



## MEETING MINUTES

**Land Bank Commission Meeting**  
**November 15, 2019**  
**Grace Hall**  
**70 Sunset Lane, Lopez Island, WA 98261**

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1  
 Miles Becker, District 3, position 3  
 Brian Wiese, at large, position 4

Doug Strandberg, at large, position 5  
 David Meiland, at large, position 6  
 Christa Campbell, at large, position 7

**Commission Members Absent:** Sandi Friel, District 2, position 2

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

**Land Bank Staff Absent:** Charlie Behnke, Sarah Benson, Carlton Burns, Peter Guillozet, Eliza Habegger, Tanja Williamson

**County Council Liaison:** Bill Watson, Council Member, District 1

**Public in Attendance:** Over 16 members of the public were present.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:01 am	Chair, Christa Campbell, called the meeting to order.
<b>Adoption of Minutes</b> 8:01 am	The October 25, 2019 minutes were reviewed. There were corrections.
	<b>ACTION:</b> Brian Wiese moved to accept the October 25, 2019 minutes as corrected. Miles Becker seconded the motion. There was no further discussion. Motion passed unanimously.
<b>Public Comment</b> 8:05 am	More than 16 members of the public attended the meeting. Conservation Ag Resource Team (CART) – Coffelt Farm Committee chair, Brook Brouwer, gave a quick update. Brian thanked Brook for attending and noted the Land Bank Commissioners would like copies of the committee’s meeting agenda’s and minutes. Dan Post commented that docks are a valuable asset and the one at Fisherman Bay

<b>Public Comment continued</b>	Preserve should be rebuilt. He noted with sea level rising, it would be beneficial to have the dock as a permanently protected spot for boaters.
<b>Discussion – Channel Preserve DRAFT Management Plan</b> 8:16 am	Lopez Preserve Steward, Amanda Wedow, introduced the Channel Preserve DRAFT Stewardship and Management Plan. She outlined the writing process, which took into consideration the property’s resource assessments, as well as feedback from the public scoping meeting held October 9, 2019. The Preserve will be open for public access, will have a small parking area, will host signage for the existing trail, and – based on public comments – dogs will not be allowed on the Preserve. Amanda noted this is not the first Land Bank preserve to be closed to dogs; Weeks Wetland Preserve also prohibits dogs. Amanda is accepting public comment on the DRAFT plan through December 6, 2019, which is when the 30 day public comment period expires.
<b>Open Public Comment</b> 8:19 am  <b>Close Public Comment</b> 8:29 am	Public comment on the DRAFT plan included the following concerns: <ul style="list-style-type: none"> <li>• fire danger, especially during tourist season. It was suggested to increase monitoring during the tourist season.</li> <li>• high and low tide, and possibly closing the Preserve in cases of high tide or wildlife events.</li> <li>• prohibiting parking at the end of the runway.</li> <li>• placement of barriers from Eagle’s Roost.</li> </ul>
<b>Commissioner’s Discussion</b> 8:29 am	Jim Skoog thanked the community for being so engaged. Christa echoed Jim’s sentiment and had respectful appreciation for everyone’s thoughts. The commission discussed ways of mitigating fire, with prevention being a key element. Implementing “firewise” concepts, such as a 100ft defensible space; engaging the community to report fires; having emergency vehicle access to beach. Amanda said the road/trail could be used as a fuel break.
<b>Chair and Commissioner’s Reports</b> 8:50 am	Christa and Sandi both filled out their reappointment paperwork. Now, it is time to nominate 2020 officers. Doug Strandberg attended the November 7 <sup>th</sup> Public Scoping Meeting for Zylstra Lake Preserve. He pointed out the conflict between ecological, recreational, and agricultural uses. He noted it was difficult to decide what is considered the highest priority. Doug said it was a good presentation, good discussion, a lot of work to do to accommodate the public.
	<b><u>ACTION:</u></b> Christa will form nominating committee for 2020 officers
<b>County Liaison</b> 9:00 am	Council Member, Bill Watson, reported that, although the levy lid lift was approved by voters, the county still has a \$1-2M problem. Bill said expenses are growing faster than revenue. He also said that with the passage of I-976, the county road fund will see a loss of approximately \$600-700k annually and state wide, the ferry system is estimated to see a loss of anywhere from \$45-100M.
<b>Director’s Report</b> 9:35 am  Lopez Island	<b>Ritchie (RR Bar Ranch) CE</b> – This 130-acre property is in the Center Valley of Lopez, which is a core area of focus. It has significant wetlands and upland fields and hosts much winter waterfowl. The CE reduces the number of potential residences from 10 to 2. Lincoln reported the CE is moving forward. The second surveyor is working on it and it should close by the end of the year.  <b>Spencer Spit Addition – Background:</b> This 20-acre high bank shoreline property is north of the State Park and has exceptional views across Lopez Sound. It is also highly visible to travelers on the ferry. This is a “bargain sale” with the owner donating proceeds to the Lopez Community Land Trust. Washington State Parks considers this a top priority for protection and will receive \$300K in funding from the Washington Wildlife and Recreation Program (WWRP). State Parks is having the

Lopez Island continued	<p>second lot appraised; there are some issue about a potential CE on one lot. Neighbors are concerned about water use by State Parks.</p> <p><b>Davis Bay Farm Property – Background:</b> This is a 20-acre parcel on the east side of Richardson Marsh on Lopez. The Preservation Trust has been working on a project to protect the marsh in its entirety and currently holds CE’s on surrounding properties. The Preservation Trust hopes that the Land Bank will purchase a 10-acre piece on the southeast corner. Lincoln said the corner parcel is a great spot to view bird life, as well as a viewpoint for cyclists. The purchase price is \$75k, which is below market value. Both Lopez commissioners agreed it would be a good project. Amanda noted it is the second largest wetland in the county. There was discussion.</p> <p><b>Ihiya CE:</b> Lincoln is continuing to work on CE and expects to finish by year end.</p>
San Juan Island	<p><b>Mulno Cove Conservation Easement (CE) Partial Amendment – Background:</b> The original 78-acre easement property is now in separate ownership. The Land Bank has been working on a partial amendment to the parcels owned by the Gladsteins in response to violations (sport court and drain field totaling roughly 4,000 sq. ft.). Land Bank policy requires that any amendment has equal or greater conservation value. In this case, the amendment would reduce allowable buildable and road clearing area by roughly 90,000 sq. ft. and increase protected agricultural field area by 35,000 sq.ft. In addition, a \$30,000 fine would be imposed. The sport court and drain field would be allowed.</p> <p>The Commission continued its discussion on the proposed amendment with input by phone from Jon Cain, Deputy Prosecuting Attorney and considering objections by Boyd and Lovel Pratt (owners of the other part of the original easement property).</p> <p>Doug Strandberg recused himself from all discussion because of his prior legal representation of Boyd and Lovel Pratt in a related matter involving the Gladsteins.</p>
<b>Stewardship Report</b> 10:15 am	Erin Halcomb has been working on year end items and will have lots of photos in the December report.
<b>Communications Sub-Committee Report</b> 10:16 am	Christa said the committee has met. No formal plans in place, but have been brainstorming ideas centered around the 30 <sup>th</sup> anniversary.
<b>Annual Retreat Topics</b> 10:16 am	The 2019 Annual Retreat will be held Friday, December 13 <sup>th</sup> , at the San Juan Island Grange. Lincoln provided a list of suggested topics that were put forth during the October meeting. Commissioners weighed in with their top choices. Lincoln will forward the top-tier topics to the facilitator and they will work with Christa on the final agenda.
<b>Break</b> 10:48 am – 11:00 am	
<b>Director’s Report continued</b> 11:00 am  Lopez Island	<b>Smith Property</b> – This 112-acre parcel north of Lopez Hill Preserve has high conservation value and is under contract to a buyer who would assign the purchase and sale agreement to the Land Bank. The contract expires at the end of February 2020. The purchase price is \$850k, which comes to \$75k/acre. If the Land Bank passes, it will go on the market. Lincoln said it might be possible to resell 40 acres and recoup \$3-400k. There was discussion.

<p><b>Executive Session</b> 11:07 am – 11:25 am</p>	<p>The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (i) to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.</p> <p>Members of the public left the meeting. Action was taken following the executive session.</p>
	<p><b><u>ACTION:</u></b> By consensus, the Commission recommended the Mulno Cove partial CE amendment for County Council approval. Except for Doug Strandberg, who abstained, by consensus because of his prior legal representation of Boyd and Lovel Pratt in a related matter involving the Gladsteins.</p>
	<p><b><u>ACTION:</u></b> Doug Strandberg moved the Land Bank negotiate for the Davis Bay Farm property in the range of \$75,000. Jim Skoog seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p><b>Meeting Adjourned</b> 11:30 am</p>	<p>Chair, Christa Campbell, adjourned the meeting.</p>
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting will take place December 13 at the San Juan Island Grange, 152 First St. N, Friday Harbor, WA 98250.</p>