



## MEETING MINUTES

### Land Bank Commission Meeting

February 17, 2017

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

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1,	Brian Wiese, at large, position 4
Marlis Sandwith, District 2, position 2	Doug Strandberg, at large, position 5
Amanda Wedow, District 3, position 3	Amanda Azous, at large, position 6
	Christa Campbell, at large, position 7

**Commission Members Absent:** None

**Land Bank Staff in Attendance:** Lincoln Bormann, Judy Cumming, Tim Clark, Doug McCutchen and Charlie Behnke

**Land Bank Staff Absent:** Casey Hons, Eliza Habegger, Ruthie Dougherty, Tanja Williamson

**County Council Liaison:** Rick Hughes, District 2, Council Chair

**Public in Attendance:** Ten interested members of the public.

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, Brian Wiese.	
<u>Adoption of Minutes</u>	The January 20, 2017 minutes were reviewed. There were no corrections.	Christa Campbell moved to accept the January 20, 2017 minutes. The motion was seconded by Doug Strandberg. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:34 am	Chair, Brian Wiese pointed out that a recent online article appeared on the San Juan Islander, reporting that of the \$4,713,613 awarded by the Department of Ecology in National Coastal	

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<p><b><u>Chair's Report</u></b> Continued</p>	<p>Wetlands Conservation grants, the San Juan County Land Bank was awarded \$1,000,000 for the acquisition of Zylstra Lake.</p> <p>Brian also reminded those in attendance that the Mount Grant Management Plan Scoping Meeting will be held on February 28, 2017 beginning at 5:30 pm at the Brickworks in Friday Harbor.</p> <p>Jim Skoog added that the February 2017 issue of the San Juan Preservation Trust (SJPT) quarterly newsletter, Island Dispatch, featured articles on two joint projects with the Land Bank: The Henry Island property donation from Sarah Hart where the land was deeded to the Land Bank and a conservation easement was donated to the SJPT, and; an article on and the successful completion of the fund-raising campaign for Mount Grant Preserve.</p>	
<p><b><u>Council Liaison</u></b> 8:45 am</p>	<p>Rick Hughes, SJC Council chair for 2017, reported on his recent visit to Olympia. He and Lincoln attended the Salish Sea Stands event and met with legislators. At a Washington Wildlife and Recreation Coalition reception, Governor Jay Inslee spoke of his commitment to the program and mentioned his visit to Mount Grant Preserve last summer.</p> <p>Rep. Kris Lytton encouraged Rick to follow-up on the idea of multi-modal trail from the Town of Friday Harbor to Zylstra Lake.</p> <p>Rick also met with Hillary Franz, the newly elected Public Lands Commissioner. Trust land transfer</p>	<p>Since returning from Olympia, Rick requested Public Works to put together a proposal for the trail.</p>

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<p><b><u>Council Liaison</u></b> Continued</p>	<p>leases such as Lopez Hill and Odlin South were discussed among other topics.</p> <p>Doug Strandberg asked about the Land Bank sale of the Argyle Lots. Rick indicated that the County is still interested in either the Argyle Lots or one other site for an Affordable Housing option.</p> <p>San Juan Island Trails Committee members mentioned their long standing priority for a trail from Friday Harbor Elementary School to Jackson Beach for educational opportunities.</p>	<p>Lincoln is working with the Town of Friday Harbor on a historic preservation easement for the property. Once the easement is in place, the SJC Council will decide if the property is to be sold as a public sale/auction or a direct sale. There will be public hearings to gather public input on the project.</p> <p>Louise Dustrude will forward maps to Rick Hughes.</p>
<p><b><u>Public Comment</u></b> 8:50 am</p>	<p>Concerns were raised regarding the Clure acquisition including information from the Federal Aviation Administration (FAA), the risk of fire, possible trespass issues, possible conflict with the County Shoreline Master Program, and overuse of shoreline. The issue of a lack of transparency in the acquisition process was also raised.</p> <p>Jim Skoog and Doug Strandberg responded to some of the verbal and written comments, noting the need for civil discourse rather than threats and attacks.</p> <p>Jim Skoog and Amanda Azous reminded the public that notifying the neighbors during initial negotiations is not standard practice. However, since entering into the on-going feasibility period, there have been 16 public meetings where the project has been debated.</p> <p>There was also support from the public of the acquisition of the Clure property. The LBC was</p>	<p>Chair Brian Wiese pointed out that at the end of the Public Comment period, the Land Bank Commission (LBC) would vote on whether or not to extend the feasibility period for the purchase of the Clure property.</p>

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<p><b><u>Public Comment</u></b> Continued</p>	<p>encouraged to take time to work out the best solutions to the concerns and to extend the feasibility period until the April LBC meeting on Lopez Island.</p> <p>Brian Wiese commented that the Land Bank Commission is aware that protecting land and giving people access is a delicate balance.</p>	
<p><b><u>Director Report – Clure shoreline project update</u></b> 9:30 am</p>	<p>Lincoln reported that the feasibility period had been extended so that the Clure family and the Port of Lopez could look at the easement issue. Other issues have surfaced. Lincoln recommended that the feasibility period be extended again to April 21, 2017.</p>	<p>It was moved by Christa Campbell that the feasibility period on the acquisition of the Clure property on Lopez Island be extended to April 21, 2017.</p> <p>Motion seconded by Amanda Wedow.</p> <p>There was no further discussion.</p> <p>Motion passed unanimously.</p>
<p><b><u>Finance Report</u></b> 9:32 am</p>	<p>Amanda Wedow gave the finance report for the year ending December 31, 2016. Doug Strandberg pointed out that the budgeted acquisitions included one project that had been eliminated. Judy Cumming also commented that the balance owing on the bonds was only estimated until the final figures were available from the SJC Treasurer.</p>	<p>It was moved by Doug Strandberg to approve the 2016 year-end financial statements with the two noted changes.</p> <p>Motion seconded by Amanda Azous.</p> <p>There was no further discussion.</p> <p>Motion passed unanimously.</p>
<p><b><u>Break</u></b> 9:45 am to 10:00 am</p>		
<p><b><u>Director’s Report Acquisition Update</u></b> 10:00 am</p> <p>San Juan Island</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</p>	

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<p><b><u>Director’s Report</u></b>  <b><u>Acquisition Update</u></b>  Continued</p>	<p>for several grants and partitioned and resold the 30-acre October farm portion with a Conservation Easement (CE).</p> <p>Lincoln reported that after his visit to Olympia this week the National Coastal Wetlands grant application (\$1 million) and Washington Wildlife and Recreation Program water access grant application (\$1.1 million) are still in a good position for funding. Any remaining funds after the property is purchased will go into an endowment for stewardship to be managed by SJPT.</p> <p>Managing this large property includes components for recreation, agriculture, wildlife preservation and protecting the riparian corridor.</p>	<p>The management plan for Zylstra Lake will be influenced by grant funding requirements.</p>
<p>San Juan Island</p>	<p><b>Mount Grant Preserve –</b>  Background: 144-acre joint project with SJPT. Acquisition closed in March, 2015 for \$3 million with a Deed of Trust outstanding. The total project cost is \$4.2 million including a \$1 million stewardship Fund to be created with private funds via SJPT. Total commitment from the Land Bank is \$1.5 million. SJPT has reached its \$2.7 million goal.</p> <p>The Land Bank applied to the Washington Wildlife and Recreation Program (WWRP) Local Parks category for a \$1 million award to offset its costs. This project has received a high ranking for the 2017 – 2019 granting period.</p>	

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San Juan Island	<b>Argyle Lots Resale</b> – Doug Strandberg asked if the private buyers were still interested in purchasing the property.	There are still private buyers interested in purchasing the Argyle Lots as well as the County.
San Juan Island	<b>Alderman Property Resale</b> – Background: This 10 acre property was purchased in 1998 for \$95,000 with the goal to preserve farmland in San Juan Valley and to resell with a conservation easement to protect its agricultural and open space value. Lincoln reported that Thor Black who is currently has the agricultural lease for a portion of the Frazer Homestead Preserve is interested purchasing this property.	Lincoln will begin the process by drafting a conservation easement and contracting for an appraisal.
Lopez Island	<b>RR Bar Ranch Conservation Easement (CE)</b> – Background: 130-acre farmland property in the Center Valley along Fisherman Bay Road. The CE will limit development to 2 units (with 9 units eliminated). The purchase price will be paid over a three year period.	The appraisal process has been started. Lincoln expects this project to close by the end of the summer.
Lopez Island	<b>Sunset Acres Owners Association</b> – Background: Property adjacent to the Fisherman Bay Tomolo Preserve with 800 feet of shoreline. The Land Bank is acquiring the property for \$2,000.	Lincoln reported the acquisition closed on February 15, 2017. A press release will be issued soon.
Lopez Island	<b>Lopez Hill &amp; Odlin South</b> – Lincoln reported further about the meeting with Hillary Franz, Washington State Commissioner of Public Lands and Rick Hughes.	The project will be discussed with Commissioner Franz’s incoming staff.

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<p><b><u>Director's Report</u></b> <b><u>Annual Work Plans</u></b></p>	<p>Lincoln reported that as a result of the staff retreat in November, 2016, changes may be taking place with regard to staffing. Transferring responsibility for agricultural lands to an outside contractor is underway.</p> <p>An additional stewardship position might be needed to allow Lincoln to devote more time to acquisition projects, general management and council relations.</p> <p>Annual Work Plans: There was discussion among Commissioners and staff. The members of the commission thanked Lincoln for providing the comprehensive work plans for each member of the staff.</p>	<p>The Land Bank will contract with Phil Shephard to manage its agricultural lands program, including administering of leases, and drafting and monitoring conservation easements on agricultural properties.</p> <p>Staff will be assessing the potential for hiring a Stewardship Director for 2018.</p> <p>It was decided that the topic would be continued as a discussion item on future agendas. Members of the LBC will then have time to prepare written comments.</p>
<p><b><u>Coffelt Farm Update</u></b> 10:25 am</p>	<p>Lincoln and Teri Williams, Executive Director of Coffelt Farm Stewards gave the members of the LBC an update on management of Coffelt Farm. There was general discussion. Brian Weise commented that changes to stabilize operations at the Farm may take nine months to a year.</p>	<p>Land Bank staff will assist in stabilizing Coffelt Farm operations and carry on the analysis of the management structure started by Coffelt Farm Stewards, the non-profit corporation that has been running the farm. At the next meeting of the LBC, a budget and a plan will be presented for the ongoing management of Coffelt Farm. A long term management strategy for Coffelt Farm Preserve will also be developed during the next year.</p>
<p><b><u>Stewardship Report</u></b> 10:55 am</p>	<p>Doug McCutchen reported on the upcoming Mount Grant Preserve public scoping meeting to solicit input from the community on San Juan Island. Doug explained the process for the adoption of a management plan for this preserve.</p>	<p>The draft Management Plan for Mount Grant Preserve will be prepared by the Land Bank Staff and the SJPT staff. It will be open for public comment for 4 – 6 weeks and possibility amended before it is finally approved by the LBC and the SJC Council as part of the 2017 budget process in the fall.</p>

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<b><u>Outreach &amp; Volunteer Report</u></b>	<p>Judy reported in Tanja’s absence that the Annual Report is on track and that the designer is reviewing items submitted by Tanja prior to her leaving on vacation.</p> <p>Amanda Azous introduced for future discussion the subject of outreach to the community about the LBC property acquisition process.</p>	<p>There was a general consensus, (Jim Skoog disagreed) to discuss the topic of how Land Bank projects are determined in each of the residency districts of the county at a future LBC meeting. The discussion would include ideas of how Land Bank Commissioners might more effectively engage the community in each district to gauge support.</p>
<b>Meeting Adjourned</b> 11:07 am	Chair Brian Wiese adjourned the meeting.	
<b>NEXT MEETING</b>	The next LBC meeting will take place on March 17, 2017 at the Craft Room in the Mullis Center Friday Harbor, WA. It will may be an extended meeting.	