



MEETING MINUTES

Land Bank Commission Meeting

June 17, 2016

Eastsound Fire Station Meeting Room, 5841 Lavender Lane, Eastsound, Orcas Island

Commission Members in Attendance:

Jim Skoog, District 1, position 1,

Brian Wiese, at large, position 4

Christa Campbell, at large, position 7

Amanda Azous, at large, position 6

Amanda Wedow, District 3, position 3

Marlis Sandwith, District 2, position 2

Commission Members Absent:

Doug Strandberg, at large, position 5

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Ruthie Dougherty, Casey Hons and Tim Clark.

Land Bank Staff Absent: Tanja Williamson, Doug McCutchen, and Eliza Habegger

Public in Attendance: Bob Jarman and Mike Thomas.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 9:02 am	The meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The May 20, 2016 minutes were reviewed. There were corrections.	Christa Campbell moved to accept the May 20, 2016 minutes as corrected. Amanda Azous seconded. There was no further discussion. Motion passed unanimously.

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<u>Chair's Report</u> <u>Media</u>	Articles concerning the Land Bank in the local media included the quarterly review of county finances by the county Auditor, and an article about the Island Marble butterfly habitat enhancement project.	
<u>Chair's Report, continued</u> <u>Mt. Grant Steering Committee</u>	The final push for acquisition has started with a matching grant of \$500,000 toward the final \$1 million needed. Jim Skoog asked the Commissioners to volunteer as docents during public days, and highlighted the All Islands Day on July 31 st . The next steering committee meeting is on July 13 th .	
<u>Letter</u>	Jim Skoog read an email from Will Hamilton, commending the Land Bank's trail-building efforts at Limekiln Preserve.	
<u>Director's Report</u> <u>Argyle Lots</u>	Mike Thomas outlined the county's interest in purchasing the Argyle lots, with plans for affordable housing in the future. The lots will need to be rezoned to residential. Housing would be built by a nonprofit partner.	The County will apply for rezoning of the Argyle lots and subsequently negotiate with the Land Bank regarding price.
<u>Grants Update</u>	Lincoln detailed the three grants in progress for Zylstra Lake, and the grant application for Mt. Grant.	
<u>Public Comments</u>	There were no public comments.	
<u>Break</u> <u>10:00 – 10:10 am</u>	There was a ten minute break.	
<u>Financial Report</u>	Judy Cumming reviewed May 2016 financial activity for the finance report. A change was noted in the expenditures numbers in the memo portion of her report. REET revenues are well above the past three years to this point in the calendar year. A bond for the Stewardship Fund was called, and will be reinvested into a new bond.	Amanda Azous moved to accept the financial report as corrected. The motion was seconded by Christa Campbell. There was no discussion. The motion passed unanimously.

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<p><u>Director's Report</u> <u>Acquisition Projects:</u> <u>Henry Island</u></p>	<p>Hart – Background: Donation of an 80-acre parcel with extensive shoreline on Open Bay and the Haro Strait. The owner has decided to donate a conservation easement (CE) to the San Juan Preservation Trust (SJPT) simultaneously with the fee donation to the Land Bank.</p>	<p>Lincoln will work with SJPT and the owner on the terms of CE.</p>
<p><u>San Juan Island</u></p>	<p>Amaro Farm (formerly Lawson Farm) CE – Background: The CE would limit development potential on this 145-acre property to four units (eliminating 10) and create building envelopes. Staff have attempted to negotiate the details of the CE for some time, but have reached an impasse with the owners.</p>	<p>Lincoln will present a final offer.</p>
<p><u>San Juan Island</u></p>	<p>October Farm resale – Background: This 30-acre property is part of the Zylstra Lake project which extends over 313 acres. The project is a partnership with SJPT. October Farm contains much of the existing farm infrastructure including a residence and several barns. The property is being sold to a private buyer with a CE. A purchase and sale agreement will be presented to the County Council for their approval. Pending the outcome of that hearing, closing should occur by the end of June.</p>	<p>Lincoln will work with SJPT on the property transaction when approved by the Council.</p>
<p><u>Lopez Island</u></p>	<p>RR Bar Ranch CE – Background: 145-acre farmland property in the Center Valley along Fisherman Bay Road. The CE will limit development to 2 or 3 units (with 7 or 8 eliminated).</p>	<p>Lincoln is working to revise the CE template and will be starting negotiations with the owners prior to the next LBC meeting.</p>
<p><u>Lopez Island</u></p>	<p>Sunset Acres Owners Association – Background: Property adjacent to the Fisherman Bay Tomolo Preserve with 800 feet of shoreline. Lincoln has given a draft Purchase and Sale Agreement to the Association (PSA) for their consideration.</p>	<p>Lincoln will continue to negotiate the PSA and work toward closing the transaction.</p>

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<u>Lopez Island</u>	Lopez Hill – Background. The Land Bank successfully secured a 50-year lease on this 400-acre property in 2009 from the Department of Natural Resources (DNR) at no cost to the County. The Land Bank is now working to permanently protect the property by purchasing the remainder interest from DNR.	Lincoln is working with DNR staff on proceeding with the acquisition. He will also continue to investigate options to transfer the property to the SJI’s National Monument.
<u>Lopez Island</u>	Odlin South – Background: Similarly to Lopez Hill, the County obtained a 50-year lease on this 100-acre property from DNR in 2011 at no cost. It is adjacent to Odlin County Park and is managed by the Parks Dept.	Lincoln will negotiate a sale of the remainder to the County to be funded by a line item in the County’s capital improvement budget
<u>Lopez Island</u>	Clure – Background: Three 5-acre lots fronting on San Juan Channel just south of the airport. The properties offer the only easy access to this shoreline for many miles. Members of the Lopez community raised the possibility of acquiring one or more parcels to facilitate access.	Lincoln will continue to investigate options with the owner for acquiring one or more parcels with various contingencies.
<u>Stewardship Reports</u>	Orcas: Coffelt Farm Agreement —A draft agreement has been given to the Coffelt Farm Stewards (CFS) for comments. There will be more information at the July meeting.	Lincoln, Brian Wiese, Marlis Sandwith and Ruthie Dougherty will meet with the CFS Board on July 1 st to discuss further details.
<u>Drone Policy</u>	Drone Policy – County Parks and the Port of Friday Harbor have banned operation of drones from their properties except for granted permits. Lincoln proposed that the Land Bank Commission should follow suit. It was also noted that the Orcas Radio Control Aircraft Society (ORCAS), which has historically operated on the Stonebridge Terrill Preserve does not fly drones. However ORCAS had two property boundary crossing infractions recently.	The Commission consented to move forward and asked staff to draft a drone use policy for their consideration. Staff will also investigate the need for a public hearing on the issue.

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<u>Outreach</u>	<p>Tanja Williamson’s report was read to the Commission and an example of the ‘Discover San Juan Island’ event booklet was shared with the members of the commission. The project encourages local youth to visit specific locations and learn about particular features of these locales. The Land Bank is partnering with the National Park Service and the San Juan Island Library on this project. The program starts on Get Outdoors Weekend and will end on Labor Day Weekend. Already nearly 200 island families and individuals have registered.</p> <p>It was asked that advertising precede Land Bank Commission meetings on Orcas.</p>	<p>Announcement of Land Bank Commission meetings will be provided to the online newspapers on each of the three main islands; San Juan Islander and San Juan Update, Orcas Issues and Lopez Rocks.</p>
<u>Meeting Adjourned</u>	11:40 am - meeting adjourned.	Jim Skoog adjourned the meeting.
NEXT MEETING	The next meeting will take place on July 15 th at the Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, WA	