



MEETING MINUTES

**Land Bank Commission Meeting
 June 15, 2018
 Eastsound Fire Hall
 Orcas Island, WA**

Commission Members in Attendance:

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| Jim Skoog, District 1, position 1 | Doug Strandberg, at large, position 5 |
| Sandi Friel, District 2, position 2 | Amanda Azous, at large, position 6 |
| Amanda Wedow, District 3, position 3 | Christa Campbell, at large, position 7 |
| Brian Wiese, at large, position 4 | |

Commission Members Absent:

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Judy Cumming, Eric Nelson, Kayla Seaforth, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Ruthie Dougherty, Doug McCutchen, Eliza Habegger

Public in Attendance: 12 members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:20 am	The meeting was called to order by Chair, Brian Wiese.	
<u>Adoption of Minutes</u>	The May 25, 2018 minutes were reviewed. There were corrections.	Amanda Azous moved to accept the May 25, 2018, minutes as corrected. The motion was seconded by Doug Strandberg. There was no further discussion. Motion passed unanimously.

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<p><u>Chair and Commissioner's Reports</u> 8:29 am</p>	<p>Chair, Brian Wiese, welcomed Sandi Friel as the new District 2, Position 2 representative on the Commission.</p> <p>Amanda Azous made a general comment regarding a discussion she had with someone about the affordable housing Real Estate Excise Tax (REET) that is on the November ballot. Amanda said the person did not understand that the Land Bank REET cannot be split or lowered. It must remain the same, at 1%. There was discussion regarding how the Land Bank could help inform the public.</p> <p>Brian asked about the Zylstra Lake Preserve Open House event. Amanda said it was well attended and that a similar event in the fall would be a great idea.</p> <p>Lincoln Bormann introduced Eric Nelson, the new Orcas Island Field Assistant and Kayla Seaforth, the temporary Orcas Field Assistant. Kayla will also fill in on Lopez while Amanda Wedow is out on maternity leave.</p>	<p>The commission asked staff to update realtors about both REETs and make sure they understand how they work.</p>
<p><u>Public Comment</u> 8:33 am</p>	<p>Eileen Drath agreed that the Zylstra Lake event was successful and asked if the preserve would be named something else since it is named after a person. Lincoln noted that it has always been known as Zylstra Lake, and there is no other historical information to challenge the name. Eileen agreed with the Commission's suggestion about updating the public about the affordable housing REET.</p> <p>Jay McCain commented on the shoreline addition to the Tombolo Preserve on Lopez Island and trespass near his property at Big Rock. He also inquired about the process in which public comments/feedback are</p>	<p>Staff will acknowledge receipt of comments received by email.</p> <p>Amanda Wedow will post a message on Lopez Rocks, the online news source on Lopez Island, clarifying beach usage from</p>

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<p><u>Public Comment continued</u></p>	<p>acknowledged after being sent to the Land Bank.</p> <p>Bob Eagan inquired about obtaining a keyhole boundary line modification at the Orcas Off Leash Area, which is adjacent to Crescent Beach Preserve. The modification would give the Parks Department access across Land Bank property so they can provide running water at the dog park.</p> <p>John Clancy and Didier Gincig gave a presentation regarding green burials.</p> <p>Lisa Byers gave a presentation regarding the Affordable Housing REET.</p>	<p>Otis Perkins to the Tombolo. She will also outline the management plan process for Lopez Channel Preserve, which is not currently open to the public.</p> <p>Staff will work with Bob to create a keyhole boundary line modification</p> <p>Lisa, Tanja, and Lincoln will coordinate public outreach efforts regarding the affordable housing REET.</p>
<p><u>Directors Report</u> 9:49 am Orcas Island</p> <p>Lopez Island</p>	<p>Mount Baker Farm Conservation Easement – Background: This 80-acre mostly forested property is located on the outskirts of the Eastsound Urban Growth Area (UGA). The owners have developed the property as a private campground. Lincoln is working with the owners on a conservation easement (CE) to conserve 18-20 acres of open space that abuts Mount Baker Road.</p> <p>The CE is proving complicated, as the previous owner retains a deed of trust. The commission also discussed the need of public support for the project as the property borders the (UGA) but is inside the Eastsound Sub-Area Plan. Lincoln noted the Land Bank has been cautious about projects in UGAs, because the Land Bank places emphasis on conservation of the island’s rural character.</p> <p>Spencer Spit Addition – Background: This 20-acre shoreline property is north of the State Park with exceptional views across Lopez Sound. It is also highly visible to travelers on the ferry. This is a potential “bargain sale” with the owner donating proceeds to the Lopez</p>	<p>The owners will speak with their financier and get back to Lincoln about next steps.</p>

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<p><u>Directors Report continued</u></p> <p>San Juan Island</p>	<p>Community Land Trust. Lincoln is determining the level of interest from State Parks, as they would be the logical manager. In one scenario, the Land Bank or Trust for Public Land might provide bridge funding, with the goal of State Parks obtaining grants funds to complete the purchase.</p> <p>Lopez Hill – Background: 400-acre Lopez Hill was secured from the DNR with a 50-year lease in 2009 with funds from the legislature. The Lopez community has strongly endorsed the idea of the Land Bank buying the underlying fee interest at this time to protect the property permanently. The acquisition is almost complete. Payment was sent to the DNR on June 6; the title paperwork is still circulating and the governor needs to sign documents. The Land Bank hopes to have the deed by the end of June or beginning of July and plans to host a public celebration once the acquisition is officially closed.</p> <p>Cady Mountain Development LLC (Buck Property) - Background: This 140-acre property is adjacent to the Lester purchase and Cady Mountain Preserve. It connects to the Saltchuck (Roche Harbor) property to the west. It also has second growth forest and open balds. Negotiations have stalled. The sellers plan to have their own appraisal done.</p> <p>Zylstra Lake Preserve –We are still waiting on the grant funds from the State Recreation and Conservation Office (RCO) for reimbursement of the Zylstra Lake and Mount Grant acquisitions. Lincoln hopes to have the checks in hand by summer’s end.</p>	

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Orcas Island	<p>Judd Cove Oil Spill Update – On June 5, a trawler moored in Judd Cove bay caught fire and sank. Personnel from the San Juan County Sheriff’s Office, San Juan Island Fire, Orcas Island Fire and Rescue and the United States Coast Guard all responded. A small amount of diesel fuel spilled into the water but not enough to warrant closing the preserve. Islands’ Oil Spill Association (IOSA) deployed a boom in an effort to control the release. The Department of Ecology is overseeing the remainder of the clean-up efforts. There was discussion about whether preserve stewards should have hazmat training since the Land Bank has multiple shoreline properties.</p>	Staff will investigate hazmat training.
<p>Break 10:10 am – 10:30 am</p>		
<p>Coffelt Farm Stewards Presentation 10:32 am</p>	<p>Bill Wulff, Treasure for Coffelt Farm Stewards (CFS), updated the Commission on what is happening on the farm currently, including changes CFS have implemented, and future goals for the farm. The status of the lease negotiations between the CFS and the Land Bank was discussed.</p>	<p>Lincoln will continue to negotiate the lease with the CFS.</p>
<p>Outreach Report 11:00 am</p>	<p>Tanja Williamson reported the Zylstra Lake Preserve Open House was a great success, with approximately 200 people stopping by. She has circulated the first proof of the Land Bank Brochure, which will provide information to local realtors and is accepting edits. Upcoming outreach events include an intertidal walk at Deadman Bay on July 14.</p> <p>Lincoln noted that the Orcas Island Preserve Steward job posting has been up internally for the last two weeks and will go out to the public Monday. There are two finalists for Stewardship Coordinator, both of whom will be coming in for a second interview next week.</p>	<p>Jim Skoog suggested resuming the quarterly meetings between representatives of the Land Bank and San Juan Preservation Trust. Tanja will research.</p>

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<u>Meeting Adjourned</u> 11:36 pm	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on July 20, 2018, at Grace Hall, Lopez Island.	