



MEETING MINUTES

Conservation Land Bank Commission Meeting January 16, 2026 Hybrid Meeting San Juan Island Grange

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Anne Marie Shanks, District 2, position 2

Peggy Bill, District 3, position 3

Open, at large, position 4

Open, 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: Charlie Behnke, Lincoln Bormann, Peter Guillozet, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Tyler Goodman, Eliza Habegger, Erin Halcomb, Margo Thorp, Jacob Wagner

County Council Liaison: Justin Paulsen

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

Topic	Key Discussion Points & Agreements
Call to Order 8:45 am Time Stamp (0:01)	Chair, Peggy Bill, called the meeting to order.
Public Comment 8:45 am (0:08)	None
Adoption of Minutes 8:46 am (0:18)	The draft December 19, 2025, minutes were reviewed. There were no corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
Chair and Commissioners Report 8:46 am (0:52)	<p>Marilyn noted she's received comments regarding the purpose of the seasonal closure to dogs and part of the trail at Zylstra Lake Preserve and suggested it would be a good outreach opportunity regarding bird migration. There was discussion.</p> <p>Peggy welcomed the new County Council Liaison, Justin Paulsen.</p>
Council Liaison 8:50 am (4:30)	<p>Justin looks forward to spending more time outside and visiting each Land Bank preserve.</p> <p>Lincoln noted there are six candidates for two Commissioner openings. Interviews are scheduled for Friday, 2/6, with Justin, Peggy, and Lincoln.</p>
Partner Update – San Juan Preservation Trust (SJPT) 8:52 am (6:16)	<p>Vickie Edwards, Conservation Director of SJPT, reported the following:</p> <ul style="list-style-type: none"> • Vickie shared her appreciation in attending the Land Bank's Annual Retreat in December • Fundraising for Mount Ben West Campaign is going well and SJPT and has raised 90% of needed funding. Still need \$180K to meet the closing date of March 31, 2026. More information regarding the campaign can be found on their website at sjpt.org/mount-ben-west.
Financial Report 8:56 am (10:58)	<p>4th Quarter/ Year End 2025 Financial Report</p> <ul style="list-style-type: none"> • Ending Cash \$14.5M including the \$8.7M Stewardship Endowment. • Real Estate Excise Tax (REET) for the year \$4.318M. • Q4 Watmough Addition grant revenue received \$1.428M. • Combined expenditures for the year were 86.17% of budget. • Revenue over Expenditures for the year \$1.79M. <p>There was discussion. Marilyn asked if the property on Dolphin Bay Road will be renamed something other than "Dolphin Bay Road Preserve." Peter answered, yes, and it will be addressed during the management plan process. It was suggested for the financial committee to meet and then host an introduction/overview to Land Bank financials when onboarding the new Commissioners.</p>
Director's Report 9:19 am (33:33)	<p>Lincoln reported a receiving an unsolicited pledge directed toward the Dolphin Bay Road property. The pledge would make the Land Bank "whole." The Land Bank was awarded a \$1.1M Salmon Recovery Grant and the neighbor contributed \$400K towards the purchase. The Land Bank paid \$3.35M for the property, so the outstanding balance to be paid off via the donor's pledge is \$1.85M.</p> <p>Annual Retreat Notes</p> <p>Lincoln asked if there were any questions regarding Annual Retreat notes. Marilyn thanked Aaron for great work on finances.</p> <p>Stewardship Leadership Team</p> <p>The Stewardship Leadership Team was developed through the on-going staff discussion around organizational efficiency. Its purpose is to help ensure more consistent management across the archipelago. Lincoln shared there have been two meetings so far – one to format/charter what the team will do; the second to look at</p>

<p>Director's Report cont.</p>	<p>the annual budget and align with organizational priorities. Staff is also implementing a new work plan format.</p>
<p>Policy Manual Update</p>	<p>As discussed at the Annual Retreat, staff is moving forward with an update to the policy manual. A draft outline will be circulated to the Commission.</p>
<p>Taylor Property Along Cascade Creek</p>	<p>Background: SJPT secured a salmon recovery grant to acquire a total of roughly six acres from Sandy Taylor along Cascade Creek, adjacent to the Land Bank's Coho Preserve. Current: The Land Bank has received the grant agreement from Washington State Recreation and Conservation Office (RCO) which fully covers the cost of the acquisition. Next step is sending to PA's office and then to Jessica to sign and completing the required survey. Lincoln anticipates closing this fall.</p>
<p>Crescent Beach Preserve Boundary Line Modification</p>	<p>Background: In 2017, the Land Bank agreed to provide a corner of the Crescent Beach Preserve adjacent to Buck Park as a dog off leash area, Orcas Island Parks and Recreation District (OIPRD) offered to manage the area, and the non-profit OOLA raised funds. Last July, OIPRD suggested exchanging their property south of Buck Park for the off-leash area leased on Crescent Beach Preserve. Lincoln discussed steps with the Prosecuting Attorney's (PA's) office and discovered the Land Bank would need to go through the same process as selling a property and would need an appraisal for market value. Current: Lincoln received the appraisal for market value yesterday and hopes to complete the exchange by end of March.</p>
<p>Cascade Creek Water Rights</p>	<p>Anne Marie inquired about effort to acquire water rights at Cascade Creek. Peter noted the Land Bank has a contract with the Washington Water Trust and grant funding for the purchase. However, the water rights holder has not been willing to move forward until recently. Peter hopes to come to an agreement by March, which is when the ecology grant is set to expire.</p>
<p>Outreach Report 9:36 am (2:02:22)</p>	<p>Tanja reported on upcoming events including volunteer planting parties on San Juan and Orcas Island and Great Backyard Bird Count activities. She also noted goals for 2026 include producing more videos for social media usage. Tanja also hopes to expand art on preserves and senior walk programming to Lopez and Orcas Islands.</p>
<p>Break 9:41 am– 9:55 am (55:43)</p>	
<p>Stewardship Report 10:00 am (56:06)</p> <p>Orcas Island</p> <p>Lopez Island</p>	<p>Peter noted not much more the share outside of monthly report. Peggy asked how culverts on Turtleback were holding up. Peter said all were doing great except the one that he hadn't changed, which had a branch stuck inside. Luckily an easy fix. Peggy also asked about the parking area improvement. Peter said the change was well received and will plant the field south of the lot with Garry oaks. There was a question if the oak trees will block the view of the water and Peter said no.</p> <p>Amanda received the Draft Lopez Island Preserves Forest Health Assessment from Rain Shadow Consulting and will meet with them next week to work through recommendations, which Amanda will bring back to the Commission for discussion.</p>

<p>Stewardship Report Continued</p> <p>San Juan Island</p>	<p>She's also been working on trailhead improvements at Richardson Marsh Preserve. Amanda said the water level at the marsh has been variable all winter and interesting to observe. She's had good discussions with the Bureau of Land Management regarding Watmough Bay Preserve and parking area improvements as well as putting together a Memorandum of Understanding (MOU) for the property. There was discussion.</p> <p>Doug gave an update on the Beaverton Marsh Connector Trail project, noting there are still some challenges regarding options to use for the boardwalk/crossing and what seismic standards to apply. Doug expects the consultant to reach 30% design by February which will be a good opportunity for our first public informational meeting. There was discussion. Doug thanked Marilyn for her comments on the Draft Stewardship and Management Plan update and will be incorporating edits and sending to the Preservation Trust for review.</p>
<p>Future Agenda Items (1:39:13) 10:43 am</p>	<p>Review Committee Assignments (Ag, Finance, Outreach, Staffing) Commissioner Roles and Staff Interaction Cost of Infrastructure Financial Briefing Criteria for Acquisition/Acquisition Priorities (focus on Ag) Tribal Relations Accessibility Place Names Hunting Policy Budget Guidelines Update from Overmarsh Farm Commons Community Conversation Joint meeting between Land Bank and SIPT staff Consistent stewardship infrastructure standards (e.g. Porta Potties/Restrooms)</p>
<p>Public Comment 10:52 am (1:48:22)</p>	
<p>Meeting Adjourned 10:52 am (1:48:39)</p>	<p>Chair, Peggy Bill, adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting is scheduled to take place February 20, 2026, at the San Juan Island Grant, 152 First Street, Friday Harbor, WA</p>