



SAN JUAN COUNTY

LAND BANK

MEETING MINUTES

Land Bank Commission Meeting
October 25, 2019
Eastsound Fire Station
45 Lavender Lane, Eastsound, WA 98245

Commission Members in Attendance:

Sandi Friel, District 2, position 2
Miles Becker, District 3, position 3

Brian Wiese, at large, position 4
David Meiland, at large, position 6

Commission Members Absent: Christa Campbell, at large, position 7, Jim Skoog, District 1, position 1; Doug Strandberg, at large, position 5

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Peter Guillozet, Erin Halcomb, Doug McCutchen, Eric Nelson, Kayla Seaforth, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Charlie Behnke, Sarah Benson, Carlton Burns, Eliza Habegger

County Council Liaison: Rick Hughes, Council Member, District 2

Public in Attendance: Two members of the public were present

Topic	Key Discussion Points & Agreements
Call to Order 8:30 am	Vice-Chair, Brian Wiese, called the meeting to order.
Adoption of Minutes 8:30 am	The September 20, 2019 minutes were reviewed. There were no corrections.
	ACTION: Sandi Friel moved to accept the September 20, 2019 minutes. David Meiland seconded the motion. There was no further discussion. Motion passed unanimously.
Chair and Commissioner's Reports 8:31 am	<p>Brian opened up the floor for Chair and Commissioner comments. Miles said he had a good experience attending the Land Trust Alliance (LTA) Rally last week. He'll write up a more detailed summary, but noted a couple topics that he found interesting were on land trust farm leases and the concept of inclusion – getting underrepresented demographics out on the land.</p> <p>Sandi reported that the Orcas Women's Coalition, along with biologist, Jenny de Groot, were successful in getting the senior water right holder to release more water into Cascade Creek during a critical time for Coho salmon. The coalition is working</p>

<p>Chair and Commissioner’s Reports continued</p>	<p>on a letter to thank all parties involved. Sandi noted her takeaway from the experience was that one person can make a difference!</p> <p>Judy reported that two Land Bank Commission terms are up at the end of the year: Sandi’s District 2, position 2 and Christa’s at large, position 7. Sandi has alerted Sue Kollet that she will re-apply. Judy will remind Christa about her term ending.</p> <p>Sandi reported that the “Victory Hill” property in Eastsound has sold to a developer.</p>
	<p>ACTION: Miles will type up a summary of his LTA Rally experience and send to Judy.</p> <p>ACTION: Judy will remind Christa her current term ends this year.</p>
<p>County Liaison 8:46 am</p>	<p>County Council Member, Rick Hughes, stood in for Council Member, Bill Watson. Rick updated the commission on activities and future goals relevant to the Land Bank as follows:</p> <p>Rick has been busy working on public trail options. He and Orcas Preserve Steward, Peter Guillozet, walked Coffelt Farm Preserve looking for connecting trail opportunities. Rick also reached out to Orcasong Farm regarding trail access using an existing county easement along the farm’s power pole line. Rick noted that \$80k in LTAC funding went towards Deer Harbor trails. He also thanked the Land Bank for its continued work and support of the county’s goal of using what we already have to build trails.</p>
<p>Public Comment 8:56 am</p>	<p>Brian invited public comment. A member of the public commented how she was happy to hear about the possibility of Coho returning to Cascade Creek.</p>
<p>Quarterly Financial Report 8:57 am</p>	<p>Judy Cumming reported that the second amended budget had not been passed yet. Cash in the Conservation Area Fund (CAF) has increased and the Local Government Investment Pool (LGIP) increased by \$400k. Judy noted the Real Estate Excise Tax (REET) is higher than budgeted, with October looking strong, but is less than last year at this time. Using the formula comparing actual REET for the past 11 years, 2019 REET is projected at \$3.6m; Judy believes \$3.5m is a more realistic expectation. Stewardship Fund cash has increased slightly and expenses are within budget. Projection sheets have been updated for bi-annual budget and the second amended 2019 budget that the Commission approved at the September commission meeting. It was approved by the SJC Council on October 8, 2019.</p>
<p>Annual Retreat Topics 9:06 am</p>	<p>The 2019 Annual Retreat will be held Friday, December 13th, at the San Juan Island Grange. Judy provided commissioners with the minutes from the 2018 retreat, and 2019 commission meeting minutes and asked Commissioners to look over the list of topics from taken from those minutes. Other topics suggested:</p> <p>What is the Land Bank’s role in relation to other public lands organization?</p> <p>Defining “What is a Preserve” and how does an agriculture preserve differ.</p> <p>Using Conservation Corps crews efficiently.</p> <p>How we deal with public controversy. (Sandi suggested publically publishing the stewardship reports.)</p> <p>Climate resiliency</p> <p>Notifying the public regarding acquisitions</p> <p>It was suggested to have fewer topics for quality discussion.</p>
	<p>ACTION: Miles will contribute LTA info regarding ecosystem services</p>

<p>Lopez Island</p> <p>San Juan Island</p>	<p>in the forested area, which is non-leased land. Going forward there needs to be a policy in place.</p> <p>Amanda Wedow announced the Channel Preserve Public Scoping Meeting was well attended with a lot of feedback centered around dogs and whether or not to allow them on the Preserve. Amanda asked the commissioners to review the DRAFT plan and submit any comments to her within a week so that she may make the plan available for public comment through in November. Amanda also noted that hunting season at Lopez Hill Preserve is underway and going well.</p> <p>Doug McCutchen updated the commission on hunting at Mount Grant Preserve. So far so good. He discovered that San Juan County requires written permission. He said he'd heard of two successful hunts and neighbors, when asked, have said they haven't been affected by hunters. Doug is also working on getting the cabin removed from the Lester property (Cady Mountain Preserve). He said neighbors to the tentatively-named Middlewood Preserve on Cattle Point Road are wondering about trail access across the property. And lastly, the Zylstra Lake dam took more time than anticipated and Doug noted the dams will be complicated and time consuming to bring to code. He also said the sign production process has been painfully slow.</p> <p>Kayla Seaforth noted that The Salish Seeds Project is working on more plugs for Turtleback Mountain Preserve, seeding 30-40 trays.</p>
<p>Future Agenda Items 11:34 am</p>	<p>None</p>
<p>Meeting Adjourned 11:34 am</p>	<p>Vice-chair Brian Wiese adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place November 15 at the Grace Episcopal Church, 70 Sunset Lane, Lopez Island, WA 98261</p>