

AGENDA
San Juan County Conservation Land Bank Commission

**Members of the public may participate in person at
The Lopez Island Family Resource Center
23 Pear Tree Lane, Lopez Island WA 98261
join virtually by [CLICKING HERE](#)
or by phone @ (253)205-0468 Meeting ID: 864 2185 5108**

June 12, 2026

- 8:00 am Convene
- 8:00 General Public Comment Period
- 8:05 Approve May 15, 2026 Meeting Minutes
- 8:15 Chair and Commissioners Reports
- 8:25 Council Update – Justin Paulsen
- 8:35 Partner Update – San Juan Preservation Trust
- 8:40 Director’s Report
 - Acquisitions
 - Mount Ben West Conservation Easement, SJ
 - Coho Addition (Taylor), Orcas
 - Sales
 - Frazer Homestead, lots SJI, to NPS
 - Dolphin Bay .3ac to Spindrift, LLC
- 9:05 Finance Update
 - Acquisition Flexibility Worksheet – Aaron Rock
- 9:20 Break
- 9:30 Outreach/Communications Report – Tanja Williamson
- 9:40 Stewardship Report
 - Beaverton Trail Update – Rachel Dietzman
 - Update on Policy Manual project – Peter Guillozet
 - Consideration of a name for the Dolphin Bay Road property
- 10:20 Future Agenda Items*
- 10:25 2nd Public Comment Period
- 10:30 Executive Session to Discuss Acquisition or Sale of Real Estate as per RCW 42.30.11(1)(b)
- 11:15 am Adjourn

Future Agenda Items - Accessibility (disabled, elderly) - Organization structure, procedures, and priorities
- Tribal relations

The Land Bank Commission May Add or Delete Agenda Items and Projects for Discussion. The Agenda Order is Subject to Change. You are invited to call the Land Bank office at 360-378-4402 for more details prior to the meeting.

SJC Code 2.116.070 “All meetings and actions of advisory bodies and their subcommittees shall be open to the public, even where such meetings are not within the purview of the Open Public Meetings Act, Chapter 42.30 RCW, except where the meeting is properly closed for executive session, as provided in RCW 42.30.110”

Acquisition Flexibility Worksheet

2026 Projected Ending Cash

CAF	8,757,926
STEW	9,983,769
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Total	18,741,695

Purchase Power

Projected Combined Cash	18,741,695
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Minus Cash Balance Guideline	15,000,000
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Total purchase power	3,741,695
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Projected Cash Impact

CAF Ending Cash	8,757,926
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Minus Purchase Power	3,741,695
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Total	5,016,231

Acquisition Flexibility Worksheet Detail

2026 Projected Ending Cash

CAF	7,277,926
STEW	9,483,769
Total	16,761,695

CAF Pending Revenue

Frazer Sale	1,280,000
Dolphin Bay Rd Grant	1,100,000
Total	2,380,000

CAF Pending Expenditures

Mount Ben West (estimate)	400,000
Total	400,000
Pending Revenue over Ependitures	1,980,000

Purchase Power

Pending R over E	1,980,000
Projected Combined Cash	16,761,695
Total	18,741,695
Minus Cash Balance Guideline	(15,000,000)
Total purchase power	3,741,695

Projected Cash Impact

CAF w/ pending R over E	8,757,926
Purchase Power	(3,741,695)
Total	5,016,231

STEWARDSHIP & OUTREACH REPORT

JUNE 2026

Overview

Stewardship staff participated in a wet prairie workshop on Orcas Island (Photo 1). There is growing interest from local agencies in identifying and restoring former sites. The workshop was well attended with approximately 45 people from local, state, & federal agencies, nonprofits, Tribes, and consultants.

Doug attended the Coast Salish Youth Coalition's annual camas harvest and bake at the Pacific Rim Institute on Whidbey Island. The four-day event provides great opportunities for education, networking with Tribal and non-Tribal partners, cultivating relationships, and fostering communication.

The Policy & Procedures Manual update is underway. The current schedule will generate a first draft for review in late August, a second draft in late October and a final document in early December.

Outreach

Staff: Tanja Williamson, Margo Thorp

The 2025 Annual Report is completed and coming to your local postal box soon – click [HERE](#) for a virtual viewing ahead of time. The Poetry of Place series kicked off at Crescent Beach Preserve; San Juan Island Seniors enjoyed a guided tour of the Land Bank's Island Marble Butterfly plots at Middlewood and Frazer Homestead Preserves; and Orcasonians were treated to birding tips and tricks at Turtleback Mountain Preserve thanks to volunteer ornithologist, Kim Middleton (Photo 2). Upcoming events include a Guided Bird Walk at Richardson Marsh Preserve, Guided Tours at the Dolphin Bay Property, summer walks with Orcas Seniors, and a Salish Seeds Project nursery tour for the JLS-FRC Screen Free Saturday series.

Salish Seeds Nursery

Staff: Eliza Habegger, Margo Thorp

Greenhouse construction is underway with the assistance of three dedicated volunteers (Photos 3-5). Construction is planned to continue incrementally over the summer, as staff fit in in between their ongoing responsibilities. The greenhouse has been on our wish list for nearly 10 years so it's exciting to see it taking shape. Staff and fallen a bit behind on weeding and other maintenance but hope to catch up soon before the next greenhouse work dates. Spring seeding of plugs is on schedule as is seed harvest (Photo 4). The website has been updated with new pricing and ordering information. Coming soon: seed packets of a few "easy" species that will be available for drop-ins to purchase at the Land Bank office.

District 1

Staff: Doug McCutchen, Charlie Behnke, Jacob Wagner, Shauna Barrows

American Camp Trail: Volunteers Peter Kilpatrick, Megan Bolitho, Elliot Burch, and Thom Pence helped replace a failing turnpike with a short section of puncheon on the American Camp Trail (Photo 7). Additional turnpike work at the south end of the trail was delayed due to equipment breakdown.

Beaverton Marsh: Overmarsh Farm Commons – Staff and WCC crews began replacing perimeter fence around the east side of the leased property. The garden plots are full of energy with new and returning gardeners, it is looking to be a bountiful season. A small mobile building has been set up to be a produce sharing space.

Cady Mountain: The visiting WCC crew helped out with an ongoing restoration project girdling firs on the Preserve and controlling noxious weeds. Staff did annual monitoring of golden paintbrush introduction plots.

Deadman Bay: Weed season has arrived: Italian Arum seed heads have been removed, and teasel have been pulled.

False Bay Creek: Staff have been in contact with SJC Noxious Weed Board regarding an introduction of slender flower thistle, a Class A weed, along Bailer Hill Road. It is suspected to have come in with road construction materials.

Frazer Homestead: A solar pump has been installed and is now supplying water to a storage tank which feeds several livestock water troughs throughout the property.

King Sisters: The pastures are lush with growth. A flock of sheep has arrived to join the small herd of cattle.

Mount Ben: Lincoln and Doug continue to work with SJPT on development of conservation easement.

Mount Grant: We had an amazing group of volunteers from the American Hiking Society work with us for a full week (Photo 8). They helped with brushing trails, tread work, noxious weed removal, and constructing split rail fence on the summit. Thank you AHS!

DNR and Conservation District's final accounting of the LSR grant revealed additional funds available for Mount Grant. ICC and Samish DNR will be returning for a couple of days of noxious weed control and girdling.

Westside: Staff have noticed an uptick in trash at the Preserve and increased bathroom use from high visitation. Draft cultural resource assessment remains in process as several Tribal Historic Preservation Officers (THPOs) have expressed interest in reviewing photos of potential culturally modified trees.

Beaverton Marsh Trail: We have just concluded our review process for the 60% design. It has been a massive effort by Doug and Rachel. The 90% design plan set will be delivered on 26 June. We have scheduled an overview of that plan set for 29 June from 2-4 pm. This next review set should have a reasonably accurate cost estimate as well. Sometime in July we should be able to review that information with the commissioners and discuss plans for proceeding. In the meantime, a few questions of concern and responses are listed below:

QUESTION: Can we reduce the project scope due to cost overruns?

ANSWER: Yes - we will need to get approval by executing a Local Agency Agreement

Supplement. There will be significant documentation to support this change. If the scope change results in a dropping of the federal share by \$250,000 or more, there may be a requirement to deobligate funds. Additionally, if NEPA/SEPA requirements are impacted (i.e. by not constructing required stormwater or mitigation elements for example), the environmental documents will need to be amended. There may also need to be a STIP amendment.

QUESTION: Can we split the project into several construction contracts?

ANSWER: Yes - WSDOT permits multi-contract phasing. This is typically used for massive highway projects. We are in the process of determining if we can use this for our small project due to the several distinct types of work required.

QUESTION: Can we bid the project with a base bid and several alternates to control costs?

ANSWER: Yes - WSDOT permits this type of bid process. It permits the agency to pick the contractor and sequence of alternatives that they can afford. Note that care must be taken to utilize the maximum amount of obligated federal funds or risk having to deobligate those unused funds. If the base bids (the minimum that must be awarded) come in over budget, the entire bid package can be withdrawn.

District 2

Staff: Peter Guillozet, Tyler Goodman, Scot Devereaux

Coho: A half-day of seining on lower Cascade Creek by Jenny DeGroot (Speckled Trout Consulting), Tyler, Scot and Steve Boessow (WDFW) netted a total of 360 fish (Photo 10). The majority were sculpins, which is typical. At 12 total, Chinook salmon numbers seemed low. This may be due to a lower-than-expected emergence due to scouring flows over the winter and/or to the possibility that some have already entered saltwater. Seining also yielded a total of 19 Coastal Cutthroat trout and one invasive Eastern Brook Trout. Despite limited rainfall, stream flow is currently adequate, as the Rosario diversion appears to be inactive. With Peter's support, Eliza prepared a Special Use Permit to WDFW Fish Biologist Monica Blanchard for a lamprey survey in Cascade Creek. Although we haven't encountered lamprey during fish surveys, a recent eDNA report indicated their potential presence.

Crescent Beach: In response to a report of a European green crab (EGC) molt on the beach, we granted sampling access to Micah Mitchell with the EGC unit of the WDFW invasive species team. They will also sample at Eastsound Waterfront Park and Judd Cove. Peter worked with Troy Buckley (SJC Noxious Weed Program) to manage tansy ragwort and resprouting Himalayan blackberry around recent plantings in the reforestation area of the preserve.

Diamond Hill: Jason Ontjes (SJC Noxious Weed Program) joined Tyler, Scot and Peter in a difficult, half-day spurge laurel pull in the eastern half of the Preserve.

Dolphin Bay property: Peter drafted a Stewardship and Management Plan and provided it to staff for internal review. He will provide it to Commissioners next. With help from the ICC, Tyler and Scot used small trees and brush to decommission former logging roads that won't be used as trails. Coordination continues around a planned training session for OIFR staff in the future parking area in late spring. With help from Tanja, staff will provide additional tours of the property for interested community members.

Entrance Mountain: Peter initiated a neighborhood conversation about the potential for coordinated tansy ragwort control along Kahboo Hill Road.

Fowler's Pond: Jason Ontjes assisted with holly and hawthorn control on the Preserve. Peter met this week with Jen-Jay to review the valve that controls flow through the dam.

Turtleback Mountain: Tyler and Scot wrapped up an arduous broom pulling season and promptly shifted their focus to invasive mullein. They also cut the grass around the new oaks in the South Entrance field. Tanja coordinated a birding walk last Saturday by Kim Middleton and was joined by 10 enthusiastic birders.

District 3

Staff: Amanda Wedow, Matt Currey

Channel: Matt removed a large scotch broom patch from the upper beach.

Hummel Lake: A Department of Natural Resources (DNR) Forester visited the Preserve with staff to review a potential fuel reduction project on the driveway and roadside. Abundant mosquitos made routine mowing and trail work challenging. Matt pulled scotch broom along the field and roadside.

Lopez Hill: Completed a second round of noxious weed removal of scotch broom and isolated patches of herb Robert. Reviewed potential areas for fuel reduction projects. Amanda is working on the updated Stewardship and Management Plan and mapping habitat features like rocky balds.

Richardson Marsh: Staff completed routine mowing and cleaned up a pile of logs leftover from the Opalco right of way work.

The Spit at Fisherman Bay Preserves: Scotch broom removal is wrapping up and staff are shifting noxious weed removal to bull thistles.

The Tomolo at Fisherman Bay Preserves: Amanda and Matt spent a morning removing weeds in the upper beach and roadside margins. Meadow knapweed is a noxious weed, and salsify is a non-native that seems to be spreading rapidly.

Weeks Wetland at Fisherman Bay Preserves: Amanda found the platform damaged by a small fire. The surface of several deck boards were burned. The incident was reported to the sheriff's office, and staff rotated the boards to the other side.

Upright Head: A Department of Natural Resources (DNR) Forester visited the Preserve to review a potential cost-share project for fuel reduction along the trail/road.

Watmough: Gathering of the Eagles canoe journey participants visited Watmough Head for ceremony and reflection.

Amanda prepared and submitted a grant application to the Heritage Capital Program for \$100,000 to stabilize the historic Chadwick House, one of the oldest buildings on Lopez. If awarded, the project would take place in 2028 and have volunteer participation through HistoriCorps. Amanda and Matt

removed poison hemlock, completed routine mowing and weed wacking, and plant maintenance on the revegetated former sport court site.

PHOTOS



Photo 1. Samantha Martin leads a session on soil identification at the Wet Prairie workshop at Preservation Trust's JB Farm on Orcas Island.



Photo 2. A guided bird walk at Turtleback Mountain Preserve led by Kim Middleton.



Photos 3. The greenhouse takes shape at the Salish Seeds Project nursery.



Photos 4-5. The greenhouse takes shape at the Salish Seeds Project nursery.

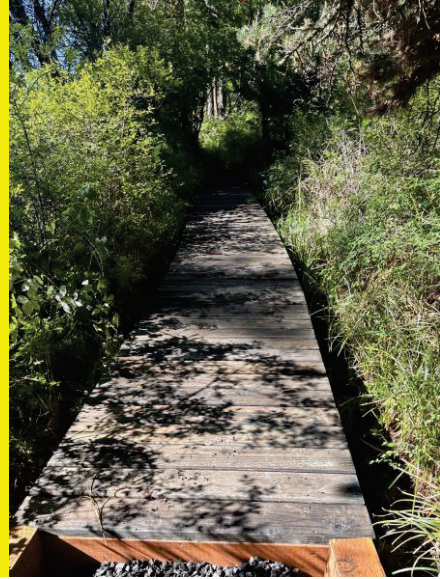


Photo 6. Western buttercup (*Ranunculus occidentalis*) seed collection at the Salish Seeds Project nursery.

Photo 7. Volunteers Megan Bolitho, Peter Kilpatrick, Elliot Burch, and Thom Pence helped upgrade puncheon trail infrastructure on the American Camp Trail.



Photo 8. The AHS crew hard at work at Mount Grant.

Photo 9. Cactus in bloom at the Westside Preserve.



Photo 10. Jenny De Groot, Steve Boessow (WDFW) and Scot Devereaux observe and measure a Chinook salmon fry during Cascade Creek seining observations.

Photo 11. Prince's Pine (Pipsissewa) on Entrance Mountain Preserve.



Photo 12. Northern alligator lizard amongst sea blush on Turtleback Mountain Preserve.

Photo 13. White-crowned sparrow nest observed on Turtleback Mountain Preserve.

Land Bank Preserve Naming Policy

Introduction

The act of naming can be significant and meaningful. It can conjure powerful images or emotions and help to recall history. The name of a San Juan County Land Bank preserve is intended to be permanent and should be informed by the land's location, physical features, historical significance as well as its anticipated future function and services. The purpose of this policy is to establish procedures for naming Land Bank Preserves. An ad hoc committee, comprised of two staff and one Commissioner, will be appointed by the Chair of the Land Bank Commission. This three-person committee will review and rank proposals for preserve names, consider public comment and provide recommendations for final Commission approval.

Naming and Renaming Considerations

Preserves will not be named after property owners or sellers.

Interim Names

After acquiring a new property, the Land Bank will assign an interim name. For consistency, an interim name could consist of the street address of the parcel(s), the Land Bank District number and tax parcel (e.g., District 3-2000) or some other identifying feature.

Permanent Names

The intent of naming is for permanent recognition. Generally, when parcels contiguous with an existing preserve are acquired, they are considered an addition and they will take on the name of that preserve. For consistency, a permanent name will be determined as soon as possible.

Renaming

The process of naming and renaming preserves often requires significant resources in terms of signs, maps and literature. In addition, name changing can be the source of confusion to the public. Therefore, renaming of preserves will be reserved for exceptional cases, and subject to a critical examination that includes the original justification for the name and honors the value of prior contributors.

Naming Criteria

It is the policy of the Land Bank to consider the following criteria when naming or renaming preserves:

Geographic, Ecological or other Common Usage identification

The Land Bank will give preference to names that reflect prominent or significant geographic features. This includes names of easily recognized ecological features or functions on the Preserve, as well as geological features or prominent local landmarks.

Historical, Cultural or Social Significance

When a preserve is associated strongly with events or places with historic, cultural or social significance, the Land Bank will consider naming a preserve that commemorates events or places. However, context must be demonstrated adequately through research findings or other documentation, and preference will be given to names that promote inclusiveness, particularly of Indigenous communities or historically overburdened members of society.

Major Gifts

The Land Bank sometimes benefits from the significant generosity of individuals, or partners with other

organizations in order to acquire property. Donors or contributing organizations that seek naming rights for major gifts will be asked to follow the naming criteria principles described above. The Land Bank will consider exceptions on their own merits and, as an alternative to naming, may elect to acknowledge a significant donation or fundraising effort through signage or other media.

Naming Procedures

Any individual, group or organization may submit a naming proposal for a preserve.

When reviewing proposals, the Land Bank will especially consider the relationships of indigenous peoples to San Juan County lands and waters. The ad hoc committee will (1) attempt to ascertain whether any proposed names might be considered offensive or conflict with any names that Native Americans have already applied to the feature and (2) demonstrate effort to acquire input or feedback on names. Demonstrated efforts include direct communications with local tribal governments, their designees or others who may have pertinent specialized knowledge or expertise¹, and research of the relevant literature. The Land Bank acknowledges that information from Tribes may be privileged (i.e., names may refer to protected gathering grounds or ceremonial sites, etc.) and, therefore, shared with others only as necessary and appropriate. Proposed names, especially those referencing events or places of historic, cultural or social significance should be thoroughly researched. Some resources include:

- Historic Plat Maps and Sanborn Maps
- Washington State Archives
- Library or internet search for documents or references
- Washington State Historical Society
- Area tribes and native community groups
- Washington Department of Archaeology and Historic Preservation
- Washington Committee on Geographic Names US Census Archives
- National Archives: <http://www.archives.gov/index.html>

Naming proposals must contain the following information:

- Name of applicant
- Proposed preserve name
- Background and support for the proposed name
- Demonstrated community support for the proposed name

Upon receipt of a naming proposal, the Land Bank ad hoc committee will:

- Review and score the proposal using the scoring worksheet (Exhibit A)
- Ensure that supporting information has been authenticated
- Take into consideration the comments of stakeholders, elected officials and community members

Upon completion of the naming review, the ad hoc committee will present recommendations to the Commission in writing. The public, including all who submitted names, will be notified of the final decision via email and the information will be posted online.

¹ This may change as the County works to improve communication with Coast Salish Tribes.

Exhibit A

Preserve Name Review Worksheet	Score	Notes (optional)
1. Name Origin or Source (3 Points Possible)		
Describe the origin or source of the proposed name and why you believe it is appropriate for the Preserve. Names describing physical, ecological, historical or cultural features will be given greater weight than names of people.		
2. Compatibility with Preserve Naming Policy criteria and Justice Equity Diversity and Inclusion goals (3 Points Possible)		
Describe how the proposed name meets the criteria outlined in the Land Bank's Preserve Naming Policy. Describe how the name promotes inclusiveness, particularly of Indigenous communities, other people of color or historically overburdened members of society.		
3. Community Support (3 Points Possible)		
Describe the avenues through which you have sought and received community support for the proposed name. Specifically, describe how have you engaged the public, how community members or organizations have expressed support (e.g., verbal, written), and the extent of that support (e.g., number of people or organizations).		
4. Proposal Quality (1 Point Possible)		
Include an adequate level of detail (1-3 pages) to enable the Ad Hoc Review Committee to make an informed decision. If available, reference research, background documents or other information supporting the proposed name.		
		10 Points Total