



MEETING MINUTES

Land Bank Commission Meeting July 15, 2016 Craft Room at Mullis Senior Center, San Juan Island

Commission Members in Attendance:

Jim Skoog, District 1, position 1, Amanda Wedow, District 3, position 3
 Doug Strandberg, at large, position 5 Marlis Sandwith, District 2, position 2
 Christa Campbell, at large, position 7
 Amanda Azous, at large, position 6

Commission Members Absent: Brian Wiese, at large, position 4

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Ruthie Dougherty, Tanja Williamson

Land Bank Staff Absent: Casey Hons, Tim Clark, Doug McCutchen, and Eliza Habegger

Public in Attendance: Bob Jarman, Eileen Drath, Louise Dustrude

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:40 am	The meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The June 17, 2016 minutes were reviewed. There were corrections.	Amanda Azous moved to accept the June 17, 2016 minutes as corrected. Marlis Sandwith seconded. There was no further discussion. Motion passed unanimously.

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<p><u>Chair's Report</u> 8:45 am Media</p>	<p>Articles concerning the Land Bank in the local media included the October Farm sale approval by county council, Sundays on the Summit events and a boy scout troop that visited Fisherman Bay Preserves.</p>	
<p>Mt. Grant Steering Committee</p>	<p>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 Plein Air Art Day on July 24 and All Islands Day on July 31st. The next steering committee meeting is August 11.</p>	
<p>Annual Retreat</p>	<p>October 14, 2016, was chosen for the annual retreat date, with Camp Orkila as the suggested meeting place.</p>	<p>Judy Cumming to contact Camp Orkila re: booking for 2016 annual retreat.</p>
<p>Land Trust Alliance Rally</p>	<p>Lincoln announced the LTA Rally is in Minneapolis, MN, at the end of October this year and invited the LBC to view the website for interest in attending. Lincoln will be attending.</p>	
<p><u>Public Comment</u> 9:00 am</p>	<p>Eileen Drath addressed the issue of trash on Mount Grant as reported by Sunday on the Summit docents (i.e. cigarette butts). Discussion over whether driving access increases trash or not. Lincoln suggested the topic as a good social marketing opportunity.</p> <p>Ruthie Dougherty spoke as a member of the public, not as a Land Bank employee, and introduced the Youngren Property on Orcas Island for future acquisition consideration.</p>	<p>Keep having conversations regarding Land Bank's "pack it in/pack it out policy."</p> <p>Lincoln will research the property and forward the information to the Commission as a first step.</p>
<p><u>San Juan County Council Update</u> 9:25 am</p>	<p>Bob Jarman shared an update regarding the Land Bank's potential sale of the Argyle Lots. Mike Thomas and Duncan Wilson are working towards rezoning the lots to multi-family residential.</p>	

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<u>San Juan County Council Update cont.</u>	<p>The County Council requested site tours of that Hart property on Henry Island and Zylstra Lake property on San Juan Island.</p> <p>A public records request was filed for information regarding the neighbor’s dock on the tidelands at Deer Harbor Preserve property. Bob Jarman suggested the Legislative meeting room for future LBC meetings to allow better access for residents on other islands.</p>	
<u>Financial Report</u> 9:40 am	<p>Doug Strandberg reviewed June 2016 financial activity for the finance report. He noted two items: 1) REET revenue is exceeding its 2015 pace, and; 2) Interest rates will likely be low for the foreseeable future. There was discussion of buying an investment bond vs keeping money in the Local Government Investment Pool (LGIP).</p>	<p>Amanda Wedow moved to accept the financial report. The motion was seconded by Marlis Sandwith. There was no discussion. The motion passed unanimously.</p>
<u>Break</u> 9:55 am		
<u>Director’s Report</u> Orcas Island	<p>The name “Coho Preserve” was suggested for the Dickinson property and unanimously accepted.</p>	
San Juan Island	<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. Lincoln presented a final offer and it was not accepted.</p> <p>Mount Grant Addition – Background: There is a potential for acquiring some amount of additional acreage to the Preserve from the adjacent parcel to the west.</p>	<p>Lincoln is working with to determine what acreage might be available.</p>

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San Juan Island October Farm cont.	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 was approved by County Council, however the buyer’s attorney has some concerns regarding the CE and negotiations are currently at an impasse. There was discussion of a deed restriction vs CE as an alternative.	Lincoln will update Council at the Monday, July 18 meeting.
Henry Island	Hart – Sara Hart is donating a CE to the Preservation Trust; the draft is circulating. Lincoln still hopes to close the project by end of year.	
Lopez Island	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).	Lincoln is working to revise the CE template and is meeting with owners on 7/29 to discuss terms.
	Sunset Acres Owners Association – Background: Property adjacent to the Fisherman Bay Tombo Preserve with 800 feet of shoreline. Lincoln has given a draft Purchase and Sale Agreement to the Association (PSA) for their consideration.	Lincoln will continue to negotiate the PSA and work toward closing the transaction.
	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.
	Odlin South – Background: Similarly to Lopez Hill, the County obtained a 50-year	

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Lopez Island Odlin South cont.	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.	
<u>Stewardship Reports</u>	<p>Orcas – Ruthie reported that all is busy but going well.</p> <p>San Juan Island –Doug McCutchen was in the field, but Tanja Williamson reported large amounts of noxious weeds have been removed on Mount Grant and Zylstra Lake via coordinated efforts of Doug and visiting conservation corps crews. She also noted that American Hiking Society (AHS) Vacation Volunteers completed a new trail at Limekiln Preserve, putting in over 300+ hours of work.</p>	
<u>Outreach</u> 10:35 am	Tanja Williamson reported that Driggs Park is a “poke stop” for the new Pokemon Go! Game; The Discover San Juan Island project has been very popular with over 250 kits distributed so far.	
<u>Drone Policy</u>	Drone Policy – Background: 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.	Due to time constraints, discussion was pushed to August LBC meeting. Eileen Drath suggested alerting the Mount Grant Steering Committee about the policy and upcoming discussion.
<u>Executive Session</u> 10:40 am	The Land Bank Commission met in executive session from 10:40 a.m. to 11:14 a.m. to discuss matters concerning pending litigation and acquisition of property in accordance with RCW 42.30.110.	Marlis Sandwith left at 11:10am.
Meeting Adjourned 11:14 am		Jim Skoog adjourned the meeting.
NEXT MEETING	The next meeting will take place on August 19, at the Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, WA	

