



## MEETING MINUTES

### Land Bank Commission Meeting September 16, 2016 Craft Room at Mullis Senior Center, San Juan Island

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1,  
Marlis Sandwith, District 2, position 2  
(by phone)  
Amanda Wedow, District 3, position 3

Brian Wiese, at large, position 4  
Doug Strandberg, at large, position 5

**Commission Members Absent:** Amanda Azous, at large, position 6; Christa Campbell, at large, position 7

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

**Land Bank Staff Absent:** Charlie Behnke, Ruthie Dougherty, Casey Hons, and Doug McCutchen

**San Juan County Council Liaison:** Bob Jarman

**Public in Attendance:** Eileen Drath, and Louise Dustrude

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<b><u>Call to Order</u></b> 8:39 am	The meeting was called to order by Chair Jim Skoog.	
<b><u>Adoption of Minutes</u></b>	The August 19, 2016 minutes were reviewed. There were corrections.	Amanda Wedow moved to accept the August 19, 2016 minutes as corrected. The motion was seconded by Brian Wiese. There was no further discussion. Motion passed unanimously.
<b><u>Chair's Report</u></b> 8:46 am Media	Articles concerning the Land Bank in the local media included Governor Inslee's visit to Mount Grant Preserve, Nature Hikes, and	



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Public Comment cont.	Eileen Drath commented on the news coverage regarding Governor Inslee’s visit to Mount Grant Preserve and plans to write a letter to the editor highlighting his visit along with the remaining “Sundays on the Summit” and the importance of finishing the fundraising campaign.	
<u><b>Director’s Report</b></u> 9:16 am Acquisitions Blakely Island  Henry Island	<b>Department of Natural Resources (DNR) School Trust Land</b> – Background: Lincoln was approached by DNR staff about including this 185-acre forested property in the 2017-19 Biennium Trust Land Transfer Program (TLTP) list for outright acquisition. The legislature funds TLTP transfers to local governments at no cost to them. Much of the proceeds for TLTP projects go toward public school capital projects.	Lincoln is writing a letter to DNR to confirm the Land Bank’s interest in receiving the property.
	<b>Hart Donation</b> – Background: This 80-acre undeveloped Henry Island property contains over 3,100 feet of shoreline. The 1,600 feet on the Haro Strait has several cormorant rookeries and the 1,500 feet on Open Bay features several pocket beaches. Much of the property is forested giving way to Garry oak savannah on the western side. Sarah Hart is donating the underlying fee interest in the property to the Land Bank with a CE to SJPT.	Lincoln met with Debby Clauson of SJPT to discuss terms of the CE and he asked that a line be added to allow for the possibility of tree thinning for forest health purposes. There is still discussion regarding Sarah Hart’s request that the Lummi Nation have access to the property twice a year. Lincoln still has the goal of concluding the donations by the end of the year.
Lopez Island	<b>Lopez Hill</b> – Background: The Land Bank successfully secured a 50-year lease on this 400-acre property in 2009 from DNR at no cost to the County. The Land Bank is now working to permanently protect the property by one of several means: Purchasing the remainder interest from DNR; acquisition by the Bureau of Land Management (BLM) as part of the San Juan Islands National Monument (SJINM), or; the Land Bank potentially acquiring the remainder via the TLTP.	Lincoln continues to work with DNR staff on proceeding with the acquisition. He will discuss options to transfer the property to the SJINM or to have the property included in the TLTP (at a future date) once the new public lands commissioner takes office next year.

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Acquisitions Lopez Island cont.	<b>Odlin South</b> – Background: Similar 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 San Juan County Parks Dept.	The Land Bank will continue to assist with this acquisition on behalf of San Juan County Parks.
	<b>Clure Property</b> – Background: The acquisition of these two parcels would provide access to nearly 2 miles of shoreline along the west side of Lopez Island.  The Land Bank has committed to purchasing one parcel with the community providing a non-refundable deposit to purchase the second parcel. Both purchases would be phased allowing for grant applications in 2018 to the Washington Wildlife and Recreation Program (WWRP) in the water access category and the state Aquatic Lands Enhancement Account.	The purchase of the first parcel was added to the 2016 2 <sup>nd</sup> Amended Expenditure and Acquisition Plan. Lincoln will proceed with contract negotiation on both parcels.
	<b>RR Bar Ranch CE</b> – Background: 145-acre farmland property in the Center Valley along Fisherman Bay Road. The CE will limit development to 2 units (with 9 eliminated).	Lincoln has hired Phil Shephard as a consultant to help facilitate the process and Phil is talking with the family.
	<b>Sunset Acres Owners Association</b> – Background: Property adjacent to the Fisherman Bay Tomboles Preserve with 800 feet of shoreline. Lincoln has given a draft Purchase and Sale Agreement (PSA) to the Association for their consideration.  Lincoln is on track with PSA negotiations but received news that the plat says land use is only for property/association owners and therefore can't get title insurance.	Doug Strandberg suggested the Land Bank should have all community members sign off to obtain title insurance. Lincoln will work towards getting all community members to sign off.
<b>Public Hearing</b> 9:27 am	<b>Second Amendment to the 2016 Expenditure and Acquisition Plan</b> – For the Conservation Area Fund, staff is proposing an increase in revenue projections by \$450,000 and a net reduction in expenditures by \$192,380 (removing the	

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	Amaro CE purchase, adding the Clure parcel, increasing transfers to stewardship).	
<b><u>Open Public Comment</u></b> 9:32 am	No comments from the Public.	
<b><u>Close Public Comment</u></b> 9:33 am		The Second Amendment to the 2016 Expenditure and Acquisition Plan passed unanimously.
<b><u>Public Hearing</u></b> 9:39 am	<p><b>2017 Expenditure and Acquisition Plan –</b> For the Conservation Area Fund, staff are proposing revenue projections of over \$5.7 M; from real estate excise tax (\$2.6M), conservation futures millage (\$361K), federal and state grants (\$3.1M), and sale of land (\$550k) among other items. Proposed expenditures of \$3.324M include acquisition costs (\$1.382 M), administrative costs (\$250K), bond repayment (\$674K) and transfers to stewardship (\$985K) among other items.</p> <p>There is an increase in stewardship expenses as a result of the newest acquisitions of Mount Grant Preserve and Zylstra Lake and expenses for False Bay Creek Preserve.</p>	Lincoln recommended amending the acquisition expenditures to remove two items as the amount on one was only a rough estimate and other was likely not to proceed based on recent information. The Commission agreed to these changes on consensus.
<b><u>Open Public Comment</u></b> 9:48 am	No comments from the Public.	
<b><u>Close Public Comment</u></b> 9:49 am		The 2017 Expenditure and Acquisition Plan as amended passed unanimously.
<b><u>Break</u></b> 9:50 am 10:00 am		
Acquisitions cont. Orcas Island	<p><b>Youngren Property –</b> Background: This 235-acre property is currently for sale for \$5.6 million. Its upland forested area is contiguous with Moran State Park. An adjacent parcel in the same ownership also features about 1,500 ft. of shoreline on East Sound. The Glenwood Springs Chinook hatchery is on the property along with several homestead structures.</p> <p>Lincoln has learned that San Juan County doesn't currently have a large funding request in for salmon recovery funds and</p>	<p>Brian Wiese believes the Trust for Public Land may be interested in partnering in the purchase. Lincoln will follow up with TPL.</p> <p>Byron Rot, Salmon Recovery Lead Entity Coordinator, will discuss potential funding at a future Salmon Recovery Funding Board meeting.</p>

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	<p>that it's possible the property's hatchery may be a good lead for a salmon recovery grant of up to \$1 mil.</p> <p>WA State Park service will visit the site next week are very interested in the idea of a shore to shore trail.</p>	
San Juan Island	<p><b>Argyle Lots Resale</b> - Background: In 2002, the Land Bank purchased this 1.75 acre property in the town of Friday Harbor with the intention of reselling them protected by a CE or covenant requiring any construction to conform to the town's historic preservation guidelines. Any resale must meet or exceed appraised value under state statute. Since the purchase, there has been a renaissance in this neighborhood with several historic structures restored or moved into the area.</p>	<p>Lincoln is still waiting on the appraisal. He will update the Commission at the next meeting.</p>
	<p><b>Gladstein Trail Easement</b> donation – Background: Michael and Kristina Gladstein offered to donate a trail easement on this property which has 1,000 feet of frontage on Cattle Point Road. With this donation 5 miles of the total 5.5 mile length from Friday Harbor to American Camp will be completed. The Gladsteins are very excited to be a part of this.</p>	<p>Lincoln brought the donation to the County Council and it was approved.</p>
	<p><b>Zylstra Lake</b> – Background: This 313-acre project is a joint effort between the Land Bank and San Juan Preservation Trust (SJPT). The property closed in December of 2015 (purchase price of \$3 million) with a Deed of Trust outstanding for \$2.7 million. To raise the remaining funds, the Land Bank and SJPT have applied for several grants and partitioned the 30-acre October farm for resale with a Conservation Easement (CE).</p> <p>SJPT submitted a proposal to the Salmon Recovery Funding Board in June. The project was not granted early action funds but will be reconsidered in September. The</p>	

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	<p>Land Bank and SJPT applied to the US Fish and Wildlife Service National Coastal Wetlands Conservation Grant Program in May (\$1 million total). Results are expected in February or March of 2017. The Land Bank applied to the Washington Wildlife and Recreation Program in the water access account (\$1.1 million total). Lincoln made the evaluation presentation August 11<sup>th</sup> in Olympia. Lincoln has since heard that the Land Bank ranked in the top 4 for the water access grant.</p>	
<p><b><u>Stewardship Reports</u></b> 10:20 am</p>	<p><b>San Juan Island</b> – Eliza Habegger reported that the San Juan Island Conservation District has given final approval on the habitat restoration project at False Bay Creek Preserve. Stewardship staff from Orcas and San Juan Island spent a day cleaning seeds for the Salish Seeds Project resulting in 5lbs of seed for future planting, and, a surprise donor has offered \$25K towards project expansion. CE monitoring is in full swing. Eliza also met with Brook Brouwer, the new Director at WSU San Juan County Extension. Brook is interested in agricultural research and would like to know how WSU Extension can support the Salish Seeds Project, with the help of Master Gardeners.</p>	

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	<p><b>Lopez Island</b> - Tim Clark said the first invasive European green crab was found on San Juan Island. The Washington Sea Grant (WSG) Crab Team went into action and set out 100 traps over multiple sites. They found one live crab and one molt, suggesting another live crab is at large. The Crab Team will continue to monitor, but Tim noted that tides were making it tough.</p> <p>Tim will attend a Forest Field Day tomorrow, September 17, and he noted that while working with the Lopez Island Conservation Corps this past summer, Hummel Lake Preserve is overcrowded with trees, by 70%! There is a proposal circulating from KWIAHT regarding a wetland enhancement project for Weeks Wetland at Fisherman Bay Preserves.</p>	
Stewardship Reports cont.	<p><b>Orcas Island</b> – Lincoln had an update regarding the Buck Bay bridge at Cascade Creek adjacent to the Coho Preserve. Public Works has been trying to get permits and contract to retrofit the bridge following flooding winter. The retrofit is now scheduled to start September 30<sup>th</sup>, which is past the initially permitted window. Department of Fish and Wildlife gave permission to extend to this late date.</p>	
<b><u>Outreach Report</u></b>	<p>Tanja Williamson reported that the events schedule is slowing down, with the last two scheduled outreach events having occurred last weekend. The geology walk on Mount Grant Preserve was well received and well attended and there is interest to repeat the event again next year.</p> <p>The Discover San Juan Island Scavenger hunt was a big success; over 300 kits were picked up and approximately 30 people entered the prize drawing.</p>	Lincoln attended the geology walk and suggested the geology report that Julia Turney put together be posted on the website. Tanja will post it.
<b>Meeting Adjourned</b> 10:38 am		Jim Skoog adjourned the meeting.
<b>NEXT MEETING</b>	The next meeting will take place on October 14, at the Alumni Room, Camp Orkila, Orcas Island, WA	