



MEETING MINUTES

Conservation Land Bank Commission Meeting

April 17, 2026

Hybrid Meeting

Orcas Island Fire Hall

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, Tyler Goodman, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Rachel Dietzman, Eliza Habegger, Margo Thorp, Jacob Wagner

County Council Liaison: Justin Paulsen

Public in Attendance: 28 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:31 am Time Stamp (0:07)	Chair, Peggy Bill, called the meeting to order.
Public Comment 8:31 am (0:16)	Bob Eagan asked about the status of the OOLA property transfer and about the possibility of attaining water rights at Cascade Creek.
Adoption of Minutes 8:33 am (0:2:07)	The draft March 20, 2026, minutes were reviewed. There were corrections. Minutes were approved.

Topic	Key Discussion Points & Agreements
Chair and Commissioners Report 8:34 am (0:3:07)	<p>Tim attended multiple meetings over the last month: Terrestrial Managers Group (TMG); Climate Convergence; and Proposed Limited Hunting on Orcas Preserves.</p> <p>Amy introduced the formation of the Tribal Relations sub-committee which also, includes Chris, Peggy and Lincoln.</p> <p>Chris also attended the TMG and Proposed Limited Hunting on Orcas Preserves meetings.</p> <p>Anne Marie thanked everyone that attended the Proposed Limited Hunting on Orcas Preserves meeting.</p> <p>Peggy introduced herself.</p> <p>Marilyn attended the TMB meeting.</p>
Stewardship Report – Follow Up to Proposal to Allow Limited Deer Hunting on Turtleback and North Shore Preserves Summary 8:38 am (0:7:04)	<p>Erin and Peter presented a brief background of how the Proposed Limited Deer Hunting was developed, as well as a summary of public comments received to date. Erin noted public comment remains open through end of business day on April 20.</p>
Public Comment 8:48 am (0:15:52)	<p>Fourteen people gave public comment over a span of 45 minutes</p>
Commission Discussion 9:45 am (1:14:35)	<p>Topics discussed included ecological, recreational, safety, complex relationships between insects/plants/bees, opportunities for other ideas and/or programs, impact</p>
Break 10:11 am – 10:23 am (1:40:00)	
Partner Update – San Juan Preservation Trust (SJPT) 10:23 am (1:40:35)	<p>Vickie Edwards, Conservation Director of SJPT, reported the following:</p> <ul style="list-style-type: none"> • SJPT acquired the Mount Ben West Preserve on March 31, 2026. Vickie thanked everyone that helped in this accomplishment. She noted that SJPT recently signed a cooperative agreement with the Land Bank to grant a conservation easement (CE) to the Land Bank later this year. SJPT does plan to open the property to the public, most likely some time in 2028. • SJPT attended the TMG meeting and thanked Erin Halcomb for her work in pulling together such an informative meeting. • Vickie introduced SJPT’s Communications and Outreach Manager, Charlotte Chevalier.

<p>Financial Update 10:29 am (1:47:17)</p>	<p>1st Quarter 2026 Financial Report</p> <ul style="list-style-type: none"> • Ending Cash \$16.6M including the \$8.7M Stewardship Endowment. • Real Estate Excise Tax (REET) for the quarter \$872,496. • Donation received for Dolphin Bay Rd acquisition \$1.85M. • Combined expenditures for the quarter were 16.21% of budget. • Revenue over Expenditures for year to date \$2.475M. <p>Aaron mentioned that the taxable value of property will be updated for the next financial report. There was no further discussion.</p>
<p>Director's Report 10:42 am (1:59:19)</p> <p>Tribal Relations Update</p> <p>Beaverton Trail Project</p>	<p>Lincoln updated the Commission on the newly formed Tribal Relations sub-committee, the goal of which is to look at how the Land Bank frames it's interactions with Tribes and to how increase those interactions constructively. Lincoln is working on a draft policy, which happens within the County's Tribal framework, and he will work with Frances Robertson, the County's Tribal Liaison Officer.</p> <p>Lincoln reported cautious optimism. Staff expects to receive the 60% design information from the consultant next week which will illustrate expected costs.</p> <p>Lincoln answered the question regarding Cascade Creek water rights. There was discussion.</p>
<p>Executive Session 10:55 am (2:11:57)</p>	<p>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.</p>
<p>Meeting Adjourned 11:10 am (2:12:14)</p>	<p>Chair, Peggy Bill, noted no decisions were made during executive session. Peggy adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting is scheduled to take place May 15, 2026, at the Mullis Community Senior Center, 589 Nash Street, Friday Harbor.</p>