



MEETING MINUTES

Land Bank Commission Meeting

May 20, 2016

Craft Room at Mullis Center, Mullis St., San Juan Island

Commission Members in Attendance:

Jim Skoog, District 1, position 1,

Doug Strandberg, at large, position 5

Brian Wiese, at large, position 4

Amanda Wedow, District 3, position 3

Christa Campbell, at large, position 7

Marlis Sandwith, District 2, position 2

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: Tracey Cottingham, Louise Dustrude

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:33 am	The meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The April 20, 2016 minutes were reviewed. Corrections were made.	Christa Campbell moved to accept the April 20, 2016 minutes as corrected. The motion was seconded by Doug Strandberg. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:45 am	Chair, Jim Skoog, welcomed Marlis Sandwith to the commission.	

<p><u>Chair's Report cont.</u></p>	<p>Amanda Azous commented that while traveling she had an eye-opening experience regarding our national parks being overcrowded and understaffed. She urged people to support the parks and advocate on their behalf.</p>	
<p><u>In The News</u></p>	<p>The Chair summarized recent news items related to the Land Bank:</p> <ul style="list-style-type: none"> • Know Your Island Walk on Mt. Grant Preserve • May Day Wildflower Walk on Cady Mountain Preserve • Great Islands Clean -up • Orcas Off-Leash Area is registered as a grant recipient with Orcas Island Community Foundation • Bumble Bee Talk hosted by Dr. Looney 	
<p><u>San Juan County Council Update</u></p>	<p>Bob Jarman was absent from the meeting due to attendance at a Planning Commission meeting.</p>	
<p><u>Finance Report</u> 8:52 am</p>	<p>Finance Officer, Doug Strandberg reported that the Amended 2016 budget was passed by the County Council.</p> <p>He also noted that the Local Government Investment Pool (LGIP) interest rate is higher than last year but still incredibly low vs past years, and that these low rates are forecast to continue.</p> <p>Real Estate Excise Tax (REET) revenue is running above last year to date, there is a lack of housing inventory which may pose problems as the year progresses.</p> <p>Doug also complimented office manager Judy Cumming on providing very helpful charts to illustrate the REET from 2013-2016.</p> <p>Louise Dustrude asked about who might be responsible for updating the Mount Grant Campaign thermometer? It was noted that the Mount Grant Campaign steering committee is responsible, but there hasn't been anything of note to add; the fundraising push was on hiatus for the winter.</p>	<p>A request was made to extend the years for the REET comparison to 2003-2016. Judy will do that.</p> <p>Christa Campbell 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><u>Public Comment</u> 9:06 am</p>	<p>Presentation by Tracey Cottingham related to the Lopez Shoreline Access project.</p>	
<p><u>Break</u> 9:45 am</p>		
<p><u>Director's Report</u> 9:58 am Grant Process Update</p> <p>Waldron Island Huntley Conservation Easement (CE)</p> <p>Orcas Island Dickinson Property (East/West Sound LLC), Buck Bay</p> <p>San Juan Island Zylstra Lake Property</p>	<p>Lincoln and SJPT staff are working on grants from the National Coastal Wetlands Conservation Program (NCWCP), Washington Wildlife and Recreation Program (WWRP), and the Salmon Recovery Funding Board (SRFB). Progress is detailed in the Zylstra Lake and Mount Grant project descriptions below.</p> <p>Background: The CE extinguishes four of six potential units and establish a shoreline buffer zone on this 34-acre property. The Land Bank received a \$286k salmon recovery grant for this project.</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 coastal cutthroat trout. Juvenile Chinook are also present. The Land Bank also received a \$492k salmon recovery grant for this project.</p> <p>Background: The Land Bank and San Juan Preservation Trust (SJPT) closed on this 313-acre property in San Juan Valley in December 2015. The property features two lakes, the October Farm homestead, and many open fields. It also offers the potential for restoration of salmon runs in False Bay Creek. The initial purchase price was \$3,000,000. A \$2.7 million Deed of Trust is held by the sellers. The Land Bank and SJPT have each committed \$500,000 to the purchase.</p> <p>Grant funds are being sought for much of the remainder.</p>	<p>The acquisition was completed on March 24th as reported at the April LBC meeting. The billing for grant fund reimbursement has now been submitted.</p> <p>Closed! Judy is now working on billing submittal.</p> <p>The Land Bank and SJPT have submitted a first draft of a NCWCP grant proposal for \$1 million. Awaiting comments from US Fish and Wildlife Service.</p> <p>SJPT has submitted an initial proposal to the SRFB for \$450,000. Awaiting comments from the initial review.</p>

<p>Zylstra continued.</p> <p>Mount Grant Preserve (Lawson Ridge)</p> <p>Amaro Farm CE (formerly Lawson Farm)</p>	<p>Lincoln stated in order to plat the property we must prove there is enough water for a household on each parcel.</p> <p>Background: The Land Bank and SJPT closed on this 141-acre property in March of 2015 for \$3 million. A Deed of Trust is held by the sellers. SJPT launched a \$4.2 million fund-raising campaign which includes \$1m for a stewardship endowment. The Land Bank has committed \$1.5m to the purchase.</p> <p>The Land Bank is applying for retroactive grant funding from the WWRP Local Parks account.</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>The Land Bank submitted a \$1 million request for a WWRP local parks grant. Lincoln gave a technical review presentation in Olympia. Awaiting feedback. Final evaluation presentation will be in August.</p> <p>Lincoln is still in negotiations with Amaro family and will need to vet CE with commissioners.</p>
<p>Henry Island Hart Acquisition Donation</p>	<p>Lincoln saw Sarah Hart and she will be in touch late May.</p>	<p>Lincoln will continue to work on finalizing the acquisition.</p>
<p>Lopez Island Ritchie CE</p> <p>Sunset Acres HOA Property, Fisherman Bay Tombolo</p>	<p>Background: 145-acre farm property along Fish Bay road. The CE would eliminate up to 10 residential development units. A context map showed that this CE is adjacent to other agricultural conservation easements on Lopez Island and is near Lopez Hill.</p> <p>Background: This is shoreline property with 800' adjacent to the LB Fisherman Bay Tombolo Preserve.</p>	<p>Lincoln is reinitiating negotiations with the sellers.</p> <p>Lincoln will prepare a purchase and sale agreement and move toward closing.</p>

<p>SJI Preserve Steward Doug McCutchen</p>	<p>Doug noted that Gerald Weaver of the National Historical Park is leaving his position on SJI at the end of June and Raena Parsons will be his interim replacement, and that Gerald has offered to share a Student Conservation Association (SCA) crew the National Park Service (NPS) is hosting for free. The Land Bank may have the crew for up to two weeks! Doug is reaching out to other organizations as well.</p> <p>Exciting news regarding the Sharp-tailed snake! Within one week there were three sightings at three different geographic sites on San Juan Island – two locations on Cady Mountain and one at Young Hill during a 5th grade field trip.</p>	
<p><u>Outreach/Volunteer Report</u></p>	<p>Tanja Williamson announced multiple upcoming events, including two Oak Team work parties on San Juan Island, an insect interpretive walk and work party on Turtleback Mountain, Orcas Island, and National Trails Day events on San Juan Island and Lopez Island.</p>	<p>Tanja will forward Lopez Island National Trails Day event information once she hears from partners BLM and LCTN.</p>
<p><u>Meeting Adjourned</u></p>	<p>Jim Skoog adjourned meeting at 11:12pm</p>	
<p>NEXT MEETING</p>	<p>June 17, 2016, at the Orcas Fire Hall, Orcas Island, 45 Lavender Lane, Eastsound</p>	