



## MEETING MINUTES

### Land Bank Commission Meeting November 20, 2020 Virtual ZOOM Meeting

**Commission Members in Attendance:**

Jim Skoog, District 1, position 1  
 Sandi Friel, District 2, position 2  
 Miles Becker, District 3, position 3

Doug Strandberg, at large, position 5  
 David Meiland, at large, position 6

**Commission Members Absent:** Christa Campbell, at large, position 7, Brian Wiese, at large, position 4

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

**Land Bank Staff Absent:** None

**County Council Liaison:** Absent

**County Manager:** Absent

**Public in Attendance:** Seven individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:31 am	Vice-Chair, Jim Skoog, called the meeting to order.
<b>Public Comment</b> 8:31 am	Jim asked for public comments. Tracey Cottingham thanked the Land Bank for their work in getting Channel Preserve open on Lopez Island. She volunteered as a docent the opening weekend and noted that it was a great experience. Steve Ulvi commented that Zylstra Lake Preserve has been a great addition and thanked the Land Bank for making it happen.
<b>Adoption of Minutes</b> 8:36 am	The October 23, 2020 minutes were reviewed. There were no corrections.

Topic	Key Discussion Points & Agreements
	<p><b>ACTION:</b> David Meiland moved to accept the October 23, 2020 LBC meeting minutes. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p><b>Chair and Commissioner's Report</b> 8:38 am</p>	<p>Jim opened the floor for Chair and Commissioner comments. Sandi reported a land owner had contacted her regarding an acquisition. She said it was an interesting property, but would depend on the asking price. Jim asked for volunteers for the 2021 officer's nomination committee. Miles volunteered for the nomination committee and Christa had already volunteered in an email.</p>
<p><b>Council Update</b> 8:43 am</p>	<p>Bill Watson was absent. No update.</p>
<p><b>Public Hearing Proposed Revised 2021 Budget</b></p>	<p>Lincoln summarized acquisition projects and changes to the Conservation Area Fund (CAF) and Stewardship &amp; Management Fund (Stew) included in the proposed revised 2021 Land Bank budget. He noted that the 2020 year-end Real Estate Excise Tax (REET) is projected for approximately \$5.5M, \$1.5M over budget. CAF budget changes include the addition of revenue from a Water Resources Streamflow Restoration Program (WRSRP) grant for Cascade Creek. These grant funds will be used to acquire water rights for the creek at Coho Preserve. Other expenditures added to the 2021 budget are for the Lopez Hill addition.</p> <p>Lincoln also reported on the Olga Store Historical Preservation Easement (HPE) and the Smith property acquisition on Lopez which will be brought forward to the 2021 budget from the 2020 budget since they are not likely to close in 2020. There is also an installment payment due for the Ritchie conservation easement (CE) purchase.</p> <p>Revisions to the Stewardship budget for 2021 include revenue from principal and interest payments on the loan given to the Conservation Area Fund and expenditures for an assessment of the dams at Zylstra Lake Preserve; a project manager for Beaverton Marsh; access trail and forest health assessment at Coffelt Farm Preserve; Garry oak restoration at Fowler's Pond; parking and trail maintenance at Turtleback Mountain Preserve.</p>
<p><b>Discussion and Vote Proposed Revised 2021 Budget</b></p>	<p>Doug S. asked if the Land Bank is committed to the Smith property acquisition if the San Juan Preservation Trust (SJPT) doesn't purchase a CE. Lincoln said SJPT is committed to purchasing the CE. He noted they will need to fundraise for the purchase. David asked what the appraiser is charging for the Olga Store HPE. Lincoln stated \$5,500. Jim asked about transferring additional funds into Stewardship since the REET is over budget. Doug S reminded Jim the commission decided to review that topic at the January 2021 meeting. Sandi mentioned an article written by the Department of Natural Resources (DNR) that highlighted San Juan County as a priority for forest management grants. She hoped Turtleback Mountain qualified. Lincoln said yes, it does, and stewardship staff has been working with DNR and submitted for funding.</p>

	<p><b>ACTION:</b> Sandi Friel moved to adopt the Proposed Revised 2021 Budget. Doug Strandberg seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p><b>Director’s Report</b> 9:06 am</p> <p>Lopez Island Lopez Island continued</p> <p>San Juan Island</p>	<p><b>Spencer Spit Addition - Background:</b> This 20-acre shoreline property is north of the State Park with exceptional views across Lopez Sound. It is also highly visible to travelers on the ferry. In 2019 the Land Bank purchased 10 acres in a bargain sale with the owner donating proceeds to the Lopez Community Land Trust (LCLT). Washington State Parks (WSP) was working on acquiring the other parcel and received a grant for the purchase. The plan was for the Land Bank to flip convey its lot to WSP ownership in exchange for a CE on both parcels. <b>Current:</b> The seller is now donating the other 10-acre parcel to the Land Bank. The Land Bank will work with WSP to manage the property as an extension of the Park. There will be passive recreation only with no facilities or camping. Rick Strachan, the seller, will still donate funds to the LCLT.</p> <p><b>Beaverton Marsh Access Property/Barker Trail Corridor – Background:</b> At the same time the Land Bank purchased the Taylor property in 2019, the conservation donors also bought a 5-acre parcel adjacent to Linde Community Park in order to provide a trail corridor from the fields to Beaverton Marsh Preserve. Lincoln walked the property and suggested widening the corridor slightly. This project was to entail a \$25k payment and a land trade to ensure the area of the private parcel wouldn’t be under 5 acres. <b>Current:</b> Lincoln reported the Barkers have decided to donate the 5-acre parcel to the Land Bank. This generous donation allows the trail to be moved to the center of the 5-acre property, pulling it away from the Foxhall development lot lines.</p> <p>Sandi suggested highlighting these donations in future philanthropy stories. Lincoln responded, yes, staff is planning on it.</p>
<p><b>Stewardship Report</b> 9:16 am</p> <p>Update from CART (Conservation Agricultural Resource Team –Coffelt Farm)</p> <p>Coffelt Farm Preserve – Stewardship and Management Plan (SMP)</p>	<p>CART chair, Brook Brouwer, reported the committee has begun drafting the topics summary report but will require more time in order to get it completed. He provided a rough timeline: finish the draft report by year’s end; host a facilitated public ZOOM meeting mid-January 2021 for community feedback; incorporate the feedback into the final report; present the final report to the Land Bank commissioners mid-February 2021.</p> <p>Erin reported edits have been incorporated into the Coffelt Farm Preserve SMP and asked the commissioners if they had any input before releasing it to the public for final review on Monday. Lincoln noted that if the commissioners approve the SMP it will be attached to the budget for approval. Peter said edits include a revised conceptual trail design and clarified the hunting policy. Peter asked for comments from the commissioners. Doug S said the idea of public access is important and the Land Bank shouldn’t limit itself regarding future uses. He also noted the mention of the potential for beavers on the property, and suggested that this might conflict with ag use. Sandi noted that she read the information as neutral; as an acknowledgment that beavers may someday move on the property. Sandi also questioned Table 6 (<i>Coffelt Farm Preserve prioritized agricultural improvements and associated costs</i>)</p>

San Juan Island	<p>since CART has not finished their recommendation report. Peter replied that the number is a placeholder to acknowledge potential costs, rather than a figure to be used in a budget. David asked if there are electrical recommendations considering the age of the wiring. He expressed concern over potential fire risk. Peter noted that he has assessed the site with the County Facilities' staff and their conclusion was there the risk of fire was low.</p> <p>Doug M. reported the Land Bank is advertising for the position of San Juan Island Field Assistant. He noted if the commissioners know of any local folks interested in applying to please forward their contact information to him.</p>
<b>Outreach Report</b> 9:45 am	Tanja reported she's working with Doug M. and Amanda on a survey for the 2020 hunting season feedback as well as year-end highlights.
<b>Future Agenda Items</b> 9:51 am	<p>2020 accomplishments</p> <p>Establish 2021 goals</p> <p>Water rights at Zylstra Lake Preserve</p>
<b>Public Comment</b>	Steve Ulvi asked about water rights at Zylstra Lake Preserve. There was discussion about irrigation, damn water levels and safety.
<b>Break</b> 10:10 am – 10:15 am	
<b>Executive Session</b> 10:15 am – 11:00 am	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price. The meeting was extended once, from 10:35 am – 11:00 am. The meeting came out of executive session at 11:14 am.
<b>Meeting Adjourned</b> 11:00 am	Vice-chair, Jim Skoog, adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place December 18, 2020.