

AGENDA
San Juan County Conservation Land Bank Commission

Members of the public may participate in person at
846 Argyle Ave, Friday Harbor, WA 98250
join virtually by [CLICKING HERE](#)
or by phone @ (360)726-3293 Pin# 92880

December 16, 2022

8:30 am	Convene
8:30	General Public Comments
8:40	Approve November 18, 2022 Meeting Minutes
8:45	Chair and Commissioners Reports <ul style="list-style-type: none">○ Nomination of 2023 Officers
8:55	Partner Update – San Juan Preservation Trust
9:00	County Council Update – Christine Minney
9:05	Director’s Report <ul style="list-style-type: none">○ Lopez Hill Addition Conservation Easement Conveyance○ Acquisition Process Update
9:15	Stewardship Report <ul style="list-style-type: none">○ Status of Coffelt Farm lease
9:20	Outreach and Volunteer Report
9:25	Adjourn to Annual Retreat

Convene Annual Land Bank Commission Retreat

9:30 - 9:45 Introductions and Retreat Goals – Sandi Friel and John Howell, facilitator

9:45 - 10:05 Summary of Outcomes from Previous Commission Retreat (Lincoln)

10:05 - 11:00 Discuss Possible Creation of SJLB Vision Statement / Strategic Plan

As the Land Bank approaches the end of its authorization period in 2026 and a possible citizen-led reauthorization effort in 2024, it would be timely to consider creation of a visioning document or strategic plan for the organization for at least the next 5-10 years to provide the community with a clear understanding of where we might be headed. In particular this document should answer some questions that we've heard from the community and that the Commission has raised.

Discussion Questions

- *What are the key questions we should focus on in creating a vision statement or a strategic plan?*
- *Within the suite of plans sent out prior to the meeting (or others people might want to cite), what approaches seem most appropriate?*
- *What would be the value of each of these approaches? Are there any downsides or risks that should be considered?*
- *When do you want the statement / plan to be completed?*
- *What type of public engagement would you want as part of such a process?*

11:00 Break

11:10 – 12:10 Discussion about Aspirational Goals for the Land Bank for the Next 5-10 Years

Assuming the Land Bank will do some work to identify strategic direction during the next decade, it would be helpful to begin conversations about what aspirational goals the Land Bank should be working to achieve in several broad thematic/topic areas.

Discussion Questions

- *Acquisitions: What should the Land Bank goals be for acquiring lands/easements during the coming decade? Where and what types of lands? Where are gaps that should be addressed, or needs that should be met?*
- *Stewardship: What should the Land Bank goals be with respect to stewardship of lands? What should be environmental stewardship goals? What should be goals with respect to public access? How much focus should be on ecological restoration?*
- *Assuming there will be some public outreach regarding Land Bank goals for the next decade, what questions would you like to ask the public?*

(NOTE: There are other topics the Commission may want to discuss at subsequent meetings (e.g. climate change, equity and social justice, organizational development, community engagement, etc.).

12:10 – 12:40 Lunch

12:40 - 1:45 Other 2023 Activities in Advance of a Possible Renewal Effort

Are there other actions/activities that should be pursued in 2023 in advance of such an effort? Even if a vision statement / strategic plan is created, there may be other actions that the Land Bank should take to address strategic issues.

- **Alternatives Analysis**

- Discussion Questions

- *Should the Land Bank conduct an alternatives analysis to assess what would happen to Land Bank properties if the renewal does not occur?*
 - *If so, what should be the parameters of that analysis (i.e. Should selling property be considered? Should properties be closed to public access? What else should be considered as part of the analysis?)*

- **Assessing Neighbor's Experience with Land Bank Properties**

- Discussion Questions

- *Should the Land Bank undertake efforts to be more comprehensive in understanding neighbor's experience with Land Bank properties? If so, how should that assessment be done?*

- **Other Activities**

- Discussion Questions

- *Are there other activities the Land Bank should undertake in advance of a possible renewal effort?*

1:45 - 2:00 Reflections from Outgoing Commissioners

- Discussion Questions

- *What is the biggest value the Land Bank provides to the island community?*
 - *What have you learned about the Land Bank that you didn't know when you began your term?*
 - *What advice would you have for incoming Commission members?*

2:00 - 2:15 Public Comment

2:15 - 2:30 Wrap-up – Review of action items

2:30 Adjourn

PHOTOS OF STEWARDSHIP & OUTREACH

DECEMBER 2022



Photo 1. Twenty gathered for the Turkey Walk-Not-Trot outreach event, led by Shauna. Beaverton Marsh Preserve, San Juan Island.



Photo 2. Fall colors at the Salish Seeds Project nursery Red Mill Farm, SJI.



Photo 3. Margo's last day of the season is spent planting the "lawn-to-native-meadow" demonstration area at the Land Bank office, SJI.



Photo 4. Volunteers brave the snow and wind to prep the ground and sow seeds from the Salish Seeds Project at LSR restoration site on Mount Grant Preserve, SJI.



Photo 5. Island Conservation Corps (ICC) members, June and Libby, pose for a minute in front of a fire-scarred legacy fir on Mount Grant Preserve, SJI.



Photo 6. A pacific treefrog voluntarily monitors the conservation easement (CE) at the SJPT Mosquito Pass Preserve, located on Henry Island.



Photo 7. Sheep and barn on Aurora Farm, also called the Twigg-Smith CE, SJI.



Photos 8 -9. Stewardship staff take advantage of the burn window and tackle slash piles on the upper slopes of the Westside Preserve (left) and Frazer Homestead (right), SJI.

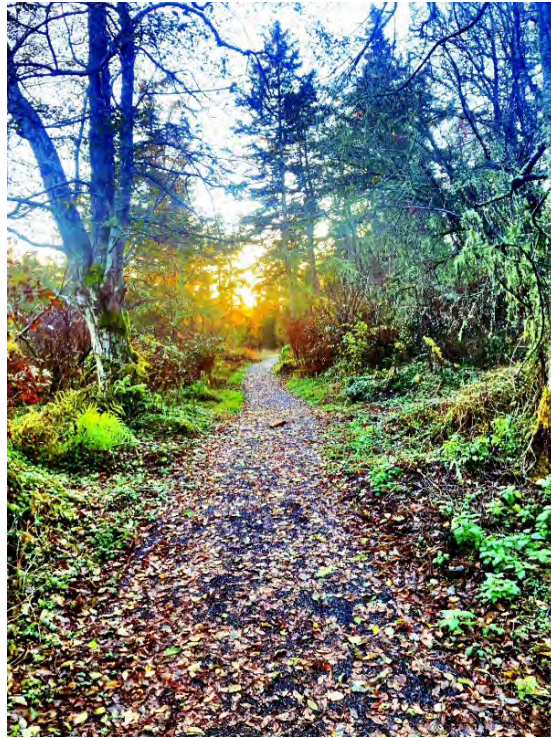


Photo 10. A quiet sunset at Beaverton Marsh Preserve, SJI.



Photo 11. Peter inspects a fire-scarred, old-growth, Douglas fir during the annual monitoring of Diamond Hill Preserve, Orcas Island.



Photo 12. A Golden-crowned kinglet monitors the Coffelt Farm Preserve from a cedar bough, Orcas.



Photo 13. Orcas staff and the ICC crew capitalize on the burn window and combust approximately 200 piles on Turtleback Mountain Preserve, Orcas.



Photo 14. Maggie and Libby with the ICC plant native wildflower plugs from the Salish Seeds Project nursery into the recent burn scars on Turtleback Mountain Preserve, Orcas.



Photo 15. Paige McCormick holds a bag of beautiful chestnuts from her increasingly productive chestnut orchard, during annual monitoring of the Stonebridge CE, Orcas.



Photo 16. Owners of Warm Valley Farm (CE), Annie and Joel, embrace after a year of hard work: they ran the farm, cleaned-up a dilapidated farmhouse and kept its historic chimney intact, Orcas.



Photos 17 -18. Monitoring the three CE's on Waldron Island entails hitching lifts (left) and long, lovely walks with many great folks including, SJPT caretaker Alden Remington on the Disney Preserve (right).



Photo 19. Overlook at Upright Head Preserve, on Lopez Island.



Photo 20. Trumpeter swans enjoy the open water at Hummel Lake Preserve, Lopez.



Photo 21. Hmmm, there's some creative carpentry underneath the old residence on the 2022 addition to Watmough Preserve, Lopez.

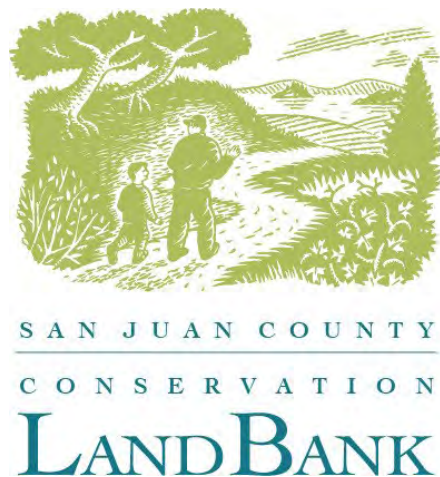


Photo 22. Another creative carpenter, this Pileated woodpecker stewards the SJPT's Ellis Preserve (CE) in rain, snow or shine, Shaw Island.



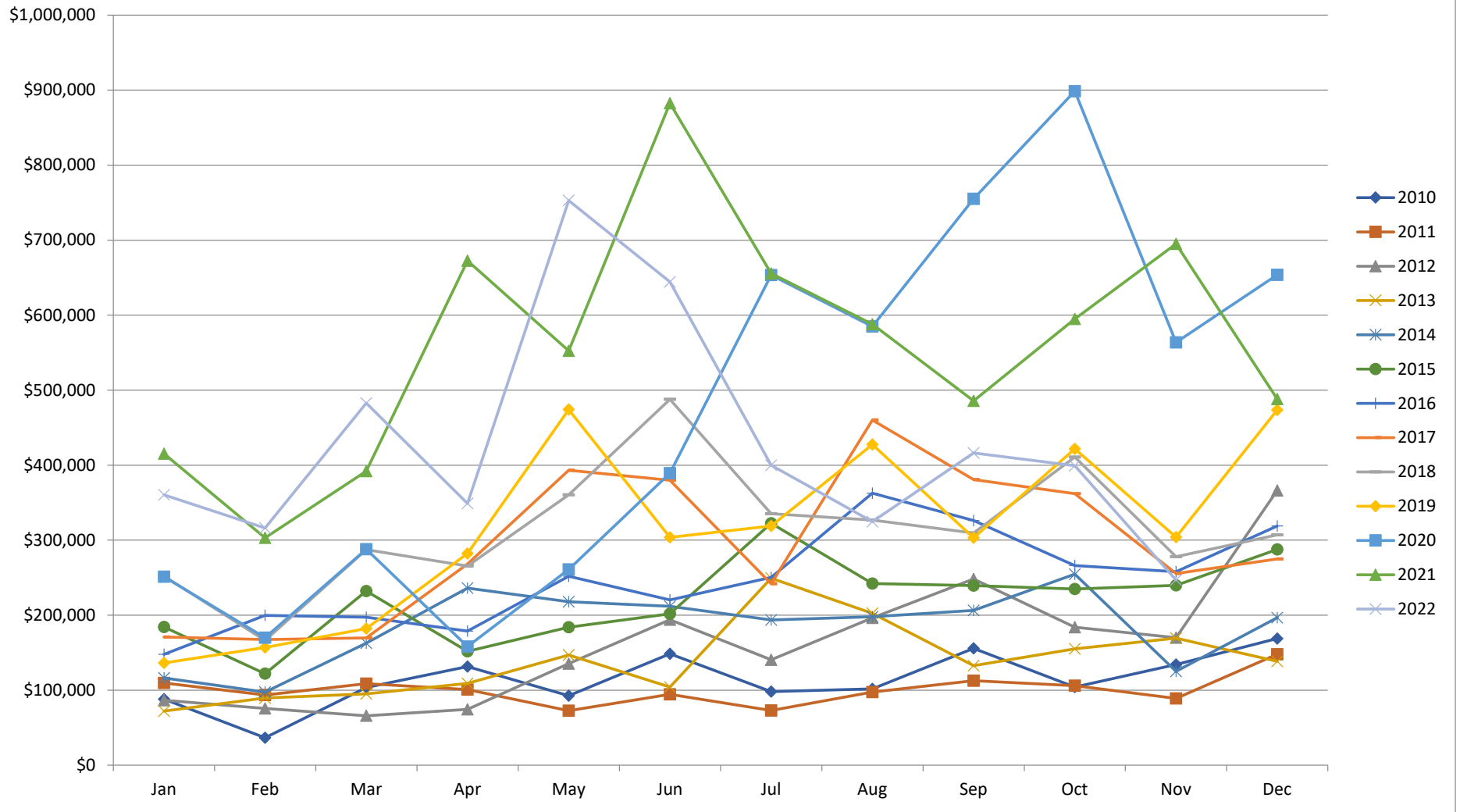
Photo 23. An enthusiastic volunteer helps to brush the trail at Frazer Homestead Preserve to close the season with a smile.

Land Bank staff would like to close the season with a big ‘Thank you’ to our Commissioners and to our Community, for all your generous year-round support.

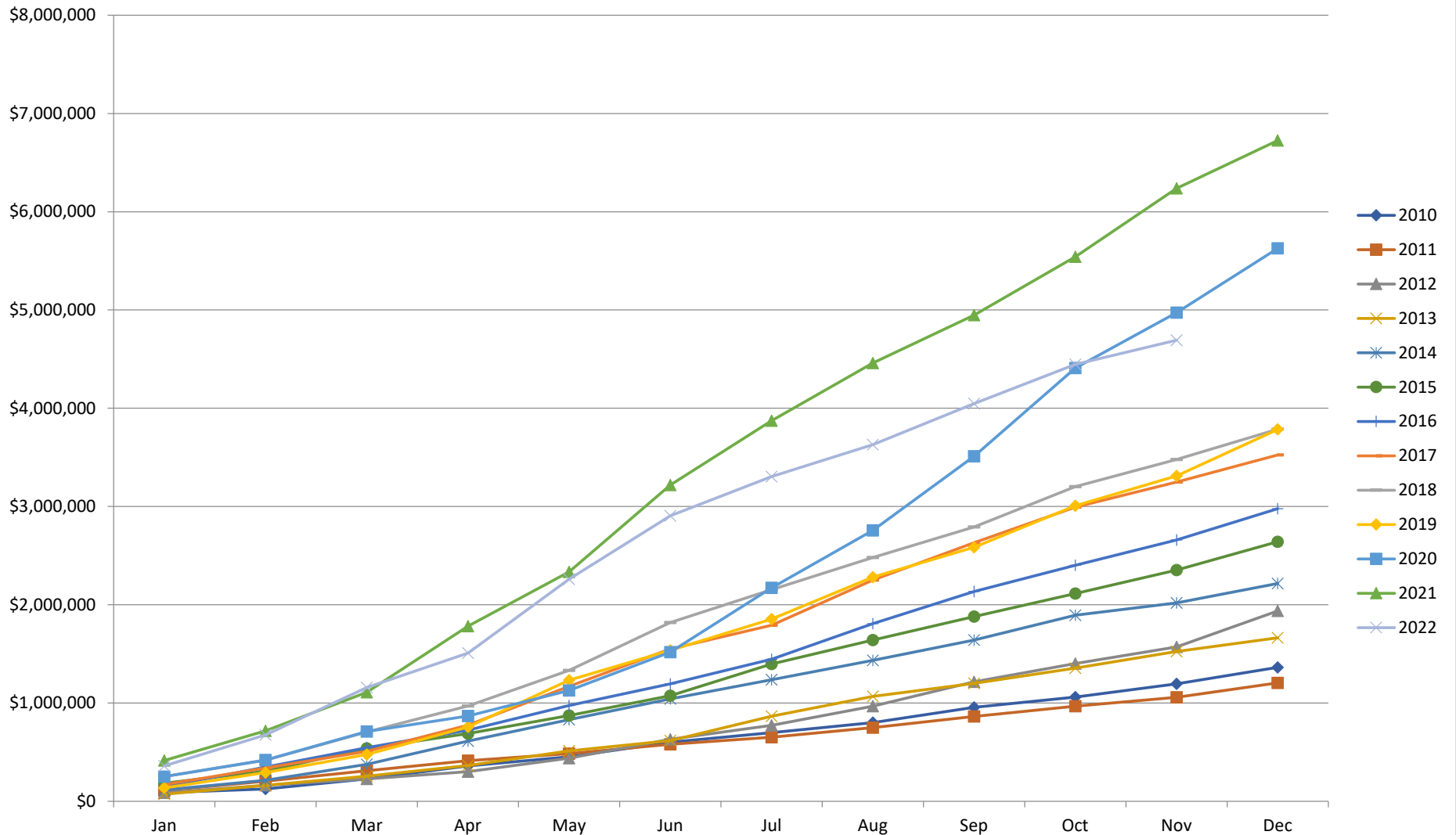


1021.00.318 - Revenues													
Acct_Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2010	\$88,143	\$36,539	\$103,506	\$131,590	\$92,665	\$148,524	\$97,972	\$101,730	\$155,569	\$104,191	\$134,046	\$168,904	\$1,363,380
2011	\$109,729	\$93,636	\$108,558	\$100,689	\$72,611	\$94,346	\$72,907	\$97,424	\$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	\$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	\$655,661	\$588,043	\$485,643	\$594,848	\$694,893	\$488,162	\$6,725,012
2022	\$360,392	\$316,292	\$482,637	\$349,007	\$752,805	\$644,480	\$399,948	\$324,623	\$416,135	\$399,211	\$246,895		\$4,692,424
Budget 2022	\$3,960,000												
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	6.18%	4.51%	5.83%	10.00%	8.21%	13.12%	9.75%	8.74%	7.22%	8.85%	10.33%	7.26%	
2022	9.10%	7.99%	12.19%	8.81%	19.01%	16.27%	10.10%	8.20%	10.51%	10.08%	6.23%		
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	\$6,725,012	
2022	\$360,392	\$676,684	\$1,159,321	\$1,508,327	\$2,261,132	\$2,905,613	\$3,305,560	\$3,630,184	\$4,046,319	\$4,445,530	\$4,692,424		
Cumulative %	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	6.18%	10.68%	16.51%	26.51%	34.72%	47.85%	57.60%	66.34%	73.56%	82.41%	92.74%	100.00%	
2022	9.10%	17.09%	29.28%	38.09%	57.10%	73.37%	83.47%	91.67%	102.18%	112.26%	118.50%		
Avg % Recvd	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	5.61%	10.30%	16.68%	23.82%	32.15%	41.43%	50.62%	60.64%	70.51%	80.65%	89.20%	100.00%	
Projections	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Min	\$3,958,399	\$4,010,287	\$4,479,417	\$4,405,739	\$5,616,289	\$6,042,238	\$5,739,094	\$5,471,975	\$5,418,492	\$5,200,590	\$5,059,703		
Max	\$10,008,654	\$9,037,596	\$9,845,333	\$9,783,639	\$11,275,161	\$10,771,807	\$8,566,999	\$7,412,051	\$6,485,001	\$6,147,795	\$5,786,641		
Average	\$6,426,202	\$6,571,134	\$6,949,295	\$6,331,259	\$7,032,475	\$7,013,457	\$6,529,879	\$5,986,328	\$5,738,353	\$5,511,999	\$5,260,821		
Budget Amt	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	\$3,960,000	
YE Budget Proj(%)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
	162.28%	165.94%	175.49%	159.88%	177.59%	177.11%	164.90%	151.17%	144.91%	139.19%	132.85%		

REET by Month



REET by Year



REET by Year Column

