



MEETING MINUTES

**Land Bank Commission Meeting
 March 16, 2018
 Craft Room @ Mullis Community Senior Center
 San Juan Island, WA**

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

Commission Member Called In: Christa Campbell, at large, position 7

Commission Members Absent: Marlis Sandwith, District 2, position 2; Brian Wiese, at large, position 4;

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

Land Bank Staff Absent: Charlie Behnke, Ruthie Dougherty

County Council Liaison: Rich Hughes

Public in Attendance: Two members of the public were present.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:33 am	The meeting was called to order by Vice-Chair, Amanda Azous.	
<u>Adoption of Minutes</u>	The February 16, 2018 minutes were reviewed. There were corrections.	Jim Skoog moved to accept the February 16, 2017, minutes as corrected. The motion was seconded by Amanda Wedow. There was no further discussion. Motion passed unanimously.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
	<p>works with the county treasurer, and they do periodic assessments.</p> <p>Stewardship fund expenditures operated under budgeted amount.</p>	<p>There was no further discussion. Motion passed unanimously.</p> <p>The 2017 year-end financial reports will be posted to the Land Bank web site once the auditor has verified the ending cash balances for both Land Bank funds.</p>
<p><u>Public Hearing</u> <u>First Amended 2018 Expenditure and Acquisition Plan</u> 9:02 am</p>		
<p><u>Open Public Comment</u> 9:02 am</p> <p><u>Close Public Comment</u> 9:12 am</p>	<p>A member of the public submitted written comments and photos in response to the Lopez Channel DRAFT Interim Management Plan.</p> <p>Amanda Azous thanked the public for providing comments and photos.</p>	
<p><u>County Liaison</u> 9:14 am</p>	<p>County Council Liaison, Rick Hughes, thanked the Land Bank Commission and Staff for all their work and is especially appreciative of Director, Lincoln Bormann, and his ability to find creative solutions. Hughes supports the Land Bank 100%. Hughes also noted that the Land Bank is a great asset and adds value to the community.</p> <p>Washington State Representative Kristine Lytton from our District (40) is retiring. Hughes noted that Lytton has been a great advocate for our county and will be missed.</p> <p>In light of current comments and concerns about the Land Bank not paying property tax on property that it purchases for conservation, Hughes suggested the Land Bank investigate a</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
	<p>PILT (Payments in Lieu of Taxes) program and consider paying tax to the County in that manner.</p> <p>Hughes also announced that six families on Orcas Island donated approximately 1.25 miles of trail easements along the Schaeffer stretch of Orcas Road.</p>	
<p><u>Discussion and Vote</u> First Amended 2018 Expenditure and Acquisition Plan</p>	<p>Doug Strandberg and Amanda Wedow both commented that the Expenditure and Acquisition Plan looked great and are happy to see Lopez Hill is in the budget. Rick Hughes noted that the proposal would go before the Commissioner of Public Lands, Hilary Franz, on May 1, 2018.</p>	<p>Jim Skoog moved to accept the First Amended 2018 Expenditure and Acquisition Plan. The motion was seconded by Christa Campbell. There was no further discussion. Motion passed unanimously.</p>
<p><u>Director's Report</u> 10:40 am Acquisitions Lopez Island</p> <p>San Juan Island</p> <p><u>Director's Report continued</u> Acquisitions</p>	<p>Lopez Hill – Background: 400-acre Lopez Hill was secured from the Department of Natural Resources (DNR) with a 50-year lease in 2009 with funds from the legislature. The Lopez community has recommended that the Land Bank buy the underlying fee interest at this time to protect the property permanently.</p> <p>Lester Property – Background: This property has high ecological value, with outstanding open balds, high quality wetland, and old growth forest. It will also provide public access to Cady Mountain Preserve via a county road. The acquisition is going forward and there is a purchase and sale agreement in place. Phase 1 of the environmental assessment came up clean.</p> <p>328 Caines Street property (location of the Land Bank office in Friday Harbor) – Background: These three lots in Friday Harbor included Driggs Historic Park and the Driggs house, which dates from 1896. The Commission decided to pursue this</p>	<p>DNR has established the value at \$1,030,000 with an additional \$18,000 administrative payment required. The property will be purchased outright.</p> <p>There is a tenant on the property and they will extend the lease for a short period. Lincoln anticipates closing by mid-April.</p> <p>Lincoln reported a home inspection is scheduled for Monday, March 19. Transaction will close after that.</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p>San Juan Island continued</p>	<p>acquisition in order to protect the Park permanently (now currently operated under revocable license) and the House, which could be resold if necessary over time encumbered with a historic preservation easement. The Land Bank has worked hard to help retain the historic character of this neighborhood, which now includes nine historic houses. The four lower Argyle lots will be sold with a Historic Preservation covenant held by the Town of Friday Harbor.</p> <p>Cattlepoint Rd. (Woodbridge) Property – Background: The property is near the midpoint in the trail along Cattle Point Road between American Camp and Friday Harbor. Its forest and pond would create an attractive rest point for hikers. The owner will sell outlying portions of the property to neighbors prior to the acquisition.</p> <p>Argyle Lots – In the original project statement preceding the acquisition, the stated goal of the Land Bank Commission was “to preserve the significant historic values of the Lower Argyle neighborhood.” The Commission further specified the mechanism to accomplish this goal would be to “encumber the undeveloped lots with a conservation easement to restrict future uses and development that could compromise the historical and cultural integrity of the Lower Argyle neighborhood.”</p> <p>The County Council held a public hearing on November 7, 2017 to consider whether the Argyle lots should be sold by direct sale or a public sale by oral or sealed bid.</p>	<p>The County Council has scheduled a hearing on March 27 and plans to recommend a direct sale of the property.</p> <p>The historic preservation easement has now been drafted and will go to the County Council for approval.</p> <p>SJPT will draft the CE for Land Bank consideration.</p>

Topic	Key Discussion Points & Agreements	Actions and Next Steps
	<p>Zylstra – Lincoln said that when the Deed of Trust was paid off, it was agreed that San Juan Preservation Trust (SJPT) would hold a conservation easement for the property.</p> <p>Lincoln reported that grant funds from the State Recreation and Conservation Office (RCO) for reimbursement of the Zylstra Lake and Mount Grant acquisitions will be disbursed in 2-3 months.</p>	
<p>Break 9:38 am – 9:50 am</p>		
<p><u>Presentation on Affordable housing efforts – San Juan Islands Action Committee for Affordable Housing</u> 9:52 am</p>	<p>Nancy DeVaux, a volunteer for the Yes for Homes Coalition, shared information and answered questions regarding the upcoming affordable housing real estate excise tax campaign.</p>	
<p><u>Stewardship Report</u> 10:17 am</p> <p>Lopez Island</p>	<p>Land Steward, Eliza Habegger, noted that she is working with OPALCO on their solar panels project and researching planting pollinators underneath the panels.</p> <p>Lopez Preserve Steward, Tim Clark, announced he is retiring in June this year. He has been working with the Lopez Island Family Resource Center on finding appropriate locations to host their summer classes.</p> <p>Tim received information regarding the new Washington State legislature on electric bike usage; the legislation classifies electric bikes and determines where they can be used. He noted that the state legislature default is no electric bikes on natural soil trails, and leaves the final decision in the hands of land managers.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Stewardship Report continued</u></p> <p>San Juan Island</p>	<p>Tim noted that things have improved at the Lopez Channel Preserve; word of mouth and moving the “area closed” sign has deterred unwanted visitors.</p> <p>San Juan Island Preserve Steward, Doug McCutchen reported the Mount Grant Preserve DRAFT Management Plan has been put out for public comment and he has been reach out to neighbors and interested parties to encourage constructive feedback. Several good comments had been received within the first day of comment period. He noted that there has been some confusion regarding the proposed conservation corps camp area. It is being portrayed as a public campground, rather than an area, which would be used sparingly by work crews a few weeks of the year.</p> <p>Doug went over the public process for management plans, and the upcoming public meeting. He encouraged involvement at the public meeting scheduled for March 26.</p> <p>Storm water and Public Works right-of-way permits came through for the new Westside Preserve trail. Initial conversations with Public Works Storm Water Engineer indicate that more in depth permitting may be required for proposed trails on Mount Grant, possibly pushing the timing for construction back several months. Rick Hughes offered to inquire about storm water permitting for trails, as it seems that it runs contrary to the intent of the permit purpose and may not be required in this scenario.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Stewardship Report continued</u></p>	<p>Doug reported that Land Bank staff have been conferring with Preservation Trust staff, Conservation District, and WSU Extension as well as private consultants about the Zylstra Lake planning and management plan processes. The idea of hiring a consultant to be a project manager has been abandoned as an outside consultant would not be capable of providing the level of detail necessary and hiring a short-term employee would likely require as much training and oversight as conducting the project internally. Instead, consultants will be enlisted to conduct ecological, agricultural, and recreational assessments. Doug asked for suggestions on potential local recreational planners, as it is not a common skillset.</p>	
<p>Orcas Island</p>	<p>Judy Cumming reported on behalf of Orcas Preserve Steward, Ruthie Dougherty. Ruthie has been having computer issues since December but is looking forward to the issues being resolved soon when her new computer is delivered. Ruthie has found a replacement for Casey Hons who resigned in January. She received 12 applications, interviewed 4, and hired Eric Nelson, who will begin work on Monday, March 19th.</p> <p>Ruthie contacted risk management about the damage to the fence at Stonebridge-Terrill Preserve and is waiting for next steps.</p> <p>Lincoln reported that the Coffelt Farm Stewards board is down to only four members. It looks like the non-profit may disband with its assets passing to the San Juan Preservation Trust.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
	Lincoln thinks the next phase for Coffelt Farm may be a farm lease scenario.	
<u>Meeting Adjourned</u> 11:03 pm	Vice-Chair Amanda Azous adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on April 20, 2018, at the Grace Episcopal Church on Lopez Island.	