



## MEETING MINUTES

**Land Bank Commission Meeting  
September 20, 2019  
San Juan Island Grange  
152 First St. N, Friday Harbor, WA 98250**

**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  
David Meiland, at large, position 6  
Christa Campbell, at large, position 7

**Commission Members Absent:** None

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

**Land Bank Staff Absent:** Sarah Benson, Carlton Burns, Eric Nelson, Kayla Seaforth,

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

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

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:36 am	Chair, Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:36 am	Christa invited public comment. Amanda Azous stated her concern regarding discussion on social media about the lawsuit the Amaros have brought against the Land Bank. Amanda understood that, because of the lawsuit, the Land Bank cannot engage publicly, and suggested more positive Land Bank stories should be published. Commissioners Brian Wiese and Doug Strandberg agreed with Amanda. Doug expressed his frustration with the false narrative being portrayed. There was discussion.
<b>Adoption of Minutes</b> 8:45 am	The August 16, 2019 minutes were reviewed. There were no corrections.
	<b>ACTION:</b> Brian Wiese moved to accept the August 16, 2019 minutes. Doug Strandberg seconded the motion. There was no further discussion. Motion passed unanimously.

<p><b>Chair and Commissioner's Reports</b> 8:46 am</p>	<p>Christa opened up the floor for Chair and Commissioner comments. Doug Strandberg reported there is no way to rescind the conservation easement (CE) on Zylstra Lake. The property will have to be re-appraised encumbered with a CE. Doug hopes the state would be willing to make a policy change. Lincoln said that many land trusts would be interested in a policy change as well, because the current policy inhibits conservation partnerships. Lincoln will work on this over the winter. Christa asked a question regarding an article posted on sanjuanislander.com that said the Land Bank would dissolve in 2026. Lincoln said that is incorrect. He explained that, when the voters renewed the Land Bank, the term was extended and the council re-wrote the ordinance. Should voters choose to renew the Land Bank a third time, the ordinance will be re-written and the new term will extend another 12 years, to 2038.</p>
<p><b>County Liaison</b> 9:03 am</p>	<p>Bill Watson reported winter legislature is coming up and the council is focused on policy and the levy lid lift renewal. The County is working on the county's "black holes" for emergency responders. There was a question about any Land Bank related updates to the Comprehensive Plan. Bill noted the land capacity analysis is in progress and results from that analysis will be used to inform citizen requests and zoning. He also said there will be an upcoming "mini" shoreline review to make sure the County is complying with any newer restrictions.</p>
<p><b>Public Hearing Proposed Second Amended 2019 Expenditure and Acquisition Plan</b> 9:24 am</p>	<p>Lincoln summarized changes included in the proposed second amended 2019 Land Bank Expenditure and Acquisition Plan.</p> <p>Changes to the Conservation Area Fund (CAF) revenue are due to expected grant funding for Lopez Channel Preserve and private donations. Changes to acquisitions expenditures are for the last payment due on the Lopez Channel Preserve property and a restructuring of the Beaverton Marsh Uplands property purchase details upon receipt of the private donation.</p> <p>Changes to the Stewardship &amp; Management revenue are due to increased lease income and transfers in from the CAF fund to cover the expenditure increases for management, maintenance and site improvements.</p>
<p><b>Open Public Comment</b> 9:35 am</p> <p><b>Close Public Comment</b> 9:35 am</p>	<p>There was no public comment on the plan.</p>
<p><b>Discussion and Vote Proposed Second Amended 2019 Expenditure and Acquisition Plan</b> 9:36 am</p>	<p>Sandi asked if there was money allotted for monitoring Cascade Creek. Lincoln and Peter stated there is no firm amount yet to input as a line item.</p>
	<p><b>ACTION:</b> Doug Strandberg moved to accept the Proposed Second Amended 2019 Expenditure and Acquisition Plan with no changes. The motion was seconded by Jim Skoog. There was no further discussion. Motion passed unanimously.</p>
<p><b>Public Hearing Proposed 2020-2021 Expenditure and Acquisition Plan</b> 9:39 am</p>	<p>Lincoln said the numbers in the 2020-2021 CAF are placeholders. The expected revenue will change. \$250k revenue adjustment is for the last payment on the sale of the Argyle Lots. Expenditures for acquisition include payments due on the Cady Mountain addition (Lester), and RR Bar Ranch CE payment.</p> <p>There was discussion regarding Lincoln's proposal in using stewardship funds to pay off the Lester Promissory Note now in order to save on loan interest charges, and pay</p>



<p><b>Stewardship Report</b> 10:15 am</p> <p>San Juan Island</p>	<p>Commissioners commented “great written stewardship report.”</p> <p>Doug McCutchen reported on a commercial kayak incident that involved a confrontation with the public and a kayak company. The company involved the sheriff. Doug was not present during the confrontation; he said it sounds like a misperception from a beach goer and the kayak company. He shared the incident with State Parks staff. Doug noted that State Parks reported a substantial drop in kayak tours this year.</p> <p>Doug thanked Amanda Azous for being a super volunteer and for opening and closing the gate at Mount Grant Preserve every Wednesday. Amanda noted that while performing her opening/closing duties, she observed next to no trash, but would see dogs off leash. She would ask hikers to leash their dogs.</p> <p>Doug added that on Sunday (9/15), when Charlie Behnke was opening the gate, the lock would not open. Charlie retrieved bolt cutters to get the gate open, and put on a new lock. On Thursday (9/19), a text came through, midday, on Doug’s mobile phone. It was from the neighbor stating he had changed the lock combination and he would be at the gate Sunday morning to open it. Charlie saw no one on Sunday</p>
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San Juan Island continued	morning. Doug noted the road easement allows the Land Bank to maintain the gate and serve as “Road Manager.”
Lopez Island	Amanda Wedow announced the Channel Preserve Public Scoping Meeting is Wednesday, October 9, from 4:30pm to 6pm, at Woodmen Hall. Amanda and Erin have been going through the Preserve assessments to prepare for the meeting.
Orcas Island	Peter Guillozet is getting quotes for the Coffelt Farm Preserve water system. Charlie reported four citizen farmers have agreed to be on the Conservation Ag Resource Team (CART) – Coffelt Farm Committee: Kathleen Morris, Katie Wilkins, Andrew Borner, and Sam Dillingham.  There was a question from the commission regarding how the Youth Conservation Corps (YCC) is paid. Lincoln noted that the program has transferred from a “pay for labor” arrangement to a “lump sum donation.” All parties involved acknowledged the program is not about the labor and “getting your money’s worth,” but about the community outreach and developing future conservationists.
	<b><u>ACTION:</u></b> Staff retreat topic – How is the YCC program working?
<b>Break</b> 10:30 am – 10:40 am	
<b>Future Agenda Items</b> 10:40 am	<b><u>ACTION:</u></b> Future Agenda Item - General policy in dealing with public controversy.
<b>Executive Session</b> 10:45 am – 11:19 am	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.  Members of the public left the meeting. No action was taken following the executive session. Doug Strandberg abstained from discussion.
<b>Meeting Adjourned</b> 11:20 am	Chair Christa Campbell adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting will take place October 25 at the Eastsound Fire Station 45 Lavender Lane, Eastsound, WA 98245