



## MEETING MINUTES

### Land Bank Commission Meeting February 15, 2019 Craft Room @ Mullis Community Senior Center San Juan Island, WA

**Commission Members in Attendance:**

Doug Strandberg, at large, position 5  
Christa Campbell, at large, position 7

**Commission Members Calling In:** Sandi Friel, District 2, position 2, Brian Wiese, at large, position 4

**Commission Members Absent:** Jim Skoog, District 1, position 1, Miles Becker, District 3, position 3  
VACANT, at large, position 6

**Land Bank Staff in Attendance:** Charlie Behnke, Lincoln Bormann, Carlton Burns, Judy Cumming, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Eric Nelson, Kayla Seaforth

**County Council Liaison:** Rick Hughes, Council Member, District 2, Mike Thomas, SJC Manager

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

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:41 am	Chair, Christa Campbell, called the meeting to order.	
<u>Adoption of Minutes</u>	The January 18, 2019 minutes were reviewed. There were corrections.	Doug Strandberg moved to accept the January 18, 2019, minutes as corrected. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously.



**Public Hearing**  
**Proposed Amended**  
**2019 Expenditure**  
**and Acquisition**  
**Plan**  
9:05am

Lincoln summarized acquisition projects included in the proposed amendment to the 2019 Land Bank budget.

**Acquisitions:**

**San Juan Island – Ihiya CE**

Conservation of this property serves multiple objectives including protecting water quality of the stream between Trout and Zylstra Lakes. Additionally, the diverse habitat of forest, field and riparian areas on the property hosts a wide variety of species from mammals to amphibians and birds.

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

The \$200,000 cost of the CE is estimated to be significantly under the market value for the easement.

**San Juan Island - Cattlepoint Rd. (Woodbridge) Property – Background:**

The 30-acre 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. The San Juan Preservation Trust (SJPT) will also hold a CE on the property.

The \$200,000 price is a bargain sale at roughly 45% of assessed value.

**Lopez Island - 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

<p><b><u>Proposed Amended 2019 Expenditure and Acquisition Plan</u></b> continued</p>	<p>the ferry. This is a potential bargain sale with the owner donating proceeds to the Lopez Community Land Trust (LCLT). Washington State Parks considers this a #1 priority for protection and has requested \$300,000 in funding from the Washington Wildlife and Recreation Program (WWRP). The Land Bank will retain a CE for \$200,000.</p>	
<p><b><u>Open Public Comment</u></b> 9:12 am</p> <p><b><u>Close Public Comment</u></b> 9:12 am</p>	<p>There was no public comment on the Plan.</p>	
<p><b><u>Discussion and Vote Proposed Amended 2019 Expenditure and Acquisition Plan</u></b></p>	<p>Sandi Friel asked what makes Spencer Spit a priority and whether the Land Bank could wait until WA State Parks gets funding. Lincoln noted that Parks could not make the purchase without partner funds. The CE will prevent future development (e.g., cabins) on the property. Also, the property is being sold at a generously reduced rate and the proceeds will benefit LCLT. Both seller and LCLT would like the sale to happen as soon as possible. Sandi was concerned about rushing the decision. Christa Cambell noted that including the purchase price as a line item in the amended budget does not commit the Land Bank to buying the property. Doug Strandberg stated that he recently discovered the seller is Rick Strachan, and wanted to disclose that he has represented Rick in the past but is not currently working with him.</p> <p>Doug noted the real estate market seems to be slowing and would like to revisit the budget in three months for re-assessment.</p>	<p>Lincoln stated that due diligence will be done.</p> <p>Brian Wiese moved to accept the Proposed Amended 2019 Expenditure and Acquisition Plan with no changes. The motion was seconded by Sandi. There was further discussion and the motion passed unanimously.</p>
<p><b><u>Discussion: Commissioner Selection Process</u></b> 9:29 am</p>	<p><b><u>Background:</u></b> Three applicants have applied for the “at large, position 6” seat that has been vacated. Two applicants are from Residency District 1 and one is</p>	

<p><b><u>Discussion:</u></b> <b><u>Commissioner Selection Process</u></b> <b><u>continued</u></b></p>	<p>from Residency District 2. Historically, of the four available “at large” Commissioner positions, District 1 has had two at-large Commissioners, District 2, and District 3, one each. Brian feels that the fourth available at-large position should be open to recruitment from all three Districts.</p> <p>One of the candidates dropped out. Brian asked if the candidates have had interviews. He would like formal interviews to be institutionalized and proposed setting up a candidate interview with one commissioner from each district present. Christa agreed, but noted that scheduling can be tough and suggested trying a virtual meeting option, like Zoom. There was discussion regarding changing the Land Bank ordinance to open the fourth available at-large position to recruitment from all three districts. There was a consensus on tabling this idea for the time being. Brian agreed, but wanted a formal Land Bank resolution on how to handle the one at large LBC seat.</p>	<p>Lincoln will send out a doodle poll to organize interview dates.</p> <p>Christa indicated that this item will be brought back to the next LBC meeting for discussion when all commissioners are present.</p>
<p><b><u>Outreach Report</u></b> 9:37 am</p>	<p>Tanja Williamson reported on current outreach events including working with commissioner Sandi Friel who is on an environmental action team that will have a table display at the Orcas Womens’ Coalition; a great turnout at a winter waterfowl event in spite of icy cold weather, and plans for the annual report and a Garry oak lecture series in March, co-sponsored with the San Juan Island Grange 966. There will also be a Land Bank display at the San Juan Island library.</p> <p>Tanja has also been working on Website issues.</p> <p>Eliza Habegger spoke at the Orcas Island Garden Club. A Salish Seeds event may be planned for Orcas Island in addition to the SJI Master Gardener native plant sale.</p>	<p>Eliza will follow up with the possibility of having Salish Seeds Project plants for sale to the public on Orcas Island.</p>



<p><b><u>Stewardship Reports</u></b> continued</p> <p>Orcas Island</p>	<p>commissions supported the staff's recommendation.</p> <p>Agriculture Stewardship Coordinator, Charlie Behnke, reported on the Coffelt Farm Stewards (CFS) lease and memo to staff and Commission. Charlie thanked CFS board members, Bill Wulff and Betty Corbett, for all their work this year and as ag coordinator he will continue to work toward the goals outlined in the lease. Christa requested a brief summary of CFS history as many on the Land Bank Commission are unaware of past agreements. There was discussion among the Land Bank Commission, county staff and the public including the following: Options available to the Land Bank if CFS folded; CFS' ability to capitalize on its non-profit status to fundraise; Coffelt Farm's status as one of the last diverse farms in the County, and; a potential for the farm to be a showcase for agricultural practices in the Islands. To move forward, the Commission needs more information to better understand the needs of the farm; Christa asked if there was anything the Commission could do in the short term.</p>	<p>Lincoln, staff and Orcas Commissioners will attend a meeting with CFS next week to hear more on CFS' operations and assess the issues.</p> <p>Lincoln and Charlie will come up with a couple next steps for March LBC meeting.</p>
<p><b><u>Meeting Adjourned</u></b> 11:15 am</p>	<p>Chair Christa Campbell adjourned the meeting.</p>	
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting will take place on March 15, 2019, in the Craft Room at the Mullis Community Senior Center on San Juan Island.</p>	