



MEETING MINUTES

Land Bank Commission Meeting September 21, 2018 Craft Room @ Mullis Community Senior Center San Juan Island, WA

Commission Members in Attendance:

Jim Skoog, District 1, position 1

Sandi Friel, District 2, position 2

Miles Becker, 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: Lincoln Bormann, Eliza Habegger, Erin Halcomb, Doug McCutchen, Eric Nelson, Kayla Seaforth, Tanja Williamson

Land Bank Staff Absent: Charlie Behnke, Amanda Wedow (on leave), Judy Cumming

Public in Attendance: 4 members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Call to Order</u> 8:37 am</p>	<p>Chair, Brian Wiese, called the meeting to order and welcomed new commission member, Miles Becker, as well as Erin Halcomb, the Land Bank's new Stewardship Coordinator.</p>	
<p><u>Adoption of Minutes</u></p>	<p>The August 17, 2018 minutes were reviewed. There were corrections.</p>	<p>Jim Skoog moved to accept the August 17, 2018, minutes as corrected. The motion was seconded by Doug Strandberg. There was no further discussion. Motion passed unanimously.</p>

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<p><u>Chair and Commissioner's Reports</u> 8:40 am</p>	<p>Brian was happy to report that, as of today, quarterly meetings between the Land Bank and San Juan Preservation Trust were resuming.</p> <p>Brian alerted the public there was an executive session scheduled on the agenda for 10:50am.</p> <p>Brian attended the September 6 Eastsound Planning Review Committee meeting where the county presented its six year transportation improvement plan (TIP). Brian was happy to see many trail projects on the funding list, including a pedestrian trail along the north side of Crescent Beach.</p> <p>Lincoln Bormann reminded commissioners the October 12 retreat is approaching and asked them to forward retreat topics to him.</p>	
<p><u>Outreach and Volunteer Report</u> 8:50 am</p>	<p>Tanja Williamson reported on two upcoming outreach events:</p> <p>Salish Seeds Native Plant Sale on September 23 and Zylstra Lake Preserve Open House on September 30.</p> <p>Upcoming volunteer events include a multi-day work party on Cady Mountain Preserve and six work days in October building a new trail at Mount Grant Preserve.</p>	
<p><u>Public Comment</u> 8:52 am</p>	<p>Coffelt Farm Stewards' (CFS) board member, Bill Wulff, gave a monthly update. The San Juan Island Conservation District was on the farm doing soil testing and seeding clover and vetch. The board was happy to learn there may be grant funding available from the Conservation District for future farm projects. CFS will research. Bill noted that Coffelt Farm will be part of the September 30 Orcas Farm Tour. The Board is working with Washington State University Extension (WSU Extension) to set up classes at the farm and Bill</p>	

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<p><u>Public Comment continued</u></p>	<p>asked the commission to consider allowing WSU to use the Land Bank office when hosting events on the property.</p> <p>Eileen Drath commented there are still members of the public who don't know the difference between the Land Bank and the San Juan Preservation Trust (SJPT).</p> <p>Rosa Blair gave a presentation on Ihiya Biological Reserve, San Juan Island</p>	
<p><u>Public Hearing</u> 8:57 am</p> <p><u>Open Public Comment</u> 9:54 am</p> <p><u>Close Public Comment</u> 9:55 am</p>	<p>2019 Expenditure & Acquisition Plan and Mount Grant Preserve Management Plan –</p> <p>Commissioners reviewed the proposed 2019 budget for the Conservation Area Fund. Lincoln noted administration expenditures are budgeted to decrease in 2019. The decrease corresponds to the completion of the Visitor Study which was funded by the Lodging Tax Advisory Board award in 2017 and 2018.</p> <p>Commissioners also reviewed the proposed Stewardship Fund budget and Mount Grant Preserve Management Plan. There were edits for the management plan.</p> <p>No comments from the public.</p>	<p>It was moved by Jim Skoog to approve the Proposed 2019 Land Bank Expenditure and Acquisition Plan and Mount Grant Preserve Management Plan.</p> <p>Motion seconded by Doug Strandberg.</p> <p>There was no further discussion. Motion passed unanimously.</p>
<p><u>Break</u> 9:56 am – 10:14 am</p>		
<p><u>Directors Report</u> 10:14 am</p> <p>San Juan Island</p>	<p>Cady Mountain Development LLC (Buck Property) - Background: This 140-acre property is adjacent to the Cady Mountain Preserve. It connects to the Saltchuck (Roche Harbor) property to the west. It features second growth Douglas-fir/Western red cedar forest and herbaceous balds.</p>	

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<p><u>Directors Report continued</u></p> <p>San Juan Island</p>	<p>Negotiations have stalled over price with the sellers’ appraised value significantly higher than the Land Bank’s.</p> <p>Taylor Property – Background: This 329-acre property is highly visible from Beaverton Valley and Roche Harbor Roads northeast of Friday Harbor. It is adjacent to the Beaverton Marsh Preserve and SJPT Beaverton Marsh West Preserves. Though its extensive marsh is already protected by a conservation easement, the upland area is unprotected. It features Douglas-fir forest, views over the marsh, and the potential for trail access from Friday Harbor. Lincoln has been in contact with potential conservation buyers and believes there could be a possible purchase and sale agreement for the property within the next three weeks. If that happens, Lincoln predicts a long feasibility study.</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. Lincoln reported the acquisition is moving forward and reminded the commission this is a bargain sale. Also, SJPT will hold a conservation easement on the property.</p>	<p>Lincoln will remain in contact with the sellers.</p> <p>Lincoln will continue to work with the conservation buyers and SJPT.</p>
<p>Lopez Island</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 Community Land Trust. Lincoln said State Parks is willing to commit \$300k towards the purchase price of \$500k. Lincoln described a couple options of</p>	<p>Doug Strandberg asked about easements on the neighboring property in order to construct a true loop trail around the pond on the Woodbridge property. Lincoln will research the idea and report back to the Commission.</p>

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<p><u>Directors Report continued</u> Lopez Island</p> <p>Blakely Island</p> <p>Orcas Island</p>	<p>how to the Land Bank could help close the monetary gap: 1) The Land Bank could purchase a conservation easement for \$200k or 2) The Land Bank could offer a bridge loan. Lincoln noted possible state grant money may be available that would enable the Parks Department to repay the bridge loan.</p> <p>RR Bar Ranch Conservation Easement (CE) – Background: 125-acre farmland property in Center Valley along Fisherman Bay Road. The CE will eliminate 7 of 9 potential development units. The purchase price will be paid over a three-year period. The family has now agreed on the building envelopes. Lincoln reported the family is ready to go forward and expects to close by the end of the year.</p> <p>Department of Natural Resources (DNR) School Trust Land – Background: This is a 185-acre property that is highly visible from the ferry route. Lincoln noted that most of Blakely Island is encumbered by a conservation easement. Lincoln has not been on the property but he has heard it has significant old growth forest.</p> <p>Doug Strandberg asked if the Land Bank would face unusual management obligations. Lincoln didn't believe there would be any issues, but he will research the question and report back to the commission.</p> <p>Zukin Donation – Background: This is an approximately 1 ¾ - acre property in Eastsound. Lincoln noted this would probably be a “pass through” to give the property to Public Works.</p>	<p>Lincoln will bring a concrete budget to the commission for approval, likely in early 2019.</p> <p>Lincoln will write a letter supporting inclusion of the this property in the Trust Land Transfer Program.</p> <p>Lincoln will speak with the County Manager, Public Works and the donor.</p>
<p><u>Agenda Building Items</u> 10:43 am</p>	<p>Lincoln asked the commission to send topics for the October 12 retreat to himself or Judy as soon as possible.</p>	

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<p><u>Executive Session</u> 10:46 am – 11:28 am</p>	<p>The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price and in accordance with RCW 42.30.110 i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.</p>	<p>Members of the public left the meeting. Doug Strandberg and Sandi Friel left at 11:15am</p> <p>No action was taken following the executive session.</p>
<p><u>Meeting Adjourned</u> 11:29 pm</p>	<p>Chair Brian Wiese adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on October 12, 2018, at the San Juan Island Grange on San Juan Island.</p>	