



## MEETING MINUTES

### Conservation Land Bank Commission Meeting February 20, 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

Mary Gropp, at large, position 4

Chris Guidotti, position 5

Amy Trainer, at large, position 6

Tim Clark, at large, position 7

**Commission Members Absent:** None

**Land Bank Staff in Attendance:** Shauna Barrows, Charlie Behnke, Lincoln Bormann, Rachel Dietzman, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

**Land Bank Staff Absent:** Tyler Goodman, Margo Thorp, Jacob Wagner

**County Council Liaison:** Justin Paulsen

**Public in Attendance:** 4 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:45 am Time Stamp (0:01)	Chair, Peggy Bill, called the meeting to order.
<b>Public Comment</b> 8:45 am (0:27)	Josiah French followed up on an email he sent to the Land Bank expressing cultural history and the naming of Mount Grant Preserve, suggested a more historical/cultural name.
<b>Adoption of Minutes</b> 8:51 am (6:34)	The draft January 16, 2026, minutes were reviewed. There were no corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
<b>Chair and Commissioners Report</b> 8:46 am (7:01)	<p>Peggy welcomed the new Land Bank Commissioners, Mary Gropp and Chris Guidotti.</p> <p>Tim and Peggy attended the Farmer &amp; Rancher Listening Sessions put together by the Agricultural Resource Committee (ARC) of San Juan County. Tim noted farmers are less interested in finding land to farm; their immediate challenge is making enough money to stay/continue farming.</p> <p>Peggy found the sessions to be lively and hopes the Land Bank can put together a working focus group on the subject.</p>
<b>Partner Update – San Juan Preservation Trust (SJPT)</b> 8:55 am (10:34)	<p>Vickie Edwards, Conservation Director of SJPT, reported the following:</p> <ul style="list-style-type: none"> <li>• Fundraising for Mount Ben West Campaign is going well and will meet the closing date of March 31, 2026. More information regarding the campaign can be found on their website at <a href="http://sjpt.org/mount-ben-west">sjpt.org/mount-ben-west</a>. Once acquired, SJPT will work out Conservation Easement details with the Land Bank, including public trail access to the top via Land Bank Westside Preserve’s Goldenback Trail.</li> <li>• Kathleen Lewis has moved into a new role at SJPT as Co-Director of their stewardship program.</li> <li>• Vickie thanked Lincoln and the Commission for continuing to schedule the Quarterly Partner meetings.</li> </ul>
<b>Council Liaison</b> 9:01 am (15:57)	<p>Justin reported the Council is putting forth a levy lid lift on the April ballot to support the maintenance and ongoing operations of programs and services funded by the County general budget. The levy lid lift would reset the property tax rate for the County general budget to \$0.85 per \$1,000 of assessed value. Justin noted the County has not put forth a levy lid lift since the inflationary factors that happened during Covid.</p> <p>Justin enjoyed visiting multiple San Juan Island Land Bank preserves with Land Steward, Doug McCutchen, after the January Commission Meeting. He looks forward to visiting more.</p>
<b>Financial Report</b> 9:05 am (20:08)	<p>Aaron provided an orientation presentation regarding County and Land Bank financial reporting. There was discussion around how grant funding</p>
<b>Director’s Report</b> 9:59 am (1:14)  Taylor Property Along Cascade Creek	<p><b>Background:</b> 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. <b>Current:</b> The Land Bank has received the grant agreement from Washington State Recreation and Conservation Office (RCO) which fully covers the cost of the acquisition. Lincoln confirmed the money is available and is currently working through acquisition details, including surveying. He still anticipates closing on the property around October this year. He noted there is another round of Salmon Recovery funding this year and Land Bank has submitted letters of intent for three projects.</p>

<p><b>Director's Report cont.</b></p> <p>Picnic Point. Shaw Island</p> <p>Judd Cove Restoration Project</p> <p>Eastsound Waterfront Park</p> <p>Policy Manual Update</p> <p>Crescent Beach Boundary Modification with Buch Park</p> <p>Sale of Frazer Homestead lots to NPS</p>	<p>Picnic Point project is an acquisition of a CE. Land Bank has a tentative appraisal and a tentative ask; Lincoln will bring this project back to the Commission at the March meeting with more details.</p> <p>Asking for funding for restoration project to address erosion due to excess water flow from the road.</p> <p>Friends of the San Juans was awarded grant money for restoration along the shoreline, but the owners of this lot won't accept any requirements accompanying the restoration such as monitoring. Given this parcel is directly between two existing Land Bank parcels, ownership would help with our management efforts.</p> <p>Work has begun on a DRAFT Policy Manual Update with the goal to have a document available for review in March. Lincoln noted that any Land Bank policy is nested within County policies.</p> <p>There was a question regarding progress on the Crescent Beach Preserve Boundary Line Modification. Lincoln noted it is in process with the Prosecuting Attorney's office for review.</p> <p>There was a question regarding the National Park funding to purchase a portion of the Frazer Homestead Preserve. Lincoln answered that the Superintendent reported the funding has been released for the purchase and the project is moving forward.</p>
<p><b>Break</b></p> <p>10:13 am– 10:27 am (55:43)</p>	
<p><b>Outreach Report</b></p> <p>10:27 am (1:28:13)</p>	<p>Tanja has been helping support logistics for the March 4 Open House for the Beaverton Marsh Trail. She's continuing to schedule 2026 outreach events and waiting on designs for the 2025 Annual Report. Tanja made a plug for new Communications Committee members and asked if the Commission would like to continue hosting Spring and Fall Community Conversation events.</p>
<p><b>Stewardship Report</b></p> <p>10:33 am (1:33:55)</p> <p>Orcas Island Proposed Limited Hunting Seasons</p> <p>San Juan Island Beaverton Marsh Trail</p>	<p>Erin gave a presentation summarizing meeting materials for a <a href="#">March 23 meeting</a> scheduled regarding proposed limited hunting on two Orcas preserves: Turtleback Mountain and North Shore. Erin noted that hunting is included in both preserve SMP's. There was discussion.</p> <p>Rachel Dietzman, Special Project Manager for the Beaverton Marsh Trail, gave a status update on the Beaverton Marsh Trail project, which included DRAFT maps of proposed alignment along the trail, noting the project is at 30% design level. The maps, along with Land Bank and Beaverton Marsh Preserve history, will be displayed via storyboards at the upcoming March 4 Open House. There was discussion.</p>

<p><b>Public Comment</b> 11:13 am (1:48:22)</p>	<p>Beth Helstein asked if the Beaverton Trail design is finished and if the March 3 Beaverton Trail Walk is open to the public. ANSWER: No, the design is only 30% complete and yes, the walk is open to the public as it's part of a County Council meeting.</p> <p>Mark Johnson was not familiar with the location of Picnic Point on Shaw Island and looks forward to the maps Lincoln will provide at the March meeting. Lincoln noted the property is located on Picnic Cove, east of the County Park.</p> <p>Doug noted that the Beaverton Marsh Preserve SMP was put out to review to the Commission in December and then went out for review internally. Most recently the SMP went to SJPT and their comments were received on Tuesday. Next it will go out for public review in early March and a public meeting on the SMP is scheduled for <a href="#">5:30pm on March 18 at the Mullis Community Senior Center</a>.</p>
<p><b>Meeting Adjourned</b> 11:15 am (2:16:22)</p>	<p>Chair, Peggy Bill, adjourned the meeting.</p>
<p><b>NEXT MEETING</b></p>	<p>The next LBC meeting is scheduled to take place March 20, 2026, at the Mullis Community Senior Center, 589 Nash Street, Friday Harbor, WA</p>