTES

### Land Bank Commission Meeting

March 18, 2016

Craft Room at Mullis Center, 589 Nash Street, Friday Harbor, WA 98250

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1,  
 Brian Wiese, at large, position 4  
 Christa Campbell, at large, position 7

Doug Strandberg, at large, position 5  
 Amanda Wedow, District 3, position 3

**SJC Council Member in attendance:** Bob Jarman, District 1, Mike Thomas, SJC Manager

**Commission Member Absent:** Amanda Azous, at large, position 6

**Land Bank Staff in Attendance:** Lincoln Bormann, Tim Clark, Judy Cumming, Eliza Habegger, Doug McCutchen and Tanja Williamson.

**Land Bank Staff Absent:** Ruthie Dougherty, Casey Hons, Ethan Schmidt

**Public in Attendance:** Eileen Drath, Louise Dustrude, Steve Ulvi

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<b><u>Call to Order</u></b> 8:30 am	The meeting was called to order by Chair Jim Skoog.	
<b><u>Adoption of Minutes</u></b>	The February 19, 2016 minutes were reviewed. Corrections were made.	Doug Strandberg moved to accept the February 19, 2016 minutes as corrected.  The motion was seconded by Brian Wiese.  There was no further discussion. Motion passed unanimously.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><b><u>Chair's Report</u></b> Orcas Commission position</p>	<p>The commission has reviewed the six applications for the vacant LB Commission position for District 2 and are recommending two: Marlis Sandwith and Mary Gropp.</p>	<p>The LBC will recommend Marlis Sandwith and Mary Gropp to the County Council for the vacant LBC position for District 2. Rick Hughes will schedule interviews.</p>
<p><b><u>In The News</u></b></p>	<p>Green Crab monitoring workshops on San Juan Island and Lopez. Brian Wiese made an announcement for Sunday's (3/21) March Turtleback March event.</p>	
<p><b><u>Public Hearing for Amended 2016 Expenditure &amp; Acquisition Plan</u></b> 8:45 am</p>	<p>Lincoln Bormann led discussion of proposed changes. Most significantly: Page 2: Conservation Area Fund The state grant revenue was increased due to the Huntley project slipping into 2016. Changes in Acquisition Costs: Remove Mt. Ben II; Amaro property increased as Land Bank is pursuing a Conservation Easement (CE) independent of SJPT. Huntley property now in 2016 budget. RR Bar Ranch CE was \$600k, it has been reduced to \$250k with the intention of phasing the purchase. Zylstra Lake property – change in payment schedule for 2016-17 with the overall amount remaining the same.</p>	<p>Brian Wiese asked to amend language to “purchase a CE on Amaro property” At Brian Wiese's suggestion Lincoln will label Amaro map like Zylstra map (context map)</p>
<p><b><u>Public Comment</u></b> 9:08 am</p>	<p>Steve Ulvi stated his appreciation for the site work on Mount Grant Preserve and also appreciated all the hard work from volunteers and the kids. SJI Preserve Steward Doug McCutchen returned the appreciation and thanked Steve for all his volunteer support and doing “a slug of work in a short time.”</p>	
	<p>Jim Skoog welcomed Bob Jarman as new county liaison as Jim missed the February LBC meeting. County manager, Mike Thomas, noted that Land Bank revenue looks better than last year. He complemented staff on getting a lot of work done.</p>	

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	<p>Eileen Drath commented that 20 of the Friday Walkers had a terrific walk on Turtleback Mountain Preserve on 3.11.16 along the Morning Ridge Trail. They are planning an April walk on Lopez Hill with Lopez Preserve Steward, Tim Clark. Eileen stated all the stewards are doing a great job and are remarkable and responsive with the public.</p> <p>Eileen asked if people can walk Zylstra Lake property and is hearing the same question from others. Lincoln responded that Zylstra is still in the acquisition stage and will not be open to the general public for 2016.</p> <p>Eileen also reported that she is working with the Campaign for Mount Grant Preserve steering committee to host an “All Islanders Day” event at the summit on July 31. Shuttle buses will meet community members from the inter-island ferry to take them to the Preserve entrance and summit.</p>	
<p><b><u>Consider Approval of 2016 Amended E&amp;A Plan</u></b> 9:22 am</p>	<p>Doug Strandberg appreciates all of the information and believes this is an excellent budget and that the Land Bank staff did a good job accommodating changing circumstances.</p>	<p>Doug Strandberg moved to approve the 2016 Amended E&amp;A Plan as submitted.</p> <p>The motion was seconded by Amanda Wedow.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><b><u>Finance Report</u></b> 9:24 am</p>	<p>Finance Officer, Doug Strandberg, had good news – REET is at \$350k for Q1. He did note continued low interest rates on Land Bank investments. Doug suggested the LBC consider investing Conservation Area fund money in bonds in the future. He also noted that stewardship costs stand at 32% on the year’s total with some additional costs not yet appearing on the financial statements.</p>	<p>Brian Wiese moved to accept the Finance Report.</p> <p>The motion was seconded by Amanda Azous.</p> <p>There was no further discussion. Motion passed unanimously.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><b><u>Break</u></b> 9:30 am</p>		
<p><b><u>Director’s Report</u></b> 9:41 am</p>		

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<p><b><u>Orcas Island</u></b> Dickinson (Cascade Creek)</p>	<p>Background: 24-acre property on both sides of the lower part of Cascade Creek, including 300 feet which hosts spawning coho and chum salmon, as well as sea run cutthroat trout. Juvenile Chinook are also present.</p> <p>Still awaiting appraisal. Lincoln is still trying to meet with neighbors.</p>	<p>Lincoln will have a context map for future presentations.</p>
<p><b><u>San Juan Island</u></b> Amaro Farm (formerly Lawson Farm) CE</p> <p>Zylstra Lake</p>	<p>Background: 145-acre property adjacent to Mount Grant Preserve. The CE would extinguish 10 of 14 potential residences. In addition to the existing farmstead, three units would be allowed outside of the view from the road.</p> <p>The CE would also allow for a parking area at the entrance to Mount Grant Preserve. The Preserve entrance is on an access easement along the boundary line between the Amaros and Tom Lawson.</p> <p>Currently working on resale of October Farm parcel. Money from the October Farm sale will go towards the 2<sup>nd</sup> payment of \$900k for the Zylstra property. Lincoln and SJPT staff are working on grants from the federal Coastal Wetlands Program, Washington Wildlife and Recreation Program, and the Salmon Recovery Funding Board.</p>	<p>Lincoln illustrated CE with a context map.</p>
<p><b><u>Lopez Island</u></b> Ritchie CE</p> <p>Lopez Hill</p>	<p>Background: 145-acre farm property along Fish Bay road. The CE would eliminate up to 10 residential development units.</p> <p>Lincoln will be negotiating the language on the CE this spring.</p> <p>Background: In 2009, the community secured a 50-year lease on the 400-acre Lopez Hill property funded by the legislature. Similarly, a 50-year lease was secured for the 100-acre Odlin South parcel. The Lopez Community Trails Network (LCTN) has collected 350 signatures of support for purchasing the remainder interests in these properties.</p>	<p>Lincoln will engage with DNR to start the acquisition process.</p>
<p><b><u>Waldron Island</u></b> Huntley CE</p>	<p>Background: The CE would extinguish four of six potential units and establish a shoreline buffer zone. The Land Bank also received a salmon recovery grant for this project.</p>	<p>Lincoln said he expects to close next week – all signed.</p>

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<p><b><u>Stewardship Report</u></b>  <b>10:15 am</b>  Tim Clark  Lopez Island Preserve  Steward</p> <p>Eliza Habegger  Land Steward</p> <p>Doug McCutchen  San Juan Island Preserve  Steward</p>	<p>Tim will be on SJI, March 19, for a class using forestry projects.</p> <p>Lopez Island Conservation Corps will gather data this summer at Hummel Lake Preserve.</p> <p>WCC will be here March 19-24 working on Turtleback Mountain Preserve and back next week to complete plantings at False Bay Creek Preserve for cow blocking. There will be an archaeological visit to assess permitting needs for future conservation work at False Bay Creek.</p> <p>Doug, along with volunteer Steve Ulvi, will be hosting a chainsaw clinic / check-out orientation on April 2. There will be representation from “like” organizations such as Kathleen Foley (SJPT) and Jason Ontjes (SJC – WSU Extension Noxious Weeds Dept)</p> <p>The gate at Mount Grant Preserve still proves troublesome with no good solutions on the horizon. Ideas have been tossed around including a more permanent structure, surveillance camera(s)...</p>	
<p><b><u>Outreach</u></b>  10:25 am</p>	<p>Tanja Williamson reported the 2015 Annual Report is on schedule for print and announced upcoming events, including Sunday’s Second Annual March Turtleback March.</p>	
<p><b><u>Meeting Adjourned</u></b></p>	<p>Jim Skoog adjourned meeting at 10:32 am.</p>	
<p><b>NEXT MEETING</b></p>	<p>April 15, 2016 – at the Lopez Island Public Library, Lopez Island</p>	