



## MEETING MINUTES

### Land Bank Commission Meeting

**August 18, 2017**

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

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1

Marlis Sandwith, District 2, position 2

Amanda Wedow, District 3, position 3

Brian Wiese, at large, position 4

Doug Strandberg, at large, position 5

**Commission Members Absent:** Amanda Azous, at large, position 6, Christa Campbell, at large, position 7

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

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

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

**Public in Attendance:** 5

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:37 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The June 16, 2017 minutes were reviewed. There were corrections.	Doug Strandberg moved to accept the July 21, 2017 minutes. The motion was seconded by Jim Skoog. There was no further discussion. Motion passed unanimously.
<u>Chair's Report</u> 8:44 am	Chair, Brian Wiese, did not have anything of note to report.	

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<p><b><u>Finance Report</u></b> 8:46 am</p>	<p>Amanda Wedow gave the finance report for the month of July. REET was just under \$250k for the month and is projected to exceed the \$2.6 million budgeted. Clure donations received have met the \$50k goal.</p> <p>Amanda noted that the state failed to pass a capital budget and there is no word from Olympia as to what will happen next in regards to grants.</p> <p>Operating expenditures for the Conservation Area Fund are on track with the budget at this point in the year.</p> <p>Cash increased slightly in the Stewardship Fund.</p> <p>Judy Cumming reported the 2017 budget needs to be amended because more maintenance equipment is required on Orcas. Staff will purchase a new tractor through the county's ERR (Equipment Rental and Rotation) program. The cost of the tractor will be split between the Land Bank and the Turtleback Mountain Preserve Stewardship Fund held by the San Juan Preservation Trust (SJPT).</p>	<p>In response to the lack of a capital budget, Jim Skoog asked for extended cash flow projections that would reflect the missing Zylstra grant money and how it will affect the Land Bank's bottom line.</p> <p>It was moved by Jim Skoog to approve the July financial statements. Motion seconded by Marlis Sandwith. There was no further discussion. Motion passed unanimously.</p> <p>There will be a public hearing for the amended budget at the September meeting.</p>
<p><b><u>Council Liaison</u></b> 9:08 am</p>	<p>Council Member Rick Hughes reported on the following:</p> <p>The San Juan County Council passed SJC Ordinance 9-2017, 3-0. The Ordinance protects the legal rights of all county residents, regardless of nationality, place of birth or immigration status.</p> <p>The County Council sent a letter to the Land Bank Commissioners regarding their intent to purchase the Argyle lots on San Juan Island. The Council plans to work with developers to implement a multi-use live/work model that follows the historic preservation easements</p>	

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<p><b><u>Council Liaison continued</u></b></p>	<p>required by the Land Bank, but also remains affordable.</p> <p>Rick noted that ferry ridership was down by 7.4% for the month of July due to the five ferry breakdowns. He has set a meeting with Governor Inslee to talk about putting more money towards ferry transportation and maintenance.</p> <p>The Council is taking a new approach to projects and plans to utilize revenue the county currently has to accomplish small projects. Rick would like to see a dedicated fund for trails. When Land Bank Chair, Brian Wiese, asked Councilman Hughes how the Land Bank could support setting up a dedicated fund for trails, Hughes said the Council would need to take it to the people for a vote.</p> <p>Brian asked Rick for a status report on the Comprehensive Plan update. Rick stated they just finished the population projection with a figure of 19,000 residents in 20 years. He said the whole process is behind schedule by about six months; they are currently working on land use and capacity and are using the Parks, Trails, and Natural Areas Plan as a resource.</p>	<p>The goal was to be finished with the County Comprehensive Plan Update by June 2018, but now the end date looks more like December 2018.</p>
<p><b><u>Public Comment</u></b> 9:28 am</p>	<p>Lynn Danaher of Kuleana Properties LLC gave a presentation regarding the Argyle Lots.</p>	<p>Lynn Danaher was informed that the SJC Council will proceed with either a Direct Sale of the property or a sale through oral or sealed bids, meeting the requirements of SJC Code 2.104.050.</p>
<p><b><u>Break</u></b> 10:00 am – 10:12 am</p>		
<p><b><u>Director's Report</u></b> 10:12 am San Juan Island</p>	<p><b>328 Caines St. property (location of the Land Bank office in Friday Harbor).</b> Pete Kilpatrick has received an offer on the property, but would prefer to sell it to the Land Bank. It has served as the Land Bank office and shop for more than a dozen years.</p>	

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<p><b><u>Director's Report continued</u></b> San Juan Island</p>	<p>Additionally, the Land Bank secured a recreational license for the public on the lot at the corner of Caines and Argyle (Driggs Historic Park). At the June LBC meeting the Commission encouraged staff to investigate purchase of the property to ensure Driggs Park and the Driggs House would be permanently protected. It was also noted that this was something the Land Bank could do to help allay concerns from the Town Council about resale of the Argyle lots and reduced Land Bank presence in the town.</p> <p>Lincoln has commissioned an appraisal to determine the value of the property. Once received if, the Land Bank Commission decides to purchase the property, it would need to be added to a 2017 Amended Budget or the 2018 Budget.</p> <p>Council Member Hughes commented that the building and lots would be a County asset and he would support the purchase.</p> <p><b>Zylstra Lake</b> – While the Washington Wildlife and Recreation Program (WWRP) grants are in limbo with the lack of a capital budget, Lincoln suggested using Land Bank funds to match the National Coastal Wetland Conservation Program grant and conclude the purchase. He noted that it would be important to look at cash flow prior to proceeding. Once the WWRP grants come through, the Land Bank would be reimbursed.</p>	<p>The Land Bank Commission agreed that Lincoln should proceed with an offer on the property following the appraisal.</p>
<p>Orcas Island</p>	<p><b>Manly Property (Girl Scout Camp)</b> 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</p>	<p>.</p>

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<p><b><u>Director’s Report continued</u></b> Orcas Island</p>	<p>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 ft<sup>2</sup> 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 felt positive about exploring the potential of the project. Tim believes there is high public interest in the purchase, especially around Deer Harbor. Lincoln believes the house is an issue, but the property has some important qualities. He continued on to say that if it the Land Bank were to participate, it would likely be on a small scale, and SJPT would need to take the lead in fundraising due to the high purchase price. The question of SeaDoc Society as a purchase partner was raised; Lincoln said he hasn’t heard anything from the organization regarding interest.</p> <p><b>Mount Baker Farm</b>– Background: Mount Baker Farm fairly recently sold and the new owner is running it as a campground. A request has been put forth to investigate a conservation easement for the property protecting the open field area adjacent to Mount Baker Road.</p> <p>Lincoln spoke with one of the new owners and provided some options on how to conserve their fields. He hasn’t heard back as of today’s meeting.</p>	
<p>Lopez Island</p>	<p><b>RR Bar Ranch Conservation Easement (CE)</b> – Background: 130-acre farmland property in Center Valley</p>	

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	<p>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>Last month the family had approved the final CE and were moving on to finalizing the pay-out schedule. One family member has different ideas about the CE configurations. Lincoln has another meeting scheduled to confirm and move ahead with payment plan.</p>	
<p><b><u>Stewardship Report</u></b> 10:31 am</p>	<p><b>Memorial and sUAS (drone) Policies</b></p> <p>Memorial policy – Lincoln presented an updated policy. There was discussion regarding a Land Bank naming policy and whether that topic should be included within the memorial policy or should be separate. There was also discussion regarding living memorials and physical commemoration. SJI Steward, Doug McCutchen, suggested focusing on the place, not the people.</p> <p>Small Unmanned Aircraft System (sUAS) policy – Lincoln met with Chris Teren, one of the only commercially licensed sUAS pilots in the county, to discuss policy language. Chris suggested that the policy should require pilots to have training to operate a sUAS. This was reflected in the new draft. There was discussion.</p>	<p>Lincoln will consider the question of a separate naming policy for preserves and report back to the Commission.</p>
<p><b><u>Outreach Report</u></b> 10:55 am</p>	<p>Tanja Williamson reported on upcoming events and another successful county fair. This year the Land Bank had a booth in the Green Village and, in keeping with the county fair theme of “It’s All the Buzz,” featured information about the Salish Seeds Project and the important role bees play as pollinators.</p>	<p>Chair Brian Wiese inquired about the status of an updated Land Bank informational brochure. Tanja and commissioner Marlis Sandwith will meet in the upcoming month to discuss copy.</p>
<p><b><u>Meeting Adjourned</u></b> 11:06</p>	<p>Chair Brian Wiese adjourned the meeting.</p>	

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<b>NEXT MEETING</b>	The next LBC meeting will take place on September 15, 2017 at the Eastsound Fire Hall, Orcas Island.	