



## MEETING MINUTES

### Land Bank Commission Meeting

May 19, 2017

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

**Commission Members in Attendance:**

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

**Commission Members Absent:** Amanda Azous, at large, position 6

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

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

**Public in Attendance:** 3

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:33 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The April 21, 2017 minutes were reviewed. There were corrections.	Christa Campbell moved to accept the April 21, 2017 minutes. The motion was seconded by Marlis Sandwith. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:47 am	Chair, Brian Wiese, commented on an article he sent to the commissioners, published by the Wall Street Journal, titled "San Juan Islands: The Hottest Luxury-Home Market in the Country." Brian noted that what was left out	

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<b><u>Chair's Report continued</u></b>	<p>of the article – the possibility of developers buying up properties and splitting them up – was the big “take-away” for him, and emphasized the Land Bank be on the look-out for those types of properties, those that he would categorize as in “imminent danger” of development.</p> <p>There was discussion about a possible proposal to take out Crescent Beach Road on Orcas Island due to sea level rise, and replace it with a road that bi-sects Crescent Beach Preserve.</p>	<p>Action item: Lincoln will contact Tina Whitman at the Friends of San Juans regarding a report she authored about sea level rise and the danger it presents to Crescent Beach Road. He will forward it to the commissioners.</p>
<b><u>Public Comment</u></b> 9:15 am	<p>Two people commented on the changing dynamic of the islands and the lack of hunting opportunities. They feel the tradition is being lost and would like the Land Bank Commissioners to consider opening up land for seasonal hunting and fishing, and/or consider incorporating hunting into future management plans.</p>	
<b><u>Finance Report</u></b> 9:51 am	<p>Amanda Wedow gave the finance report for the month of April 2017. There is a bond payment due in May. The LGIP investment interest rate continues to climb, and has almost doubled at its current 0.84%. Revenue for the REET is on track and is 7% higher than this time last year. Clure donations are coming in. Expenditures remain low as there have been no recent acquisitions.</p> <p>Jim Skoog requested that, for future stewardship fund reports, a note “when last reported” be added to the Mount Grant and Turtleback</p>	

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<u>Finance Report continued</u>	Stewardship Fund accounts. Amanda noted that for the first time there was revenue in the stewardship fund due to sale of plants from the Salish Seeds Project.	Action item: Lincoln/Judy to talk to San Juan Preservation Trust regarding Mount Grant's stewardship funds.  It was moved by Jim Skoog to approve the April financial statements. Motion seconded by Marlis Sandwith. There was no further discussion. Motion passed unanimously.
<u>Break</u> 9:30 am – 9:40 am		
<b>Director's Report</b> 9:40am Lopez Island	<b>RR Bar Ranch Conservation Easement (CE)</b> – 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.  <b>Clure Property</b> – With the commission's support, the County Council is scheduled to accept the deed at the June 6 county council meeting; the property is scheduled to close on June 9.	Negotiations are complete with an agreed upon price in place.
San Juan Island	<b>Alderman Property Resale</b> – 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.	Lincoln is waiting to hear back from the potential buyer.

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San Juan Island continued:	<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 for several grants and partitioned and resold the 30-acre October farm portion with a Conservation Easement (CE) for \$775,000.</p> <p>Lincoln and Judy are working through the contract process with the Department of Ecology for the Coastal Wetlands grant. Regarding the Washington Wildlife and Recreation Program Water Access grant Lincoln explained that we are still waiting for the legislature to produce a capital budget. This probably won't happen until late June. To stay within grant requirements, Lincoln envisions human recreation in the summer season vs the winter season, when wildlife will flourish.</p> <p>A question was raised regarding hunting on the Zylstra property and preserve steward, Doug McCutchen, noted that the San Juan Preservation Trust CE on Mount Grant Preserve excludes hunting, and he would surmise the same scenario for Zylstra Lake.</p> <p><b>Mount Grant Preserve</b> – Lincoln is negotiating with Tom Lawson to acquire approximately 30 additional acres for the preserve and noted that the boundaries still need “ground truthing.”</p>	

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San Juan Island continued:	<p><b>Lester Property</b> – This 160 acre property has been discussed in the past. The Land Bank made an offer to purchase it approximately two years ago, but was rebuffed. It has forest and wetland habitat, and is on a county road. It is adjacent to Cady Mountain Preserve, so if acquired, public access to Cady Mountain Preserve could become a reality. 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>Doug Strandberg cautioned taking action before knowing the funding outcome for the Mount Grant and Zylstra Lake grants.</p> <p><b>Argyle Lots</b> – Current offers are \$610,000 from the County and \$715,000 from alternate buyer. Jim Skoog and Doug Strandberg would like to sell now. They asked if the Land Bank can give the County Council a commitment deadline. Lincoln suggested an executive session meeting with the council members and Christa Campbell suggested a member of the LBC accompany Lincoln to that executive session.</p>	
<p><b><u>Stewardship Report</u></b> 10:15 am</p>	<p><b>Lopez Island</b> - Tim Clark is busy mowing as well as fighting the noxious weed Italian arum at the Spit at Fisherman Bay Preserves. He is currently working with Washington State University, San Juan County Extension on an outreach program about Italian arum. Tim has had next to no luck in eradicating the noxious weed except when using herbicide. Tim and Brook Brower, Director of</p>	

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<p><b><u>Stewardship Report continued:</u></b></p>	<p>WSU Extension, have had success with small trial plots using glyphosate; they will attempt a larger plot next. Jim Skoog suggested using the product vinagreen. Amanda Wedow suggested using both products in the trial plots to see what works best. Much discussion over varying control mechanisms ensued.</p> <p><b>San Juan Island</b> – Eliza Habegger got an interesting email from an Orcas Island resident stating an invasive lizard, the English Wall lizard, was found on her property. Eliza will do more research and let the commission know her findings.</p> <p>Doug McCutchen noted:</p> <p>He submitted a proposal to the Town of Friday Harbor for trail access on their property that abuts Mount Grant Preserve. The proposal is for approximately 250’ and he has the support of Town Administrator, Duncan Wilson.</p> <p>Doug and Lincoln had a successful meeting with Public Works to discuss projects that overlap between the two departments.</p> <p>Doug met with, Lars Sjolholm, a representative for the mountain biking community to discuss bike trail development on Mount Grant Preserve. Doug is approaching trail building in three tiers: 1) hiker only; 2) mountain biking specific; 3) multi-use trail for hikers, equestrian, and bike riders.</p> <p>The Land Bank bought a new lawn mower and it has greatly increased efficient use of time. Doug noted that Craig Green has been volunteering his time to mow the</p>	

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<p><b><u>Stewardship Report continued:</u></b></p>	<p>perimeter of Zylstra lake. Thank you Craig!</p> <p>Last year at this time Doug spent three days, 4-6 hours a day, removing the invasive weed, Euphorbia lathyris, on the Mt. Ben property. He was pleased to discover that this year there was next to none. He and Charlie were able to start on Hawthorne control on the property.</p> <p>Fun fact: Doug found an old photo he took of a wildflower on the Reiss property, now part of the West Side Scenic Preserve, which resembled spotted coral-root. He recently went back to the property to find it, but didn't. He's since discovered that the plant is commonly referred to as "Phantom Orchid" and can stay in remission for up to 17 years!</p> <p><b>Memorial Policy-</b> There was discussion regarding a memorial policy and what it should entail.</p>	<p>Action Item – Lincoln will draft a formal policy and bring it back to the commission for approval.</p>
<p><b><u>Outreach/Volunteer Report</u></b></p>	<p>Tanja Williamson reported on past outreach and volunteer events and noted upcoming events:</p> <p>*National Trails Day Weekend:</p> <p>June 3: Hike at Lopez Hill  June 4: Walk to Briggs Lake for the SJI Family Nature Club Monthly Event</p> <p>*June 10: Birding event @ Coffelt Farm</p> <p>*June 17 @ Mount Grant Preserve: A celebration for a completing the fundraising campaign and an opportunity to</p>	

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	update the public on the Preserve's management plan.  Volunteer Events: May 25: Salish Seeds Work Party June 4 & 18: Oak Team Work Party	
<b><u>Meeting Adjourned</u></b> 11:07	Chair Brian Wiese adjourned the meeting.	
<b>NEXT MEETING</b>	The next LBC meeting will take place on June 16, 2017 at the Eastsound Fire Hall, Orcas Island WA.	