



MEETING MINUTES

**Land Bank Commission Meeting
 December 13, 2019
 San Juan Island Grange
 152 First Street, Friday Harbor, WA 98250**

Commission Members in Attendance:

Jim Skoog, District 1, position 1	Doug Strandberg, at large, position 5
Sandi Friel, District 2, position 2	David Meiland, at large, position 6
Miles Becker, District 3, position 3	Christa Campbell, at large, position 7
Brian Wiese, at large, position 4	

Commission Members Absent: None

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

Land Bank Staff Absent: Sarah Benson

County Council Liaison: Jaime Stephens, Council Member, District 3, Mike Thomas, County Manager

Public in Attendance: 7

Topic	Key Discussion Points & Agreements
Call to Order 8:35 am	Chair, Christa Campbell, called the meeting to order.
Adoption of Minutes 8:39 am	The November 15, 2019 minutes were reviewed. There were corrections.
	ACTION: Brian Wiese moved to accept the November 15, 2019 minutes as corrected. Miles Becker seconded the motion. There was no further discussion. Motion passed unanimously.
Chair and Commissioner's Reports 8:40 am	Christa acknowledged her appreciation for all the work the staff and commissioners have done over the year.

<p>Chair and Commissioner’s Reports continued</p>	<p>Presentation and Vote on Slate of 2020 Officers – Brian Wiese nominated Christa Campbell as chair, Jim Skoog as vice-chair, and Doug Strandberg as financial officer.</p> <p>Review and Comment on 2020 LBC Meeting Schedule – Judy handed out the schedule for January – June 2020 meeting dates.</p>
	<p>ACTION: David Meiland moved to accept the slate of nominated 2020 officers. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously.</p>
	<p>ACTION: Tanja Williamson will post the January-June 2020 meeting dates on the website.</p>
<p>Public Comment 8:43 am</p>	<p>Steve Ulvi commented he is a long-standing supporter of the Land Bank. He has grave concerns that true agriculture potential will be lost at Zylstra Lake Preserve. He acknowledged management and funding is a complex issue and asked if there is still “room to move” and increase agricultural acreage? Lincoln acknowledged the strong feeling part of the community has to see agricultural usage at Zylstra Lake Preserve. He said there will be more opportunities to comment on usage as the management plan process continues.</p>
<p>Financial Report 8:50 am</p>	<p>Doug Strandberg reported the Real Estate Excise Tax (REET) to date is \$3,310,699. Sales for the months of October and November were strong, and if December averages out the same as last year, the REET should reach \$3.6M, well above what was budgeted for the year.</p>
<p>Director’s Report 8:51 am</p> <p>Lopez Island</p> <p>San Juan Island</p> <p>Orcas Island</p>	<p>Ritchie (RR Bar Ranch) CE – 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 and a final payment plan is in place, with an initial payment of \$300K. Lincoln said it should close in January 2020.</p> <p>Taylor Donation: Mike Taylor is donating a 3-acre strip of land along the north end of the Beaverton Marsh property. County Council accepted the deed at the December 9, 2019 council meeting under the condition that the Land Bank commission accepts the donation. Christa thanked the Council for making the last minute addition to the agenda in order for the donation to go through by the end of the year.</p> <p>The group that bought the Olga Store would like to put a historic preservation easement on the property. Boyd Pratt will be researching the historical elements of the structure and staff will determine next steps following the assessment.</p>
	<p>ACTION: Jim Skoog moved to accept the Taylor donation as Lincoln explained it. Doug Strandberg seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p>Stewardship Report 9:00 am</p>	<p>Erin has been busy with monitoring conservation easements (CE). She noted public comment for the Channel Preserve Management Plan just closed and she has begun the DRAFT management plan for Driggs Park.</p> <p>Charlie continues to work on CE monitoring. / He noted the cost share funds from the San Juan Islands Conservation District were approved for Coffelt Farm Preserve infrastructure projects. The Conservation Agricultural Resource Team (CART) committee for Coffelt Farm has been assessing the farm’s past in order to help formulate its future. The committee is working towards online document storage to</p>

<p>Stewardship Report continued</p>	<p>make meeting materials and notes easily accessible to the commission and others working with CART.</p>
<p>Lopez Island</p>	<p>Amanda has completed annual monitoring. She noted that the comments received in response to the Channel Preserve Management Plan were generally positive.</p>
<p>Orcas Island</p>	<p>Peter said monitoring efforts at Cascade Creek documented two returning female Coho salmon and several redds (nests) at Coho Preserve in November. Unfortunately, the apparent absence of males casts doubt on successful reproduction. / There have been water system upgrades at Coffelt Farm, including an extension to the mobile slaughter site. Riparian fencing was installed along the east side of the creek to protect native trees and shrubs from browsing by deer. Peter plans to have the draft Coffelt Farm Preserve Management Plan ready for review in January.</p>
<p>San Juan Island</p>	<p>Eliza gave an update to the Island Marble Butterfly project. As part of the overall effort to save the butterfly, the Land Bank will be establishing potential habitat on two or more San Juan Island Preserves. In addition to an existing area on Frazer Homestead, she is looking at creating small test plots at Zylstra Lake and Middlewood. Doug Strandberg asked if the presence of the butterfly would impact how a property could be managed. Eliza thought that might be the case at Zylstra, for example if the butterfly's life cycle conflicted with agricultural harvesting. She also noted that areas selected for the butterfly could be outside prime agricultural land.</p> <p>Doug M. discovered boundary encroachment issues at Limekiln Preserve. He is working with Karen Vedder regarding a response. / Doug noted the Land Bank has the best volunteers! He had put out a call for a last minute work party to repair the bridge at Zylstra Lake. Five volunteers showed up and helped staff complete the repairs in a day, versus the 2-3 days Doug had estimated.</p> <p>Kayla said she, along with the San Juan Preservation Trust, has been working on interpretive signs for Mount Grant Preserve. Brian asked if there was any information regarding donor recognition signage at Mount Grant. Doug M. replied the Land Bank and the Preservation Trust are working together to create something appropriate. / Kayla also noted she has been working on the Lester property (Cady Mountain) homestead remediation, and removing hazardous trees at Middlewood Preserve.</p> <p>Carlton noted he has been working on bridge improvements at Zylstra Lake Preserve as well as seeding and removing vegetation. / He is helping with directional and wayfinding signs at Mount Grant Preserve. He noted an off road vehicle path had been created on the neighbor's property which by-passes the main gate.</p> <p>Doug Strandberg asked if there is a state authority for dams and if the Zylstra dam had passed inspection. Doug M. replied state officials came through in April and declared the dam in overall fair condition from what they could see.</p> <p>Christa asked if there are any plans to change the signage at Lopez Hill Preserve. Amanda said no.</p> <p>Amanda Azous asked if others have the combo to the lock on the second gate at Mount Grant. Doug said yes – OPALCO, United Site Services (to service the sanitation at the summit), and the Preservation Trust. Doug noted locks only do so much</p>

Stewardship Report continued	and still believes having a preserve host on site, at least seasonally, would be beneficial.
Outreach Report 9:26 am	Tanja reported the #OptOutside Blackberry Pull volunteer event was successful. She is putting together 2019 Top Ten highlights and brainstorming ideas for the Land Bank's 30 th anniversary year, along with ideas for the 2019 annual report.
Meeting Adjourned 9:30 am	Chair, Christa Campbell, adjourned the meeting.
NEXT MEETING	The next LBC meeting will take place January 17, 2020 at the San Juan Island Grange, 152 First St. N, Friday Harbor, WA 98250.