



MEETING MINUTES

Land Bank Commission Meeting January 18, 2019 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
Christa Campbell, at large, position 7

Commission Members Absent: none

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Erin Halcomb, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Charlie Behnke, Carlton Burns, Peter Guillozet, Eliza Habegger, Doug McCutchen, Eric Nelson, Kayla Seaforth

County Council Liaison: Absent

Public in Attendance: Eight members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Call to Order</u> 8:30 am</p>	<p>Chair, Christa Campbell, called the meeting to order and, in the absence of a council liaison report, the agenda was amended to move the topic of hunting on Land Bank Preserves to follow public comment.</p>	
<p><u>Adoption of Minutes</u></p>	<p>The December 17, 2018 minutes were reviewed. There were corrections.</p>	<p>Doug Strandberg moved to accept the December 17, 2018, minutes as corrected. Brian Wiese seconded the motion. There was no further discussion. Motion passed unanimously.</p>

<p><u>Chair and Commissioner's Reports</u> 8:37 am</p>	<p>Doug Strandberg noted that he and Jim Skoog had their depositions taken in regards to the lawsuit involving Mount Grant Preserve. Lincoln Bormann reported he and Doug McCutchen have also been deposed.</p> <p>Christa acknowledged the legacy of former commissioners Amanda Azous and Tom Cowan.</p> <p>Status Update for Selection of LBC Member at Large, Position 6 – There are three candidates and Lincoln has been trying to set up interviews with he and council member, Bill Watson. Doug noted that he has spoken with one candidate, and intends to speak with the other two this week; Jim Skoog has exchanged emails with one candidate. Lincoln stated the selection process remains the same, this time including a candidate from another district applying for the “at large” position.</p>	
<p><u>Public Comment</u> 8:47 am</p>	<p>Eileen Drath passed on kudos from the Friday Walker’s Club on San Juan Island for a hike along Mount Grant Preserve’s newest trail, guided by stewards Kayla Seaforth and Carlton Burns. Eileen then switched hats, and spoke on behalf of the San Juan Island Trails Committee to alert the commissioners that the trails committee will hold a spot on their agenda for Land Bank updates. Brian Wiese commented that he is working to develop an Orcas Trails Committee; Eileen said she would be happy to help him.</p> <p>Steve Ulvi thanked the commissioners for the work they do and gave an extra shout out of gratitude to steward, Doug McCutchen, for all his efforts of going above and beyond in his work. Steve also expressed appreciation for Lincoln’s presence at a recent meeting about hunting. Steve said he has an eye</p>	

<p><u>Public Comment continued</u></p>	<p>to the future and would like to see the Land Bank set aside property for more utilitarian uses such as deer hunting, citing it's part of the cultural tapestry of the islands; agricultural potential; and affordable housing (i.e. parcels designated for tiny houses/mobile homes for interns/ag workers).</p>	
<p><u>Hunting on Land Bank Preserves</u> 9:02 am</p>	<p>Lincoln attended a meeting with local hunters on Wednesday, January 13, 2019. There was interest in the group to open up public lands to hunting as not all hunters have relationships with private landowners. Lincoln said Mount Grant Preserve could be a good option, but noted there were no comments from hunters during the public management plan process, which is when this type of discussion should arise. Cady Mountain Preserve was also a possibility. The question of hunting at Zylstra Lake Preserve came up; Lincoln said wildlife stipulations from the grants that funded the acquisition does not make it a good fit. In addition, the 10-year review of the Turtleback Mountain Management plan is coming up and hunting may be an option there. There was discussion including treating deer as an invasive species, developing a standardized hunting policy, and that controlling deer population is not in the Land Bank mandate, but hunting as a cultural use would be part of the mandate.</p>	<p>Staff will investigate and present a draft policy to the commission.</p>
<p><u>Discussion: Commissioner Selection Process</u> 9:34 am</p>	<p>Background: 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 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><u>Discussion:</u> <u>Commissioner</u> <u>Selection Process</u> <u>continued</u></p>	<p>There was discussion. Topics included spending the real estate excise tax (REET) funding in the District from whence it was generated; editing the language of the ordinance to state each District will have two commission seats and there will be one “at-large” position, which could be held by someone from any District; commissioner skill sets is most important determining factor, seconded by revenue.</p>	<p>Lincoln will update the County Council that the Commission would like to change the recruitment terminology of the Land Bank ordinance. The Commissioners would like Lincoln to report back at the February LBC meeting.</p>
<p><u>Break</u> 10:10 am – 10:20 am</p>		
<p><u>Budget Discussion:</u> <u>2019 First Amended</u> <u>Budget DRAFT</u> 10:20 am</p>	<p>Lincoln noted the amended DRAFT includes the Spencer Spit addition. There was also discussion regarding purchasing a conservation easement (CE) from the Ihiya Biological Reserve. The “forever wild” CE comes in under market value at \$200K, and would include public access.</p>	<p>The commission agreed to move ahead with the amended budget and will hold a public hearing at the February meeting.</p>
<p><u>Directors Report</u> 10:30 am San Juan Island</p>	<p>Taylor Property – <u>Background</u>: 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. Although the extensive marsh is already protected by a CE, the upland area is unprotected. It features Douglas-fir forest, views over the marsh, and the potential for trail access from Friday Harbor. Lincoln said the feasibility period in the purchase and sale agreement is being extended into January in order to investigate access and other issues. He is also in discussion with the sellers regarding duck hunting privileges being retained by the family and friends of the sellers for a limited time.</p> <p>Cattlepoint Rd. (Woodbridge) Property – <u>Background</u>: The 30-acre property is near the midpoint in the trail along Cattle Point Road between</p>	

<p><u>Directors Report continued</u></p> <p>Lopez Island</p>	<p>American Camp and Friday Harbor. Its forest and pond would create an attractive rest point for hikers. SJPT will also hold a CE on the property. The transaction will close in 2019.</p> <p>RR Bar Ranch CE – Lincoln reported the CE is moving forward and noted it is a good example of agriculture and wildlife complimenting one another.</p>	
<p><u>Outreach Volunteer Report</u></p> <p>10:50 am</p>	<p>Tanja Williamson reported on upcoming birding events at Third Lagoon and Zylstra Preserves. She is working on the annual report and the 2019 outreach calendar. Tanja also said she has received many positive notes/remarks about the new trail at Mount Grant Preserve.</p>	<p>Doug Strandberg was happy to hear the positive comments about the Mount Grant Preserve trail and asked if a special feature article with pictures could be submitted to the press highlighting the trail. Tanja will send in an article.</p>
<p><u>Stewardship Reports</u></p> <p>10:50 am</p> <p>General</p> <p>Lopez Island</p>	<p>Erin Halcomb followed up on Amanda Azous’ suggestion to combine all the stewardship reports into a unified document. The new format was well received by commissioners.</p> <p>Amanda Wedow was happy to report the boundary encroachment issue at Hummel Lake Preserve was resolved positively and the fence was removed. Amanda is aiming for spring to host a public scoping meeting for Channel Preserve and noted there is still no official name for the preserve. She also said that data from the trail counters puts the bulk of visitors to the beach coming from the neighbors’ property.</p>	
<p><u>Meeting Adjourned</u></p> <p>11:06 am</p>	<p>Chair Christa Campbell adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on February 15, 2019, in the Craft Room at the Mullis Community Senior Center on San Juan Island.</p>	