



## MEETING MINUTES

**Land Bank Commission Meeting  
 December 17, 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:** Lincoln Bormann, Judy Cumming, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Charlie Behnke, Carlton Burns, Eric Nelson, Kayla Seaforth

**County Council Liaison:** Rick Hughes

**Public in Attendance:** Six members of the public were present

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

<p><u>Chair and Commissioner's Reports</u> 8:37 am</p>	<p>Recognition of Land Bank Commissioner Amanda Azous –After serving on the Land Bank Commission since 1999, Amanda will be vacating her seat on the commission at the end of the month. All of the commission thanked Amanda for her wonderful contributions to the community and her thoughtful work as a Land Bank Commissioner. She will be missed.</p> <p>Presentation and Vote on Slate of 2019 Officers - Amanda Azous and Jim Skoog served on the Nominating Committee for Election of new officers. They nominated Christa Campbell as chair, Jim Skoog as vice-chair, and Doug Strandberg as financial officer.</p> <p>Review and Comment on 2019 LBC Meeting Schedule – The commission approved the January – June 2019 meeting dates.</p>	<p>Amanda Azous moved to accept the slate of nominated 2019 officers. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously.</p> <p>Tanja Williamson will post the January-June 2019 meeting dates on the website.</p>
<p><u>Public Comment</u> 8:47 am</p>	<p>Tom Cowan noted he was attending the meeting as a Trustee of the San Juan Preservation Trust (SJPT). SJPT hopes to improve communications with the Land Bank and strengthen the partnership between the two organizations. Tom stated a SJPT Trustee would attend LBC meetings from now on. On a personal note, Tom thanked outgoing commissioner, Amanda Azous, for her volunteerism, noting that Amanda worked very hard and was never afraid to ask the difficult questions.</p> <p>Coffelt Farm Stewards' (CFS) Board President, Betty Corbett, gave a monthly update. Betty noted that CFS paid to have soil samples taken from the farm's fields to determine what amendments might be needed. CFS is working with the San Juan Islands Conservation District to get grant money to improve the area next to the dairy, especially for winter use. Betty said they are also looking for grant funding for livestock fencing. CFS sent out end of year</p>	

<p><u>Public Comment</u> <u>continued</u></p>	<p>donation request letters. Betty reported that, overall, everything is feeling “very upbeat.” Doug Strandberg raised the question of who is responsible for facilities maintenance (i.e. if a building on the property were to collapse, is the landlord or lessee responsible for fixing it). Christa Campbell asked who carries insurance for the property. Lincoln noted the Land Bank has insurance; Betty said CFS insures its products.</p>	<p>The agreement between Coffelt Farm Stewards and the Land Bank as to who would be responsible for major repairs will be included in the next lease.</p>
<p><u>County Liaison</u> 9:00 am</p>	<p>County Council Member, Rick Hughes, updated the commission on end of year activities and future goals relevant to the Land Bank as follows:</p> <ul style="list-style-type: none"> <li>- Rick thanked Amanda Azous for her almost 20 years of community service. Rick also noted working with Lincoln has been a true pleasure and noted how his outlook on land use has changed since first taking on his role as Council liaison to the Land Bank.</li> <li>- Head of Washington State Ferries (WSF), Amy Scarton, will be at the Brickworks on San Juan Island, January 9, 2019, for a presentation on WSF’s long-range plan proposal. Included in the proposal are 16 new ferries, some of which will be electric-hybrid models. There will be an opportunity for public comment on the proposal.</li> <li>- The proposed date for the Lopez Hill ribbon cutting is Earth Day 2019.</li> <li>- Islands Oil Spill Association (IOSA) has been struggling the last couple of years, and recently had to pause response operations indefinitely. Rick believes IOSA is a critical resource for the islands, and one the County cannot afford to lose. He noted the County is trying to find a way to fund IOSA and help get them reinstated.</li> <li>- Public works completed the Deer Harbor path on Orcas Island and was able to connect the path with the trail at Deer Harbor Preserve. Rick noted that the County is trying to take advantage of</li> </ul>	





<p>Lopez Island</p>	<p>CE on the property. The transaction will close in 2019.</p> <p>Spencer Spit Addition – <u>Background</u>: 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 #1 priority for protection and has requested \$300k in 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 CE – Another property walk has been scheduled which will include all family members.</p>	
<p><u>Stewardship Reports</u> 10:44 am General</p> <p><u>Stewardship Reports</u> <u>Cont.</u> General</p>	<p>Eliza Habegger noted she is working on several ecological assessments including Kellett Bluff Preserve on Henry Island. Assessments are also in process for Zylstra Lake Preserve and Cady Mountain Preserve addition.</p> <p>Land Bank Commission members discussed the issue of the impacts of deer on the Preserves and the potential for limited hunting seasons on particular properties.</p> <p>Eliza suggested inviting Ruth Milner, Washington Department of Fish and Wildlife Biologist, to address the Land Bank Commission on this issue.</p> <p>Erin Halcomb reported attending the Land Trust Alliance (LTA) conference last month and learned about selling carbon credits. She has finished monitoring the CE’s under her purview.</p>	<p>Hunting on Land Bank Preserves where appropriate will be placed on an upcoming agenda.</p> <p>Erin will be coordinating stewardship reports to the Land Bank Commission</p>

<p>Lopez Island</p>	<p>Erin has been reading the management plans due for review in 2019 and conferring with her cohorts regarding stewardship planning for next year.</p> <p>Amanda Azous suggested developing a template for stewardship reports (i.e. same font and size). Christa asked if photos could be placed on the last page to save printer ink.</p> <p>Amanda Wedow finished annual preserve monitoring and boundary walks. She said she has not been able to make contact with the neighbor regarding the boundary encroachment issue at Hummel Lake Preserve.</p> <p>Amanda received Dr. Meghan Dethier's ecological assessment for Lopez Channel Preserve. Dr. Dethier concluded that while "the shoreline and its bluff are remarkably pristine" the "marine resources are unlikely to suffer noticeably" with continued low intensity public use. Dr. Dethier suggested a follow up assessment in 3-5 years.</p>	
<p>San Juan Island</p>	<p>Doug McCutchen noted that four 20-yard dumpsters-worth of trash were removed from the recently acquired Lester Property (Cady Mountain addition).</p> <p>The new Mount Grant multi-use trail is nearly complete. Much of the progress is in large part thanks to a core group of 6-8 volunteers who have shown up consistently. Doug noted people have been using the trail and he has received many positive comments about it as well.</p>	
<p><u>Stewardship Reports</u> continued Orcas Island</p>	<p>Peter Guillozet reported a good couple of weeks working with the Washington Conservation Corps and his first volunteer event on Turtleback Preserve. Peter also finished his boundary walks and made improvements to a couple of the Land Bank's parking lots. Peter</p>	

	attended a meeting on salmon recovery. Brian asked if any fish were seen at the Coho Preserve. Peter said no fish were seen this season, but we are hopeful for next year.	
<u>Agenda Building Items</u> 10:58 am	Amanda Azous encouraged selection of her replacement quickly.	<ul style="list-style-type: none"> <li>• Call out action items from retreat notes</li> <li>• Coffelt Farm Lease</li> <li>• Hunting</li> <li>• Public outreach committee</li> </ul>
<u>Meeting Adjourned</u> 11:11 am	Chair Brian Wiese adjourned the meeting.	
NEXT MEETING	The next LBC meeting will take place on January 18, 2019, in the Craft Room at the Mullis Community Senior Center on San Juan Island.	