



MEETING MINUTES

Conservation Land Bank Commission Meeting June 20, 2025 Hybrid Meeting Orcas Fire Hall

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1
Ann Marie Shanks, 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
Tim Clark, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Lincoln Bormann, Peter Guillozet, Eliza Habegger, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Charlie Behnke, Tyler Goodman, Erin Halcomb, Doug McCutchen, Margo Thorp, Jacob Wagner

County Council Liaison: Jane Fuller

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

| Topic | Key Discussion Points & Agreements |
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| Call to Order 8:46 am Time Stamp (0:22) | Chair, Brian Wiese, called the meeting to order. |
| Public Comment 8:50 am (0:53) | Jennifer Pietsch asked the Land Bank consider hunting continue at Killebrew Lake should the Land Bank take ownership. |
| Adoption of Minutes 8:46 am (4:04) | The draft May 16, 2025, minutes were reviewed. There were corrections. Minutes were approved. |

| Topic | Key Discussion Points & Agreements |
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| <p>Partner Update – San Juan Preservation Trust (SJPT) 8:53 am (7:13)</p> | <p>SJPT Executive Director, Angela Anderson reported the following:</p> <ul style="list-style-type: none"> • SJPT is fully moved into their new headquarters at 315 Court Street, Friday Harbor, WA. • SJPT Summer Social scheduled for July 19 at their Ellis Preserve on Shaw Island • Over 82 Island Marble Butterfly eggs were found in the SJPT plots located at the Frazer Homestead Preserve and the fifth year in a row to discover habitation. • An historic event of reconciliation and cultural restoration, ancestral leaders of the Lummi and Haida nations gathered at the Orcas Center on Orcas Island to formally restore traditional place names to sacred sites that have long carried the painful legacy of colonial violence. |
| <p>Council Update 8:57 am (11:36)</p> | <p>County Council Member, Jane Fuller, reported the following:</p> <ul style="list-style-type: none"> • The County’s Comprehensive Plan Update includes a new climate element and urged Land Bank to stay engaged in those plans • The Lummi Nation approached Council regarding place name changes • Interviews have taken place for a new DCD director. There were strong candidates and Council expects to announce a new hire soon. |
| <p>Chair and Commissioner’s Report 9:11 am (25:53)</p> | <p>Peggy congratulated staff on a good Annual Report. She attended the Lopez Gathering of the Eagles event and attended a field trip to Watmough Head with event participants.</p> <p>Marilyn visited multiple Land Bank Preserves on San Juan and Orcas Islands.</p> <p>Anne Marie attended the Orcas Gathering of the Eagles event and visited the Dolphin Bay site with Peter.</p> <p>Tim attended the Lopez Gathering of the Eagles event and attended the field trip to Watmough Head as well.</p> <p>Amy hiked a few Westside Preserves on San Juan Island and attended committee meetings.</p> <p>Brian attended the Orcas Gathering of the Eagles event and noted Peter Fisher has a photo exhibit at the Orcas Center regarding the preservation of Madrona Point. Brian also attended the historic event at Orcas Center.</p> |
| <p>Public Hearing Proposed 2025 2nd Amended Budget 9:21 am</p> | <p>Aaron summarized changes included in the proposed second amended 2025 budget.</p> |

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| (35:03) | |
| <p>Open Public Comment 9:44 am (59:44)</p> <p>Close Public Comment 9:45 am (59:50)</p> | <p>There was no public comment on the amended budget.</p> |
| <p>Discussion and Vote Proposed 2025 2nd Amended Budget 9:45 am (59:51)</p> | <p>There was no discussion.</p> |
| | <p>ACTION: Marilyn O'Connor moved to accept the Proposed 2025 Second Amended Budget with no changes. The motion was seconded by Peggy Bill. There was no further discussion. Motion passed unanimously.</p> |
| <p>Director's Report 9:50 am (1:04:48)) Acquisitions/Sales Orcas Island Dolphin Bay Road Taylor Property Along Cascade Creek San Juan Island Frazer Homestead Preserve Resale to National Park Service</p> | <p>Background: 24-acre property on Eastsound with extensive waterfront including 300' pocket beach. Agreed on a purchase price of \$3.35M. Land Bank applied for two grants: Salmon Recovery Funding (SRF) for \$1.1M and Aquatic Lands Enhancement (ALEA) for \$1M. Land Bank was awarded SRF grant but not ALEA as the legislature didn't fund program adequately. That means Land Bank is responsible for approximately \$2.4M for the purchase. Seller raised the possibility of deferring part of the payment; would need to work out details. Also, the Land Bank would secure a waiver of retroactivity from granting agencies in order to have the ability to try for another grant in the future. The next round will be in 2026, which would be funded in 2027. Seller is also donating a conservation easement on another 30-acre property which would extinguish five development units. Current: Moving forward. The Land Bank has a signed Purchase and Sale Agreement and will go to Council. Lincoln expects the acquisition to close by the end of August.</p> <p>Background: SJPT has been working to secure a salmon recovery grant to acquire portions of the parcels owned by Sandy Taylor along Cascade Creek, adjacent to the Land Bank's Coho Preserve. Once funding is secured, SJPT hopes the Land Bank will take on the acquisition. This will be a fee purchase to add approximately 6 acres to the Preserve. Current: Moving forward. Riparian project for salmon recovery and anticipate it will be 100% covered by the grant. Final application due on June 23 and was turned in yesterday, June 19. Lincoln doesn't expect it to close until March 2026.</p> <p>Background: Lincoln shared that the sale of the two most southern lots at Frazer Homestead Preserve to the National Park Service is on track to close in June. Current: Will now close in July.</p> |

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| <p>Blakely</p> <p>WDFW Potential Property Transfers</p> <p>Staffing and Organizational Structure</p> | <p>Background: The property is a 225-acre school trust land donation to the Land Bank with funding provided via the state’s Trust Land Transfer Program. This is the last school trust land in the County, with 2,410 total acres conserved. Current: All of the paperwork is completed. Lincoln needs Council to do a resolution accepting the deed. Lincoln expects to bring the resolution to Council on July 15. Lincoln hopes to host a celebration of the total conservation of 2,410 acres of school trust lands in September on National Public Lands Day.</p> <p>Lincoln reported Washington Department of Fish and Wildlife reached out to talk about their properties in the islands and what they might be able to transfer to the Land Bank or other public agency. Properties include Killebrew Lake (Orcas); Egg Lake and Sportsman’s Lake (SJI); Hummel Lake, Humprey Head, Fish Bay Tombolo and Tidelands (Lopez). Lincoln noted that it will be important to have a list of what requirements come with the properties. There was discussion.</p> <p>Staff survey was completed and a discussion of the results will take place at the next staff meeting on July 10.</p> |
| <p>Break 10:04 am – 10:15 am (1:18:11)</p> | |
| <p>Stewardship Report 10:18 am (1:18:21)</p> <p>Lopez Island</p> <p>Orcas Island Crescent Beach Forest Health Project</p> <p>San Juan Island Salish Seeds Project</p> <p>Beaverton Marsh Connector Trail</p> | <p>Amanda glad to have Claire’s help; she’s jumped right in and doing a great job. Amanda followed up on damaged/relocated buoy at Watmough Bay Preserve. The buoy company will reinstall and Amanda was reminded about an application submitted to renew the buoy permit with DNR. Amanda confirmed they have the application and DNR stated it may take a while to renew the permit, and everything is fine until then.</p> <p>Peter gave a presentation overview of the upcoming Crescent Beach Forest Health Project which DNR is funding. Rain Shadow Consulting had the winning bid and will complete the work over a 6-week period starting July 28. Peter noted the beach parking lot will remain open but there will be trail closures.</p> <p>Peter also highlighted future 2025 projects: Judd Cove Shoreline Restoration, funded by RCO Salmon Recovery; Eastsound Waterfront Park Shoreline Restoration, funded by RCO Salmon Recovery and led by Friends of the San Juans; Turtleback South Entrance Parking Lot Rehabilitation, funded by Land Bank.</p> <p>Eliza reported Third Thursday volunteer work parties have had exceptional turnouts this year and reflected that while the project is to produce native plants and seeds for restoration projects, it’s also grown to include a large community component of native plant enthusiasts. She noted a few crops setback and some good new successes.</p> <p>Lincoln reported having crossed the first important threshold and that the Land Bank was approved for funding to hire a consultant for the Beaverton Marsh connector trail</p> |

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| <p>Stewardship Report continued</p> <p>WDFW Removal of Pike from Westside Lake</p> | <p>project. Next step is advertising a Request for Qualifications and putting together a selection committee. Lincoln hopes to have that committee meeting in a month or so. Lincoln highlighted this is good news and remains cautiously optimistic that all contracts will be in place in the short timeline.</p> <p>Brian asked if WA Department of Fish and Wildlife (WDFW) is taking the lead removing invasive Northern pike from Westside Lake at Limekiln Preserve. Lincoln noted yes, WDFW is taking the lead and they plan to hold a public meeting in August. Land Bank staff has begun to take water out of the lake as part of the process. WDFW is leaning towards using roatanone pesticide to ensure the pike are eradicated. There was discussion.</p> |
| <p>Outreach/ Communications Report</p> <p>10:42 am (1:42:07)</p> | <p>Tanja reported the communications sub-committee met and had a quick debrief of the Spring Community Conversation and discussed options for future events. Upcoming events include: a visiting vacation volunteer group will help with post Fourth of July clean up at the Tombolo on Lopez and an invasive blackberry pull on San Juan Island; Alchemy Art Center is running a free painting series at San Juan Island Preserves on Sundays in July; monthly senior walks kick off next week on San Juan Island. Tanja is looking towards County Fair planning and she asked the Commission to think about what months they'd like to travel to Lopez and Orcas for LBC meeting in the fall. There was discussion.</p> |
| <p>Future Agenda Items</p> <p>10:48 am (1:48:28)</p> | <p>Peggy would like to keep Tribal Relations on the list and remain as proactive as possible. Budget Guidelines; Joint meeting between Land Bank and SJPT staff.</p> |
| <p>2nd Public Comment</p> <p>10:50 am (1:49:57)</p> | <p>Nancy Greene congratulated Land Bank on the Crescent Beach Forest Health project and hopes it's possible to document the process. She also noted the meeting materials were not available online. Tanja said it was her mistake and will correct when back in office.</p> <p>Mark Johnsen had a question regarding a Conservation Easement on Killebrew Lake Road. Lincoln replied that this donation was moving forward.</p> |
| <p>Meeting Paused</p> <p>11:03 am (1:52:40)</p> | <p>Chair, Brian Wiese, paused the meeting and staff and commissioners continued on field trips through the afternoon.</p> |
| <p>NEXT MEETING</p> | <p>The next LBC meeting is scheduled to take place July 18 at the San Juan Island Grange located at 152 First Street, Friday Harbor, WA.</p> |