



MEETING MINUTES

Land Bank Commission Meeting

December 16, 2016

Craft Room @ Mullis Senior Center, San Juan Island, Washington

Commission Members in Attendance:

Jim Skoog, District 1, position 1,
 Marlis Sandwith, District 2, position 2
 Amanda Wedow, District 3, position 3

Brian Wiese, at large, position 4
 Doug Strandberg, at large, position 5
 Amanda Azous, at large, position 6

Commission Member Called In: Christa Campbell, at large, position 7

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Tanja Williamson, Tim Clark, Doug McCutchen, Charlie Behnke, Casey Hons, Eliza Habegger

Land Bank Staff Absent: Ruthie Dougherty

County Council Liaison: Jamie Stephens, Chair, District #3

Public in Attendance: See attached list

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:30 am	The meeting was called to order by Chair Jim Skoog.	
<u>Adoption of Minutes</u>	The November 18, 2016 minutes were reviewed. There were corrections.	Amanda Azous moved to accept the November 18, 2016 minutes as corrected. The motion was seconded by Doug Strandberg. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:35 am Chair's Report	Jim Skoog shared that an anonymous donor gifted \$285,000 to the San Juan Preservation Trust's (SJPT) Campaign for	

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	<p>Amanda Wedow, Brian Wiese, and Doug Strandberg volunteered to be on the stewardship committee.</p>	
<p><u>Director's Report</u> 9:40 am Acquisitions Lopez Island</p>	<p>Clure Shoreline Property – Background: The acquisition of these two parcels would provide access to 1.35 miles of shoreline along the west side of Lopez Island.</p> <p>The Land Bank has committed to purchasing one parcel with the community providing a non-refundable deposit to help with the Land Bank purchase of 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 (ALEA).</p> <p>The feasibility study was extended to January 20, 2017. Lincoln received the appraisal and it supported the negotiated price in the purchase and sale agreement; Lincoln noted six comparable Lopez properties were sold in 2016.</p>	<p>The Land Bank is waiting on the completion of a survey and boundary line modifications.</p> <p>The sellers are researching their easement access with the Port of Lopez.</p>
<p><u>Break</u> 9:45 am – 9:55 am</p>		
<p><u>Director's Report continued</u> 9:55 am Acquisitions Henry Island</p>	<p>Hart Donation – 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 Conservation Easement (CE) to SJPT.</p>	<p>This matter was set on the SJC Council agenda for December 13, 2016. The SJC Council unanimously passed the Resolution to Acquire and Accept the Quit Claim Deed for Property on Henry Island (Resolution 63-2016). Closing will follow before the end of the year.</p>

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Lopez Island	<p>Sunset Acres Owners Association – Background: Property adjacent to the Fisherman Bay Tombolo Preserve with 800 feet of shoreline. The Land Bank is acquiring the property for \$2,000.</p>	<p>This matter was set on the SJC Council agenda for December 13, 2016. The SJC Council unanimously passed the Resolution to Acquire and Accept the Quit Claim Deed for Property on Lopez Island (Resolution 64-2016). Land Bank staff will then proceed with obtaining signatures necessary to record this transfer.</p>
Lopez Island cont.	<p>RR Bar Ranch Conservation Easement (CE) – 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 reported there are questions regarding building envelopes.</p> <p>Marlis Sandwith asked how the value of a CE is calculated. Lincoln Bormann stated that the property is first appraised as unencumbered and then, in a second scenario, with the CE restrictions. The difference between the two yields the value of the CE.</p>	<p>Lincoln will meet with the Ritchie family in January 2017 to finalize terms of CE.</p> <p>Once the CE document is finalized, the next step will be getting an appraisal.</p>
<p><u>Stewardship</u> 10:01 am</p>	<p>San Juan Island – The members of the Land Bank Commission had reviewed the interim management plan for Zylstra Lake prior to the meeting and there was some discussion. SJI Preserve Steward, Doug McCutchen, observed that current Land Bank regulations require a management plan in place within one year of acquisition. Doug stated that this expectation is very difficult to meet as it generally takes at least a year to get to know a property; this interim plan is the jumping off point.</p> <p>Eliza Habegger reported on the False Bay Creek water system and the use of hydrologic consultants to create a model for</p>	<p>Amanda Azous moved to accept the Zylstra interim management plan with edits. The motion was seconded by Amanda Wedow. There was no further discussion. Motion passed unanimously.</p>

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<p><u>Stewardship Continued</u></p>	<p>future scenarios (i.e.: releasing water from Zylstra Lake into False Bay Creek). Eliza thinks the consultants will have a working model in the spring of 2017.</p> <p>The Salish Seeds Project is doing well and has already received plant orders for next year. Eliza commented that she used the cost of production (paying for time and material and <u>not</u> infrastructure) to calculate the plant sale price.</p> <p>Doug McCutchen has been working with Dean Dougherty of SJPT on Zylstra Lake Preserve and a request from the Island Haven Animal Sanctuary, located at October Farm. The sanctuary requested a short term rental of land on which to graze their animals. Doug and Dean determined a recreational lease would be best and Dean has been the lead in creating the lease. Doug hopes to have it signed next week.</p> <p>The SJI Conservation District had approached Doug about installing a weather monitoring system at Zylstra Lake, but Doug suggested the King Sister’s Preserve would be better suited and recommended talking with Rob Waldron, the lessee about an installation there.</p> <p>Charlie Behnke – keeping busy monitoring properties with Doug and learning more about them as they input new photo points. He has also been helping Eliza Habegger with the Salish Seeds Project nursery expansion at Red Mill Farm.</p>	
	<p>Lopez Island – Tim Clark reported that he is finishing up CE monitoring for the year. He also reported that after reviewing the applications, he and agricultural lease evaluation committee would like the Land Bank Commission to recommend Black Family Farm as the lessee for the Frazer Homestead Preserve on San Juan Island. The lease is being extended to 10 years to</p>	<p>Brian Wiese made a motion to accept the agricultural lease evaluation committee’s recommendation of Black Family Farm as the new lessee of the Frazer property located</p>

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	encourage more personal investment from the farmer. The Black Family will make improvements to the property including fencing and rejuvenating the pasture by planting grain.	on San Juan Island. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.
	Orcas Island - Casey Hons remarked that there has been a lot of work in the Oak restoration units on Turtleback Mountain Preserve. Last week a WCC crew helped with noxious weed removal and Casey hopes that by winter's end all of the Himalayan blackberry in the Oak units will be eradicated.	
<u>Presentation from Janet Thomas</u> 10:35 am – 10:50 am	Janet Thomas gave a presentation highlighting the decline of the Southern Resident Whales and asked the LBC to support the process of a whale protection zone request to the NMFS (National Marine Fisheries Services). There was discussion.	The Land Bank commission believed this topic was out of their purview, but suggested Janet approach the County Council.
<u>Outreach Report</u> 10:51 am	Tanja Williamson reported the Mount Grant Preserve gate will be open for driving from 9am to 4pm on December 25 th and January 1st, 2017. Due to the popularity of last year's "Land Bank's Top Ten Moments" she is creating a 2016 version; Tanja asked the LBC to forward any suggestions.	Tanja to look into local groups/organizations becoming volunteer preserve stewards. Tanja will create and place a display ad highlighting the upcoming Mount Grant Driving Access Hours.
Meeting Adjourned 10:58 am	Chair Jim Skoog adjourned the regular meeting.	
NEXT MEETING	The next regular LBC meeting will take place on January 20, 2017 at the Craft Room in the Mullis Center, Friday Harbor, WA.	