



## MEETING MINUTES

### Land Bank Commission Meeting

June 18, 2021

### Virtual ZOOM Meeting

#### Commission Members in Attendance:

Jim Skoog, District 1, position 1

Sandi Friel, District 2, position 2

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:** Miles Becker, District 3, position 3

**Land Bank Staff in Attendance:** Shauna Barrows, Charlie Behnke, Lincoln Bormann, Judy Cumming, Peter Guillozet, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Eliza Habegger, Erin Halcomb

**County Council Liaison:** Christine Minney

**County Manager:** Absent

**Public in Attendance:** 10 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:32 am	Sandi Friel, chair, called the meeting to order.
<b>Public Comment</b> 8:32 am	Megan Crandell thanked the Lincoln for his guidance in the “Top of the World” acquisition. Although the Lopez community was able to raise the funds in the short window of time, the seller was unwilling to sell. Megan noted that it was great to see the public galvanized.
<b>Adoption of Minutes</b> 8:35 am	The draft May 21, 2021 minutes were reviewed. There were corrections. Minutes were approved with corrections.

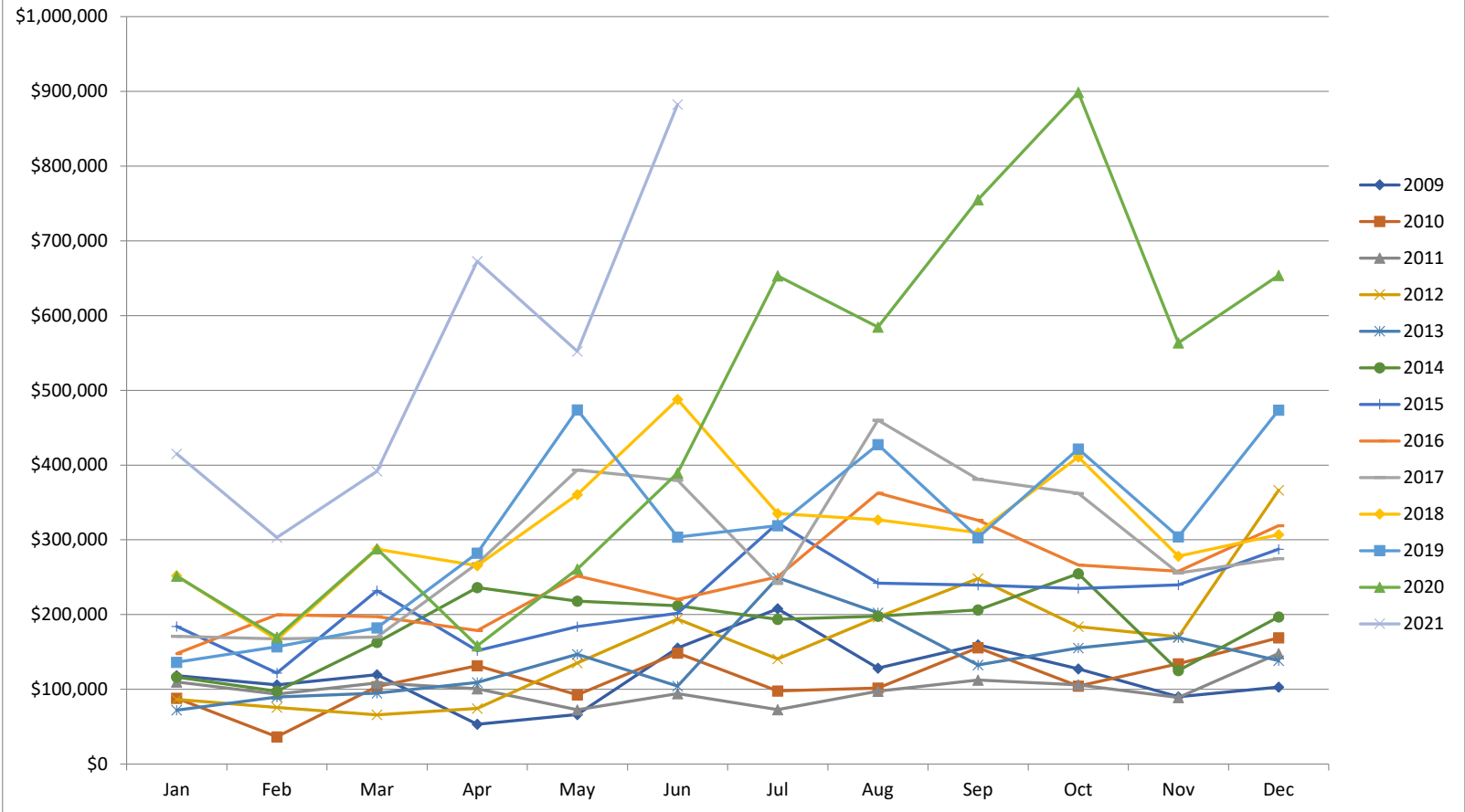
<b>Chair and Commissioner's Report</b> 8:37 am	Nothing new to report.
<b>Finance</b> 8:38 am	May Real Estate Excise Tax (REET) was \$552k with 58 sales, and as of June 15, \$454k for the month. Aaron referenced the budget calendar and noted the addition of Commission meetings, but he is waiting for more information from the auditor's office. He'll share with the Commission once it's updated. Jim queried Sandi about the current real estate market. Sandi said inventory is increasing with buyers waiting in the wings. Sandi thanked Aaron for the budget timeline and noted it was helpful.
<b>Council Liaison</b> 8:53 am	<p>Christine Minney reported the auditor's office financial review revealed that the County is in better financial shape than was expected even with the impact of Covid on tax revenue. She said Milene Henley reported the County ended 2020 quite strong, and 2021 is looking stronger than 2019 (pre-Covid) and the County will receive approximately \$1.7M in Covid relief funding.</p> <p>Christine had an update from the Ferry Advisory Committee (FAC) stating it's not just San Juan County that is feeling the effects of downed/late ferries; it's a system wide issue. Currently WA State Ferries is running a 19-vessel system with only <b>one</b> back up vessel available for the entire system.</p> <p>Christine encouraged everyone to check out the new mural at the Orcas ferry landing. She also highlighted the groundbreaking ceremony for the Public Works Operations Center on Beaverton Valley Rd. The project has been 31 years in the making.</p> <p>Lastly, Christine shared that County Administrator, Mike Thomas, will be leaving his position at the end of the year to take over for Duncan Wilson, who is retiring as Town of Friday Harbor Administrator.</p>
<b>Director's Report</b> 8:55 am  Lopez Island	<p><b>Top of the World – Background:</b> This six-parcel plat is just south of Lopez Village and features views across the archipelago, with driving access to the top. Its acquisition would also create the potential for trail connections in multiple directions. The property had been marketed for some time and seen multiple offers come and go, and three parcels were under contract. A group of community members, in an effort to preserve most of the plat and create public access, took pledges, and was working with the seller's agent and potential buyers. <b>Current:</b> Lincoln reiterated what Megan had said – the community had the money lined-up, but the seller decided to retain three lots. Lincoln thanked Megan for her efforts.</p>
<b>Stewardship Report</b> 8:58 am  San Juan Island  San Juan Island continued	<p>Sandi asked Doug M. about the Westside incident that was included in the Stewardship Report. Doug responded that yes, he had spoken with the Sherriff and will provide a small, laminated map of the SJI preserves and relevant enforcement codes. The Sherriff will distribute to deputies to have on hand as a reference. Doug also offered to visit the Sherriff's Office and answer questions. Sandi asked if there was any update regarding water rights and irrigation at Zylstra Lake Preserve. Lincoln replied that the property came with two water rights, but because the Land Bank only purchased a portion of the Tomas estate and neighbors purchased other portions there is confusion. The Land Bank is allowing previous use until the legal</p>

Preserve Naming Policy	<p>situation is clarified. Sandi asked if the limiting downstream flow is detrimental to the False Bay watershed. Lincoln responded affirmatively and noted farming effects water quality quantity. The Land Bank is working with Clean Water Utility and the Conservation District for solutions.</p> <p>David asked if the removal of stop logs from the dam was an issue. Lincoln said the log removal was recommended by the State Dam Safety Office. This summer will be somewhat of an experiment with no logs and less water. Staff will evaluate later this year and go from there.</p> <p><b>Background:</b> As a result of discussion in the Justice, Equity, Diversity, Inclusion (JEDI) committee, a new policy for naming preserves was created and presented to the Commission for approval. The draft policy was well received, and the Commission asked that the proposed policy come back for another look after being revised with suggested edits. <b>Current:</b> The Commission liked the revised policy. Sandi asked about the usage of the term Native American. Erin noted that “Indigenous Peoples” was more appropriate.</p> <p><b>ACTION:</b> Erin will update policy using phrase Indigenous Peoples.</p> <p>Brian noted that demonstrating effort to engage the Tribes in naming preserves may might prove difficult. There was discussion.</p> <p><b>ACTION:</b> Christa Campbell moved to accept the Preserve Naming Policy. Doug Strandberg seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<b>Outreach/Volunteer Report</b> 9:50 am	<p>Tanja announced Sound Publishing’s annual visitor’s guide and Coldwell Banker’s summer showcase are now out, both of which have contributions from the Land Bank. There are noxious weed removal volunteer work parties scheduled for June on SJI. And the Land Bank is collaborating with a Spring Street International Student on a school project during the month of July – a innovative and interactive new way to poll the community using artificial intelligence software to aid analysis.</p>
<b>Break</b> 9:35 am – 9:45 am	
<b>Coffelt Farm Preserve Update</b>  Coffelt Farm Preserve Update continued	<p>Sandi will lead the interview with the current lessee; she asked for helpers. The interview will take place via Zoom and will be recorded. The recording will be included in the July LBC meeting materials.</p> <p>Peter said about a month ago he found an appraiser, Fred Strickland, who appraises ag property. Peter is still refining the scope with a goal of having a report to the Commission in September but will depend upon when the County contract with Strickland is finalized.</p> <p>Doug S. has been reviewing Coffelt Farm’s history (including the Coffelt Farm Stewards) and would like the appraiser to also provide a market value price. Doug noted the Commission has not made a decision regarding the six different recommendations CART provided in their report. Sandi agreed with Doug’s suggestion and noted that while in the information gathering mode, a rough estimate would be good to have. Lincoln noted that the whole analysis could run around \$20k.</p>

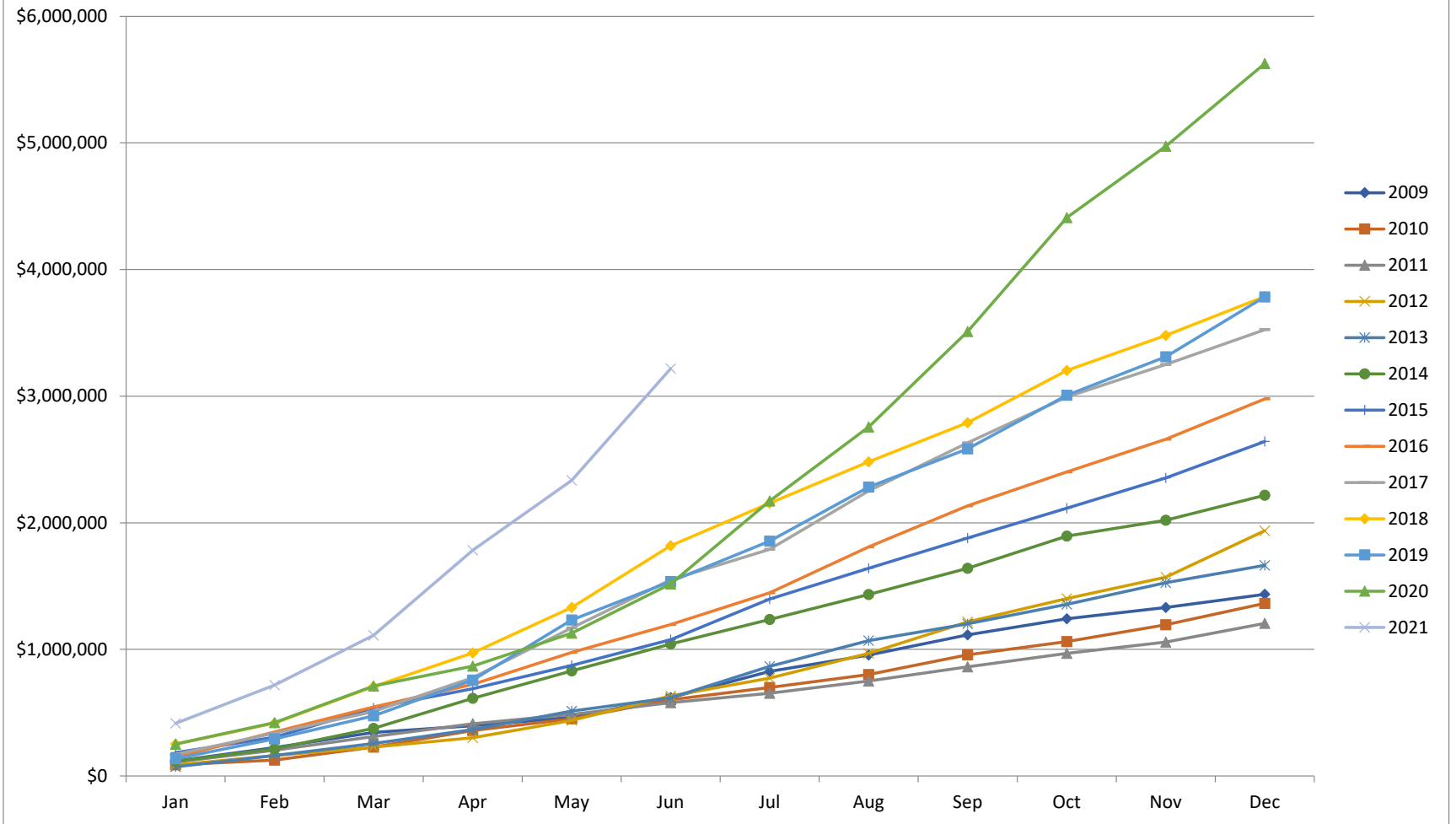
	<p>The Commission felt the information is important and worth the cost. David would like to discuss the Commission's overall ag goals.</p> <p>Christa noted this topic keeps coming up and thinks it best to wait until <u>all</u> information gathering has happened. She suggested a meeting with ag as the only topic. For now, she asked if there is consensus to follow the general provided timeline for Coffelt? There was consensus.</p>
<b>Executive Session</b> 10:29 am – 11:10 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.
<b>Future Agenda Items</b> 11:16 am	Lock down Coffelt questions In-person and/or hybrid meetings discussion
<b>Meeting Adjourned</b> 11:19 am	Chair, Sandi Friel, adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place July 16, 2021.

1021.00.318 - Revenues														
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
2009	\$118,372	\$105,880	\$119,718	\$53,207	\$66,214	\$155,142	\$207,754	\$128,348	\$159,492	\$127,423	\$90,056	\$103,071	\$1,434,678	
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380	
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$112,529	\$105,975	\$88,901	\$147,914	\$1,205,218	
2012	\$86,547	\$75,746	\$65,834	\$74,531	\$135,260	\$193,882	\$140,610	\$196,444	\$248,152	\$183,896	\$170,092	\$366,337	\$1,937,333	
2013	\$72,106	\$89,629	\$94,943	\$109,020	\$146,974	\$104,286	\$249,312	\$202,351	\$132,516	\$155,258	\$169,306	\$138,279	\$1,663,979	
2014	\$116,307	\$97,403	\$162,759	\$236,076	\$218,046	\$211,937	\$193,491	\$197,924	\$206,334	\$254,695	\$125,044	\$196,812	\$2,216,829	
2015	\$184,186	\$121,920	\$232,019	\$151,641	\$184,037	\$201,867	\$322,494	\$242,119	\$239,381	\$234,885	\$239,857	\$287,602	\$2,642,008	
2016	\$147,780	\$199,709	\$197,208	\$178,799	\$251,916	\$220,177	\$250,453	\$362,646	\$326,094	\$266,216	\$258,039	\$319,005	\$2,978,044	
2017	\$170,789	\$167,494	\$169,775	\$268,280	\$393,220	\$379,832	\$241,755	\$460,110	\$380,894	\$362,103	\$255,636	\$274,865	\$3,524,752	
2018	\$252,155	\$166,287	\$287,448	\$265,414	\$360,538	\$487,738	\$335,172	\$326,847	\$309,460	\$410,876	\$277,932	\$307,045	\$3,786,910	
2019	\$136,263	\$156,907	\$182,195	\$282,295	\$474,060	\$303,744	\$318,828	\$427,381	\$303,198	\$421,696	\$304,131	\$473,533	\$3,784,232	
2020	\$251,391	\$169,933	\$288,018	\$158,176	\$260,943	\$389,402	\$653,337	\$584,765	\$755,057	\$898,677	\$563,691	\$653,695	\$5,627,084	
2021	\$415,281	\$303,073	\$391,898	\$672,670	\$552,318	\$882,523							\$3,217,761	
Budget 2021	\$2,970,000													
2009	8.25%	7.38%	8.34%	3.71%	4.62%	10.81%	14.48%	8.95%	11.12%	8.88%	6.28%	7.18%		
2010	6.47%	2.68%	7.59%	9.65%	6.80%	10.89%	7.19%	7.46%	11.41%	7.64%	9.83%	12.39%		
2011	9.10%	7.77%	9.01%	8.35%	6.02%	7.83%	6.05%	8.08%	9.34%	8.79%	7.38%	12.27%		
2012	4.47%	3.91%	3.40%	3.85%	6.98%	10.01%	7.26%	10.14%	12.81%	9.49%	8.78%	18.91%		
2013	4.33%	5.39%	5.71%	6.55%	8.83%	6.27%	14.98%	12.16%	7.96%	9.33%	10.17%	8.31%		
2014	5.25%	4.39%	7.34%	10.65%	9.84%	8.73%	8.93%	9.31%	9.31%	11.49%	5.64%	8.88%		
2015	6.97%	4.61%	8.78%	5.74%	6.97%	7.64%	12.21%	9.16%	9.06%	8.89%	9.08%	10.89%		
2016	4.96%	6.71%	6.62%	6.00%	8.46%	7.39%	8.41%	12.18%	10.95%	8.94%	8.66%	10.71%		
2017	4.85%	4.75%	4.82%	7.61%	11.16%	10.78%	6.86%	13.05%	10.81%	10.27%	7.25%	7.80%		
2018	6.66%	4.39%	7.59%	7.01%	9.52%	12.88%	8.85%	8.63%	8.17%	10.85%	7.34%	8.11%		
2019	3.60%	4.15%	4.81%	7.46%	12.53%	8.03%	8.43%	11.29%	8.01%	11.14%	8.04%	12.51%		
2020	4.47%	3.02%	5.12%	2.81%	4.64%	6.92%	11.61%	10.39%	13.42%	15.97%	10.02%	11.62%		
2021	13.98%	10.20%	13.20%	22.65%	18.60%	29.71%								
Cumulative	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
2009	\$118,372	\$224,252	\$343,970	\$397,177	\$463,391	\$618,534	\$826,288	\$954,636	\$1,114,128	\$1,241,550	\$1,331,607	\$1,434,678		
2010	\$88,143	\$124,682	\$228,188	\$359,778	\$452,443	\$600,967	\$698,939	\$800,669	\$956,238	\$1,060,429	\$1,194,476	\$1,363,380		
2011	\$109,729	\$203,365	\$311,923	\$412,613	\$485,224	\$579,570	\$652,476	\$749,900	\$862,429	\$968,404	\$1,057,304	\$1,205,218		
2012	\$86,547	\$162,293	\$228,127	\$302,659	\$437,919	\$631,801	\$772,411	\$968,855	\$1,217,008	\$1,400,904	\$1,570,995	\$1,937,333		
2013	\$72,106	\$161,734	\$256,678	\$365,698	\$512,672	\$616,957	\$866,269	\$1,068,620	\$1,201,136	\$1,356,394	\$1,525,700	\$1,663,979		
2014	\$116,307	\$213,711	\$376,470	\$612,546	\$830,592	\$1,042,530	\$1,236,020	\$1,433,945	\$1,640,278	\$1,894,973	\$2,020,017	\$2,216,829		
2015	\$184,186	\$306,105	\$538,125	\$689,766	\$873,803	\$1,075,669	\$1,398,164	\$1,640,283	\$1,879,664	\$2,114,549	\$2,354,406	\$2,642,008		
2016	\$147,780	\$347,489	\$544,696	\$723,496	\$975,412	\$1,195,589	\$1,446,043	\$1,808,689	\$2,134,784	\$2,401,000	\$2,659,039	\$2,978,044		
2017	\$170,789	\$338,283	\$508,057	\$776,338	\$1,169,558	\$1,549,390	\$1,791,144	\$2,251,254	\$2,632,147	\$2,994,251	\$3,249,887	\$3,524,752		
2018	\$252,155	\$418,441	\$705,890	\$971,304	\$1,331,842	\$1,819,580	\$2,154,751	\$2,481,598	\$2,791,057	\$3,201,933	\$3,479,865	\$3,786,910		
2019	\$136,263	\$293,170	\$475,365	\$757,660	\$1,231,720	\$1,535,464	\$1,854,293	\$2,281,674	\$2,584,872	\$3,006,568	\$3,310,699	\$3,784,232		
2020	\$251,391	\$421,324	\$709,342	\$867,518	\$1,128,461	\$1,517,863	\$2,171,200	\$2,755,964	\$3,511,021	\$4,409,698	\$4,973,389	\$5,627,084		
2021	\$415,281	\$718,353	\$1,110,251	\$1,782,921	\$2,335,239	\$3,217,761								
Cumulative %														
2009	8.25%	15.63%	23.98%	27.68%	32.30%	43.11%	57.59%	66.54%	77.66%	86.54%	92.82%	100.00%		
2010	6.47%	9.15%	16.74%	26.39%	33.19%	44.08%	51.27%	58.73%	70.14%	77.78%	87.61%	100.00%		
2011	9.10%	16.87%	25.88%	34.24%	40.26%	48.09%	54.14%	62.22%	71.56%	80.35%	87.73%	100.00%		
2012	4.47%	8.38%	11.78%	15.62%	22.60%	32.61%	39.87%	50.01%	62.82%	72.31%	81.09%	100.00%		
2013	4.33%	9.72%	15.43%	21.98%	30.81%	37.08%	52.06%	64.22%	72.18%	81.52%	91.69%	100.00%		
2014	5.25%	9.64%	16.98%	27.63%	37.47%	47.03%	55.76%	64.68%	73.99%	85.48%	91.12%	100.00%		
2015	6.97%	11.59%	20.37%	26.11%	33.07%	40.71%	52.92%	62.08%	71.15%	80.04%	89.11%	100.00%		
2016	4.96%	11.67%	18.29%	24.29%	32.75%	40.15%	48.56%	60.73%	71.68%	80.62%	89.29%	100.00%		
2017	4.85%	9.60%	14.41%	22.03%	33.18%	43.96%	50.82%	63.87%	74.68%	84.95%	92.20%	100.00%		
2018	6.66%	11.05%	18.64%	25.65%	35.17%	48.05%	56.90%	65.53%	73.70%	84.55%	91.89%	100.00%		
2019	3.60%	7.75%	12.56%	20.02%	32.55%	40.58%	49.00%	60.29%	68.31%	79.45%	87.49%	100.00%		
2020	4.47%	7.49%	12.61%	15.42%	20.05%	26.97%	38.58%	48.98%	62.40%	78.37%	88.38%	100.00%		
2021	13.98%	24.19%	37.38%	60.03%	78.63%	108.34%								
Avg % Recvd	5.78%	10.71%	17.30%	23.92%	31.95%	41.03%	50.62%	60.66%	70.85%	81.00%	89.20%	100.00%		
Projections														
Min	\$4,561,270	\$4,257,234	\$4,289,818	\$5,207,811	\$5,800,357	\$6,691,353								
Max	\$11,532,989	\$9,594,115	\$9,428,613	\$11,564,765	\$11,644,693	\$11,929,018								
Average	\$7,183,374	\$6,707,159	\$6,415,875	\$7,453,313	\$7,308,901	\$7,841,589								
Budget Amt	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000	\$2,970,000		
YE Budget Proj(%)	241.86%	225.83%	216.02%	250.95%	246.09%	264.03%								

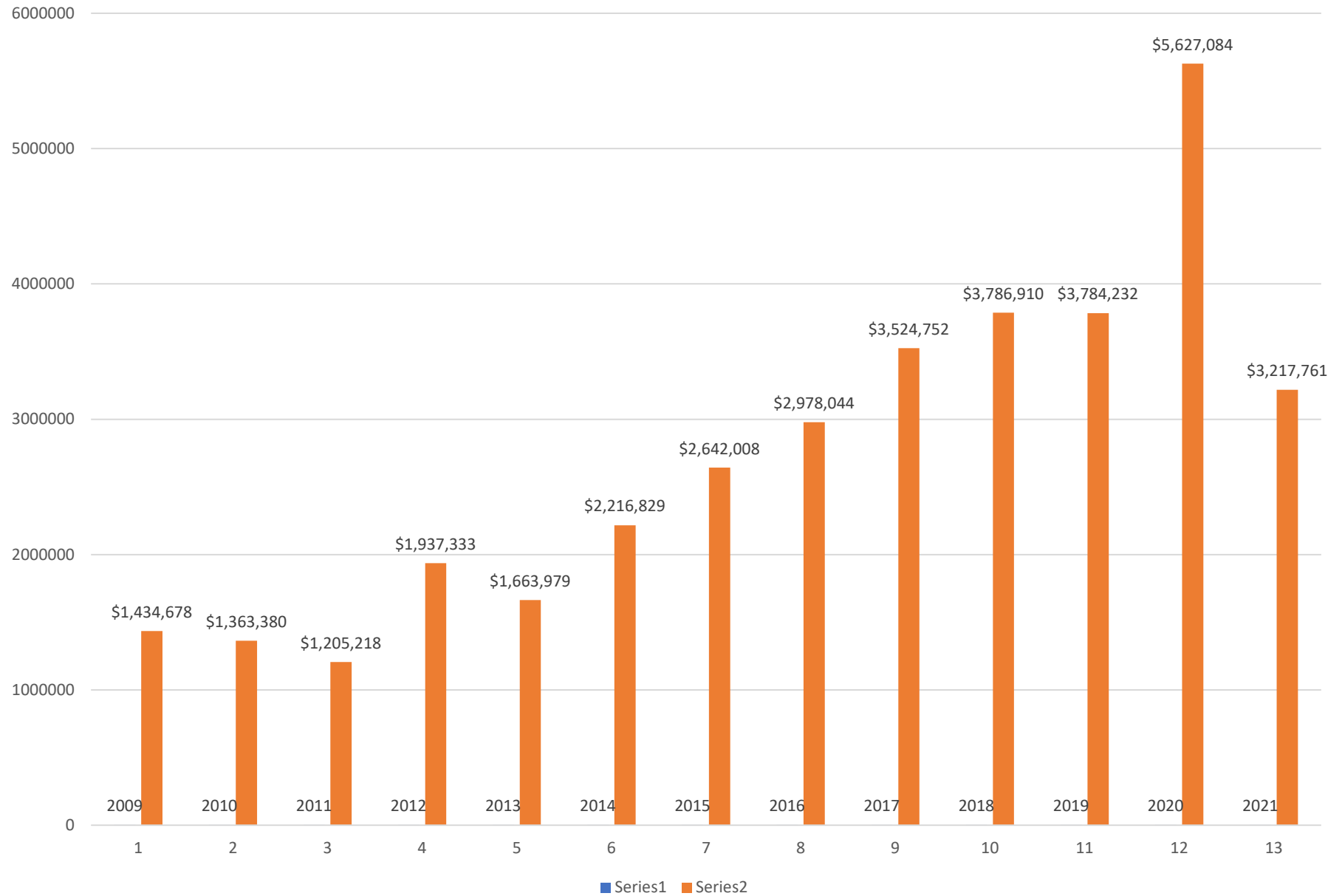
REET by Month



REET by Year



REET by Year Column





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## STEWARDSHIP & OUTREACH REPORT

### JULY

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#### OVERVIEW

Public preserves are bustling with recreational users and volunteer stewards (Photos 1-3). This past month, Land Bank staff supported multiple volunteer work parties across the districts, and volunteers helped to pull weeds, collect native seeds and pick-up of fireworks debris. Kayla hosted several seed collection events but went out solo too. She's been gathering California oatgrass, camas and cow parsnip which will be grown for restoration work as well as native plant sales. Other field activities this month that have consumed considered field time include mowing, weed whacking, trail maintenance, and trash pick-up.

The Conservation District's Youth Conservation Corps has started up for another season, and they've already been out to several preserves. The specialty license plate, which supports both the YCC and the Coast Salish Youth Corps, has generated enough money for the Madrona Institute to provide two separate \$5,000 grants this fall. The applications are located [here](#).

The JEDI committee continues to work on Spanish translations of driving directions to preserves as well as relationship building within the Latinx community. The committee also organized its first training with Wayne Hare from the [Civil Conversations Project](#), and he will guide a group discussion about dominant social narratives on the afternoon of July 21<sup>st</sup>.

The first in-person staff meeting in over a year was held outside of the office in Driggs Park. Discussion topics entailed deploying trail counters to quantify visitor use at several preserves, removing Covid signs at trailheads, and creating an internal working group to develop a policy for agricultural use of preserves. The Ag policy committee currently consists of Charlie, Doug, Jacob, Peter and Lincoln.

## **OUTREACH**

Staff: Tanja Williamson

Tanja continues to work with the SJI Trails Committee on their Adopt-a-Trail initiative, and to support Michael Noonan with acquiring footage for the film. Most recently, she helped to organize family use of trails. The annual report is off to the printers and it's expected to arrive in mailboxes within the next few weeks. The internship collaboration with Spring Street International Student, Kaj Litch, launched at the beginning of July, and Tanja and team worked to develop seed statements, draft a press release, and share the survey link with partner organizations, online media, and the Land Bank email list. The link (<https://sjclandbank.org/polis-community-discussion/>) is also pinned to the top of the Land Bank facebook page and on the website. Please share! Kaj's goal is to have 500 respondents. At the communication sub-committee meeting, held on July 6, the tally was up to 150. This past survey for green crab came up with all three of the large Cancrid species captured in one trap and the team at Third Lagoon was given the Cancrid Trifecta award. This rare occurrence – its only happened one other time, in La Conner – was celebrated in a WSU [tweet](#). Crab team members were particularly impressed by the long, purplish walking legs of the Graceful crab (Photo 4). Lastly, the Land Bank will host a summer intern. Skyler Reynolds is an environmental studies student from Skagit Valley Community College. He is interested in learning more about the Land Bank, conservation easements and the restoration of natural lands, and we're excited to have his sweat equity and develop an interisland, educational experience.

## **SALISH SEEDS NURSERY**

Staff: Eliza Habegger, Margo Thorp

Thanks to shade cloth and frequent watering, our thousands of native plant seedlings all survived the heat wave. Now we've started potting up some of those seedlings into larger containers for the fall wildflower sale. And, as mentioned, seed harvest is in full swing. Orcas CCC member Shawn Beach is spending 2 days a week on Salish Seeds activities as an intern, which is really boosting our collection of hard-to-find seeds from the wild. Site prep for the nursery shed is complete, the foundation has been poured, and we anticipate that construction will begin soon.

## **DISTRICT 1**

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

**Beaverton Marsh:** Project Manager, Dona Wuthnow, has drafted an interlocal agreement ( to be shared with Island Rec) for trailhead access at Linde. Staff is considering hiring a contractor to help clean-up the old homesite on the trailhead parcel, and a minor encroachment from the adjacent property was encountered while in progress and rehabilitated willingly. A geotech engineering consultant has already started reviewing soil suitability for the future boardwalk, a cultural resource assessment will begin next week, and a wetland delineation is expected to begin in August (Photo 5). Charlie assisted WSU Extension with the annual data collection for their pasture trials.

**Cady Mountain:** Staff brushed an interim trail route on the new parcel. Shauna is arranging a special WCC crew, consisting of crew leaders, to travel to the islands and perform oak restoration work. Regional director Vanessa Young and others will tour the site next week. Jacob continues to decommission the old cabin and its related infrastructure. Volunteer Lars Sjöholm has helped with weed control.

**Deadman Bay:** Warm weather prompted reports of kids, dogs, and adults running amuck in mild chaos, but loving the access to cold water and the natural area.

**Drigg's Park:** The ornamental box elder in the front of office is interwoven with the utility lines and recently made some popping and cracking sounds. An arborist first recommended line clearance to be completed by OPALCO and cautioned that the tree may be structurally unsound. and unable to be “saved” with conventional methods. OPALCO prefers tree removal and willing to provide that service. If the tree is removed, it will be replaced with a native species this fall.

**False Bay Creek:** Charlie, Shauna, and Jacob pulled majority of the tansy throughout the property. The livestock watering system is currently down due to a solar motor failure. Charlie has ordered replacement parts and will work with Lessee John Wilson to restore water flow. In the interim, the lessee is hauling water to the site.

**Frazer Homestead:** Charlie, Shauna, and Jacob pulled majority of the tansy throughout the property (Photo 6). Trails are being brushed and mowed.

**Kellett Bluff:** Doug led a trip out to the site with Shauna, Jacob and Amanda, Cassy Shaffer (BLM) and Kathleen Foley (SJPT) and Michael Noonan. They pulled noxious weeds, monitored the Trust's CE, and did a bit of Garry oak restoration work. Doug also helped orient Cassy to BLM properties along the route (Photo 7).

**King Sisters:** When an electric fence threw sparks late at night, dispatch called Jim Skoog. Jim then contacted Doug. This incident highlighted the communication issues with emergency services, and Doug has followed-up with dispatch. Doug also plans to attend trainings with the Sheriff department staff. Charlie and lessee Rob Waldron identified and remedied problem.

**Mount Grant:** Volunteers pulled weeds and one even donated a large, custom fabricated bench (Photo 8). Logistics for the LSR grant project continues, and Doug led a discussion on land and water conservation for the [Salish Sea Science's "Ecology and Conservation" summer camp](#).

**Zylstra Lake:** Volunteers pulled weeds and one is also maintaining the parking lot restoration plantings. Siphon fabrication and installation is scheduled July 15-22. Jacob is coordinating the placement of portable restroom, and the remains of small (4'x6'), roadside grass fire was observed. Farm lessee, Adam Greene, will soon begin mulch-cutting the unharvested fields, and the YCC is scheduled to begin trail work on July 12th. Another report was received that the breeding bald eagles exhibited protected behavior. Their eaglet remains in the nest but is nearing fledging. According to the USFWS, even after fledgling young birds usually remain near the vicinity of the nest for several weeks because they are dependent on their parents for food. As per the interim management plan, "the LB will review the [National Bald Eagle Management Guidelines](#) for recommendations related to minimizing disturbance." This document outlines the sensitive stages of breeding season and provides recommendations for buffers for a variety of activities, including hiking and agriculture.

## **DISTRICT 2**

Staff: Peter Guillozet, Kayla Seaforth

**Coffelt Farm:** Shauna and Jacob assisted with maintenance of riparian plantings. Peter finalized the scope of work for a Lease Rate and Reserve Study for the farm. The Land Bank has approved the use of the forested area (behind the field office) by the [Kaleidoscope Forest School](#) through a

revocable license. Peter met with Matthew Steward, a new staff member with SJC Facilities Maintenance to discuss minor building repairs.

**Coho:** Peter met with Representative Debra Lekanoff and other county staff for a tour of the Preserve and discussed salmon conservation strategies. A tree fell across the deer fencing, and this necessitated removal of the tree and repair of the fence.

**Eastsound Waterfront Park:** County Parks staff passed on news of a complaint that a commercial kayak company has used the preserve for launching.

**Turtleback Mountain:** Volunteer monitors pulled weeds! They mostly tackled tansy ragwort and mullein along the trails. Peter advanced planning and plant lists for the Landscape Scale Restoration grant, and as mentioned before, three volunteer work parties were organized around California oatgrass (*Danthonia californica*) collection. Michael Noonan caught some of the activity on film. Native bunch grasses, like the oatgrass, have rebounded in the area that burned this June, however, the recent heat wave caused some mortality among the oak seedlings planted earlier this year (Photo 9-10).

Peter came across a commercial bicycling tour. They had set-up lunch ‘camp’ in the overflow parking area. He explained that the LB’s policy prohibited commercial uses of preserves, and it was well received. The company’s owner even sent a follow-up apology. But he addressed it to Craig Canine with the SJPT. This confusion over the ownership of Turtleback led to partnership-building conversations about the Preserve’s high use levels and the need to be cautious about its promotion, which also leads to confusion about its ownership. The YCC joined staff and removed old fencing along the boundaries of the recent addition and pull weeds (Photo 11).

### **DISTRICT 3**

Staff: Amanda Wedow

**Channel:** Trail maintenance was performed and with increase in warmer and drier conditions, prompted the posting of No Fires signs.

**FB Spit:** There was extremely high public use of the Preserve over the holiday weekend. A neighbor captured the activity in a photo, and also shared his observations that the sand spit is

eroding at a faster rate than past years, likely due to the increase in boat wakes through Fisherman Bay (Photo 1). Amanda also noticed an increase in bicycle use on the trails and has since installed signage at the Preserve's entry. Numerous clean-up projects are underway. A 45-foot aluminum ramp, from the old dock, has been sitting in the upper field for several years. Aaron Rock helped to initiate the formal process of 'asset disposal' and he listed the item for public auction. It sold for \$640 and will be removed this month. Later this summer, the final section of dock will be deconstructed. She tagged more creosote logs and other debris for pickup by the Department of Natural Resources (DNR) crew, pulled thistles and mowed the field. Jacob came over to assist.

**Hummel Lake:** Routine mowing and trail maintenance was performed.

**Lopez Hill:** A patch of [Herb-Robert](#), a class B noxious weed, was battled.

**Spencer Spit:** A gate will be installed at the driveway, and staff has been preparing the site for installation.

**Tombolo:** Staff dug out and pulled up a truck load full of [meadow knapweed](#), a Class B noxious weed that is required to be controlled in SJC. In preparation for the fireworks display, the roadside was mowed. And following the holiday, the debris was cleared with volunteer help from Tim Clark.

**Watmough:** A mini trail work party was organized. Staff joined BLM employees and a community volunteer to repair a 40-foot section of trail that had sloughed down the hillside. Four trailside hazard trees were also removed. The DNR crew arrived by boat and picked up creosote logs that accumulated over the winter (Photo 12).

**Weeks Wetland:** Trail work was performed as well as public outreach about non-motorized uses.



## Photos



Photo 1. Public use of Fisherman Bay Spit over the holiday weekend.



Photo 2. Volunteers pull weeds on Mount Grant.





Photo 3. Volunteers collect native grass seeds on Turtleback Mountain.



Photo 4. A large graceful crab was part of the Cancrid Trifecta at Third Lagoon.





Photo 5. A geotechnical Engineer performs soil survey at Beaverton Marsh



Photo 6. Staff pulled weeds at Fraser Homestead.





Photo 7. Kellett Bluff crew takes a break in shade after pulling weeds.



Photo 8. Kevin Roth enjoys his creation, the slab bench, with Christy Desermaux at Mount Grant.





Photo 10. Bunch grasses rebound after the June fire on Turtleback.



Photo 10. A Garry oak seedling struggles following the recent heat wave.





Photo 11. YCC members pull mullein



Photo 12. A DNR crew collects creosote logs from Watmough.



**DRAFT**  
**SJC Conservation Land Bank Preserve Financial Info**

Preserve	Taxable value	Acres	LB Funds	Partner Funds	Notes
<b>Orcas Island</b>					
Coffelt Farm	350,000	190	1,300,000	-	Includes both CE and fee purchase
Coho	150,000	25	50,000	490,000	DFL, SRFB grant
Crescent Beach	2,100,000	128		-	
Buck 1998			1,400,000		
Gerard 2000			176,000		
Burghardt/Malzon 2002			305,000		
McKay 2005			890,000		
Deer Harbor	900,000	2	1,050,000	50,000	Donation from neighbors
Diamond Hill					
DNR 2005		40	255,000	-	Owned by DNR
Lane	520,000	12		575,000	Lane Donation
Eastsound Waterfront Park	1,000,000	1.4			Not including Parks lot,
McKee 1993			95,000	90,000	75k ALEA grant, 15k Community funding
Stolemeier 2003			351,000		
Kyle 2004			285,000		
Entrance Mountain	1,500,000	120	460,000	700,000	Halpenny bequest
Fowler's Pond	750,000	50			
Pond 1994			245,000		
Knob 2006			220,000		
Judd Cove	1,500,000	11			
Burns 2002			245,000		
Van Gelder 2002			110,000		
Carlson 2008			650,000	650,000	RCO ALEA grant
Orcas tidelands	-	2	-	50,000	Tideland w/no dev potential
President Channel	700,000	20	-	700,000	SJPT CE/Salmon recovery grant
Stonebridge-Terrill	750,000	58.5	1,825,000	800,000	Conservation Buyer Program
Turtleback Mountain					
Medina 2006	700,000	1,575	10,000,000	8,500,000	DFL exc. Shore; SJPT CE purchase
Dickinson	2,000,000	35	25,000	2,000,000	Goodfellow donation
<b>Total Dist 2</b>	<b>12,920,000</b>	<b>2,270</b>	<b>19,937,000</b>	<b>14,605,000</b>	
<b>San Juan / Henry</b>	-				
Mount Grant	1,000,000	250			170 acres DFL
Uzpurvis 2000			408,000		Trout lake watershed
Lawson Ridge 2015			1,500,000	3,500,000	SJPT CE purchase/WWRP Local Parks grant
R Lawson LLC	1,750		564,000		
V. and S. Lawson 2017			400,000		RCO and Local parks grant
Beaverton Marsh	300,000	135			Mostly Ag current use
Taylor 2011			-	468,000	NAWCA grant

Beaverton Marsh/Taylor		1,000,000	325			Partly in DFL
	All Sundstrom 2001			850,000	-	
	Revella 2006			220,000	-	
	Buck 2010			350,000	-	
	SJPT CE 2011				88,000	CE sale
	Taylor 2019			1,000,000	750,000	Barker Donation
	Taylor 2019				43,000	Donation
	SJPT CE 2019				1,200,000	CE purchase
	Barker 2021	150,000	5		250,000	Donation
	SJPT CE 2021				850,000	CE sale
Anderson		5,000	40	435,000	-	DFL
False Bay Creek		22,000	40	130,000	375,000	As encumbered with CE donated to SJPT
Westside						
	Airy 2007	900,000	1	875,000	-	
	Wold 1994	1,500,000		510,000	-	
	Reiss 2015	900,000	30		800,000	Donation
Frazier Homestead		50,000	70	2,000,000	-	Current use ag
Limekiln		2, 400,000		2,300,000	-	
					-	
Mt. Ben		400,000	22	520,000	-	
King Sisters		500,000	60	200,000	-	
Deadman Bay		1,900,000		875,000	1,000,000	IAC grant
Cady Mountain						
	Wakazuru 2003	800,000	80	760,000	-	
	Lester 2018	180,000	155	1,800,000	-	DFL
	DNR 2005	-	40	400,000		Owned by DNR
	Clark 2007	200,000	15	500,000	-	Price included promise of donation of adjacent prop
	Cady Mtn. Dev. 2021	7,120	142	1,700,000	-	DFL
Third Lagoon		450,000	20	300,000	1,350,000	Minority ownership w/DNR
Zylstra		300,000	283	1,362,000	2,555,000	800k CBP, 985k NCWC grant, 66k SJPT CE, 710k UW match
Hart		1,400,000	80	-	1,400,000	Donation
<b>Total Dist 1</b>		<b>11,965,870</b>	<b>1,793</b>	<b>19,959,000</b>	<b>14,629,000</b>	
<b>Lopez/Blakely/Shaw</b>		-				
Upright Head		2,000,000	28	1,300,000	-	
Weeks Wetland		250,000	22	420,000	25,000	Donation
FB Spit		3,000,000	29.7	1,900,000	1,100,000	WWRP Water Access grant
FB Tombolo						
	Morris 2000	45,000	4	40,000		
	SAOA, Inc. 2017		0.5	2,000		Bargain sale
Richardson Marsh		30,500		75,000	243,000	SJPT CE purchase
Spencer Spit						
	Strachan 2019	500,000	10	200,000	500,000	Bargain sale
	Strachan 2020	460,000	10	-	750,000	Donation

Hummel Lake		800,000	80	285,000	176,000	63k and 800 shares of Microsoft stock
Watmough						
	Oles 1993	-	0.4		250,000	donation
	Meng 2007	1,000,000	8.4	150,000	465,000	SRFB grant 07-1785 SJPT CE purchase
	Gieling 2010	500,000	4.4	-	450,000	donation
Channel		700,000	10	160,000	791,000	331k WWRP, 410k ALEA grant, 50k community donation
Lopez Hill		-				
	DNR 2011		400		5,000,000	Owned by DNR, TLT Program lease
	DNR 2018	-		1,000,000		
	LCLT 2021	30,000	75	712,000		
<b>Total Dist 3</b>		<b>9,315,500</b>	<b>682.4</b>	<b>6,244,000</b>	<b>9,750,000</b>	
<b>Other projects</b>						
Odlin South					1,400,000	Owned by DNR
Mitchell Hill					3,000,000	Owned by DNR, now NPS
Mar Vista					1,700,000	Project failed, \$ awarded not spent
Webb					3,000,000	NPS purchase
Cormorant Bay		-			1,000,000	Allocated by state for TLTP but already owned by feds
<b>Total Other Projects</b>					<b>10,100,000</b>	
<b>Total</b>		<b>34,201,370</b>	<b>4,745.30</b>	<b>46,140,000</b>	<b>49,084,000</b>	





## Beaverton Marsh Preserve: What's going on in that field

- Wed Jun 23rd, 2021 1:30am [sanjuanjournal.com](http://sanjuanjournal.com)

*Submitted by the San Juan County Land Bank.*

If you frequent Roche Harbor Road, passing by the San Juan County Land Bank's Beaverton Marsh Preserve, you've probably noticed some different agricultural activities happening in the roadside fields lately. That's because these pastures are transitioning from an annual hay harvest to a seasonal grazing operation. SJI rancher Mike Sundstrom has decided he doesn't need the extra hay anymore, and the Shephard family has been selected for a two-year farm lease for seasonal grazing. The Shephard's will bring in a flock of sheep to rotate through the pastures using portable electric fencing. In preparation, the pastures have been trimmed to extend the grass growing season.

In addition, you may see flagging and odd mowing patterns mid-field. These areas are WSU Extension research plots. Research is focused on soil amendment applications and no-till seeding trials, with the goal of providing useful pasture management information and recommendations to San Juan County farmers and landowners.

During this lease period, the Land Bank intends to develop a Request for Proposals for a long-term farm lease(s). In preparation for doing so, they will be looking closely at the agricultural resources and infrastructure needs, including soils, water resources, fencing, and access. If water resources allow, there is potential for more than one type of farming operation, perhaps a small-scale row crop production or orchard area in combination with grazing and/or haying. If you are interested in learning more about future farmland lease opportunities contact Charlie Behnke at [charlieb@sjclandbank.org](mailto:charlieb@sjclandbank.org).

### **About the San Juan County Land Bank**

The San Juan County Land Bank is a local land conservation program, created by voters in 1990, and funded by a 1% real estate excise tax paid by purchasers of property in San Juan County. Through conservation easements or outright purchases, the Land Bank protects special places in the Islands including coastlines, farmland, forests and wetlands. For more information, contact the Land Bank at 360-378-4402 or visit [www.sjclandbank.org](http://www.sjclandbank.org).



## Land Bank partners with local student for community discussion

- Wed Jun 30th, 2021 12:04pm [islandssounder.com](https://islandssounder.com)
- Tue Jul 6th, 2021 1:30am [islandsweekly.com](https://islandsweekly.com)
- Wed Jul 7th, 2021 11:26am [sanjuanjournal.com](https://sanjuanjournal.com)

Discussion participants' opinions help shape the direction around controversial land conservation topics in real-time.

Kaj Litch, a Spring Street International School junior, recently approached the San Juan County Land Bank to collaborate with him on an internship project — a new and innovative way to gauge public opinion by using the digital tool Pol.is. Litch is an intern with Pol.is and has spent the past semester working with Pol.is CEO and co-founder Colin Megill. Using real-time machine learning, Pol.is acquires and interprets input from local participants on a large scale, for the purpose of identifying consensus around controversial questions.

Such a tool fits directly into the Land Bank's next step to improve the organization's conservation programs for and partnerships with our island communities. According to Lincoln Bormann, the Land Bank's Director, "The Commission and the Staff are very excited about the possibilities that Kaj's work can provide.

Director Bormann said, "This spring we completed our Community Conversation Series where we gathered ideas from small groups of residents about the benefits and needs of the Land Bank's programs. Kaj's work will help us engage more of the community and expand these conversations about our part in land conservation. We are asking for and hope many residents will join the effort and inform our understanding of what they want for this area, now and for future generations."

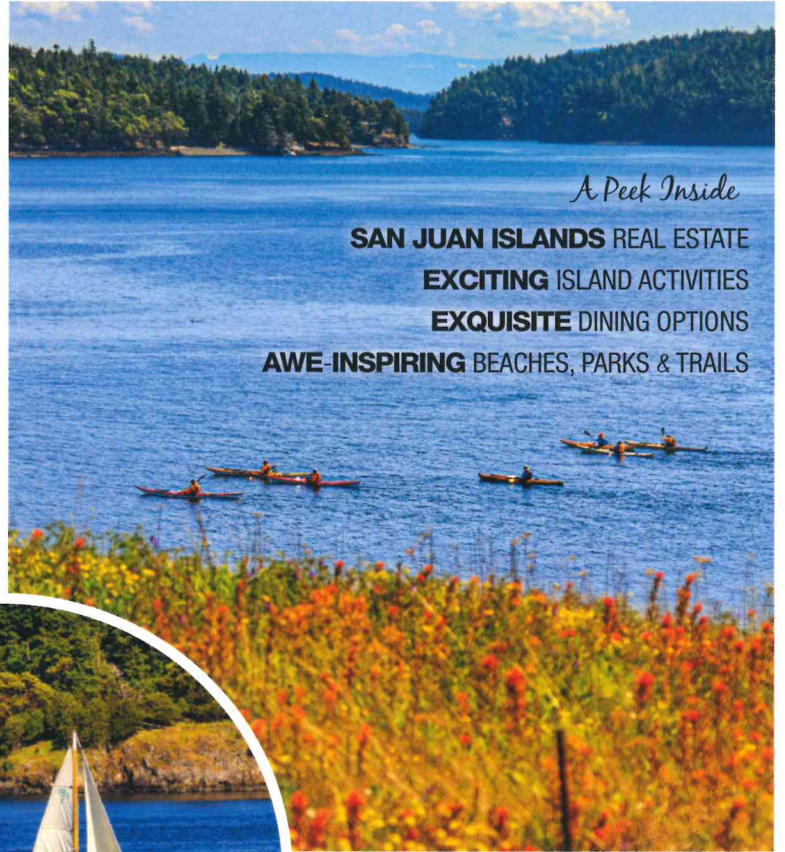
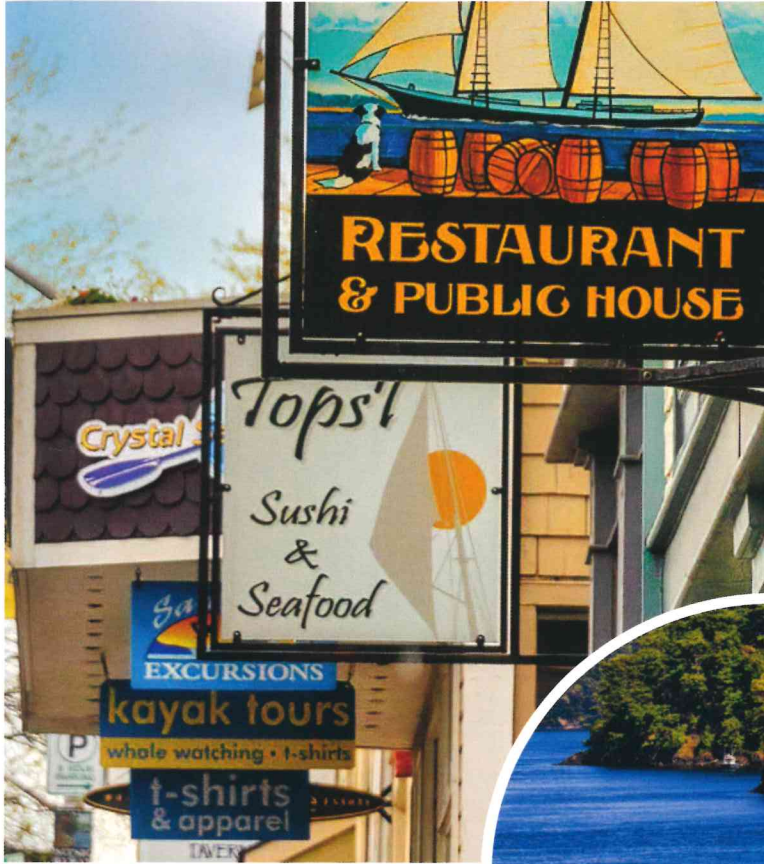
Here's how it works. The discussion will be open to any local resident through the Islands' Sounder website. A series of short statements will be presented where a person can select "agree," "disagree" or "pass/unsure." Participants will also be able to add their own statement about the topic or policy being discussed, on which other users may comment. As comments accumulate and receive votes, Pol.is algorithms will sort participants into clusters and reveal areas of strong consensus. The discussion is now open and available through the Island' Sounder Website and via Facebook. It will run through July. If you have any questions, please email Kaj Litch at [kajlitch@gmail.com](mailto:kajlitch@gmail.com).

Link to discussion: <https://pol.is/2rumnecbeh>



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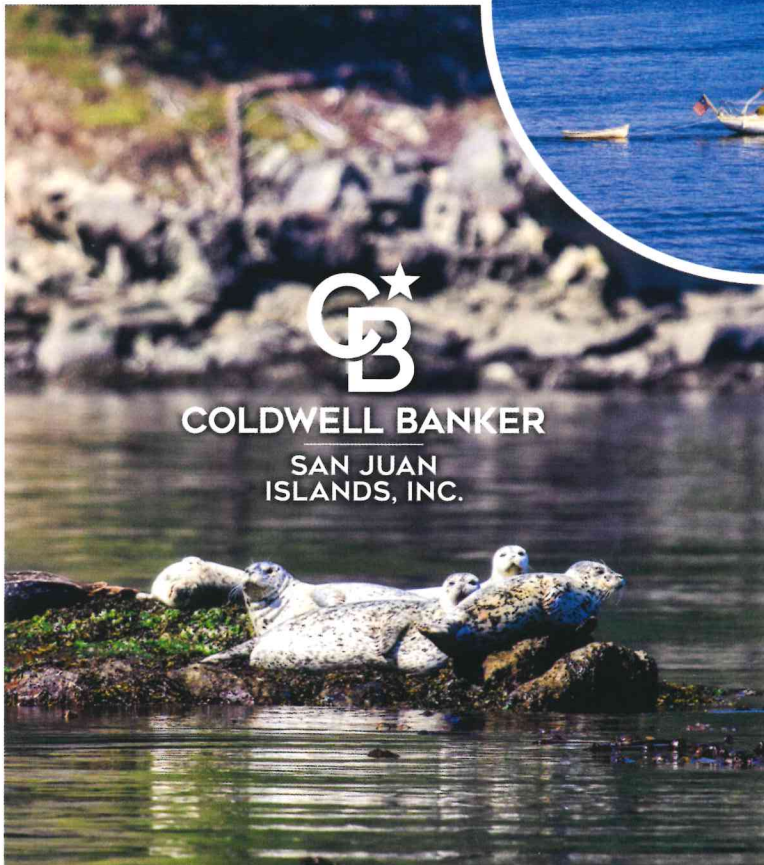
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# SAN JUAN COUNTY LAND BANK

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 Preserves are properties that the Land Bank owns outright.

 Conservation / Historic Preservation Easements are privately owned and legally bound to preserve conservation values such as farmland, natural areas, or open space. Easements do not provide public access, unless otherwise noted.



# THE LAND BANK STORY

**SAN JUAN COUNTY, 1990:** Land development and tourism were on the rise, and the County's population was rapidly growing. Facing the loss of places they loved, a diverse group of locals sought for a way to save their treasured open spaces and maintain their quality of life. Their collective vision led to the creation of the San Juan County Citizens Conservation Land Bank.

The Conservation Land Bank is charged with preserving exceptional places in the islands, guided by local input. A one-time 1% real estate excise tax, paid by purchasers of property at closing, funds the program. In this way the community, through the Conservation Land Bank, has the ability to purchase and thereby protect the places that make the islands such a special place to visit, raise a family, retire.

This investment in community space has paid off in spades. Since its inception thirty years ago, the Conservation Land Bank has protected close to 7,700 acres. The portfolio includes some of the archipelago's most celebrated places: Westside Preserve on San Juan, Turtleback Mountain on Orcas and the Fisherman Bay Preserves on Lopez.

When possible, areas with significant wildlife habitat and community value are purchased and turned into preserves. The Land Bank stewards forests and grasslands, tidelands, 12 different beaches and have designated 50 miles of trails. The Land Bank also manages over 60 conservation easements on private lands. These easements safeguard sweeping views of the sea, family farmlands and waterfowl-rich wetlands.

This is a community that prioritizes open space and strives to provide and protect farms, forests, shores and scenic vistas now and for the generations to come. Welcome!



SAN JUAN COUNTY  
**LAND BANK**

## *Interested in learning more?*

Visit us online at **SJCLANDBANK.ORG** or reach out to:

**TANJA WILLIAMSON**

[tanjaw@sjclandbank.org](mailto:tanjaw@sjclandbank.org)

T. 360-378-4402

**FRAZER HOMESTEAD  
PRESERVE**



**MT. GRANT  
NEWT POND**



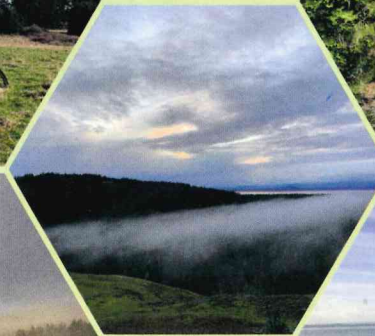
**ZYLSTRA LAKE  
PRESERVE**



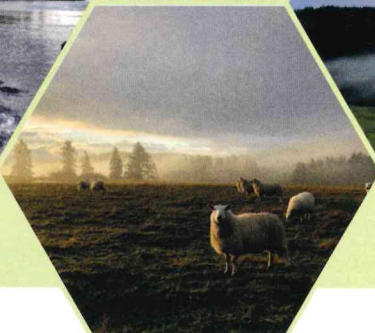
**DEADMAN BAY  
PRESERVE**



**MT. GRANT  
PRESERVE**



**KING SISTER'S  
PRESERVE**



**WESTSIDE  
PRESERVE**



# **San Juan Islands Home Prices, Closing Costs Rise**

Posted on July 2, 2021 at 5:30 am by [Hayley Day](#) [sanjuanupdate.com](#)

## **The Median Islands Income Can't Cover Costs of Median Home Price**

*By Merri Ann Simonson, Managing Broker, Coldwell Banker San Juan Islands Inc*

The cost of construction, selling and buying real estate in the islands has continued to increase based on the requirements to meet the current regulations, overall material and service cost increases.

One could say that it costs more and takes longer to comply with the various regulations that govern the real estate and related construction industries.

Based on the median home price of \$675,000 during the last 12 months, a cash buyer will spend an average of \$13,500 in basic closing costs.

That includes their half of escrow, title insurance for their lender, recording fees, 1% land bank tax, ½% affordable housing tax and home inspection fee. It doesn't include the prorated taxes, insurance, homeowner's dues, loan closing costs or well water testing.

If the buyer needs a loan, they will have monthly payments of \$3,651 based on a \$135,000 or 20% down payment, 3% interest and a 30-year loan. The monthly payment includes principal, interest, taxes and insurance.

The payments would be higher if there are HOA dues or have mortgage insurance if the down payment was less than 20%. Generally, our real estate tax rate is \$8.03 per \$1,000 of assessment.

A buyer would need to make around \$87,642 annually or \$7,300 per month to qualify with a ratio of 50% in order to purchase a \$675,000 home. ( $\$3651 \times 2 = \$7301$  monthly income needed  $\times 12 = \$87,625$  annual income).

This income requirement calculation is only based on the principal, interest, taxes, and insurance and assumes this buyer has no reoccurring debit, such as charge cards, car loans, HOA dues or mortgage insurance.

This is typically not the case. Even if you pay your charge cards in full each month, the underwriters will use a minimum payment amount in the calculation.

The San Juan County Annual Median Income is \$33,216 for an individual and \$63,622 for a household.

Read more at [sanjuanislandslifestyle.com/blog](https://sanjuanislandslifestyle.com/blog).





## Update on Coffelt Farm from the SJC Land Bank

- Tue Jun 15th, 2021 1:30am [sanjuanjournal.com](https://sanjuanjournal.com)

As we enter another phase in planning the future of Coffelt Farm Preserve's agricultural use, the San Juan County Land Bank offers this community update.

The Conservation Ag Resource Team (CART) submitted its final Coffelt Farm report in April to the Land Bank Commission. View the report at [sjclandbank.org/wp-content/uploads/2021/04/Coffelt-CART-Report-April-2021.pdf](https://sjclandbank.org/wp-content/uploads/2021/04/Coffelt-CART-Report-April-2021.pdf). This was followed by LBC and CART discussions and Q&A sessions at the April and May LBC Meetings. For more information, visit [sjclandbank.org/about/agendas-minutes](https://sjclandbank.org/about/agendas-minutes). Although this concludes CART's formal involvement, many members have offered continued support if needed.

Among CART's recommendations is an assessment of existing infrastructure improvement and repair needs and costs by way of a reserve study. This information will be crucial in developing a long-term financial plan for the Preserve and determining how these costs might factor into a long-term farm lease rate. The Land Bank is preparing to work with an agricultural lands appraisal consultant with the goal of having a reserve study and farm lease rate report in hand by September 2021.

Based on the report and other findings the LBC will determine how to proceed with a long-term farm lease or leases. As currently envisioned, this will include the formation of a lease committee and the development of a two-phase Request for Proposals. We expect to release the initial request for Letters of Interest in late Fall 2021 and to follow with invitations for full proposals in early Spring 2022. If an applicant(s) is selected, we will develop and negotiate a lease or leases beginning in January 2023. Based on this timeline, the Land Bank has offered the interim farm lessee, Lum Farm LLC, a lease extension to the end of 2022. This will allow time for the RFP process and any necessary farm operation transitions. Lum Farm LLC has accepted the lease extension and will continue with current production through 2022.

Land Bank staff and commissioners are grateful to CART members for their valuable service throughout this process and to the island community for the thoughtful feedback provided to date. Although lengthy, the ongoing process will help support informed budget planning, ensuring the Land Bank has the information necessary for informed planning and the Preserve continues to provide broad community benefits for years to come. In the meantime, farm operations at the Preserve are continuing smoothly under the interim lease.