



MEETING MINUTES

Land Bank Commission Meeting November 16, 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
Amanda Azous at large, position 6
Christa Campbell, at large, position 7

Commission Members Absent:

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Amanda Wedow

Land Bank Staff Absent: Carlton Burns, Judy Cumming, Erin Halcomb, Doug McCutchen, Eric Nelson, Kayla Seaforth, Tanja Williamson

Public in Attendance: Four members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:36 am	Chair, Brian Wiese, called the meeting to order.	
<u>Adoption of Minutes</u>	The October 12, 2018 minutes were reviewed. There were corrections.	Jim Skoog moved to accept the October 12, 2018, minutes as corrected. The motion was seconded by Sandi Friel. There was no further discussion. Motion passed unanimously.

<p><u>Chair and Commissioner's Reports</u> 8:42 am</p>	<p>The commissioners reviewed the DRAFT notes from October's annual retreat. The commissioners would like to schedule some time to discuss the DRAFT notes and follow-up action items.</p> <p>Also, commissioners wish to consider the question of how much Land Bank time and money should be devoted to farm leases in general.</p> <p>Amanda Azous and Jim Skoog volunteered for the Committee for Election of New Officers.</p> <p>Brian reported that Proposition 1 (Yes for Homes) passed. He noted that because the housing REET (real estate excise tax) is tied to the Land Bank REET, the two programs are inevitably linked. Brian believes the Land Bank's newly formed communications subcommittee will be important in developing a strategy for explaining the breadth of services the Land Bank offers to the community.</p> <p>Brian commended island Youth Conservation Corps (YCC) for their work on Land Bank Preserves. He also reported on the San Juan Islands National Monument Management Plan meetings and public process. He reminded everyone that comments on the management plan are due January 3, 2019.</p>	<p>Judy to add "Discussion of Annual Retreat DRAFT Notes" to December agenda.</p> <p>Brian stated that following from the retreat, Agricultural Leases will be a priority for 2019, specifically, renewal of the Coffelt Farm lease.</p> <p>Amanda and Jim will present a slate of new officers for a vote at the December meeting.</p> <p>Lincoln, with other staff, will submit comments on behalf of the Land Bank.</p>
<p><u>Public Comment</u> 9:15 am</p>	<p>Eileen Drath attended the Know Your Island Walk that featured the Westside Preserve's Goldenback Trail, and commended Erin Halcomb on her presentation. Eileen appreciates Outreach/Volunteer Coordinator, Tanja Williamson, attending the San Juan Island Trails Committee meetings.</p> <p>Louise Dustrude noted that San Juan County has far less public land than other Western Washington counties, and</p>	

<p><u>Directors Report</u> 9:57 am</p> <p>San Juan Island</p>	<p>Lincoln reported the October Real Estate Excise Tax (REET) was \$410K.</p> <p>Argyle Lots – Resale – on track to happen before the end of the year.</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 San Juan Preservation Trust (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 reported that the conservation buyers made an offer and the sellers made a counter offer. Lincoln believes they will agree on a price soon, and estimated that would be around \$3M. There is a home on the property that could be sold for approximately \$400K. There is still a question regarding access and Lincoln said that would be addressed during the feasibility study. Jim noted that hunting is currently allowed on the property. Lincoln noted he is aware of the situation.</p> <p>Gubelman Trail Easement – Background: Lincoln is working with neighbor to create a parking area for Mount Ben Preserve. Lincoln is still negotiating and working to reconfigure the view easement simultaneously.</p>	
<p>Lopez Island</p> <p><u>Directors Report continued</u></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. Washington State Parks considers this a priority project and will request \$300K in</p>	

	<p>funding from the Washington Wildlife and Recreation Program (WWRP). Lincoln anticipates the Land Bank closing in February or March. State Parks will then purchase the property from the Land Bank in July or August. The Land Bank will retain a conservation easement (CE). Lincoln noted there is a slight risk that WWRP funds will not be allocated by the state legislature.</p> <p>RR Bar Ranch Conservation Easement (CE) – No update from last month.</p>	
<p><u>Stewardship</u> 10:03 am San Juan Island</p> <p>Orcas Island</p> <p>Lopez Island</p>	<p>Charlie Behnke noted extensive clean-up of junk at the Lester Property. Mount Grant Preserve trail work continues, with good turnout at volunteer events. The watering bags were removed from Westside Preserve. There has been lots of communication with Coffelt Farm Stewards and they are planning on upgrading compost, dairy, fencing, and other projects. Soil testing is underway at the farm and there have been some staffing changes. Eric Lum is serving as the temporary foreman.</p> <p>Eliza Habegger has been wrapping up the Salish Seeds Project nursery for the year. The Coast Salish Youth Conservation Corps spent a day volunteering in the nursery. Eliza has been spending time with Erin and Peter answering questions and getting them oriented. Eliza commented it was good to have a full stewardship team.</p> <p>Peter Guillozet has been getting acclimated: meeting people, exploring properties, getting technology working and updated at the office – including fixing an electrical short in the office.</p> <p>Amanda Wedow has spent some quality time with county tech support as well as lots of time on outreach and connecting with neighbors. She has been working on annual preserve monitoring and</p>	

<p><u>Stewardship continued</u> Lopez Island</p>	<p>boundary walks, and noticed a boundary encroachment issue at Hummel Lake Preserve. Amanda reported finding boats on the beach at Lopez Channel Preserve that will need to be removed. And she is gearing up for the Lopez Channel Preserve management plan in 2019.</p>	
<p><u>Agenda Building Items</u> 9:22 am</p>	<p>Review of annual retreat notes and election of officers.</p>	
<p><u>Executive Session</u> 10:22 am – 11:20 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.</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> 11:20 pm</p>	<p>Chair Brian Wiese adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on December 17, 2018, in the Craft Room at the Mullis Community Senior Center on San Juan Island.</p>	