



MEETING MINUTES

Land Bank Commission Meeting September 15, 2017 Eastsound Fire Station Meeting Room, Orcas Island, Washington

Commission Members in Attendance:

Jim Skoog, District 1, position 1

Marlis Sandwith, District 2, position 2

Brian Wiese, at large, position 4

Doug Strandberg, at large, position 5

Amanda Azous, at large, position 6

Christa Campbell, at large, position 7

Commission Members Absent: Amanda Wedow, District 3, position 3

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Tim Clark, Ruthie Dougherty, Casey Hons, Tanja Williamson

Land Bank Staff Absent: Charlie Behnke, Eliza Habegger, Doug McCutchen

Public in Attendance: 2

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:16 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The August 18, 2017 minutes were reviewed. There were corrections.	Christa Campbell moved to accept the August 18, 2017, minutes. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:44 am	Chair, Brian Wiese, attended the Orcas Island Youth Conservation Corps (OIYCC) end of season celebration, noting that this was the first season that all three island conservation corps were under the administration of the San Juan	

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<p><u>Chair's Report</u> cont.</p>	<p>Islands Conservation District. OIYCC had a successful season, including partnering with the Lummi Conservation Corps for the first time, as well as participating in Coast Salish Tribal Canoe Culture.</p> <p>Wiese also attended the August Coffelt Farm Stewards (CFS) board meeting. The farm reported a successful summer especially with increased milk production. CFS is still looking for another full-time employee.</p> <p>Tomorrow, Brian will attend a movie about sustainable salmon fishing practices, hosted by the group Long Live The Kings. The event will take place at the Youngren property, the location of the salmon hatchery.</p>	
<p><u>Topics for Annual Retreat</u> 8:25 am</p>	<p>Commissioners reviewed a list of suggested topics for the annual retreat agenda. Brian Wiese asked if there were any other ideas/suggestions for retreat topics. Additional suggested topics were:</p> <ul style="list-style-type: none"> • Ongoing Land Bank public relations and goodwill for next renewal. • Changes in stewardship costs due to increased visitor use. • How should acquisition priorities be determined? • Evaluate current meeting format – is it as productive as possible? <p>Amanda Azous asked if the stewardship staff had any opinions on the Stewardship Management position. Lincoln said Phil Shephard is meeting with all the stewardship staff and putting together an evaluation to include the staff's suggestions for the final job</p>	

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<p><u>Topics for Annual Retreat</u> cont.</p>	<p>description. Lincoln hopes to have the evaluation in time for the retreat.</p> <p>Doug Strandberg asked about coordination with San Juan Preservation Trust (SJPT) in regards to the stewardship funds for Turtleback and Mount Grant Preserves (administered by SJPT). He would like to see an agreement in place with SJPT specifying terms for utilizing these funds. Lincoln responded that he and Tim Seifert will work developing this.</p> <p>Jim Skoog asked if the stewardship funds are invested, and if so, where?</p> <p>Jim also queried about the disposition of the Conservation Area Fund (CAF) should the Land Bank real estate excise tax (REET) not be renewed in 2026. There was discussion. It was determined that the Commission would continue regardless, and would oversee the CAF.</p>	<p>Lincoln is not sure if the money is invested. He will check with Tim Seifert.</p> <p>Jim Skoog would like to discuss establishing a policy on protecting the CAF.</p>
<p><u>Financial Report</u> 8:50 am</p>	<p>Judy Cumming gave the financial report in place of Amanda Wedow who was absent.</p> <p>Cash increased in the CAF due to robust REET revenue in the month of August. The interest rate for the Local Government Investment Pool (LGIP) continues to remain over 1%. August REET revenue is the highest since June 2007. She also noted that some grant revenue budgeted for 2017 will likely be received in 2018.</p> <p>Acquisition payments will be made in September for the Mount Grant acquisition and in December for the Zylstra Lake acquisition. All other expenditures are in line with the budgeted amounts.</p> <p>Cash also increased in the Stewardship and Management Fund in August. Sale of plant materials continues to be a stronger source of revenue than</p>	<p>It was moved by Jim Skoog to approve the August financial statements. Motion seconded by Marlis Sandwith. There was</p>

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<p><u>Financial Report</u> cont.</p>	<p>budgeted. Other revenue sources are on track. Stewardship expenditures are within the budgeted amounts for this time of the year.</p>	<p>no further discussion. Motion passed unanimously.</p>
<p><u>Public Comment</u> 9:02 am</p>	<p>Lovell Pratt of San Juan Island voiced concerns about how a neighboring property owner is interpreting a Land Bank conservation easement (CE) She offered the following suggestions to help avoid similar situations in the future:</p> <ol style="list-style-type: none"> 1) Establish a process for the Land Bank to be included in the County’s permit process to prevent the Land Bank approved plans being changed and a second/different set of plans submitted to the County. 2) Make the concept of a building envelope clearer to reflect that protected areas stay protected, including the impact of staging materials and not just the physical building itself. 3) More frequent monitoring may be required for properties with on-going construction. <p>Pratt summarized that when owners of properties encumbered by CEs begin active construction, the Land Bank should be engaged and checking in often during the construction phase to be sure the CE requirements are being upheld.</p> <p>There was discussion among staff and commissioners regarding Pratt’s concerns and suggestions. Doug Strandberg suggested re-thinking building envelope language in future CEs to reflect construction impact outside of the prescribed envelope.</p>	<p>Lincoln will talk to the planning department regarding getting the Land Bank into the County’s permit process in order to review Land Bank approved plans and confirm there were no alterations after the fact.</p>

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<p><u>Public Hearing</u> 9:22 am</p> <p><u>Open Public Comment</u> 9:25 am</p> <p><u>Close Public Comment</u> 9:25 am</p>	<p>Proposed 2nd Amendment to the 2017 Stewardship & Management Budget - Lincoln stated the amendment is needed to allow for the purchase of a tractor for use on Orcas preserves. In summary, the ending operations cash will be reduced by the cost of the tractor.</p> <p>No comments from the public</p>	<p>It was moved by Christa Campbell to approve the Amended 2017 Stewardship and Management Budget.</p> <p>Motion seconded by Jim Skoog.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><u>Public Hearing</u> 9:29 am</p> <p><u>Open Public Comment</u> 9:34 am</p> <p><u>Close Public Comment</u> 9:34 am</p>	<p>Proposed 2018 Land Bank Expenditure and Acquisition Plan – Lincoln noted that since the Commission’s last look at the proposed 2018 E&A Plan the budgeted REET has been rounded down to \$3,000,000.</p> <p>Judy explained that the difference in the ending restricted acquisition reserves for 2017 and the beginning operating cash for 2018 was due to expected State Grant revenue for 2017 being pushed to 2018.</p> <p>Doug Strandberg asked if the 2018 E&A Plan approved by the Commission can be changed after the fact by the auditor. Lincoln replied that this can happen, but not for significant amounts. Judy Cumming noted only the interfund transfers may change.</p> <p>No comments from the public</p>	<p>It was moved by Jim Skoog to approve the Proposed 2018 Land Bank Expenditure and Acquisition Plan.</p> <p>Motion seconded by Marlis Sandwith.</p> <p>There was no further discussion. Motion passed unanimously.</p>

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<p><u>Break</u> 9:37 am – 9:52 am</p>		
<p><u>Director's Report</u> 9:52 am San Juan Island</p>	<p>328 Caines St. property (location of the Land Bank office in Friday Harbor). Lincoln has commissioned an appraisal of all three parcels, Driggs Park, Driggs House (currently the Land Bank office building) and the adjacent parking lot, to determine the value of the property.</p> <p>Argyle Lots - There was a question about what's happened in regards to the proposal Lynn Danaher had put forth at the August meeting. Lincoln said that Lynn made an offer and presented it to the San Juan County Council. The council will decide on October 3rd whether the Argyle Lots will go up for public or direct sale.</p> <p>Zylstra Lake – There is still no capital budget in place and so the state grant remains in limbo. In order to meet the Coastal Wetlands Grant requirement for matching funds, the Land Bank will use the CAF to pay off the loan in December 2017, saving one year's worth of interest. After the Land Bank makes the final payment in December, the Land Bank will own the property and SJPT will hold a CE on it. SJPT may hold a public fundraising campaign for site improvement and management of the property.</p> <p>Mount Grant Preserve – There are two properties for sale adjoining Mount Grant Preserve.</p> <p>1) The R. Lawson LLC parcel, which is approximately 30 acres and an integral piece north of the Preserve.</p> <p>2) Three 10 acre parcels owned by Victor Lawson to the west of the Preserve. This property allows for three possible home sites, all of which would</p>	<p>There was consensus that Lincoln should move forward with negotiations once the appraisal is complete.</p> <p>There was consensus among commissioners to move forward with negotiations.</p>

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<p><u>Director's Report continued</u></p> <p>San Juan Island</p>	<p>be visible from the top of Mount Grant Preserve. Lincoln commented that a previous offer was made on the property in 2006, in partnership with the Town of Friday Harbor, but the offer was rejected.</p> <p>There was discussion of possible trail easements and how the property(s) would enlarge the Mount Grant Preserve. There was agreement among commissioners that the northern parcels belonging to R. Lawson LLC are more important at this time, but that the three parcels owned by Victor Lawson are also significant. There was more discussion of potential partners or grant funding and of purchasing the properties in stages.</p> <p>Lester Property - Background: This 160-acre property is adjacent to Cady Mountain Preserve and contains high quality wetland and upland ecological communities. If acquired it would connect the Cady Mountain Preserve to a county road for good public access. Lincoln believes this property is attractive to developers as it is zoned for 5-acre residential lots and he would like to move ahead in acquiring it.</p> <p>Lincoln said the property has been on the market all summer with no offers.</p>	<p>Lincoln will make contact with sellers to move ahead with an offer.</p>
<p>Lopez Island</p>	<p>RR Bar Ranch 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>Lincoln met with the family and believes they are still on track to close before the end of the year.</p> <p>Odlin South and Lopez Hill – Lincoln has been asked by the County Manager to write a letter of intent to purchase</p>	<p>Tim Clark will review southern structure areas.</p>

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<p><u>Director's Report</u> cont. Lopez Island</p>	<p>both the Odlin South and the Lopez Hill properties (The County has 50-year leases on both). If the Odlin purchase succeeds, San Juan County Parks will manage the property.</p> <p>There was discussion about getting an independent appraisals on the properties. Commissioner Strandberg commented that the Land Bank should have a clear idea of the amount it is willing to spend on Lopez Hill.</p>	<p>Lincoln will draft a letter of intent for both properties.</p>
<p>Orcas Island</p>	<p>Manly Property (Girl Scout Camp) Background: This 118-acre property has been listed on the market for \$17 million for roughly a year. The property connects to SJPT property on Richardson Marsh and to a Land Bank Conservation Easement property. In addition to the northern part of the marsh, the property has diverse wooded areas, and nearly 2,000 feet of rocky shoreline on President Channel. There is also a roughly 150 foot cobble beach, 200 foot pier and dock, and several structures including a 9,500 ft² main house close to the shoreline. There is one well on the property with potentially adequate yield for a class A water system. The property is zoned R-5 with a potential for up to 23 residences.</p> <p>Lincoln related that Tim Seifert at SJPT is working with Sandy Friel and noted that the owners will not consider a bargain sale.</p>	<p>Lincoln will continue to monitor the situation.</p>
<p><u>Stewardship Report</u> 10:41 am Lopez Island</p>	<p>Tim Clark reported that the Salish Conservation Corps and Lopez Island Conservation Corps joined the Land Bank and Kwiaht:Center for the Historical Ecology of the Salish Sea, at Hummel Lake Preserve to begin monitoring conditions in the bog. Tim stated that this sphagnum bog is the largest in the county. Tim also reported</p>	

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	<p>that the enhancement project at the Spit Preserve @ Fisherman Bay has been successful in flattening out the old berm and restoring part of the shoreline. Also, in celebration of National Public Lands Day on September 30th, there will be another county wide “Great Islands Clean Up” effort. Tim will be working along Center Road with other county crew members.</p> <p>Tim shared that he’d heard from one of the Lopez ferry workers that in the last two years walk on ridership has increased from 7k to 20k. Due to the increase it’s possible that the state may want to reconfigure the Lopez ferry landing in the near future, which may impact Upright Head Preserve.</p>	
Orcas Island	<p>Ruthie Dougherty was excited to report that after two years of planning the Orcas Off Leash Area (OOLA) was opening today, September 15, 2017! The project is a partnership between the Land Bank, Orcas Island Parks and Recreation District, and the non-profit OOLA. The Land Bank granted a license to use a portion of Crescent Beach Preserve for the new off-leash area.</p> <p>Ruthie has noticed an increase in vandalism at the preserves, such as the tagging of preserve signs and damage to gates.</p> <p>Ruthie is wrapping up CE monitoring for the year.</p> <p>She noted that the water flow monitoring at Coho Preserve is going well and she will be meeting with Rosario Resort at the end of the month to discuss future protocol for water flow and how it effects spawning. Jenny deGroot has been very helpful in</p>	

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<p><u>Stewardship Report</u> cont. Orcas Island</p>	<p>establishing consistent metrics for all fish monitoring.</p> <p>Ruthie is working with the Washington Conservation Corps to organize the season's activities. This year they will scale back on Garry oak restoration and focus on invasive weeds and native seeds.</p> <p>She also announced that Coffelt Farm will be part of the Orcas Island Farm Tour on October 1st and that the Coffelt Farm Stewards have a new employee who will start November 1st.</p>	
<p><u>Meeting Adjourned</u> 10:55</p>	<p>Chair Brian Wiese adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on October 13, 2017, before the Annual Retreat, on Canoe Island.</p>	