



SAN JUAN COUNTY

LAND BANK

PROPOSED

San Juan County Land Bank

Amended 2019 Expenditure and Acquisition Plan

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III. Management Plan included in the Expenditure and Acquisition plan - NONE

1.A Conservation Area Fund 1021					
Revenue & Expenditure 2016 - 2018 and			Adopted	Proposed	Proposed
Proposed 2019 Budget			2019	Amendments	Amended
	2016 Actual	2017 Actual	Budget	2019 Budget	2019 Budget
Revenue					-
Beginning Operating Cash	4,217,261	4,798,442	4,891,803	(1,631,644)	3,260,159
Property Tax Revenue	303,471	311,823	327,410		327,410
1% RE Excise Tax (gross)	3,008,125	3,560,355	3,200,000		3,200,000
Land Bank 1% REET to General Fund	(30,081)	(35,604)	(32,000)		(32,000)
Federal Grants	0	985,000			-
State Grants	778,900	-			-
Payment In-Lieu of Property Tax (DNR)	178	262	200	2,100,000	2,100,200
Investment Interest	18,857	50,174	50,000		50,000
Donations from Private Sources	12,805	41,080	2,500		2,500
Miscellaneous revenue & refunds	0	1			-
Sale of Land	0		1,100,000		1,100,000
Transfers in Lodging Tax			76,000		76,000
Total Revenue	8,309,516	9,711,534	9,615,913	468,356	10,084,269
Revenue net of Reserves	4,092,255	4,913,091	4,724,110		6,824,110
					-
Expenditures					-
Restricted Acquisition Reserves	4,798,442	3,826,636	3,985,001	(131,644)	3,853,357
Administrative Expenses	257,599	306,127	319,069		319,069
IT Services	6,566	7,820	15,145		15,145
GIS Services	-		6,813		6,813
Acquisition Costs	1,594,692	3,927,910	2,972,124	600,000	3,572,124
Bond Repayment	674,016	624,433	633,193		633,193
Transfers to Stewardship	978,201	1,018,609	1,684,568		1,684,568
Total Expenditures	8,309,516	9,711,534	9,615,913	468,356	10,084,269
Expenditures net of Reserves	3,511,074	5,884,899	5,630,912		6,230,912
Admin percentage of net revenue (after admin 1% collection fee has been deducted)	6.46%	6.39%	7.22%		5.00%
Amendments to Revenue reflect:	Beginning Cash - adjusted to actual				
	State Grant Revenue is brought forward from the 2018 budget.				
Amendments to Expenditures reflect:	Restricted acquisition Reserves adjusted to accommodate amendments				
	One acquisition project brought forward from 2018 budget				
	Two new acquisition projects, details following this page.				

	Adopted 2019 Budget	Proposed Acquisitions	Proposed Amended 2019 Budget
I. B. Conservation Area Fund Detail of Acquisition Projects			
District One			
Cady Mountain Preserve Addition			
Purchase Price & Closing Costs over 5 years (approved 2018 amended Budget)	385,000		385,000
* Cattle Point Rd/Woodbridge			
Purchase Price & closing costs (approved 2018 amended Budget)		200,000	200,000
Cady Mountain Preserve Addition phase 2			
Purchase Price & Closing Costs over 4 years) (approved 2018 budget)	465,000		465,000
Ihiya Conservation Easement			
Purchase Price & Closing Costs		200,000	200,000
Beaverton Marsh Uplands			
Purchase Price & Closing Costs (approved 2nd amended 2018 budget)	1,850,000		1,850,000
District Two			
District Three			
RR Bar Ranch Conservation Easement			
Purchase Price & Closing Costs over 3 years (approved 2016 Budget)	200,000		200,000
Spencer Spit Conservation Easement			
Purchase Price & Closing Costs		200,000	200,000
Sub-total Acquisition Costs			
	2,900,000	600,000	3,500,000
Other Acquisition Costs			
	72,124		72,124
Total Acquisition Costs			
	2,972,124	600,000	3,572,124
* This project was budgeted to close in 2018, but will likely close in 2019			

PROJECT PROPOSAL

PROJECT TITLE: IHIYA PROPERTY
PROPOSED ACQUISITION: ACQUISITION OF A CONSERVATION EASEMENT
OWNER: IHIYA BIOLOGICAL RESERVE

PROJECT SUMMARY

PROPERTY DESCRIPTION:

Location: Central San Juan Island

General Description: This 30-acre property features forest and open fields as well as a portion of the watercourse between the Town of Friday Harbor’s Trout Lake reservoir and the Land Bank’s Zylstra Lake Preserve.

BACKGROUND

In 2017, the previous owner of this property listed it for sale, marketing it as a potential six-unit subdivision. A group of conservation-minded neighbors and other islanders decided to try to purchase the property to conserve it as a biological reserve, keeping the forests and fields intact while also allowing the public to utilize the property for low impact recreation. They incorporated as a non-profit and closed on the property in 2018 subject to a deed of trust. They are now interested in selling a conservation easement to the Land Bank to enable paying off the debt and see the area conserved in perpetuity.

CONSERVATION VALUE OF THE PROPERTY

The property is uniquely situated at the eastern boundary of the Trout Lake watershed protected area, and is slightly over a tenth of a mile from additional property owned by the Town of Friday Harbor. It is only a quarter mile from the Land Bank’s King Sisters Preserve. Conservation of this property serves multiple objectives including protecting water quality of the stream between Trout and Zylstra Lakes.

It also affords an opportunity to extend trails from the King Sisters Preserve (and by extension future trails on Zylstra Lake Preserve) to the Trout Lake property utilizing a short section of road right-of-way. Ihiya has already created a small parking area and trails to allow the public onto the site. Although the Town currently prohibits public access, should this resource become available it would be possible to connect Zylstra Lake to the Mount Grant Preserve.

Lastly, the diverse habitat of forest, field and riparian areas on the property hosts a wide variety of species from mammals to amphibians and birds. Its conservation would preserve these communities and help integrate the natural world into people's daily lives.

COSTS

A. Acquisition Costs

The purchase price for the conservation easement property has been established at \$200,000. This is estimated to be significantly under the market value for the easement.

B. Ownership Costs

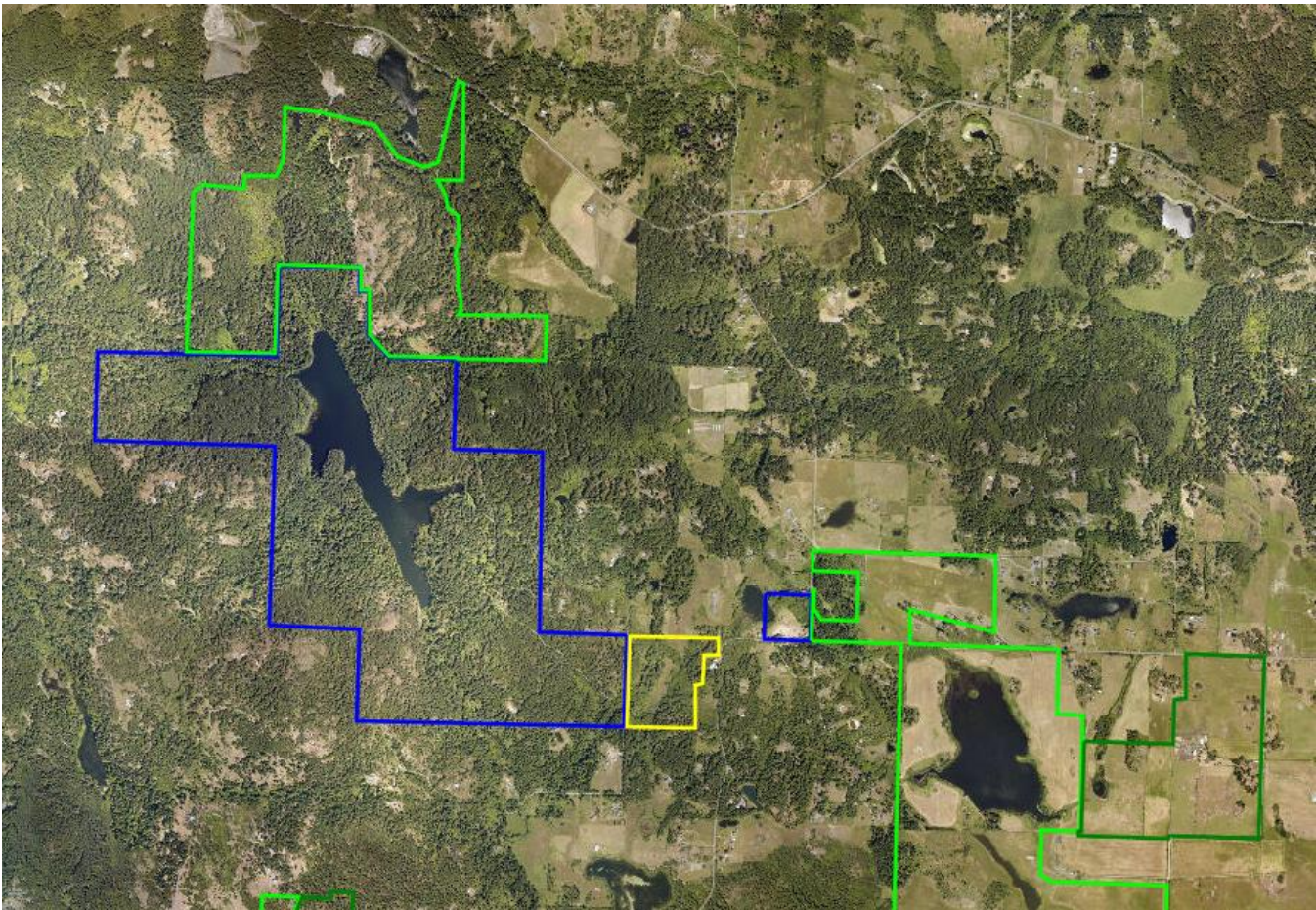
The property will remain in private ownership and all management costs will be born by Ihiya. The Land Bank will be obligated to monitor the conservation easement annually.

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EXHIBIT A
MAP OF IHIYA



EXHIBIT B
CONTEXT MAP OF IHIYA



PROJECT PROPOSAL

PROJECT TITLE: SPENCER SPIT ADDITION
PROPOSED ACQUISITION: INITIAL ACQUISITION OF FEE TITLE INTEREST TO BE SUBSTITUTED FOR A CONSERVATION EASEMENT
OWNER: RICHARD STRACHAN TTEE

PROJECT SUMMARY

PROPERTY DESCRIPTION:

Location: North of Spencer Spit State Park, Lopez Island

General Description: This roughly 20-acre property is immediately adjacent to Spencer Spit State Park. Its addition would protect important ecological features and provide an opportunity to create additional areas for public access at the Park.

BACKGROUND

The current owner of the lots purchased them with the intent of conserving them in some way. In 2018 he broached the idea of a bargain sale to conservation interests with the proceeds going toward the Lopez Community Land Trust (LCT) to create affordable housing elsewhere on the island.

Over 2018, LCT initiated discussions with the Land Bank and Washington State Parks to purchase both lots for \$500,000. Their estimated market value is well in excess of \$1,000,000. The Land Bank and State Parks agreed that Parks should hold the underlying fee interest in the property with the Land Bank holding a conservation easement. As the seller and LCT are eager to proceed, but State Parks is awaiting final word on grant funding, staff is proposing that the Land Bank purchase one of the lots with the seller holding the additional lot until the other funds become available in the fall. At that point, State Parks would purchase the other lot for \$300,000 and the Land Bank would transfer fee title of the first lot to them in exchange for a conservation easement covering both.

CONSERVATION VALUES OF THE PROPERTY

The property includes mature Douglas fir and Western red cedar forest and a tall feeder bluff which overlooks Swift Bay, Flower Island and Lopez Sound. In turn, the property is highly visible from the ferry. The forest is different from the rest of Spencer Spit in that it has a north facing aspect and retains considerable moisture through the summer. In addition to its high quality, conserving this property is highly appropriate in the context of climate change as a small refuge in an increasing dry context.

A trail connecting to the property and potential campsites would add another dimension to the Park, offering visitors new views and a different forest experience.

COSTS

A. Acquisition Costs: The purchase price for this acquisition will be \$200,000 with the Land Bank taking fee title to 10 acres at closing with a commitment from the seller to sell the remaining 10 acres for an additional \$300,000. State Parks has selected this project as their number one priority for inholdings and additions and expects to receive grant funding through the Washington Wildlife and Recreation Program. Once State Park funding has been secured, the Land Bank would trade fee title in one lot for a conservation easement.

B. Ownership Costs: State Parks would assume all management responsibility with the Land Bank monitoring the conservation easement.

EXHIBIT C
MAP OF THE SPENCER SPIT ADDITION PROPERTY



EXHIBIT D
CONTEXT MAP OF THE SPENCER SPIT ADDITION PROPERTY



PROJECT PROPOSAL

PROJECT TITLE: WOODBRIDGE PROPERTY
PROPOSED ACQUISITION: ACQUISITION OF FEE TITLE
OWNER: JENNIFER WOODBRIDGE

PROJECT SUMMARY

PROPERTY DESCRIPTION

Location: East Side of San Juan fronting Cattle Point Road and Jensen Bay Road.

General description: This largely forested 30-acre tract incorporates a roughly 700 foot section of the American Camp Trail. It also hosts a small pond, open field and fields reverting to shrub land/forest.

CONSERVATION VALUES

Primary conservation values of the property include two forested areas dominated by Douglas-fir with native understory, a small .4 acre pond with native vegetation, the section of American Camp Trail and the potential for a new loop trail with pond overlook. The property is a little over 3 miles from the Town of Friday Harbor and somewhat less than 2 miles from the visitor center at American Camp making this location a good rest stop near the midpoint of the trail.

COSTS

Acquisition costs: This property is being offered as a bargain sale to the Land Bank. Its current assessed value is \$442,870, but the owner is willing to sell it for \$200,000.

Further, as neighbors are interested in purchasing 10-15 acres of the property abutting their lots, the Land Bank would work with the present owner to sell these areas with a corresponding reduction in the sales price.

Ownership costs: Principal costs would include additional trail building, forest thinning and removal of invasives. Estimated costs for site enhancements would be roughly \$20,000. Costs of vegetation removal might be in the same range. Annual monitoring and maintenance costs would likely be close to \$6,000.

MANAGEMENT PLAN

Staff will prepare a management plan within one year of closing. Trail construction and maintenance and forest management would be primary foci.

EXHIBIT E
CONTEXT MAP OF THE WOODBRIDGE PROPERTY



EXHIBIT F
MAP OF THE WOODBRIDGE PROPERTY

