



MEETING MINUTES

Land Bank Commission Meeting

March 17, 2017

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

Commission Members in Attendance:

Jim Skoog, District 1, position 1,
 Amanda Wedow, District 3, position 3 Amanda Azous, at large, position 6
 Brian Wiese, at large, position 4 Christa Campbell, at large, position 7

Commission Members Absent: Marlis Sandwith, District 2, position 2 and Doug Strandberg, at large, position 5

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

Land Bank Staff Absent: Casey Hons, Ruthie Dougherty

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 February 17, 2017 minutes were reviewed. There were corrections.	Amanda Wedow moved to accept the February 17, 2017 minutes. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:34 am	Chair, Brian Wiese, noted that the Land Bank was highlighted in a newspaper article about grant awards, submitted by the Department of Ecology.	

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<p><u>Chair's Report</u> Continued</p>	<p>Brian thanked the Sunset Acres Owners Association for selling 800 feet of waterfront to the Land Bank to extend the Tombolo at Fisherman Bay Preserve. He was also excited about new enthusiasm and new members on the Coffelt Farm Stewards board and recently took a tour of their new milk bottling facility.</p> <p>Brian reminded the Commission that the islands' Youth Conservation Corps are now under the umbrella of the San Juan Islands Conservation District and that Orcas and Lopez Islands are looking for projects.</p>	<p>Lincoln Bormann was asked to plan a field trip to Coffelt Farm after the June meeting on Orcas Island. Judy Cumming will organize the field trip.</p>
<p><u>Council Liaison</u> 8:45 am</p>	<p>Rick Hughes, SJC Council chair for 2017, noted his desire to have a management agreement between the Land Bank and the new Coffelt Farm Stewards Board.</p> <p>Rick reported on the following:</p> <ul style="list-style-type: none"> *The Department of Natural Resources (DNR) gave tentative approval for mooring buoys for San Juan County. The council will look at plan for the whole county including access to outer islands. He also had a good response from DNR regarding a lease at Jackson's Beach and has a future meeting set up with them regarding the Lopez Hill / Odlin South transaction. *Cattle Point Interpretive Center on San Juan Island continues to have issues with parking. Permits are required to park in the lot, but there is no way to pay, so visitors are parking on the street and (unwittingly) creating safety hazards. Rick will meet with Cattle 	

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<p><u>Council Liaison</u> Continued</p>	<p>Point residents and neighbors to work on resolving these parking issues.</p> <p>*It's time to update the County Comprehensive Plan. The plan is the centerpiece of local planning and how our community will grow. The council plans to meet with each island to encourage public input. Rick is interested in the Land Bank's input, specifically, regarding forested land and preserving resources.</p> <p>*The Orcas Island Park-n-Ride should be done by June 30, 2017. There have been many upgrades to the Orcas ferry terminal including a park.</p> <p>*The road connecting Pear Point and Turn Point roads should be finished by November, 2017.</p> <p>*Affordable housing discussion continues.</p>	
<p><u>Public Comment</u> 9:01 am</p>	<p>Concerns were raised regarding the Clure acquisition including information from the Port of Lopez, and possible fireworks being set off on the beach.</p>	<p>Brian Wiese asked if there had been a police report filed regarding fireworks and if not, he asked the commentator for more information on the incident.</p>
<p><u>Tim Dustrude Presentation: A More Walkable Town</u> 9:10 am</p>	<p>Tim Dustrude gave a presentation about making the Town of Friday Harbor more walkable and requested the Land Bank Commission endorse the statement "We support creating a more 'Walkable Friday Harbor' to allow residents and visitors of all ages to travel to every neighborhood safely and conveniently without using motorized transportation."</p>	<p>After discussion, it was moved by Amanda Azous to endorse the statement. The motion was seconded by Christa Campbell. There was no further discussion. The motion passed unanimously.</p>
<p><u>Finance Report</u> 9:40 am</p>	<p>Amanda Wedow gave the finance report for the months of January and February 2017.</p>	<p>It was moved by Amanda Azous to approve the January/February financial statements.</p>

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	<p>Judy Cumming also presented cash projections worksheets for both funds through 2026. There was discussion regarding amendments to the 2017 budgets for both the conservation and stewardship funds.</p>	<p>Motion seconded by Amanda Wedow.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p>Break 9:47 am to 9:53 am</p>		
<p><u>Director’s Report</u> <u>Acquisition Update</u> 9:53 am San Juan Island</p>	<p>Zylstra Lake - 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 and resold the 30-acre October farm portion with a Conservation Easement (CE).</p> <p>Lincoln reported he is still waiting to hear if the legislature allocated adequate funds for the Washington Wildlife and Recreation Program water access grant application (\$1.1 million). If so, we will amend the budget in order to use the grant funds.</p>	
<p>San Juan Island</p>	<p>Argyle Lots Resale – Lincoln is working with the Town of Friday Harbor on a historic preservation easement.</p>	
<p>San Juan Island</p>	<p>Alderman Property Resale – 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</p>	<p>Lincoln is drafting a conservation easement and had contracted for an appraisal.</p>

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<p><u>Director’s Report</u> <u>Acquisition Update continued</u> San Juan Island</p>	<p>Thor Black, who is currently has the agricultural lease for a portion of the Frazer Homestead Preserve, is interested purchasing this property.</p> <p>Lincoln also recently learned that the land adjacent to the Alderman property may be for sale.</p>	<p>Lincoln proposed the idea of buying a conservation easement from a possible new owner of this property. More discussion to follow.</p>
<p>Lopez Island</p>	<p>RR Bar Ranch Conservation Easement (CE) – Background: 130-acre farmland property in 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.</p>	<p>The property is in appraisal. Lincoln expects this project to close by the end of the summer.</p>
<p>Lopez Island</p>	<p>Sunset Acres Owners Association – Background: Property adjacent to the Fisherman Bay Tomolo Preserve with 800 feet of shoreline. The Land Bank is acquiring the property for \$2,000.</p>	<p>Lincoln reported the transaction had closed.</p>
<p>Lopez Island</p>	<p>Lopez Hill & Odlin South – Lincoln will have more information after the upcoming DNR meeting.</p>	
<p>Lopez Island</p>	<p>Clure Property - Background: The project would involve the acquisition of at least one 5-acre lot along the west shoreline of Lopez and include 470 feet of beach frontage. It would also provide access to over 1.3 miles of public tidelands. There is no other lot offering similar ease of access to the shoreline between</p>	

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<p><u>Director's Report</u> <u>Acquisition Update continued</u> Lopez Island</p>	<p>Shark Reef County Park and Otis Perkins Day Park.</p> <p>Feasibility period ends April 21, 2017. Lincoln had no new updates.</p>	
<p>Orcas Island</p>	<p>Youngren Property – Background: This 235-acre property is currently for sale for \$5.6 million. Its upland forested area is contiguous with Moran State Park. It 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>The property is still on the market and Lincoln is keeping an eye on it to see if there is any way for the Land Bank to be a partner.</p>	<p>Brian Wiese asked for an update on the Youngren Property. Rick Hughes commented that keeping the fish hatchery intact is a high priority for the County Council and they are willing to help in any way possible.</p>
<p><u>Director's Report</u> <u>Annual Work Plan Summary Presentation</u> 10:02 am</p>	<p>Lincoln gave a presentation summarizing staffing goals for 2017. Lincoln will give the same presentation at a future County Council meeting.</p>	
<p><u>Stewardship</u> 10:09 am</p>	<p>Lopez Island – Tim Clark reported that he planted four Garry oak trees at the Spit and that it looks like the month of March will be his last chance to locate and remove trash from the area as plants are already leafing out. He noted that the snowberry twigs he planted at Upright Head Preserve are thriving, so he plans to stick another 300-500 in the ground this year.</p>	

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<p><u>Stewardship continued</u></p>	<p>San Juan Island – Eliza Habegger announced the hiring of new staff member, Alexander ‘Ander’ Cole for a temporary position as Salish Seeds Project assistant. The nursery is growing, now producing plants for other organizations as well as Land Bank projects. Eliza also noted that Orcas Preserve Steward, Ruthie Dougherty, and assistant, Casey Hons, plan to establish a small plot at Coffelt Farm Preserve and grow plants for Turtleback.</p> <p>Charlie Behnke has been kept busy with brushing back winter debris along trails, getting mowing equipment ready for the upcoming season, and hanging a gate on the new fence at Red Mill Farm nursery. He has been mentoring a junior from Friday Harbor High who is doing volunteer trail work on Mount Grant Preserve for his community project. Doug McCutchen reported that the Mount Grant Preserve scoping meeting was well attended with good participation and input. He also felt that the recent bird blind design charrette for False Bay Creek Preserve was well attended and noted a few new faces in attendance, which Doug found promising. Doug met with Town Administrator, Duncan Wilson, regarding trail access to the town’s property through Mount Grant Preserve. The two are planning to meet and walk the properties to determine possible trail sites.</p>	
	<p>Orcas Island – It was reported that the parking lot is now complete at Coho Preserve thanks</p>	

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	largely to volunteer work of the Odd Fellows. Their next project will be on March 18 th , installing a trail at the Coho Preserve.	
<u>Executive Session</u> 10:30 am		
<u>Meeting Adjourned</u> 11:33	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on April 21, 2017 at Grace Church on Lopez Island, WA. It may be an extended meeting.	