



MEETING MINUTES

Land Bank Commission Meeting November 17, 2017 Craft Room @ Mullis Community Senior Center San Juan Island, WA

Commission Members in Attendance:

Amanda Wedow, District 3, position 3

Brian Wiese, at large, position 4

Amanda Azous, at large, position 6

Christa Campbell, at large, position 7

Commission Members Absent: Marlis Sandwith, District 2, position 2, Jim Skoog, District 1, position 1, Doug Strandberg, at large, position 5

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

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

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

Public in Attendance: Three

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:32 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The October 13, 2017 minutes were reviewed. There were corrections.	Amanda Wedow moved to accept the October 13, 2017, minutes as corrected. The motion was seconded by Amanda Azous. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:26 am	Chair, Brian Wiese, noted that Representative Rick Larsen visited Zylstra Lake on October 15 and asked Director, Lincoln Bormann, how the	

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<p><u>Chair's Report</u> continued</p>	<p>visit went. Lincoln commented the visit went well and that Thor Hansen, San Juan Preservation Trust Board President, was also in attendance. Wiese also noted that commission members Amanda Wedow and Christa Campbell, and director Lincoln Bormann attended the Land Trust Alliance Rally in October. He asked if anyone had comments to share.</p> <p>Amanda Wedow said there was a good variety of sessions from which to choose, and those she attended were informative. Amanda enjoyed the perspectives of the two keynote speakers: Former NASA Astronaut, Pam Melroy, and Luis Benitez, who serves as the first State Director for the Outdoor Recreation Industry office for the State of Colorado.</p> <p>Christa Campbell agreed with Amanda Wedow's assessment of informative and varied sessions at the Rally, and highlighted a session that focused on Ballot Language. She thought it will be helpful and a great tool when it's time for the Land Bank's next renewal campaign.</p> <p>Lincoln Bormann noticed a high use of focus groups when organizations were looking to gauge community relevance. Lincoln attended a pollinator workshop, a carbon finance workshop and a workshop on conservation easement building envelopes.</p>	
<p><u>Council Liaison</u> 8:46 am</p>	<p>County Council Liaison, Rick Hughes, attended the annual Washington State Association of Counties – County Convention, November 14 – 16 in SeaTac, Washington. A common thread for attendees was unfunded mandates the state pushes onto the counties. Rick met with the Washington Department of Fish and Wildlife regarding the</p>	

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<p><u>Council Liaison</u> continued</p>	<p>“frankenfish” (aka farmed Atlantic salmon) that escaped from the Cooke Aquaculture fish farm near Cypress Island.</p> <p>Rick also attended a resident killer whale symposium in Vancouver, Canada. The symposium was geared towards finding a solution for the drop in Orca numbers and to try to come up with a plan to halt the decline.</p> <p>Rick noted that the County Council’s goal is to pass a budget by December 4, 2017.</p> <p>Rick will attend a Department of Natural Resources Board meeting to discuss the purchases of Lopez’s Odlin South and Lopez Hill properties. The meeting is scheduled for December 5.</p> <p>The Lodging Tax Advisory Committee received 38 grant applications for the \$2M in funds allotted for distribution. The Deer Harbor Trail was awarded \$150K and \$400K was awarded for parking improvements at Deer Harbor. Rick noted that the Deer Harbor Trail totals 4 miles, and will utilize what’s already in place, thanks to Deer Harbor Preserve; he felt that was a good investment. Rick also mentioned that the San Juan Islands Visitor’s Bureau received funding, as well as all three islands’ Chamber of Commerce, who split \$150K equally. Chair, Brian Wiese, noted that re-routing the trail through the Deer Harbor Preserve could save the county money and would also bring people to the Preserve.</p> <p>The County Council agreed to a direct sale for the Argyle Lots.</p> <p>Rick also raised the issue of selling carbon credits and whether there is any way to use them creatively in conjunction with public lands.</p>	

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<p><u>Council Liaison</u> continued</p>	<p>The November 7 elections swung control of the State Senate to the Democrats. Rick feels it will be positive for San Juan County and hopes the state capital budget will pass quickly.</p>	
<p><u>Public Comment</u> 9:04 am</p>	<p>Eileen Drath thanked Amanda Wedow, Christa Campbell, and Lincoln Bormann for their comments and reports regarding the Land Trust Alliance Rally.</p> <p>Eileen spoke with a League of Women Voter’s member on Lopez who was interested in hearing about the Clure acquisition.</p> <p>Eileen attended the Community Home Trust’s annual meeting and had her consciousness raised! She noted that the Home Trust is working on getting a Real Estate Excise Tax (REET) on the 2018 ballot to help fund their affordable housing projects, and the Land Bank came up in the discussion.</p> <p>Eileen asked about the sign at the Mount Grant Preserve entrance that has the name “Richard Lee Lane” on it. Lincoln responded that this is the name of the entrance road for the Lawson Ridge subdivision. The street sign was installed by Public Works with a directional sign indicating the Preserve entrance.</p> <p>Lynn Danaher of Kuleana Properties LLC gave a presentation regarding the Argyle Lots.</p>	<p>Brian Wiese supports the idea of a REET for the Community Home Trust and would like to be pro-active in future discussions.</p> <p>Lincoln noted that enacting a REET for the Home Trust is possible due to the existence of the Land Bank. Under state law, in order to establish a housing REET, a county needs to have had a Land Bank REET in place no later than 2003, and the Land Bank REET needs to be fully funded at 1%.</p> <p>Brian Wiese commented that the Commission has already recommended to the County Council to sell the property, and any further decisions now lie with the Council. Wiese noted that if anything changes, then the Land Bank Commission could re-consider.</p>
<p><u>Public Hearing</u> Proposed 2018 Land Bank Expenditure and Acquisition Plan 9:27 am</p>	<p>The plan was reviewed again following slight changes regarding staffing costs. Lincoln noted that there are four management plans attached for Council approval.</p>	

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<p><u>Open Public Comment</u> 9:31 am</p> <p><u>Close Public Comment</u> 9:31 am</p>	<p>No comments from the public</p>	<p>It was moved by Christa Campbell to approve the Proposed 2018 Land Bank Expenditure and Acquisition Plan.</p> <p>Motion seconded by Amanda Azous.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><u>Public Hearing Proposed 3rd Amendment to the 2017 Expenditure and Acquisition Plan</u> 9:32 am</p>	<p>Lincoln stated the amendment is needed to allow for the purchase of the Victor Lawson property and property owned by R. Lawson LLC. Both properties are adjacent to Mount Grant Preserve and have many qualities that make them desirable acquisitions. Lincoln hopes to close on both by year's end.</p> <p>Highlights of Victor Lawson property:</p> <ul style="list-style-type: none"> *It is within the Trout Lake watershed and the purchase will help protect the Town's water supply. *It is highly visible from the summit of Mount Grant Preserve and any development of this property would change the character and experience of Mount Grant Preserve significantly. <p>Highlights of R. Lawson LLC property:</p> <ul style="list-style-type: none"> *Provides a buffer on the northern side of the Preserve which will help in eliminating ATV usage on the Preserve. *The property has good access to the lower portion of Mount Grant Preserve which will help with ecological management and stewardship. <p>There was a question regarding the Native Growth Area (NGA) covenant established with the Lawson Ridge plat. Lincoln responded that almost all of the NGA on the R. Lawson property would be within the acquisition areas.</p>	

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<p><u>Open Public Comment</u> 9:43 am</p> <p><u>Close Public Comment</u> 9:43 am</p>	<p>No comments from the public</p>	<p>It was moved by Amanda Wedow to approve the Proposed 3rd Amendment to the 2017 Expenditure and Acquisition Plan.</p> <p>Motion seconded by Christa Campbell. There was no further discussion. Motion passed unanimously.</p>
<p><u>Break</u> 9:47 am – 10:05 am</p>		
<p><u>Director's Report</u> 10:05 am</p> <p>Acquisitions San Juan Island</p>	<p>Land Trust Alliance Rally Lincoln gave an overview of Eagle County, Colorado and its Open Space Program. The program is working to protect property along the Colorado River corridor, and keep open space near populated areas. Within the county, approximately 60% of the land is publically owned.</p> <p>Zylstra Lake – State grants continue to remain in limbo since there is still no state capital budget in place. Lincoln is working to pair funds from the federal Coastal Wetlands Grant with Land Bank Conservation Area Fund monies to pay off the loan in December 2017, saving one year's worth of interest. Once the capital budget passes, the Land Bank CAF monies will be reimbursed via grant funding. If Lincoln cannot work through the grant payment process in time he will work with the Zylstra Lake trustee to come up a new payment schedule.</p> <p>Mount Grant Preserve: Phases 2 and 3 – The two properties adjoining Mount Grant Preserve, a 30-acre area north of the Preserve (R. Lawson LLC) and three 10-acre parcels to the west (V. Lawson),</p>	

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<p>Acquisitions San Juan Island continued</p>	<p>were discussed during the Public Hearing on the budget.</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. He is continuing negotiations with the sellers, but the two sides remain far apart on value. The sellers are commissioning another appraisal.</p> <p>328 Caines Street property (location of the Land Bank office in Friday Harbor) - Lincoln commissioned an appraisal of all three parcels including Driggs Park and the Driggs House (currently the Land Bank office building).</p> <p>Highlights of 328 Caines Street Acquisition:</p> <ul style="list-style-type: none"> *With the sale and development of the Argyle Lots, purchasing the property would allow keeping Driggs Park open permanently, supporting the Town of Friday Harbor’s desire to keep some open space within town limits. *Securing office space and the adjacent lot, not used for parking. *Good resale value with an historic easement and permanent park. <p>Argyle Lots – The County Council agreed to a private sale. There are three current offers including one from the County Council.</p> <p>There was discussion around the options including how a three year payment plan would affect the Land Bank’s cash flow.</p>	<p>Lincoln noted the Commission will likely see this in the first amended 2018 budget.</p>

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<p><u>Director's Report</u> continued 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>Staff have been meeting with the family and working through the details of the building areas to be allowed on the property.</p> <p>Odlin South and Lopez Hill – The acquisition of Odlin South has been moving quickly since the DNR agreed to sell the property for \$194,000. There is a purchase and sale agreement in place. The Land Bank is acting as the acquisition agent; San Juan County Parks will own and manage it. The County will use capital funds for the purchase.</p> <p>Lopez Hill has been valued by DNR at \$1M. DNR is willing to sell the property to the Land Bank with payments spanning a five year time period, at 6% interest. There was discussion about community fundraising for a portion of the purchase price, and possibly partnering with the San Juan Preservation Trust to access private grant opportunities.</p>	<p>Lincoln noted that Lopez Hill will very likely be included in the 2018 First Amended Budget next year, most likely in February.</p>
<p>Orcas Island</p>	<p>Youngren Property – Lincoln noted there is a buzz that the Lummi will purchase the property. Lincoln is trying to connect with the Trust for Public Land for more information. Lincoln noted that when administrations change, some favor parks more than others and he thinks the Lummi are in competition.</p>	
<p><u>Stewardship Report</u> 10:41 am Lopez Island</p>	<p>Tim Clark has contacted all residents near the Lopez Channel Preserve via email, asking if anyone would like to be included in conservation and property updates. Tim has been in contact with</p>	

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	<p>the Lopez Fire Chief regarding the property's management plan and seeking recommendations.</p> <p>Brian Wiese noted that the Land Bank still doesn't have a drone policy in place. Kwiáht has requested permission to use drones on Land Bank property for an upcoming project including plant identification mapping, and visual imaging of saltwater swales.</p>	
San Juan Island	<p>Doug McCutchen met with the San Juan Island Fire Marshall to connect with new staff review protocols for burn piles. The Fire Marshall was more than happy with our burning practices but suggested when burning in public areas to alert dispatch. Doug noted that usage of burn piles will likely increase.</p>	
<p><u>Outreach/Volunteer Report</u> 10:50 am</p>	<p>Tanja Williamson reported that Oak Team volunteer team leader, Thom Pence, will be gone for December and January, so volunteer work parties on Cady Mountain will be fewer during that period.</p> <p>Ongoing items Tanja is working on include the end of year Top 10 list; researching an app that caught Lincoln's interest at October's LTA Rally called "Travel Storys" which provides mobile audio tours that the user can download beforehand – no internet connection needed to listen while enjoying your hike. She also took a webinar from The Goodman Center called Strategic Communications: Cutting Through the Clutter.</p>	<p>Tanja will host a Volunteer Thank You and Open House for Oak Team and Salish Seeds Project volunteers on Saturday, November 18 and a Family Nature Club Mushroom Walk also on November 18.</p>
<p><u>Agenda Building</u> 10:55 am</p>		<p>Items for next month's Land Bank Commission agenda:</p> <ul style="list-style-type: none"> *Drone policy discussion *Acquisition options and priorities

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<u>Meeting Adjourned</u> 10:57 am	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on December 15, 2017, in the Craft Room at the Mullis Community Senior Center on San Juan Island.	