



## MEETING MINUTES

### Conservation Land Bank Commission Meeting

November 17, 2023

#### Hybrid Meeting

#### San Juan Island Grange

##### Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Sandi Friel, District 2, position 2

Peggy Bill, District 3, position 3

Brian Wiese, at large, position 4

Mike Pickett, at large, position 5

Amy Trainer, at large, position 6

Christa Campbell, at large, position 7

##### Commission Members Absent: None

**Land Bank Staff in Attendance:** Lincoln Bormann, Tyler Goodman, Mary Gropp, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Shauna Barrows, Charlie Behnke, Jacob Wagner,

**County Council Liaison:** Christine Minney

**Public in Attendance:** 5 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:32 am	Chair, Christa Campbell, called the meeting to order.
<b>Public Comment</b> 8:32 am	None
<b>Adoption of Minutes</b> 8:33 am	The draft October 20, 2023, minutes were reviewed. There were corrections. Minutes were approved with corrections.
<b>Chair and Commissioner's Report</b> 8:34 am	Amy highlighted a recent <a href="#">newspaper article</a> featuring an interview with Doug McCutchen regarding a 450 year old tree at Mount Grant Preserve. Marilyn noted she participated in a volunteer Garry oak acorn planting party. She also had two different interactions with dog owners with unleashed dogs on two Land Bank preserves. There was discussion regarding signage and how to inform the public of

<b>Chair and Commissioner's Report continued</b>	<p>the leashed dog policy “in the moment.” Peggy reported receiving compliments on the new Spencer Spit Preserve trail and “kudos” to Amanda for her work. Brian shared an informative lunch with one of the Land Bank’s founders, Peter Fisher. Christa inquired about next steps regarding an email she received from Rami Amaro. Lincoln commented he had not received any correspondence. Christa gave a printed copy of the email to Lincoln for review.</p>
<b>Partner Update – San Juan Preservation Trust (SJPT)</b> 8:44 am	<p>Conservation Director, Vickie Edwards, visited the North Shore property with SJPT’s acquisitions specialist, Kathy Knowles, and was wowed by the amount of work and enhancements that have taken place and thanked Peter for his leadership. Vickie noted the WA Recreation and Conservation Office (RCO) contract has been signed and currently waiting for the appraisal. SJPT continues to fundraise for the North Shore project, with approximately \$350k remaining to be raised. Donations can be made online at <a href="http://www.sjpt.org/north-shore-a-preserve-in-progress/">www.sjpt.org/north-shore-a-preserve-in-progress/</a>.</p> <p>SJPT met its fundraising goal for the purchase of the Cady Mountain Addition Conservation Easement (CE) and the transaction will be concluded by the end of the year.</p>
<b>Council Liaison</b> 8:48 am (10:21)	<p>Christine Minney gave the following highlights:</p> <ul style="list-style-type: none"> <li>• Christine has been in Olympia all week for the annual Washington State Association of Counties (<a href="http://wsac.wa.gov/">WSAC</a>) conference</li> <li>• The public process for the 2024-2025 biennium budget continues. The final public hearing for adoption is scheduled for November 28<sup>th</sup>, 2023.</li> <li>• County Manager Mike Thomas is stepping down from his position after 10 years with San Juan County. He will remain in the position through February and aid in the search for a new manager. Recruitment for a new manager is already underway.</li> </ul>
<b>Director's Report</b> 9:46 am  Letter to Tribes re: Watmough Preserve Addition Status  San Juan Island  Lopez Island	<p>Lincoln presented a first draft of a letter to tribes regarding Watmough Preserve Addition. There was discussion. Peggy commented she was glad to see the letter moving forward. Christa highlighted that the intent is to keep the ball rolling and then pass the letter on to County Council to frame. Christine shared her enthusiasm and gratitude for the initiative. The commissioners will review and send comments to Lincoln by Monday, 11/20, for Lincoln to edit the draft and get to Council by Wednesday, 11/22.</p> <p><b>Cady Mountain CE</b> - A pedestrian access easement has been added to the Cady Mountain CE which SJPT is purchasing. Lincoln will bring to County Council December 12<sup>th</sup>.</p> <p><b>Utt Property Donation - Background:</b> The property is located on Swift Bay, behind the beach. The property is largely wetland and next to a tide gate. It has good restoration potential, no real public access potential, and minimal management costs (e.g., annual monitoring). There was discussion. Lincoln will do some research regarding neighborhood flooding implications should the Land Bank accept the donation. <b>Update:</b> During the due diligence process an issue with the platt description was discovered which makes donating the property untenable.</p>

<b>Stewardship Report</b> 9:03 am  San Juan Island  Orcas Island  Lopez Island	<p>Doug shared highlights of the <a href="#">Samish Department of Natural Resources</a> and <a href="#">Islands Conservation Corps</a> planting at Landscape Restoration (LSR) site along the west basin of Mount Grant Preserve the day prior. Coincidentally there was also a volunteer group planting Garry oak acorn in the area. He also acknowledged the Salish Seeds Project as a wonderful resource for their annual work in collecting local seed and propagating native species.</p> <p>Peter introduced recently hired field assistant, Tyler Goodman.</p> <p>Amanda has been completing annual monitoring and thinking about next year's work plans.</p>
<b>Outreach/Volunteer Report</b> 9:07 am	<p>Tanja noted she did not hit the record button and consensus was to wait until after the break. North Shore tours have ended for 2023 and will take a hiatus until spring 2024. Pop up volunteer parties may occur during good weather windows, which are determined by stewards. Tanja will talk with stewards and look for opportunities to support their work plans as she plans 2024 events. Peggy suggested reaching out to schools for educational possibilities.</p> <p>Christa noted that during her interviews she received feedback that Land Bank website was a good resource.</p> <p>Lincoln gave an update regarding the County's "Engage" platform which will be used for a community survey as part of the strategic planning process. The Consultant is working with Erin Andrews (County Communications Coordinator) on getting the survey online soon.</p> <p>Mike asked if there is any one person or group currently engaged in supporting a renewal campaign. Lincoln noted not that he is aware of and reminded the Commission that while staff can provide information to a campaign, no County resources can be used for the campaign itself.</p> <p>There was discussion regarding how renewal gets placed on the ballot. Christine noted she has pledged her support in putting it on the November 2024 ballot, however it has not been an agenda item at a County Council meeting. There was consensus to wait until the County is through the budgeting process to put it on the agenda.</p>
<b>Break</b> 9:34 am 9:52 am	
<b>2024 Nominating Committee</b> 9:53 am	<p>It was agreed that Peggy Bill and Marilyn O'Connor will serve as the nominating committee to select Land Bank Commission officers for 2024.</p>

<b>Strategic Planning Update – Hilary Wilkinson, Triangle Associates</b> 9:55 am	Hilary led Commissioners and staff in a Strength, Weaknesses, Opportunities, and Threats (SWOT) Analysis in advance of December’s Annual Retreat.
<b>Executive Session</b> 10:50 am – 11:30 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>Meeting Adjourned</b> 11:31 am	Chair, Christa Campbell adjourned the meeting.
<b>NEXT MEETING</b>	The next LBC meeting is scheduled to take place December 14-15, 2023, at the San Juan Island Grange. This meeting will be in conjunction with the strategic plan retreat.