

MEETING MINUTES

Conservation Land Bank Commission Meeting January 21, 2022 Virtual ZOOM Meeting

Commission Members in Attendance:

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

Commission Members Absent: None

Land Bank Staff in Attendance: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Jacob Wagner, Tanja Williamson

Land Bank Staff Absent: Eliza Habegger, Kayla Seaforth

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 13 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:30 am	Sandi Friel, Chair, called the meeting to order.
Public Comment 8:30 am	Steve Ulvi thanked the Commission for the opportunity to speak. He commented that Zylstra Lake Preserve is wonderful and feels the parking area is just right for visitor usage. He reiterated how much he enjoyed Doug McCutchen's article from last year regarding water quality at the Preserve and hopes there will be more. Steve noted he was impressed with the community composting facility on Orcas Island and hopes to see one on San Juan Island. He believes the Land Bank could benefit from the composting facility's product.
Adoption of Minutes 8:37 am	The draft December 17, 2021, minutes were reviewed. There were corrections. Minutes were approved.

Chain and	T1
Chair and Commissioner's	There was none.
Report 8:38 am	
Council Liaison 8:39 am	Christine Minney noted the start to the business year has been quiet – only one meeting so far in 2022. However, at the January 4 th meeting, Christine was appointed as Chair and Cindy Wolf was appointed as Vice-chair. Other highlights were Public Work's completion of road work along Eagle Cove Drive on San Juan, and that Denice Kulseth was hired as Town of Friday Harbor Administrator. Also, the County Council will host its annual retreat on Monday, January 24 th .
	Christine noted that at today's meeting, Brian Wiese would be abstaining from any motions or decisions as his term as the at large, position 4 Commission seat had expired December 31, 2021, and Council will make nominations at the Tuesday, January 25 th meeting.
Director's Report	Higgins Property - Background: The last unprotected parcel on Watmough Bay,
8:44 am	this 11.5-acre tract has over 2,000 feet of shoreline on the Bay and Rosario Strait and
Lopez Island	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. Current: Lincoln believes the purchase should close by February 1, and it is on the Council's agenda for Tuesday's meeting to accept the deed. He noted the idea of a family member serving as a caretaker fell through as no one is interested at this time. Lincoln will be looking at Salmon Recovery and other grant funding possibilities.
Orcas Island	Sandi asked what the immediate plan would be to protect the property after acquisition and deal with public access. Lincoln said the property would not be open for public access anytime soon – stewardship staff will need time for observation and to survey/assess ecological and cultural resources. Lincoln noted the need to talk through the access question with Bureau of Land Management (BLM) as the proposed access would go through the Watmough Bay parking area. Lincoln will also talk with the BLM regarding potential future resale. However, a sale will depend on the BLM's finalized resource management plan, and a grant from the Land and Water Conservation Fund which he estimates would take 3-4 years at a minimum.
	Glenwood Inn Property – Background: This 58-acre property has 1/3 of a mile of beachfront on the north shore of Orcas. A rudimentary road connects the upland to the beach with a high bluff/cliff running along much of the shoreline. Patos and Sucia Islands are prominently featured from the beach. There is also a public tidelands connection to Point Doughty, a 50-acre Department of Natural Resources (DNR) Natural Area Preserve, that currently has no land access. As a former inn, there are multiple structures including 5 cabins, and a main house and addition. Most of the structures are in poor condition. The property is in an estate situation, with the representative required to sell at top dollar for the 30 or so non-profit beneficiaries. An offer was submitted through San Juan Preservation Trust (SJPT), but the seller plans to list the property for \$7.9M. Current: Lincoln has not heard

	from the estate representative. He said SJPT is looking at applying for a salmon recovery grant in anticipation of moving forward.
San Juan Island	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: Lincoln is waiting on a survey regarding access easement for the parcel adjacent to Cady Mountain and he is holding off on the parcel adjacent to Mount Grant. He noted a neighbor to the south has filed a lawsuit against Public Works and the Hauschka's regarding the validity of access via Prohaska Road.
	David questioned how long the Prohaska Rd/neighbor lawsuit will take to resolve. Lincoln didn't know.
	Lincoln is working with the National Park Service and Canyontree Properties to submit an application to the Land and Water Conservation Fund (LWCF) for acquisition a portion of their holdings on San Juan. Lincoln noted this will be a long process but the sellers are expressing their willingness to be patient.
Public Hearing Draft Agricultural Policy	Lincoln shared that due to staff illness a second draft is not ready at this time and will defer this portion of the agenda to February's meeting.
	Sandi suggested a five-minute break.
Break 9:00 am – 9:06 am	
Stewardship Report 9:06 am Orcas Island	David queried Peter about who completed the culvert repair work at Turtleback Mountain Preserve. Peter rented an excavator and brought four loads of gravel up the mountain with help from Charlie Nigretto. The road is now repaired. Peter noted there are some structural issues that twill need to be addressed - some culverts up above that point that contributed to the problem. He's currently working on a contract with a consultant to evaluate all 28 of the culverts on Turtleback. Island Excavating replaced the culvert. Peter worked with the neighbors who are served by the culvert, and we will share the repair cost with them. The total for the project is about \$20k.
Discussion – DRAFT Coffelt Farm Request for Proposal (RFP) 9:09 am	Sandi noted she didn't receive the full meeting materials packet. Aaron said there were some issues with large files getting emailed and he had to resend some items separately. Sandi found the second email but hadn't reviewed the material yet. She also questioned why the RFP wasn't included in the online meeting materials link and Lincoln replied it is a First Draft for Commissioners to review and comment on; a second, revised draft will go out for public review. Peter noted the sub-committee's work on the Draft RFP and lease template was all informed by (Conservation Agriculture Resource Team) CART-Coffelt recommendations. Sandi thanked staff and Commissioners who participated in the sub-committee. Discussion included reimbursement for soil quality testing and including a draft lease with the RFP. Sandi was not ready to vote as she hasn't had a chance to review all documents. It was suggested to review RFP 2 nd draft in at February's meeting and the final RFP to go

	out in March. Christa questioned if other Commissioners had received the full materials packet, and if so, could they discuss and move forward today, with Sandi providing comments later. There was consensus agreement. Sandi then observed the meeting was ahead of schedule, and the public hearing on the 2 nd Draft Ag Policy postponed. To keep the process moving she suggested calling a 30-minute break, in which she would review the draft RFP packet meeting materials. The meeting could reconvene at 10am and would be back on schedule. Everyone agreed. Christa pointed out the agenda publicized the public hearing was to begin at 9:40am. Tanja volunteered to monitor the zoom "waiting room" and inform those wanting to participate that the hearing was postponed.
Break 9:30 am – 10:00 am	
Discussion – DRAFT Coffelt Farm Request for Proposal (RFP) continued 10:00 am	Sandi received, and reviewed, the Draft RFP and attachment H (proposal template) but did not receive the draft lease, which is listed in the RFP's table of contents. She asked if there was supposed to be a lease. Both Christa and David said no, as the lease has not been completed. Peter noted that the final lease would need to be approved by the County Prosecuting Attorney's office but does intend to attach a sample lease to the final RFP when it goes out. There was discussion including a sample/basic lease versus one specific to Coffelt constraints. There was also discussion involving the tiny house and whether it would be included as equipment and other implications; shared usage of Land Bank equipment; general Land Bank responsibilities like fencing and soil investments; proposal selection and criteria review.
	ACTION ITEM: Peter and Charlie will incorporate proposed changes and the 2 nd Draft RFP will be ready for discussion at the February 18 th meeting. The draft will also be posted on the website for public review as part of the meeting materials.
Outreach/Volunteer Report 11:03 am	Tanja reported she's adding items to the online events calendar and gave a shout out to Shauna and Jacob who mentored two students from the FHHS Junior Community Projects class.
Future Agenda Items 11:05 am	Sandi questioned if the retreat is still planned for after the February 18 th regular meeting. Miles noted he'll be out of town that day and David will also be out of state. It was suggested to split the meetings; keep the regular monthly meeting on Friday, February 18 th and schedule the retreat for the following Friday, February 25 th .
	Suggested Retreat Topics:
	Deep dive into climate change – consideration if mandate can be interpreted more broadly in terms of climate resiliency. Lincoln noted staff will discuss climate resiliency and capacity at their January 31 st retreat.
	Learn more about JEDI (Justice, Equity, Diversity, Inclusion) group.
	Sandi requested track changes are apparent for the Ag Policy 2 nd Draft. Charlie will aim to have this in February meeting materials packet. He also recommended

	Commissioners review the Agricultural Resources Committee (ARC) memo that was included with today's meeting.
	Action Item: Lincoln will check with John Howell regarding facilitation of the February 25 th propose retreat date.
Meeting Adjourned	Chair, Sandi Friel, adjourned the meeting.
11:18 am	
NEXT MEETING	The next LBC meeting is scheduled to take place February 18, 2022. It will be an extended meeting.