



MEETING MINUTES

Land Bank Commission Meeting April 21, 2017 Grace Hall, Lopez Island, Washington

Commission Members in Attendance:

Jim Skoog, District 1, position 1, Doug Strandberg, at large, position 5
 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 Called In: Marlis Sandwith, District 2, position 2

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Tim Clark, Tanja Williamson

Land Bank Staff Absent: Casey Hons, Ruthie Dougherty, Eliza Habegger, Doug McCutchen, Charlie Behnke

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

Public in Attendance: More than 75 interested members of the public were in attendance.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:04 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The March 17, 2017 minutes were reviewed. There were corrections.	Amanda Azous moved to accept the March 17, 2017 minutes. The motion was seconded by Christa Campbell. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:06 am	Chair, Brian Wiese, waived the option to give the chair's report to help expedite the meeting and get through a very full agenda in a limited amount of time.	

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<p><u>Council Liaison</u> 8:06 am</p>	<p>Rick Hughes, SJC Council chair for 2017, thanked the community, Land Bank Commissioners, and Land Bank staff for their support of volunteerism and stated that he, along with his fellow council members, will support whatever decision the commissioners make in regards to the acquisition of the Clure property.</p> <p>Rick reported on the following:</p> <ul style="list-style-type: none"> • Recent ferry delays • A new plastic bag ban in the County. • New year-round commercial flights from Friday Harbor to Canada • Work progressing on the Orcas Island Park-n-Ride. • Council Members continued efforts to work with the Department of Natural Resources to obtain Lopez Hill and Odlin South. 	
<p><u>Public Comment</u> 8:12 am</p>	<p>More than 75 members of the public attended the meeting, the majority of whom shared comments regarding the Clure acquisition.</p> <p>Concerns raised included accessibility, neighborhood decreased quality of life, and ecological considerations.</p> <p>Benefits noted were conservation of the property and an opportunity to provide access to a long stretch of already public tidelands in this area of Lopez.</p> <p>One speaker stated that FAA funding for the Port of Lopez Airport would be at stake if the</p>	

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	<p>Land Bank acquired the Clure Property due to the proximity of property's access to the Lopez Airport.</p> <p>Commissioner Amanda Azous noted that Mount Baker Road on Orcas Island is at the end of the Orcas Airport and was confused as to why the Orcas Airport wouldn't lose any FAA funding.</p> <p>Commissioner Christa Campbell commented that the Port of Lopez is in jeopardy of losing FAA funding regardless of the acquisition due to other roads that are also in the Runway Protection Zone (RPZ).</p>	
<p><u>Discussion/Action: Clure Shoreline Project</u> 9:57 am</p>	<p>Land Bank Director, Lincoln Bormann, addressed concerns that have been raised during the Clure acquisition feasibility period including access, geologic hazards, ecological fragility, fire and trespass. He stated that staff has concluded that: 1) there is legal and physical access, and; 2) other concerns can be addressed in the management planning process. Lincoln noted that once a property is acquired, it is not open to the public immediately. Stewardship staff initiates the management planning process which can take considerable time, to be followed by site enhancements (parking, trails, signage, etc.).</p> <p>Lincoln described a potential scenario before the property would be open to the public. The first year the staff would monitor and assess the property. The second year would include public involvement/input with an interim</p>	

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	<p>management plan in place. The third year a final management plan would be implemented and possibly then open to the public.</p> <p>Chair, Brian Wiese, requested each commissioner to weigh in on the purchase and give a statement.</p> <p>Each commissioner did, with Marlis Sandwith giving her statement over the phone.</p>	<p>After discussion, it was moved by Amanda Wedow to proceed with the Clure property acquisition.</p> <p>The motion was seconded by Christa Campbell.</p> <p>There was no further discussion. The motion passed 6-0 with Jim Skoog recusing himself due to a professional relationship.</p> <p>Note: After the vote, commissioner Marlis Sandwith ended her phone call and left the meeting.</p>
<p><u>Break</u> 9:39 am to 9:51 am</p>		
<p><u>Finance Report</u> 9:51 am</p>	<p>Amanda Wedow gave the finance report for the month of March 2017. The Conservation Area Fund interest was up 0.7% from last year and REET revenue remains stable.</p>	<p>Amanda Wedow will initiate a stewardship funds group meeting.</p> <p>Judy Cumming will update the Financial Memo to reflect how shared funds are spent in regards to partner projects with Preservation Trust, e.g., Mount Grant and Turtleback Mountain Preserves.</p> <p>It was moved by Doug Strandberg to approve the March financial statements.</p> <p>Motion seconded by Jim Skoog.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><u>Public Hearing 2017 Amended Budget</u> 10:04 am</p>	<p>Lincoln outlined the proposed changes to the Conservation Area Fund:</p> <p>Additional acquisition funds for Zylstra Lake. Potential grant revenue was already included in the 2017 budget</p>	

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<p><u>Director's Report</u> 10:27 am Terrestrial Managers Group</p>	<p>Lincoln Bormann said the Terrestrial Managers Group and the Madrona Institute have kicked off a San Juan Islands Specialty License Plate Design Initiative with a design contest.</p>	<p>Christa Campbell suggested a representative at the Tour de Lopez event.</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 appraisal is complete and Lincoln hopes to complete the CE negotiation in the next few weeks.</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 being to preserve farmland in San Juan Valley. At the time of purchase the Land Bank Commission decided that the property should be resold encumbered with a conservation easement to protect its agricultural and open space values. Lincoln reported that Thor Black, who currently has the agricultural lease for a portion of the Frazer Homestead Preserve, is interested purchasing this property.</p> <p>Adibzadeh Property – This property is adjacent to the Alderman Property and to False Bay Creek Preserve. Lincoln stated that the owner wants to sell and there is at least one interested agricultural buyer. If the sale proceeded the Land Bank could purchase a conservation easement restricting development. Lincoln has had the property appraised</p>	<p>Lincoln will move forward with the sale of the Alderman parcel. Should new owners of the Adibzadeh parcel wish to sell a conservation easement, Lincoln will bring the project back to the Commission for consideration.</p>

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	both as unencumbered and with a proposed conservation easement.	
<u>Executive Session</u> 10:41 am – 11:02 am	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price; and in accordance with RCW 42.30.110 (i) To discuss with legal counsel representing the agency potential litigation.	Members of the public left the meeting No action was taken following the executive session.
<u>Meeting Adjourned</u> 11:02	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on May 19, 2017 at the Mullis Senior Center, San Juan Island WA.	