



MEETING MINUTES

Land Bank Commission Meeting November 19, 2021 Virtual ZOOM Meeting

Commission Members in Attendance:

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: Jim Skoog, District 1, position 1

Land Bank Staff in Attendance: Shauna Barrows, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow

Land Bank Staff Absent: Tanja Williamson

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 6 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:31 am	Sandi Friel, chair, called the meeting to order.
Public Comment 8:32 am	Jennifer Pietsch appreciated the reserve study but did not understand the community benefit and questioned the lease rate. Sandi and Brian noted her concern and will review the lease rate as well. Tracey Cottingham noted spending time on various Lopez preserves after the storm and was impressed with the forest resiliency, especially at Channel Preserve. She appreciates the Land Bank for preserving land and thanked the Commission for their attention and pursuit of the Higgins property.

Topic	Key Discussion Points & Agreements
Adoption of Minutes 8:39 am	The draft October 15, 2021 minutes were reviewed. There were corrections. Minutes were approved.
Chair and Commissioner's Report 8:43 am	<p>Sandi mentioned the Fall Community Conversation was well attended and thanked commissioners and staff for their work on the event. Sandi also praised Lincoln on his presentation and Tanja for making it all happen.</p> <p>Sandi asked for volunteers for the 2022 officer's nomination committee. Miles and Brian volunteered. Lincoln mentioned the need for a finance chair. Miles and Brian will discuss.</p>
	<p><u>ACTION:</u> Tanja and Aaron will continue advertisements for Commission vacancies.</p>
Council Liaison 8:46 am	<p>Christine Minney spent the week in Spokane at a retreat with the other council members. She acknowledged that she seems to always be out of the office for the monthly Land Bank Commission meeting but finds a way to attend. Sandi noted her appreciation.</p> <p>Christine reported Council is in the thick of the budget process; and that sales tax revenue is higher than expected. The budget process is expected to end December 7th. She noted a correction from her October report, namely that the Council supported two maps to keep San Juan County in the 40th legislative district.</p> <p>Other County highlights included - Mike Thomas agreeing to continue as County Manager for at least the next two years, and the appointment of David Williams as Director of Community Development. Council declared a state of emergency after the recent storm which opens the door to federal money for damage repair.</p> <p>Christine read the County Ordinance language referring to term limits for members of volunteer Boards and Commissions. She is looking into specific term limit rules regarding half terms. She mentioned a need for corrections on the County's job advertisement webpage. Brian questioned the advertisement and understanding of the ordinance regarding his position's term limits. Sandi asked how to promote more diversity through advertisement for Advisory Boards and Committees. Christine said there is no specific guidance for doing so. Miles discussed possibly changing meeting times to allow a more diverse group of community members to participate.</p> <p>Lincoln noted the meeting was now being recorded.</p>
SJC Land Bank Budget Proposal Presented by Lincoln Bormann 9:06 am	<p>Lincoln related that the most significant changes to the Conservation Area Fund (CAF) are four acquisition projects including: 1) \$4.5M for the Glenwood Inn property on Orcas – including a proposed \$3M loan from the Stewardship Fund; 2) An increase in the purchase price for the Higgins property on Lopez from \$1.58M to \$2.54M with the goal of resale to the Bureau of Land Management (BLM) or sale of a conservation easement (CE) to the San Juan Preservation Trust (SJPT) and; 3) Purchase of two 40-acre parcels from Steve and Sarah Hauschka, both on San Juan. These last two are structured as 4-year seller-financed acquisitions with a total first year payment of \$400K.</p>

<p>4th Amended 2021 Budget continued</p>	<p>Sandi asked about the Glenwood Inn property being in the budget without a purchase and sale agreement (PSA). Lincoln acknowledged that SJPT had made an offer of \$5M and the Land Bank's contribution was set at \$4.5M. Sandi also questioned the idea of reselling Higgins to BLM as people expressed hesitation about this idea during the Fall Community Conversation. She asked if the Land Bank would be committed to reselling, or if we would have the option to keep the property. Lincoln responded that resale is not required, and a backup plan would be to sell a CE to SJPT.</p> <p>Sandi wanted to keep options open. Brian asked if Sandi meant we should revisit with BLM on this at some point. Sandi assented and wondered if the Commission needed to discuss the wording of the acquisition summary. Christa agreed that further discussion was necessary for transparency purposes. David wanted to make it clear that the intent was to resell to BLM, but also acknowledge community concerns. Possible outcomes were discussed further, including tribal purchase. Doug S. wanted to give Lincoln flexibility to move in the direction necessary. Brian agreed and liked the idea that the Land Bank was making the purchase independently and could control the property's final disposition.</p> <p>Lincoln remarked that the Stewardship Management and Maintenance Fund amendments included the interfund loan to the CAF which draws down reserves in the short term, but these would be repaid at 2.5% interest over a four-year period. Doug S. questioned how staff came to the 2.5% interest rate on the loan. Lincoln replied the requirements for an interfund loan are to pay at the Local Government Investment Pool (LGIP) rate (currently .1%) plus .75% but have flexibility to set the rate above this level. Since the goal is to continue building the stewardship fund, 2.5% seems appropriate. He noted that we used 3% with the Lester property. The County Finance Committee supported the loan 2-1, but the County Council has not voted on the amendment yet.</p>
<p>Open Public Hearing 9:28 am</p> <p>Closed Public Hearing 9:32 am</p>	<p>Tracey Cottingham commented on the Higgins property regarding the National Monument Advisory Committee's uncertainties based on the incomplete Resource Management Plan, but she hoped they would know more over the next few years. She thought Land Bank retaining the property would be a good idea.</p>
	<p>ACTION: Brian Wiese moved to approve the Proposed 4th Amendment to the 2021 Expenditure and Acquisition Plan (EAP). David Meiland seconded the motion. There was no further discussion. Motion passed.</p>
<p>Director's Report 9:33 am</p> <p>Lopez Island</p>	<p>Higgins Property - Background: The last unprotected parcel on Watmough Bay, this 11.5-acre tract has over 2,000 feet of shoreline on the Bay and Rosario Strait, and is a high priority salmon recovery area. The upland area features the oldest house on Lopez dating back to the 1870's and a remnant homestead. This is also likely a significant cultural heritage site for the Coast Salish. The property will be going on the market with an asking price likely to be \$2.5M. Current: Lincoln said there is a signed PSA and hopes to close by the end of the year. Christa would like to know the impacts on stewardship staff. Lincoln wasn't sure since the BLM, with whom the Land Bank manages the Watmough properties, currently does not have staff on the</p>

Lopez Island continued	<p>ground. He noted a full-time seasonal position has been added to the 2022-2023 budget which will provide additional support, but that we will also need to engage with volunteer stewards. Sandi asked about the family members' ability to be caretakers. Lincoln said no family members are currently living on the property and that probably wouldn't be possible. He recommended taking it slow when it comes to public access out of concern for resource degradation. Brian asked if the Land Bank could choose a caretaker. Lincoln mentioned the need to do an assessment of the property first. Amanda noted the Lopez Island Historical Society is looking into the structure.</p>
Orcas Island	<p>Glenwood Inn Property – Current: An offer has been submitted through SJPT. The seller had an appraisal done and plan to list the property for \$7.9M. Lincoln has not seen the appraisal. At this point, the outcome is unknown. Lincoln said this is a tough property to deal with; it's hard to know if there's a buyer willing to take it on. The original offer made has expired. Christa asked for clarity between the offer at \$5.5M and the project summary at \$4.5M. Lincoln answered the project summary stated the expected price was \$5.5M but the Land Bank's limit is \$4.5M, splitting the overall cost with SJPT. However, the structure for that partnership is unknown at this time. He noted the Land Bank and SJPT have had similar contracts with Beaverton Marsh, Lopez Hill, and Cady Mountain Preserves. Doug S. asked about the potential donor for the possible purchase of the Youngren property. Lincoln stated that the donor is not interested in this property, but others have shown interest, including the Lummi Nation. Brian likes the idea of involving the Lummi if possible. Sandi questioned if this discussion should take place during executive session. Lincoln said since the offer has already been made, it's okay to discuss publicly. He reiterated that since SJPT made the offer, if accepted, SJPT and the Land Bank would need to come to a structured agreement.</p>
San Juan Island	<p>Hauschka Properties – Background: These 40-acre parcels include the top of Cady Mountain adjacent to the Cady Mountain Preserve, and separately, the parcel adjacent to Mount Grant Preserve and the Town of Friday Harbor's Trout Lake property. Current: There are signed PSAs on both properties. Lincoln is working on access easement details. The Cady Mountain property has public access via Three Corner Lake Road, but driveway access from Cady Mountain Road. For Prohaska, the seller will need a driveway connector through a corner of the Land Bank's proposed parcel to their property to the east. Doug S. is hopeful all parties can come to an amicable agreement.</p>
Break 9:57am – 10:06 am	
Stewardship Report 10:06 am Agriculture Policy Overview	<p>Charlie Behnke said all commissioners have the draft Agriculture Policy (Ag Policy) materials and noted the Agricultural Resources Committee (ARC) will vote and make possible recommendations on December 14. Sandi thinks the document is excellent and ready for public release. Doug S. agreed, unless Charlie felt the Commission needs to wait for the ARC's input. Brian would like to release the draft before ARC input. Charlie would like to wait a week and check in with ARC. Christa</p>

<p>Agriculture Policy Overview continued</p>	<p>asked about public feedback and requested the Commission give Charlie direction regarding a release date. Doug S. said if released, it should be noted that the document is in the process of revision. The Commission was willing to give Charlie a week for an update from ARC. Sandi shared her timeline for the draft Ag Policy along with Coffelt Farm. There was discussion. She also noted that she does not want this process to put the ARC's needs ahead of the public's desire to have access and time to provide comments before the December 17th facilitated meeting. Sandi emphasized urgency to complete this discussion prior to the end of the year. The Commission discussed and agreed on the need for all public comments to be received by December 13th. Christa wanted to make sure we have a comment from the ARC by this date as well. The Commission was willing to wait until December 14th for the approved response from the ARC.</p>
<p>Coffelt Farm Timeline</p>	<p>Sandi felt the Lease Rate and Reserve Study for Coffelt Farm Preserve needs to be released to the public for comment as well. Brian felt Coffelt Farm and the draft Ag Policy should be separated. Sandi suggested discussing and approving the draft Ag policy during the regular December meeting in preparation for the facilitated meeting. Discussion on details continued. There was concern that there would not be adequate time to discuss all topics in one day. Lincoln recommended one or two topics at most. Christa suggested focusing on the bullet points outlined in Sandi's timeline. David felt Coffelt Farm Preserve is the priority and it would be hard to discuss other topics. Sandi and Christa agreed. Sandi suggested a backup topic to fill the day rate for the facilitator. Sandi proposed beyond the draft Ag Policy and Coffelt Farm Preserve, further topics should be delayed until a possible retreat in January. The commission agreed.</p> <p>Brian thought the commission should discuss questions from the draft Ag Policy. David said his thoughts on the draft Ag Policy revolve around Coffelt Farm. Sandi asked that Commissioners submit probing questions. Christa wanted like Land Bank staff thoughts. Lincoln felt there was a consensus of staff approval. Brian noted he is happy with the draft policy. Doug S. raised the question of verbiage in relation to general lessee ability to provide maintenance to reduce the lease rate and how this translates to the RFP process. Peter also had concerns and felt this topic requires further discussion and consideration. Sandi would like this added as a discussion point at the December 17th meeting. Doug S. advocated for specificity in order to provide transparency when building out RFP. David felt rent reduction could be tricky and needed to be as specific as possible. Doug S. said he will research and create a draft proposal with this provision. Peter thought Jon Cain from the Prosecuting Attorney's Office should review it as well. Miles questioned infrastructure improvements on page 9, whether there is maintenance on one property vs new construction on another, and the impacts on the enterprise leasing the property. Brian felt the tenant's maintenance responsibilities need to be clearly outlined. Sandi wanted to know how much the Land Bank is spending on individual Preserves. David mentioned he had gotten a report from Aaron Rock showing a considerable amount of data collection on the subject. Sandi asked for a Preserve expenditure report prior to the December meeting. Aaron and Lincoln will work with David to produce a useful report to share with the Commission. Doug McCutchen</p>

Coffelt Farm Timeline continued	expressed the difficulty in supplying accurate quantification of staff and volunteer time.
	<u>ACTION:</u> Aaron and Lincoln will work with David to produce a useful Preserve expenditure report to share with the Commission.
Outreach/Volunteer Report 11:32 am	Skipped due to Tanja's absence. Sandi mentioned the Fall Community Conversation and noted the communication sub-committee will discuss follow-up survey results at their December meeting.
Future Agenda Items 11:33 am	<p>Sandi questioned if there would be a retreat in January and, if so, potential topics should be discussed at the beginning of the December meeting. Lincoln mentioned Miles' suggestion of stewarding in the face of climate change, public perception and having more discussion over the Pol.is Survey. Sandi asked about updating the Habitat Conservation Plan. Lincoln mentioned there will be an update to the Parks, Trails and Natural Areas Plan which is required for state grant programs. SJPT is also working on a strategic conservation plan which will overlap with the Land Bank's Habitat Conservation Plan. Sandi would like a list of potential topics assembled for review during the December meeting.</p> <p>Brian reiterated the need for a discussion of questions at the December meeting. Sandi talked about a homework packet for the topics to be discussed in December. Miles appreciated the Stewardship Report this month.</p> <p>Steve Ulvi from the public praised the Commission for their work and their discussion of topics, particularly regarding climate resiliency and agricultural policy.</p>
Meeting Adjourned 11:39 am	Chair, Sandi Friel, adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place December 17, 2021. It will be an extended meeting.

Feedback on Land Bank Objectives and Policy for Agricultural Lands

Draft Document Pull Outs (DDPO):

Protection of agricultural lands: ***We encourage** regenerative practices and recognize the integral role that agriculture plays in the stewardship of our soils and water resources.*

Comment or question (CQ): This wording shows up in several locations in the draft document. Why encourage when having concrete and desirable deliverables would be more fitting? *Encourage is a soft verb.* Anyone within the lease structure has a potential easy way out of any potential deliverable. How do you define regenerative practices? Are they science based? Will you require data be collected and provided to the community?

DDPO: - Farmland preserves are **maintained** and **improved** through active agricultural use by way of leasing to local farmers and ranchers or related organizations.

CQ: How and what data is collected to support these improvements and actual maintenance? How is this data presented to anyone in the community?

DDPO: Protect natural resources and support their stewardship through active agricultural management

CQ: How can you support stewardship when a considerable amount of data that would support ongoing stewardship by lease holders is never collected let alone delivered to the public? How will the draft policy be changed to eliminate the potential but real thin spots in desired deliverables?

DDPO: The Land Bank aims to work with farmers who implement best management practices that maintain and improve agricultural resources on prime farmland while protecting and enhancing ecological resources.

CQ: Great direction to move in but how specifically will this change? What historically has the LB done when a lazy or non-compliant lease holder is allowed to continue with lousy, negative or missing management?

them to be lazy? What conditions are you going to accept when applying *sufficient flexibility*? *These need to be spelled out in some way so everyone knows, up front, what would trigger said flexibility.* Things happen for sure, those things need to be delineated up front.

And once again, how is the LB gathering data and what data are they using to prioritize protection and promote long-term ag viability?

DDPO: It is a priority for the Land Bank to steward the prime agricultural soils on farmed Land Bank Preserves. **On leased farmland the Land Bank and leasing farmer will collaborate on soil**

management with emphasis on conservation-based and regenerative practices. Lessees will generally be responsible for soil amendment to support their operation with potential incentives for additional contributions to soil health. The Land Bank may reinvest rental income into soils and may also invest in soils to assist in bringing neglected soils back to health for long-term benefits or for research trials.

CQ: This sounds like a good idea, and it answers a lot of the previous questions. Is this new? Yes, Can the LB tighten up the current lease catalog to now include specific deliverables that will show either success or a slow decline in soil health? Yes.

Will the LB specifically call out lease holders who fail or do not collaborate or continue the historic practice if ignoring the lack of management or data required to support it? They should.

DDPO: Support and encourage Land Bank farmer-lessees in **adopting and implementing farm plans** that model best agricultural practices to build and sustain healthy soil, sequester carbon and conserve water along with other conservation practices to help alleviate the impacts of climate change while reducing inputs and maintaining farm productivity.

CQ: Encourage is a soft verb. If the lessee refuses or does not carry through with encouragement what price do they pay? Why does the agricultural resource always take the hit? Farm planning deals with resource concerns. Those change over time but if the lease holder takes no action to address those concerns, what is or has been the result?

What efforts is the LB willing to take to support agriculture beyond calm, nice, but potentially weak wording? The land ends up paying the price which is a slap in the face of the community that supports the LB and the farming community. The LB gets the black eye, the land continues to suffer. If this is a deliverable, then it needs to be a requirement, not an encouragement.

If the lessee still refuses, they should lose the lease. The LB can open the lease again. Is it pasture? In the interim just have it mowed and let it go fallow for a time. At least that will remove the negative management or lack of and treating it like a large lawn will at least recycle the forage and feed soil microbial life. The LB can then address the resource concerns with a new lease holder or do it as a stewardship practice in the interim.

DDPO: Encourage, support, and implement practices on working farmland to reduce greenhouse gas emissions and sequester carbon

CQ: Again, *encourage* is a weak word that allows anyone to skirt actual consequences in stewardship or management deliverables. LB agricultural lands need firm, concrete and science-based deliverables, not soft wording and a pathway to avoid consequences. The objectives listed can not be obtained unless management is in line with addressing resource concerns.

DDPO: Viable agricultural operations require some level of infrastructure. This can range from simple perimeter fencing at the low end to water systems, shelter, **nutrient management, storage,**

CQ: Nutrient Management is a conservation practice, a management activity, not infrastructure! The delivery systems of nutrient management, soil test probes, fertilizer spreaders, etc. are infrastructure.

DDPO: Priority Land Bank infrastructure investments will focus on conservation of agricultural and natural resources for current and future generations (agricultural water sources, water quality, soil health, habitat protection, carbon sequestration).

CQ: Are you going to *ENCOURAGE* those investments or actually engage the infrastructure framework and really do something? How can you have any of the listed habitat elements when you have only considered encouraging them?

Do not forget, soil health is the basis of the following elements. Without it all bets are off that Water, Air, Plant, Animal (wildlife or domestic), Humans or Energy and Climate adaptation will show any level of quality beyond low. They are linked. LB agricultural properties are a public trust and should be treated as such with robust *deliverables*, and *reporting* from the lease holder level all the way to the public level.

DDPO: The stability of a long-term lease provides security to the lessee, **which often promotes heightened stewardship of the land** and resources and the ability to invest in necessary equipment and infrastructure to support operations.

CQ: This is a great idea. Has it really been seen to have happened? If it is new idea, great, let's see the deliverables! If not, it is just feel-good wording? Without any concrete data it is just that, words, no data to support actual stewardship.

DDPO: **Assure** that farmland is managed responsibly and protected by having clear and enforceable metrics in the lease agreement (e.g., soil nutrient content and water quality).

CQ: This one sentence transcends all others as it FINALLY spells it out as it should be done. How will you Assure that management is acceptable and moving towards acceptable deliverables? Spell it out in lease documents. Collect data our require data be collected by a neutral third party and catalog it.

DDPO: When monitoring leased farmland, the focus is on resource protection and infrastructure. The Land Bank completes soil and water quality testing (where applicable) and compiles photo points and other monitoring data to document conditions over the long term.

CQ: Is the lessee involved in this? Do they know that the very management, good or bad that they pursue on the land is responsible for the outcomes that data collection and monitoring will show?

If not, why not? If the data shows resource concerns how will the LB pursue remediation?

DDPO: Conduct routine soil tests approximately every three years.

Maintain strong communication with farm lessees to allow either party to address questions, issues and concerns in a timely manner to prevent or correct poor management and acknowledge accomplishments.

CQ: These are good foundation statements. Will the LB follow through? Will the LB involve the lessee so that they gain some education about the responses the natural elements of our ecological foundations in agricultural land receive the stewardship they deserve and not be consistently degraded as measured by science? Will this *encourage* stewardship or is stewardship something we need to *require* for both parties?

A couple of elements that keep popping up in previous discussions in CART and in recent released documents:

The current lessee states in their Q & A with LB: *It is the responsibility of the lessee to keep the soils in good condition and to improve them.*

I feel that if the Land Bank spent money toward improving the soils, there are other farmers who would view that as an unfair advantage.

CQ: This mirrors a tendency by some in a minority that having the LB take on the nutrient (fertility) management is going to give the lease holder an unfair advantage.

I would ask in reply to any lease holder, if you are not doing it why are you on the land? Nutrient management provides sustainability to any farm enterprise and is a cost of doing business.

I think any proven method to address a nutrient loss gives the soil a fair advantage. The farmer is just removing a percentage of that over time. Living off the interest.

If that farm is in need because of a long-term deficit in nutrient management, applying said nutrients (fertility inputs) to the land in question provides more benefits to the whole community over time than to one farmer during one seasonal cycle. It rectifies a now known wrong that some previous level of management (or lack of). Said lack of desirable management has put that land in the most detrimental resource concern that any agricultural land can suffer from.

As a farmer and community member I would certainly celebrate that move and management because it is turning a previous series of mistakes and takings into a positive management activity.

Why would the other farmers in the community cry in protest? Is there some guilt here? It should be the desire of the community to have sustainable management of the soil. Any application through a science-based nutrient (fertility) management program should be celebrated not condemned. The lease holder does it as a deliverable (give them input credits on the lease amount!) or the LB does it to establish a new level of deliverables that will guide leases into the future.

If anything, taking this action provides the public, the agricultural community, with the knowledge that finally, action is being taken and subsequent data provided to them that the LB does want to meet the objectives, and management deliverables they speak of throughout this draft document.

And lastly, the Q&A points to another ah-ha moment.

We have seen dramatic improvement in some of the fields that have been top dressed with our compost.

If these improvements have been so dramatic where is the science that supports the statement? Compared to how long ago? What does a soil test tell about this? What does a forage test or pasture evaluation tell us? What criteria is being used to base this statement on? What does the compost test tell about this? What is the specific data that can be shared with not only the LB but the public to demonstrate that soil health is indeed being managed and changes are positive? Ignoring the tools and hard data proven science is avoiding real stewardship. Farming by going through the actions and appearances is just that, appearances do not indicate stewardship. Without data there is no proof.

Bruce Gregory

From: Bruce Gregory <bruce@sjicd.org>

Sent: Monday, December 6, 2021 10:38 AM

To: Charlie Behnke <charlieb@sjiclandbank.org>

Subject: Re: Questions about specifics LB Coffelt Farm Preserve Update and Draft Ag Policy Nov 2021.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Charlie, been reading, thinking, jotting down items to help draft some feedback for the Dec. 17th meeting. Tried to call you but got message que so thought I would write down the questions.

1. There are a lot of references to **promote, encourage, maintain, improve, collaborate on soil management**, etc. This is all great and wonderful.
2. On the Appendix A, how many of these farms or parcels of farmland have baseline nutrient management data? (OH, and **nutrient management is not infrastructure**, it is the base and foundation of any agricultural endeavor, enterprise, or farm management scenario).
3. Where and when in the future will this kind of meaningful information be provided to the public and partners? What I see missing is wording to direct the reader (i.e. the public, community) to how you are going to provide information that substantially PROVES that these activities are indeed happening.
4. Who were the primary contributors to the writing of this document?

Thanks for the work you are putting into this, it has been a long journey to get to this point for the LB. I just hope you can bring it to a level that supports the adage, **Change is Inevitable, Growth is Optional**.

R. Bruce Gregory
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STEWARDSHIP & OUTREACH
PHOTO ESSAY
DECEMBER 2021



Photo 1. New Salish Seeds Nursery shed begins, in July
Red Mill Farm, San Juan



Photo 2. Putting on the final touches, in December



Photo 3. The last-minute Riparian Planting Team of volunteers and staff, False Bay Creek Preserve, San Juan

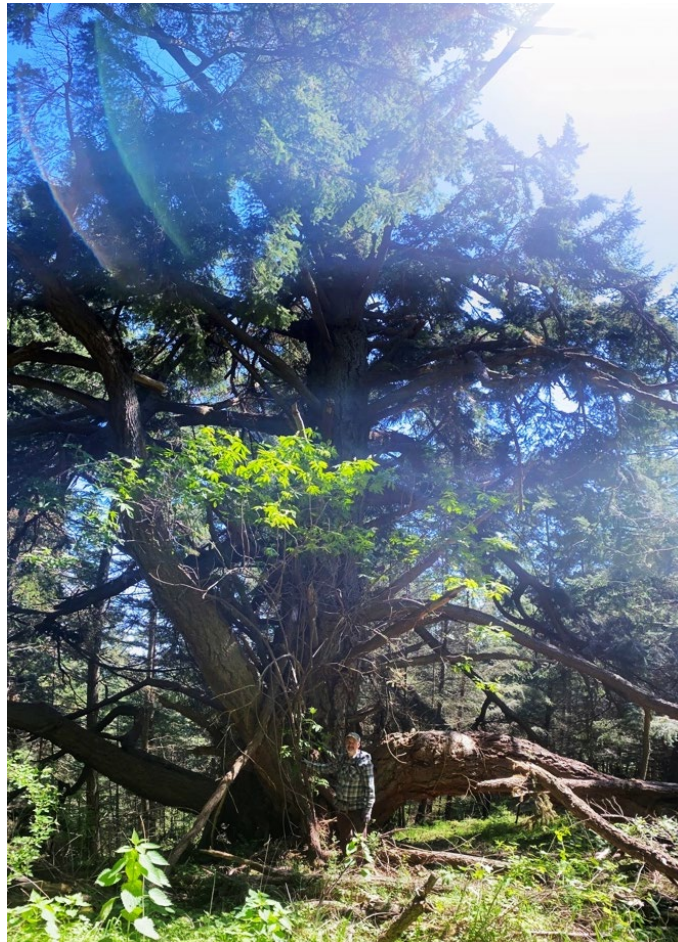


Photo 4. Doug at the base of one of his favorite Dougs, San Juan



Photo 5. Jacob scrambles up a steep, slippery slope to grab an errant piece of garbage
Limekiln Preserve, San Juan



Photo 6. Charlie with an ancient yew on Kellett Bluff Preserve, Henry Island



Photo 7. Chestnut orchard and vegetable production, Stonebridge Farm CE, Orcas



Photo 8. Willows thriving in the riparian area at Coffelt Farm Preserve, Orcas



Photo 9. Floodplains were activated at the mouth of Cascade Creek this past month, Orcas





Photo 11. The WCC and the Islands Conservation Corps work together to expand oak habitat
Turtleback Mountain Preserve, Orcas



Photo 12. Erin gives attention to a Garry oak - and a mixed flock of creepers and kinglets -
within the Forest Health Demo Project area on Turtleback Mountain Preserve



Photo 13. The overlook at Upright Head Preserve, Lopez



Photo 14. Cattle on the Ritchie CE, Lopez



Photo 15. A large fire-scarred cedar on the new addition to Lopez Hill Preserve



Photo 16. Volunteers clear downed trees across the trail at Lopez Hill Preserve.



Photo 16. Watch this time lapse video of dock demo, Fisherman Bay Spit Preserve, Lopez
<https://vimeo.com/645420585/bda88786e9>



Photo 17. Volunteer Michael Noonan has traveled across the islands to capture images of conservation



Photo 19. Tanja is working on 2021 highlights and has kicked off 2022 planning for outreach events. Send any suggestions her way, whether it's a topic or to sign-up as an event leader.

*Thank you to all our
Commissioners, and to our
Community, for the year-round
support.*



San Juan County Conservation Land Bank

10-YR STEWARDSHIP EXPENSES BY PRESERVE*

2012-2021 (through 12.6.21)

**Top five (5) preserves sorted by expenses. Hard costs only; staff time not included.*

	TOTAL \$
Coffelt Farm Preserve	347,152
Zylstra property (2015+, 6 years of expenses)	239,999
Mt. Grant Preserve (2015+, 6 years of expenses)	185,918
Turtleback Mountain Preserve	173,136
Fisherman bay: The Spit	79,558



SAN JUAN COUNTY
CONSERVATION
LAND BANK

Land Bank Preserve Stewardship Expense Report 2012-2021

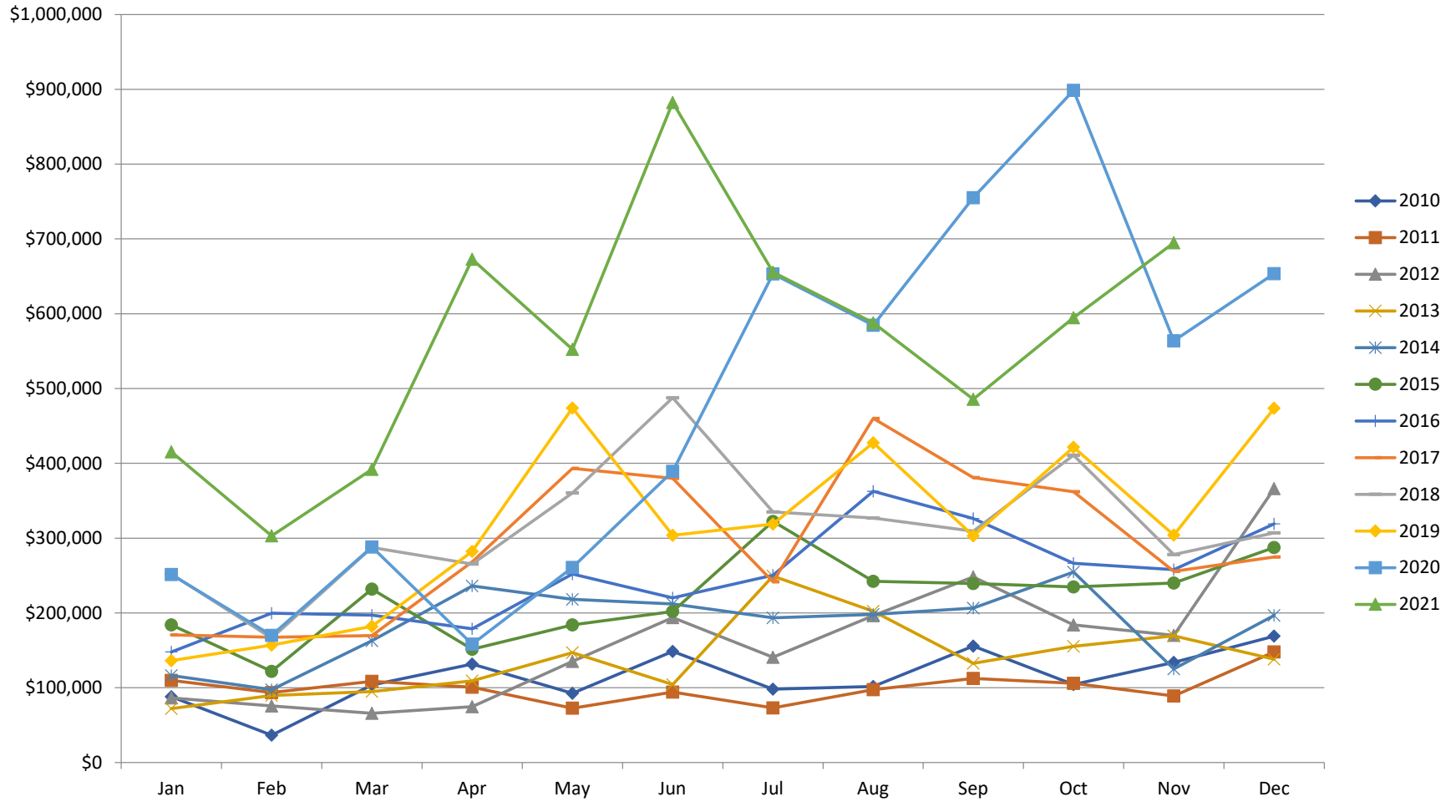
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	YTD Expenses	End Balance
Coffelt Farm Preserve											
Project total:	3,045.21	20,807.22	19,668.14	29,249.26	20,283.12	5,886.51	24,021.55	71,401.67	51,703.81	101,085.94	347,152.43
Zylstra property											
Project total:	0.00	0.00	0.00	129.54	4,142.90	26,200.00	16,277.82	57,850.88	69,958.67	65,439.87	239,999.68
Mt. Grant Preserve											
Project total:	0.00	0.00	0.00	27,730.15	7,811.62	20,734.97	66,826.48	32,185.76	17,502.05	13,127.44	185,918.47
Turtleback Mountain Preserve											
Project total:	5,741.97	32,061.59	46,508.31	26,716.24	14,047.37	7,398.04	6,620.79	9,724.59	12,928.95	11,387.85	173,135.70
Fisherman bay: The Spit											
Project total:	5,680.08	4,965.02	4,819.95	6,759.78	9,554.20	12,577.33	8,685.30	8,750.05	10,820.01	6,946.33	79,558.05
Channel Preserve											
Project total:	0.00	0.00	0.00	0.00	0.00	11,510.43	12,200.00	75.00	36,478.25	3,762.42	64,026.10
Hummel Lake Preserve											
Project total:	4,727.63	5,840.52	6,579.01	7,827.42	9,463.60	8,351.35	4,810.79	5,326.33	7,224.69	3,030.07	63,181.41
Coho Preserve(Cascade Creek)											
Project total:	0.00	0.00	0.00	0.00	1,999.85	15,638.44	8,617.24	19,695.67	8,644.95	8,557.96	63,154.11
Beaverton Marsh Preserve											
Project total:	12,299.49	0.00	1,102.30	3,089.37	119.90	288.00	0.00	2,272.58	2,951.25	29,084.04	51,206.93
Limekiln Preserve											
Project total:	681.06	6,302.52	4,514.98	13,168.22	11,901.45	481.19	475.89	2,599.23	7,657.66	896.02	48,678.22
Westside Preserve											
Project total:	2,662.46	7,421.67	4,617.73	2,126.65	2,993.95	2,644.18	3,460.24	5,431.44	3,792.98	4,988.59	40,139.89
Mount Ben Preserve											
Project total:	16.54	835.44	11,854.90	8,944.93	2,614.75	2,234.11	2,710.00	1,830.00	320.00	8,301.80	39,662.47

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	YTD Expenses	End Balance
False Bay Creek Preserve											
Project total:	0.00	483.93	318.96	3,786.95	14,960.78	4,208.80	8,673.23	2,677.67	154.81	1,126.97	36,392.10
Deadman Bay Preserve											
Project total:	3,110.84	2,767.75	2,285.87	2,270.74	2,990.80	2,881.36	3,790.24	7,477.51	2,512.20	2,269.08	32,356.39
Fowlers Pond Preserve											
Project total:	1,320.55	1,740.42	1,660.42	15,001.72	0.00	0.00	83.32	50.00	10,627.76	0.00	30,484.19
Watmough Bight Preserve											
Project total:	726.96	9,203.48	951.46	102.29	844.34	3,350.44	0.00	2,783.64	2,448.31	7,379.87	27,790.79
Cady Mountain Preserve											
Project total:	1,039.71	1,736.98	1,147.26	1,591.77	2,285.87	0.00	5,159.19	4,747.58	2,118.72	7,567.96	27,395.04
Crescent Beach Preserve											
Project total:	678.20	397.64	6,702.63	8,782.52	2,323.87	783.72	36.26	3,308.52	2,621.88	1,350.14	26,985.38
Judd Cove Preserve											
Project total:	1,392.79	4,452.29	456.73	962.72	2,725.00	0.00	454.96	6,649.04	8,056.53	326.62	25,476.68
Stonebridge-Terrill Preserve											
Project total:	927.64	15,426.89	2,156.69	3,423.46	462.92	1,900.68	274.37	0.00	30.00	0.00	24,602.65
Entrance Mountain Preserve											
Project total:	2,000.00	2,000.00	2,000.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	22,800.00
Eastsound Waterfront Park											
Project total:	2,731.00	4,580.43	1,545.27	2,623.41	792.01	1,426.85	829.05	2,765.83	464.84	1,679.40	19,438.09
Deer Harbor Preserve											
Project total:	834.92	367.54	914.62	561.50	59.46	10,079.61	0.00	0.00	0.00	1,785.33	14,602.98
Frazer Homestead Preserve											
Project total:	570.26	1,969.95	747.30	157.01	566.47	3,555.50	120.97	91.16	926.30	1,241.97	9,946.89
King Sisters Preserve											
Project total:	1,115.78	938.47	1,371.68	257.10	1,129.69	529.20	940.39	385.20	579.05	603.48	7,850.04
Lopez Hill Preserve											
Project total:	915.74	0.00	470.41	99.80	0.00	0.00	8.00	338.20	4,315.98	0.00	6,148.13

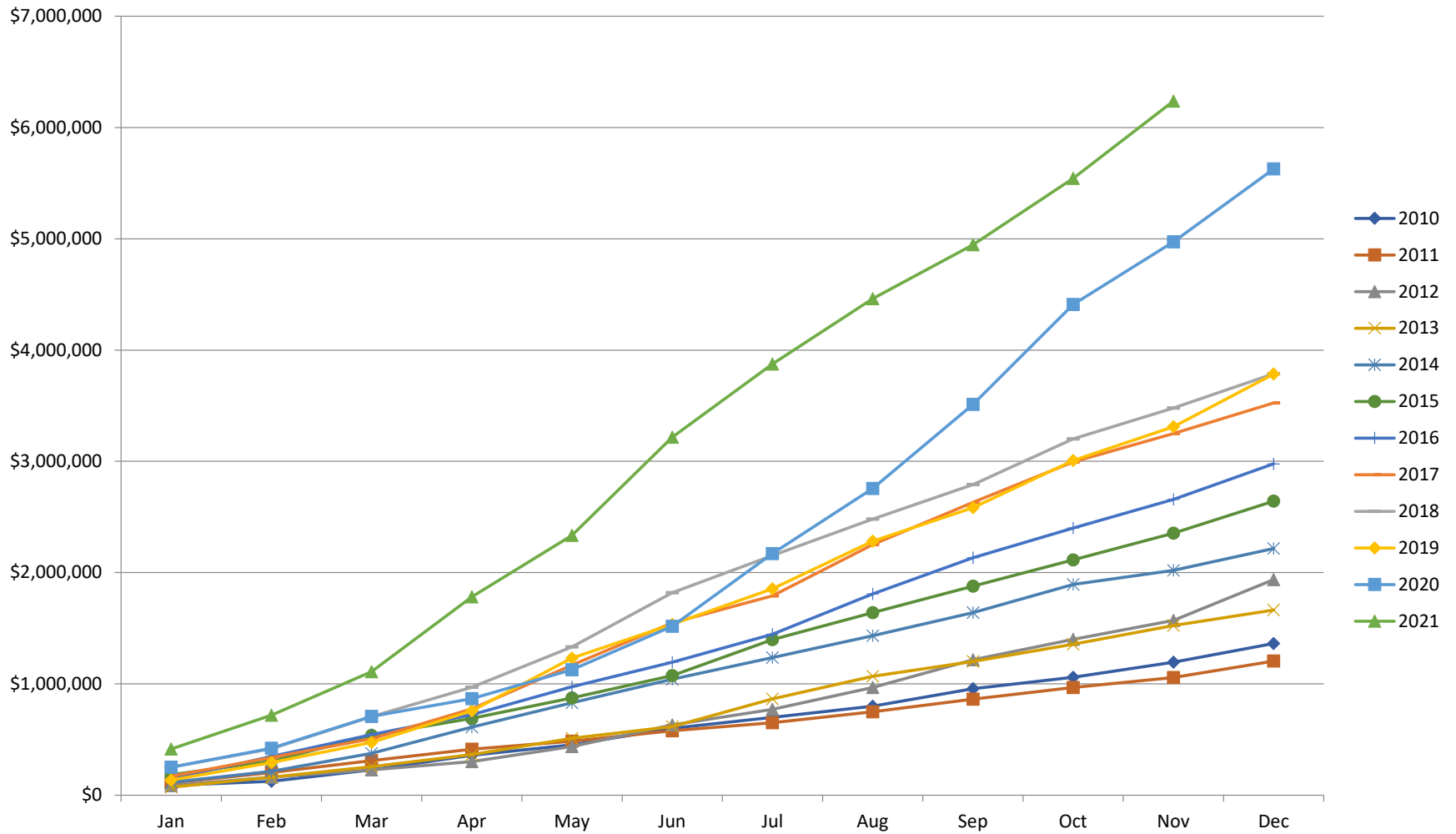
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	Expenses	YTD Expenses	End Balance
Fisherman Bay: Weeks Wetland											
Project total:	3,030.02	96.93	99.62	0.00	0.00	0.00	0.00	241.05	1,312.47	435.41	5,215.50
Upright Head Preserve											
Project total:	550.38	434.79	523.05	613.19	10.00	0.00	18.72	0.00	1,079.21	1,079.71	4,309.05
Kellelt Bluff Preserve											
Project total:	0.00	0.00	0.00	0.00	0.00	400.00	950.00	200.00	1,481.25	0.00	3,031.25
Fisherman bay: The Tombolo											
Project total:	50.37	0.00	0.00	626.98	0.00	0.00	0.00	0.00	840.78	518.91	2,037.04
Driggs Park											
Project total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,002.76	2,002.76
Diamond Hill Preserve											
Project total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	487.35	150.00	637.35
Spencer Spit Preserve											
Project total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.93	425.93
Third Lagoon Preserve											
Project total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	169.79	0.00	169.79

1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	\$204,286	\$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	\$655,661	\$588,043	\$485,643	\$594,848	\$694,893		\$6,236,850
Budget 2021	\$5,940,000												
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%	9.56%	8.73%	8.93%	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	6.99%	5.10%	6.60%	11.32%	9.30%	14.86%	11.04%	9.90%	8.18%	10.01%	11.70%		
Cumulative	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	\$3,873,422	\$4,461,465	\$4,947,109	\$5,541,957	\$6,236,850		
Cumulative %													
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	6.99%	12.09%	18.69%	30.02%	39.31%	54.17%	65.21%	75.11%	83.28%	93.30%	105.00%		
Avg % Recvd	5.56%	10.26%	16.70%	23.58%	31.92%	40.85%	49.99%	60.12%	70.24%	80.49%	88.87%	100.00%	
Projections													
Min	\$4,561,270	\$4,257,234	\$4,289,818	\$5,207,811	\$5,800,357	\$6,691,353	\$6,807,424	\$6,808,183	\$6,624,754	\$6,483,242	\$6,764,342		
Max	\$11,532,989	\$9,594,115	\$9,428,613	\$11,564,765	\$11,644,693	\$11,929,018	\$10,038,723	\$9,109,349	\$7,928,689	\$7,664,061	\$7,691,207		
Average	\$7,473,614	\$6,999,500	\$6,648,876	\$7,561,443	\$7,316,160	\$7,877,864	\$7,748,709	\$7,420,558	\$7,043,512	\$6,885,086	\$7,017,682		
Budget Amt	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	\$5,940,000	
YE Budget Proj(%)	125.82%	117.84%	111.93%	127.30%	123.17%	132.62%	130.45%	124.93%	118.58%	115.91%	118.14%		

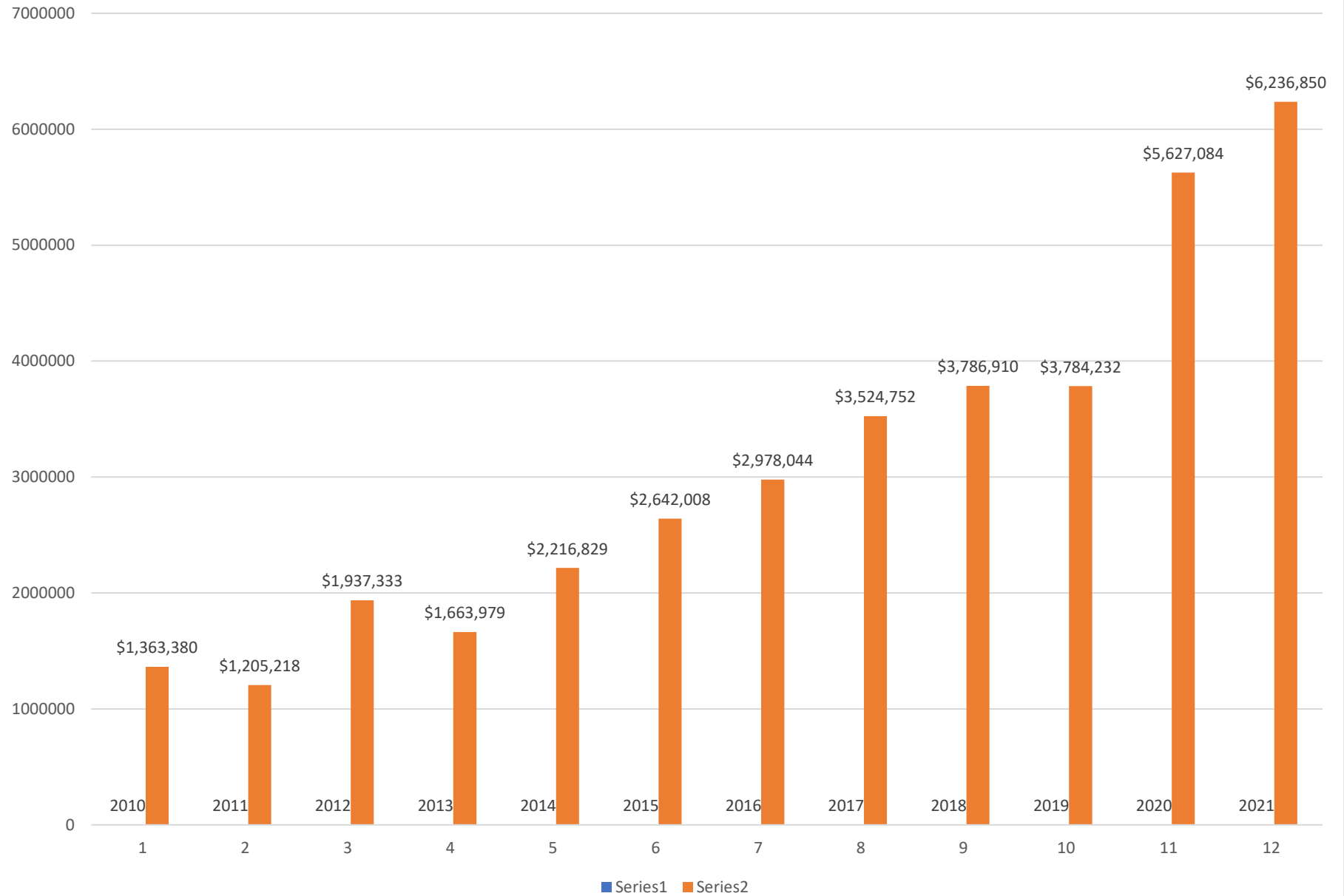
REET by Month



REET by Year



REET by Year Column





Celebrating farm heroes

- Tue Dec 7th, 2021 1:30am sanjuanjournal.com
- [LIFE](#)

Submitted by the San Juan Makers Guild.

Fall is a great time for learning about local food and supporting island farms. As we move into Thanksgiving after the successful Farm Tour events, ‘where’ our food comes from becomes an increasingly relevant conversation. Recognizing Island Farm Heroes is a good way to help support our local food system — and ensure the future of our farms.

A new island food celebration started this year in conjunction with the Farm Tours and saw five restaurants participate in the Farm Heroes Award project highlighting menu options featuring locally grown produce. Orcas restaurants offering locally grown fare include Wild Island, Orcas Hotel, Inn at Ship Bay, and Doe Bay Cafe. On Lopez, Ursa Minor showcases their Lopez grown produce menu options. You are encouraged to support island restaurants who in turn buy from local farmers, all year long.

To honor island farmers, the San Juan Island Farm Tours and the San Juan Makers Guild have joined hands with local restaurants to present five farms with a Farm Heroes Award of Recognition and a restaurant gift certificate in appreciation of their heroic efforts made during the pandemic to keep fresh foods available in their communities.

Recipients of the Farm Heroes Award and gift certificates include:

- Amy and Eric of Lum Farm on Orcas in recognition of the wonderful food, wool products and education services they offer on the Land Bank’s Coffelt Preserve farm site, awarded by the Inn at Ship Bay.
- Kathy and Hailey of West Beach Farm on Orcas in recognition of their soil-smart café-to-farm compost project with Wild Island (and hosting the Farm Tour’s film nights and discussion panel).
- Molly and George of Orcas Farm in recognition for their years of collaboration with Doe Bay Café as produce-providers and farm-to-table ag instructors working with future farmers.
- Taylor and Kristen of Morning Star Farm on Orcas in recognition for their expanding farm production serving restaurants and grocers including Wild Island and the Orcas Hotel.

- Ken and Kathryn of Horse Drawn Farm on Lopez for recognition of their ongoing dedication to low carbon practices and produce provided to Ursa Minor.

All of this year's Farm Heroes also promoted island community health by growing and selling produce for local food banks, One Canoe Veggie Rx, SNAP Ed, WIC, Senior Nutrition and Fresh Bucks non-profit food equity programs.

Let's be sure to cheer the other amazing food heroes in our communities – our restaurants and cafes! In response to very challenging COVID impacts, our chefs deserve recognition as amazing Food Heroes for the hard work it is taking to keep their communities and island guests fed given the unpredictable fluctuations in supply and demand. Quickly responding to island residents' needs by switching to orders-to-go, setting up protective service areas, and promoting outdoor dining, our restaurants are also beginning to feature limited indoor seating as advised by Washington's State Health Department. This has been a really challenging time for food providers and for their customers. Disruptions in mainland food deliveries, a lack of worker housing, and ferry interruptions to tourist visits have caused some small businesses to close and others to downsize.

Fortunately, the caring network of San Juan County residents has rallied in support of local farms and local small businesses. Support your local farms, restaurants and cafes this fall and winter — it means a lot to the future of the islands' food system. A special thanks to Wild Island, Inn at Ship Bay, Doe Bay Café, Orcas Hotel and Ursa Minor for providing delicious, nutritious local fare – and supporting local farms.

Turtleback Mountain, Judd Cove and Coho Preserves sustained damage from rainfall

- Tue Nov 16th, 2021 11:10am
- [NEWS](#) islandssounder.com
-



Submitted by the San Juan County Land Bank.

The Conservation Land Bank's Turtleback Mountain, Judd Cove and Coho Preserves on Orcas Island sustained heavy damage from the record rainfall.

Although staff members are prioritizing safety-related repairs to roads and trails, please expect minor disruptions. Some repairs may take months and some impacts will be lasting. In particular, the culvert under Wildrose Lane just above Turtleback's South Entrance parking area has failed and the road will remain closed to until further notice. Preserve visitors may still access the South Trail on foot from the parking lot, but major trail repairs cannot be completed without equipment access. We regret any inconvenience.