

AGENDA

San Juan County Conservation Land Bank Commission

**Members of the public may participate in person at
Mullis Center, 589 Nash St, Friday Harbor, WA 98250
join virtually by [CLICKING HERE](#)
or by phone @ (253)205-0468 Meeting ID: 864 2185 5108**

July 17, 2026

8:45am	Convene
8:45	General Public Comment Period
8:50	Approve April 17, 2026 Meeting Minutes
8:55	Chair and Commissioners Reports
9:00	Council Update – Justin Paulsen
9:05	Partner Update – San Juan Preservation Trust
9:10	Quarterly Financial Report – Aaron Rock
9:25	SJC Land Bank Proposed 2026 2nd Amended Budget – Aaron Rock Public Hearing – Amended Budget Proposal Action – LBC Discussion and to consider adoption
9:45	Director’s Report • County Current Budget – Agricultural Resources Committee • Acquisitions - o Talking Horse Farm (Ingram), SJI
10:05	Break
10:10	Outreach/Communications Report – Tanja Williamson
10:15	Stewardship Report • Beaverton Trail Update – Rachel Dietzman
11:00	Future Agenda Items*
11:05	2 nd Public Comment Period
11:10	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”***



PROPOSED
San Juan County Land Bank
2026 2nd Amended Expenditure and Acquisition Plan

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Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC Auditor's 2026 Amended Budget. Changes to amounts on this document may be made by the Auditor's office limited to payroll benefits, IT charges and county insurance adjustments. Changes may be presented at the Public Hearing for the San Juan County 2026 Budget.

2.120.130 If the County council elects not to ratify the annual acquisition and expenditure plan, it must reject the plan in its entirety and remand it back to the LBC with specific recommendations for reconsideration. The County council shall have no authority to amend the plan. (Ord. 21-2008 §§ 9, 10; Ord. 142-1990 § VIII. Formerly 16.54.110)

1021 Conservation Area Fund LB

2026 Budget Worksheet

	2026	2026	2026 - SECOND AMENDMENT	
	Adopted Budget	1st Amend	ORD 2A Emerg	2nd Amend
REVENUE ACCOUNTS				
300 Cash				
Beginning Net Cash & Investments	6,226,833	5,011,147		5,011,147
Total Cash	6,226,833	5,011,147	0	5,011,147
310 Taxes				
Conservation Futures Property Tax	363,576	363,576		363,576
Leasehold Tax - Conservation Futures	1,300	1,300		1,300
Timber Harvest Tax - Private Land	60	60		60
1% RE Excise Tax for Conservation	3,500,000	3,500,000		3,500,000
1% Admin Fee to Treasurer	(35,000)	(35,000)		(35,000)
Total Taxes	3,829,936	3,829,936	0	3,829,936
330 Intergovernmental Revenue				
Recreation & Conservation Office - ALEA	521,500	521,500		521,500
DNR PILT NAP/NRCA	200	200		200
Total Intergovernmental Revenue	521,700	521,700	0	521,700
360 Miscellaneous Revenues				
Investment Interest - LGIP	150,000	150,000		150,000
Donations from Private Sources	2,500	2,500		2,500
Total Miscellaneous Revenues	152,500	152,500	0	152,500
390 Other Financing Sources				
Sale of Land	80,000	80,000		80,000
Total Other Financing Sources	80,000	80,000	0	80,000
TOTAL REVENUE	10,810,969	9,595,283	-	9,595,283

	2026	2026	2026 - SECOND AMENDMENT	
	Adopted Budget	1st Amend	ORD 2A Emerg	2nd Amend
EXPENDITURE ACCOUNTS				
00 SJC Conservation Area Fund				
Ending Net Cash & Investments	6,097,622	4,881,936	(524,206)	4,357,730
Total SJ Conservation Area Fund	6,097,622	4,881,936	(524,206)	4,357,730
10 Administration				
Director	68,520	68,520		68,520
Office Manager	70,926	70,926		70,926
Outreach Coordinator - .4 FTE	37,056	37,056		37,056
FICA & Medicare	12,740	12,740		12,740
Dept of Labor & Industries	467	467		467
Retirement/PERS	9,833	9,833		9,833
Medical Insurance	36,404	36,404		36,404
PFML Premium Assessments	468	468		468
HSA/VEBA Contributions	4,259	4,259		4,259
Office Supplies	2,500	2,500		2,500
Food for Consumption	1,000	1,000		1,000
Small Tools & Minor Equipment	1,000	1,000		1,000
Small & Attractive Assets	2,000	2,000		2,000
Professional Services	10,000	10,000		10,000

	2026	2026	2026 - SECOND AMENDMENT	
	Adopted Budget	1st Amend	ORD 2A Emerg	2nd Amend
Website Services	2,500	2,500		2,500
Advertising	4,000	4,000		4,000
Land Bank Janitorial	4,135	4,135		4,135
Information Technology Services	14,721	14,721		14,721
GIS Services	1,092	1,092		1,092
Postage	100	100		100
Telephone	650	650		650
Zoom Communications	450	450		450
Travel Within County	500	500		500
Travel Outside County	5,000	5,000		5,000
Operating Rentals and Leases	2,500	2,500		2,500
Meeting Room Rental	650	650		650
Liability Insurance	11,505	11,505		11,505
L&I - Volunteers	50	50		50
Utilities - Office	7,000	7,000		7,000
Repairs and Maintenance	90,000	90,000		90,000
Professional Association Dues	2,500	2,500		2,500
Subscriptions Publications & Maps	1,000	1,000		1,000
Conferences & Training	2,000	2,000		2,000
Printing and Binding	18,000	18,000		18,000
Licenses Permits & Fees	150	150		150
Lease - UBM Copier	258	258		258
Transfer to Insurance Reserve Fund	1,217	1,217		1,217
Total Administration	427,151	427,151	0	427,151
40 Transfers to Stewardship				
Transfers to Stew - Endowment	500,000	500,000		500,000
Transfers to Stew - Enhance/Opers	2,517,536	2,517,536		2,517,536
Total Transfers to Stewardship	3,017,536	3,017,536	0	3,017,536
60 Acquisition Costs				
Director	34,260	34,260		34,260
Office Manager	7,881	7,881		7,881
*Stewardship Coordinator	0	0	19,350	19,350
FICA & Medicare	3,112	3,112	1,432	4,544
Dept of Labor & Industries	78	78	64	142
Retirement/PERS	2,349	2,349	1,078	3,427
Medical Insurance	5,898	5,898	2,220	8,118
PFML Premium Assessments	111	111	62	173
HSA/VEBA Contributions	283	283		283
Gen'l Property Purchase - Prof Serv	25,000	25,000		25,000
Licenses Permits & Fees	500	500		500
* Unspecified Acquisition Projects	550,000	550,000	500,000	1,050,000
Total Acquisition Costs	629,472	629,472	524,206	1,153,678
70 Debt Service				
2012 GO Bond - 2006 Defeasance	178,500	178,500		178,500
2006 Defeasance - Debt Service Admin Fee	149	149		149
2016 Bond-Ref2006-Debt Service Admin Fee	155	155		155
2012 GO Bond- 2002 Refunding	137,700	137,700		137,700
2002 Refunding - Debt Service Admin Fee	114	114		114
To Bonds - 2016 GO Refund - LB til 2036	230,696	230,696		230,696
2012 GO Bond- New Money	91,800	91,800		91,800
2012 New Money - Debt Service Admin Fee	74	74		74
Total Debt Service	639,188	639,188	0	639,188
TOTAL EXPENDITURES	10,810,969	9,595,283	-	9,595,283
Footnotes:				
*Acquisition Costs - 20% Stewardship Coordinator Wages				
*Unspecified Acquisition Projects - Mount Ben West Conservation Easement				

1031 Land Bank Stewardship Fund					
2026 Budget Worksheet					
	2026	2026	2026 - SECOND AMENDMENT		
	Adopted Budget	1st Amend	ORD 2A Emerg	ORD 2B Suppl	2nd Amend
REVENUE ACCOUNTS					
300 Cash					
Beginning Operating Cash	2,422,025	636,466			636,466
Beginning Endowment Funds	7,577,728	8,763,821			8,763,821
Total Beginning Cash	9,999,753	9,400,287	0	0	9,400,287
330 Intergovernmental Revenue					
Federal Indirect Hwy Plan & Construction	1,320,488	1,320,488			1,320,488
* SJI CD Cost Share Coffelt Farm	0	0		70,000	70,000
Total Intergovernmental Revenue	1,320,488	1,320,488	0	70,000	1,390,488
340 Charges for Goods and Services					
Sale of Plant Materials	15,000	15,000			15,000
Sale of Plant Matls Chargeback - Roads	0	0			0
Total Charges for Goods & Services	15,000	15,000	0	0	15,000
360 Miscellaneous Revenues					
Investment Interest - LGIP	200,000	200,000			200,000
Lease Income - King Sisters Preserve	3,600	3,600			3,600
Lease Income - Frazer Homestead	1,200	1,200			1,200
Lease Income - Coffelt Farm	28,200	28,200			28,200
Utility Reimbs - Coffelt Farm	5,000	5,000			5,000
Lease Income - Zylstra Preserve	2,800	2,800			2,800
Lease Income - Beaverton Marsh Preserve	1,200	1,200			1,200
*Donations from Private Sources	500	500		3,000	3,500
Total Miscellaneous Revenues	242,500	242,500	0	3,000	245,500
380 Nonrevenues					
Sales Tax Collections	1,000	1,000			1,000
Total Nonrevenues	1,000	1,000	0	0	1,000
390 Other Financing Sources					
Transfers-in for YE Endowment	500,000	500,000			500,000
Transfers-in for Site Enhancement	2,517,536	2,517,536			2,517,536
Total Other Financing Sources	3,017,536	3,017,536	0	0	3,017,536
TOTAL REVENUE	14,596,277	13,996,811	-	73,000	14,069,811
Footnotes:					
*SJI CD Cost Share Coffelt Farm - heavy use area 50% reimbursment					
*Donations from Private Sources - donation projection for nursery greenhouse					

	2026	2026	2026 - SECOND AMENDMENT		
	Adopted Budget	1st Amend	ORD 2A Emerg	ORD 2B Suppl	2nd Amend
EXPENDITURE ACCOUNTS					
00 Land Bank Stewardship & Management					
Ending Operating Cash	2,908,136	1,118,277	22,238	(80,000)	1,060,515
Ending Endowment Funds	7,777,728	8,963,821	0	0	8,963,821
Total Land Bank Stewardship & Management	10,685,864	10,082,098	22,238	(80,000)	10,024,336
10 Administration					
Director	68,520	68,520			68,520
Land Steward .5 FTE	61,980	61,980			61,980
SJ Preserve Steward	99,072	99,072			99,072
Orcas Preserve Steward	96,660	96,660			96,660
Lopez Preserve Steward .9 FTE	95,862	95,862			95,862
Field Assistant - Orcas	67,440	67,440			67,440
Field Assistant - San Juan	96,660	96,660			96,660

	2026	2026	2026 - SECOND AMENDMENT		
	Adopted Budget	1st Amend	ORD 2A Emerg	ORD 2B Suppl	2nd Amend
EXPENDITURE ACCOUNTS					
Outreach Coordinator	37,056	37,056			37,056
*Stewardship Coordinator	96,660	96,660	(19,350)		77,310
Field Assistant - multi-island	73,712	73,712			73,712
Field Assistant - San Juan Two	70,392	70,392			70,392
Seasonal Field Assistant	28,797	28,797			28,797
Seasonal Field Assistant	32,060	32,060			32,060
Nursery Outreach Assistant	40,118	40,118			40,118
Special Project Coordinator	57,972	57,972			57,972
Language Incentive	540	540			540
FICA & Medicare	74,840	74,840	(1,432)		73,408
Dept of Labor & Industries	23,398	23,398	(64)		23,334
Retirement/PERS	53,582	53,582	(1,078)		52,504
Medical Insurance	193,523	193,523	(2,220)		191,303
PFML Premium Assessments	2,700	2,700	(62)		2,638
HSA/VEBA Contributions	13,338	13,338			13,338
Air Ambulance Services	1,875	1,875			1,875
Office Supplies	1,000	1,000			1,000
Food For Consumption	650	650			650
Employee Uniforms	1,100	1,100			1,100
Fuel consumed	1,800	1,800			1,800
Small Tools & Minor Equipment	5,000	5,000			5,000
Small & Attractive Assets	10,000	10,000			10,000
Professional Services - Mgmt&Maint	5,000	5,000			5,000
Internal Legal Services	22,522	22,522			22,522
Advertising	1,000	1,000			1,000
Information Technology Services	81,422	81,422			81,422
GIS Services	12,545	12,545			12,545
Facilities Services	14,067	14,067			14,067
Postage	100	100			100
Internet for Orcas office	636	636			636
Travel Within County	2,500	2,500			2,500
Travel Outside County	2,500	2,500			2,500
Leasehold Excise Tax	2,600	2,600			2,600
Stormwater Utility Assessment	2,200	2,200			2,200
Liability Insurance	57,950	57,950			57,950
Property Insurance	5,938	5,938			5,938
L&I - Volunteers	50	50			50
Vehicle Maintenance	500	500			500
Subscriptions and Publications	1,000	1,000			1,000
Conferences & Training	3,000	3,000			3,000
Printing & Copying	300	300			300
Licenses Permits & Fees	100	100			100
Sales Tax Remittances	4,000	4,000			4,000
*Vehicles	0	0	1,968		1,968
Transfer to Insurance Reserve Fund	6,131	6,131			6,131
Total Administration	1,632,368	1,632,368	(22,238)	0	1,610,130
Footnotes:					
*Stewardship Coordinator - reducing by 20% for acquisition support in the Conservation Area Fund					
*Vehicles - Purchase of Chevy work truck from Fleet					

	2026	2026	2026 - SECOND AMENDMENT		
	Adopted Budget	1st Amend	ORD 2A Emerg	ORD 2B Suppl	2nd Amend
EXPENDITURE ACCOUNTS					
30 Management & Maintenance					
Preserve supplies SJI	40,000	40,000			40,000
Fuel consumed	500	500			500
Professional Services SJI	1,285,255	1,285,255			1,285,255
Travel Within County	2,500	2,500			2,500
Travel Outside County	500	500			500
Monthly Motor Pool Lease - SJI	36,763	36,763			36,763
Operating Rentals and Leases	5,000	5,000			5,000
Utility Services SJI	3,500	3,500			3,500
Repairs and Maintenance SJI	136,750	136,750			136,750
Licenses Permits & Fees	1,000	1,000			1,000
Preserve Supplies Orcas	30,000	30,000			30,000
Professional Services Orcas	61,500	61,500			61,500
Monthly Motor Pool Lease - Orcas	12,255	12,255			12,255
Operating Rentals and Leases	1,500	1,500			1,500
Utility Services Orcas	20,000	20,000			20,000
Repairs and Maintenance Orcas	91,500	91,500			91,500
Licenses Permits & Fees	250	250			250
Preserve Supplies Lopez	10,000	10,000			10,000
Fuel consumed - Lopez	200	200			200
Professional Services Lopez	12,500	12,500			12,500
Travel Within County - Lopez	200	200			200
Monthly Motor Pool Lease - Lopez	13,872	13,872			13,872
Rental Payments Lopez Island	2,000	2,000			2,000
Utility Services Lopez	2,000	2,000			2,000
Repairs and Maintenance Lopez	25,000	25,000			25,000
Licenses Permits & Fees	200	200			200
Supplies - Ag	50,000	50,000			50,000
Professional Services - Ag	16,000	16,000			16,000
Operating Rental & Leases - Ag	5,000	5,000			5,000
Utility Services - Ag	3,500	3,500			3,500
Repairs & Maintenance - Ag	60,000	60,000			60,000
Total Management & Maintenance	1,929,245	1,929,245	0	0	1,929,245
40 Site Enhancement					
Capital Improvements SJI	110,800	110,800		13,000	123,800
Capital Improvements Orcas	62,000	62,000			62,000
Capital Improvements Lopez	16,000	16,000			16,000
Capital Improvements Ag	160,000	160,000		140,000	300,000
Total Site Enhancement	348,800	348,800	0	153,000	501,800
TOTAL EXPENDITURES	14,596,277	13,996,811	-	73,000	14,069,811
Footnotes:					
*Capital Improvements - San Juan Nursery greenhouse, Coffelt Heavy Use Area					

PROJECT SUMMARY

PROJECT TITLE: MOUNT BEN WEST

PROPOSED ACQUISITION: ACQUISITION OF CONSERVATION EASEMENT INTEREST

OWNER: SAN JUAN PRESERVATION TRUST (SJPT)

PROPERTY DESCRIPTION:

Location: Westside, San Juan Island

General Description: This roughly 30-acre property is situated between the Land Bank's Westside and Mt. Ben Preserves on San Juan Island.

CONSERVATION VALUES OF THE PROPERTY

The Mount Ben West property features Garry Oak Savannah and mature Douglas fir, rocky balds and small wetland areas. Within this matrix there are numerous types of wildflowers, shrubs and grasses, benefiting many additional avian and arthropod species.

The property is located within the Westside San Juan Habitat Conservation Area which features roughly two miles of protected shoreline, including Lime Kiln Point State Park, the Limekiln, Deadman Bay, and Westside Land Bank Preserves. The area extends over 275 acres. Upland from the subject property, the Land Bank's and Preservation Trust's Mt. Ben Preserves cover an additional 35 acres and rise to nearly 900 feet in elevation. The Mount Ben West property is the linchpin between these two currently distinct areas.

When the Land Bank purchased its Mt. Ben Preserve in 2005, there was great hope of opening it for public access to take advantage of the views, someday extending all the way to Mt. Rainer. Logistically, this proved very difficult given the long unpaved private road serving the property with many property owners. Gaining a conservation easement over Mt. Ben West, including a provision allowing for public access, would create a contiguous corridor from our existing westside Preserve all the way to the top of Mt. Ben. The northernmost pullout of the Westside Preserve would serve as the trailhead.

An additional component to this project involves SJPT acquisition of a small property wedge to allow trail connection to the east (shown in the northeast corner of the aerial). This property is under contract and expected to close before the end of the year.

PARTNERS

The Preservation Trust purchased the property earlier this year for \$1.5M and is now looking to sell a forever wild conservation easement to the Land Bank to recoup some of their costs.

COSTS

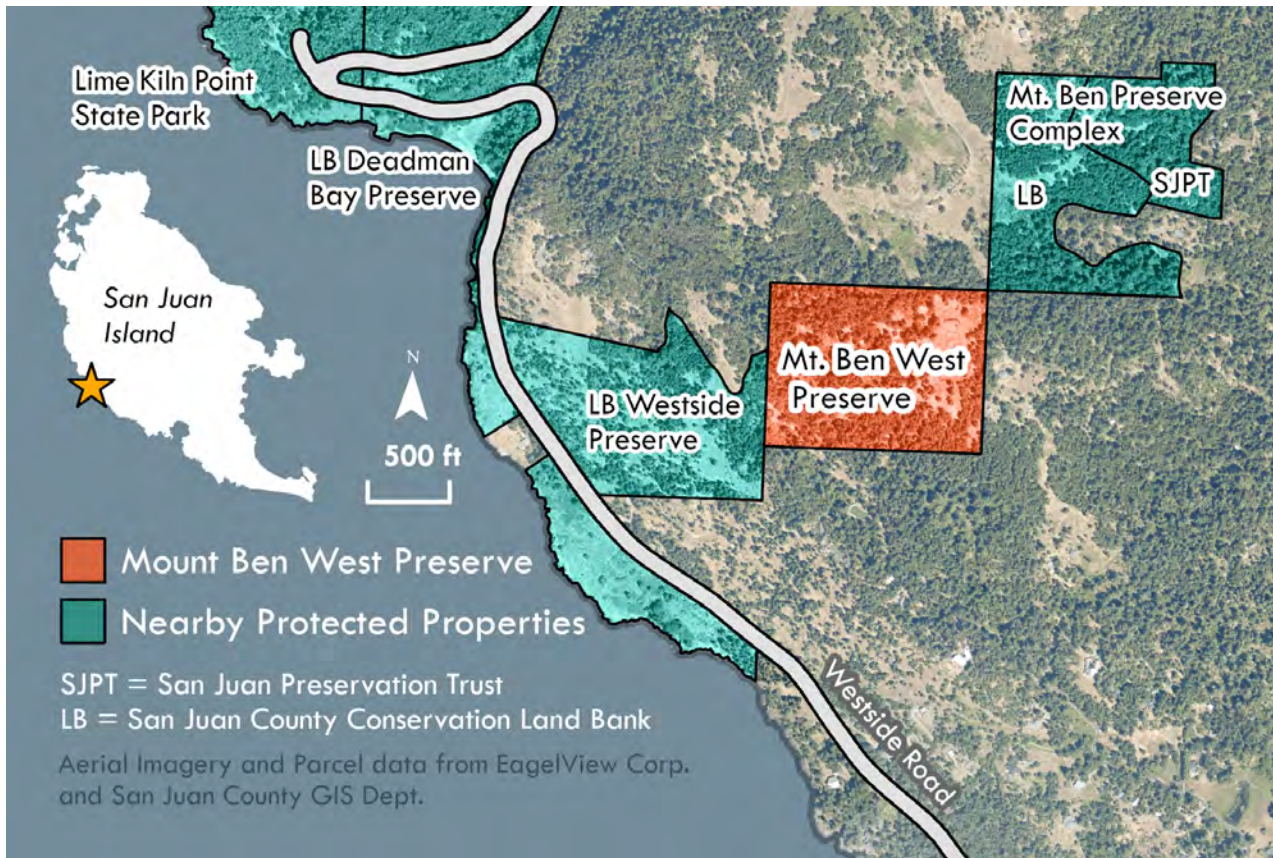
A. Acquisition Costs: The purchase price for acquiring this conservation easement will be \$500,000. An additional \$30,000 in transaction, appraisal and escrow fees is also likely to be incurred at closing.

B. Land Bank staff are preparing a present conditions report and will monitor the easement annually. It may also take on some of the trail maintenance obligations as the trail will traverse two Land Bank parcels and two owned by the SJPT. Annual costs are estimated to be roughly \$5,000.

AERIAL MAP OF THE MOUNT BEN WEST PROPERTY

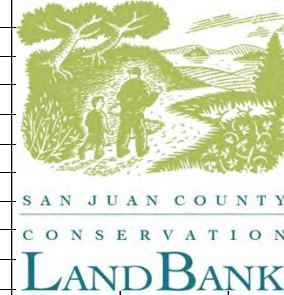


CONTEXT MAP OF THE MOUNT BEN WEST PROPERTY



SJC Conservation Land Bank
DRAFT Combined Financial Statement
6 Months End of June 2026

	A	B	C	D	E	F	G	H	I	J
1	Balance Sheet									
2		Q1 2026	Q2 2026	\$ Change						
3	Cash									
4	Conservation Area Fund	7,091,554	7,671,069	579,515						
5	Stewardship M&M Fund	801,836	678,282	(123,554)						
6	Endowment Fund	8,718,308	9,114,308	396,000						
7	Total	16,611,698	17,463,659	851,961						
8										
9	Assets									
10	LBRC Fund -Restricted*	20,000	20,000	-						
11	Real Property/Total Value*	72,799,493	72,799,493	-						
12	Total	72,819,493	72,819,493	-						
13										
14	Liabilities									
15	Long Term Debt	2,725,000	2,725,000	-						
16	Total	2,725,000	2,725,000	-						
17										
18	Revenues & Expenditures					REET	2026	2025	2024	2023
19		Q2	2026 YTD	% of Budget		Jan	217,921	230,612	110,845	329,863
20	Revenues					Feb	133,665	149,471	140,709	170,409
21	1% Real Estate Excise Tax (REET)	1,150,532	2,023,028	57.80%		Mar	520,910	187,758	251,487	347,114
22	Other Tax's*	172,069	224,297	61.00%		Apr	361,521	282,989	343,717	262,422
23	LGIP Interest	62,036	104,393	69.90%		May	272,571	401,336	241,615	342,814
24	Conservation Buyers Program*	-	2,600	3.30%		Jun	516,440	338,433	290,134	620,587
25	Donations*	30	1,858,070	74322.80%		YTD	2,023,028	1,590,598	1,378,508	2,073,209
26	Grants*	76,406	399,606	38.00%		Jul		530,491	338,485	339,411
27	Nursery Sales	5,900	7,113	47.42%		Aug		600,709	495,314	384,040
28	Leased Property	8,474	18,335	50.00%		Sept		487,680	325,214	383,036
29	Total	1,475,448	4,637,444	74.00%		Oct		438,189	333,762	450,583
30						Nov		308,713	347,296	428,180
31	Expenditures					Dec		361,924	282,656	285,566
32	CAF Administration	97,305	178,935	58.00%		Total	2,023,028	4,318,304	3,501,234	4,344,025
33	STEW Wages and Operations	328,971	513,233	50.00%						
34	Acquisition Costs*	55,886	92,369	6.81%						
35	Debt Payment	34,348	34,348	18.61%						
36	Property Management & Maintenance	403,317	629,675	33.00%						
37	Site Enhancement	383	383	0.00%						
38	Total	920,210	1,448,942	16.32%						
39	Revenue over Expenditures	555,237	3,188,501							
40										
41	*Footnotes									
42	LBRC Fund - Land Bank Renewal Committee restricted donation.									
43	Real Property/Total Value - The taxable value of property is significantly lower. See "Impact on your tax's" statement									
44	Other Tax's- Conservation Futures, Timber, Leasehold									
45	Conservation Buyers Program (Sale of Land) - Mottl well easement Orcas Island									
46	Grants - Q1 288,837.13 Beaverton Marsh									
47	Donations - 1,857,040 Dolphin Bay Rd									
48	Acquisition Cost: Q1 operational cost									



STEWARDSHIP & OUTREACH REPORT

JULY 2026

Overview

Erin and Tanja attended their first Northwest Land Camp, a conference for Oregon and Washington land trusts that featured oodles of great [workshops](#). They attended sessions on communication strategies, search engine optimization, and conservation planning strategies to help balance public access for recreation and habitat conservation for wildlife (Photo 1). -- And speaking of sensitive wildlife: the golden eagles featured on the 2025 annual report are busy rearing another young one. While this is something that staff would love to share more broadly, human disturbance in their vicinity could lead to abandonment of the nest, and this year's eaglet needs roughly another month before it's ready to fledge its quiet corner on Orcas.

Outreach

Staff: Tanja Williamson, Margo Thorp

The Summer Series of monthly guided walks at the Dolphin Bay Road property kicked off with a full tour in June and now a waitlist for the July 16 outing. Free Art in Nature events continue with partner organizations [Alchemy Art Center](#) (plein air painting) and [Island Verse Literary Collective](#) (poetry in place writing), as does the Senior walks with Mullis Community Senior Center (SJI) and Orcas Senior Center (Orcas). Lastly, Tanja will host a booth at the [SJI Lavender Festival](#) July 18 and 19. Be sure to stop by. On July 27, Margo will host Salish Sea Sciences program students for a nursery tour and work party. She will also visit several summer camps to lead native plant activities on July 29 (San Juan), July 31 (Lopez), and August 5th (San Juan).

Salish Seeds Nursery

Staff: Eliza Habegger, Margo Thorp

Volunteers have been making a big impact with extra workdays for greenhouse construction as well as the usual weeding, seeding, and transplanting. Plug seeding is complete. Seed harvest is in full swing. Margo and Eliza attended a tour of the Skagit River System Cooperative's native plant nursery in Burlington. They met other regional native plant and restoration professionals and learned protocols for preventing and managing plant diseases in a nursery setting.

District 1

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

General: Rain Shadow Consulting has initiated field work for the District 1 Forest Health Assessment. The assessment will mirror efforts initiated by Peter in District 2 and completed by Amanda for District 3. The assessment will help identify forest health issues and prioritize work within and across districts.

Equipment breakdowns have plagued District 1 this spring, resulting in deferred maintenance. Some portion of these breakdowns may be due to need for replacement of aging equipment which has been deferred for a couple of years for budgetary reasons. Staff will be reviewing status of major tools and equipment and refining a depreciation and replacement schedule.

Beaverton Marsh Trail: Work over the last month has focused on refining design and plan sets. The 90% plan was received and shared with a subset of the Land Bank Commission. The focus of that discussion was on budget which has presented us with some challenges and will be discussed in greater detail at the LBC meeting on July 17th. Reviews and edits of the 90% plan set were returned to our consultant, with updates and edits anticipated by end of week (July 12). Permitting for the project continues with some hiccups at the local level.

Beaverton Marsh: Monitoring well installation was finally completed in the bogs on the north and south sides of the Preserve. Initial installation attempts last fall were thwarted by weather and delays with equipment. The wells will be used to help understand hydrology and water quality parameters which might be influencing the health and function of these rare habitats (Photo 2).

Overmarsh Farm Commons is bustling with gardeners and pumping out fresh produce! A flock of sheep are rotationally grazing the pastures. Noxious weed control is underway.

Cady Mountain: Staff worked with SJC Noxious Weed Board employees on control and removal of a Scotch broom patch that had gone undetected along a property line. Additional work with thistle, broom, foxglove, and tansy has been undertaken across restoration areas.

Deadman Bay: Recent work to pull Teasel, tansy, and Italian Arum have taken place.

False Bay Creek: Staff has been pulling tansy ragwort and keeping an eye out for slender flower thistle that may have come in with the recent county road construction.

Frazer Homestead: Cows have been rotated off the Preserve but will likely return soon. Cost share projects continue, next step is interior fencing. The new solar water system is working swimmingly.

Kellett Bluff: Our amazing group of volunteers from KEEN boated over to Henry with LB staff. They helped with some much-needed weeding, monitoring, and trail maintenance.

King Sisters: Staff met with the farm team to discuss maintenance and repair needs. Plans are developing to repair and improve the loafing shed, corral, and hay storage shed.

Limekiln: The restroom was pumped out in early July. With the decline in commercial kayak tours, use levels of the restroom have declined significantly, reducing the need for pump-out to once every 1.5-2 years rather than annually.

Mount Grant: Our KEEN volunteers helped with a multitude of tasks at the Preserve including trail brushing, invasive weed removal, trail maintenance, split rail fence demo and rebuilding. We are very grateful to have this group return each year (Photos 4 and 5)!

Westside: The draft cultural resource assessment for Limekiln/Deadman/Westside/Mount Ben has been received and is under review by Land Bank and Preservation Trust (includes Mount Ben West) staff.

Zylstra Lake: Doug and volunteer Pete Kilpatrick met with Community Development to review restroom plans as CD review and requirements had been inconsistent between restroom projects. The meeting was very helpful for all parties and permitting is back on track. Dam mowing was just completed by staff and Blackcap Restoration.

District 2

Staff: Peter Guillozet, Tyler Goodman, Scot Devereaux

Thanks to Scot, we now have a full year of trail data for Turtleback (north and south), North Shore, and Coho (Photo 6). From July 2025–June 2026, these preserves saw just over 93,000 visitors (70% at Turtleback), with nearly 50,000 cars pulling into just the Turtleback and North Shore parking lots. Year-over-year data from three weeks in June of 2025 and 2026 shows roughly 5% growth overall, while visits to North Shore increased by 28% over last year.

Blakely: Lincoln, Erin, Tyler, Scot and Peter got a lift from to the island from Blakely resident Lance Douglas. With the loan of his vehicle, we were able to spend several hours exploring the new preserve. Scot took advantage of fair conditions to collect extensive drone imagery (Photos 7 and 8). While we saw some older trees, we didn't find the fabled old growth. Thanks to Lance, we also boated the eastern shore and located the boundaries from the water.

Coffelt Farm: Lum's are busy as always, deep in hay and milk! Minor plumbing repairs were made on the farmer house. Annual well water testing has been completed and passed for the dairy operation.

Coho: Tyler and Scot did trail maintenance. To satisfy a requirement of the RCO acquisition grant, Peter initiated a contract for a Phase I Environmental Assessment by Stratum Group.

Crescent Beach: Staff put in a day of weed management and trail maintenance. Peter responded to several reports of overnight parkers and off-leash dog walkers.

Dolphin Bay Property: With staff edits incorporated, the draft Stewardship and Management Plan is under review by Commissioners. Peter led a well-attended third Thursday tour of happy community members. The next tour is Thursday, July 16th.

Eastsound Waterfront: Tanja fielded a request from a bicycle tour company to accommodate 150 cyclists at the Preserve. Citing the Land Bank's non-commercial use policy and the fact that an event of this scale would interfere with use by others, she declined the request.

Entrance Mountain: Staff tackled several tansy ragwort patches.

Fowler's Pond: Peter scheduled a site visit with Beth Tate (WDFW) to review permit requirements associated with removing 'fill' placed by beaver to plug the dam valve. This work is necessary to ensure that the valve functions to prevent dam overtopping during high flows.

Judd Cove: With stream restoration permit applications in review, Peter responded to questions from the Army Corps of Engineers.

North Shore: Tyler and Scot performed routine maintenance including weed whacking, mowing and weed management. Many have enjoyed exploring the beach during this summer's very low tides.

Turtleback Mountain: Tyler mowed the north entrance roads as well as the South Entrance field for the first time since we planted oaks. He and Scot then worked with the YCC watering the oaks and brushing a section of the north trail near the parking lot (Photo 9). Scot has been busy finding and pulling hidden patches of tansy, mullein and broom. Peter and Tyler are preparing to close the North Entrance parking lot briefly on Monday July 13th for maintenance. Tasks will include gravel spreading, placement of a new

bicycle rack, re-setting the kiosk on new brackets and moving the porta potty to a more accessible location. As noted above, Scot and Tyler completed a golden eagle monitoring visit and conveyed findings to WDFW staff (Photo 10).

District 3

Staff: Amanda Wedow

The Seasonal Field Assistant position was vacated mid-June, and new applications are under review for filling the position for the rest of the season.

There have been a series of incidents ranging from graffiti, trash and stolen signs to destructive vandalism of the Spit preserve's fence and outhouse (Photo 12).

Hummel Lake: Completed annual field mowing with the County Parks tractor. This may be the last year for use of the mower due to lack of storage space at county parks and infrequent use. Staff noticed that the sign on the dock informing visitors of "Danger, no swimming" was missing and ordered and installed a replacement. Painted over graffiti on the outhouse. Erin Halcomb and Cathi Winnings from the San Juan Conservation District walked the Preserve to review potential forestry projects.

Lopez Hill: Another site visit with Erin and Cathi from SJCD to discuss potential forestry projects. Staff posted a temporary closure sign at the top of the hill to protect a nesting nighthawk whose ground nest is only 3 feet from the trail. More to come on whether the closure and nest are successful.

Spent a day in the field with YCC to remove tansy and thistle from various patches across half the Preserve (Photo 13). The group covered a lot of ground, and the amount of tansy found was significantly less from previous years.

Richardson Marsh: Quiet

The Spit at Fisherman Bay Preserves: As mentioned earlier, the spit has been vandalized repeatedly over the last month. The split rail fence around the parking area was damaged. Staff repaired some sections and another section had to be completely removed. A week later, someone vandalized the outhouse, likely by putting fireworks in the vault toilet. A local contractor, A1 Septic, brought their water tank and cleaned out the building. Staff are planning to have it repainted.

Annual field mowing was completed with the County Parks tractor. YCC removed Italian arum seedheads from several acres of the Preserve, totaling around 20 gallons of seed heads. Killdeer chicks were also observed at the sand spit.

The Tombolo at Fisherman Bay Preserves: The YCC helped with fireworks cleanup on Monday along the Tombolo. The main cleanup is July 5th, and the YCC sweep crew filled up 6 buckets of fireworks debris.

Weeks Wetland at Fisherman Bay Preserves: Killdeer chicks were observed in the marsh.

Watmough: Scheduled routine buoy inspections and noticed that one of the buoys was missing. This is an annual or biennial occurrence that a buoy is damaged or missing. The contractor found the buoy line, but the ball has not been located. The Youth Conservation Corps helped remove bull thistle and Canada thistle from the Preserve. There seems to be a decrease from previous years.

A neighbor reported hearing fireworks from the beach one evening late June, and trash was found at the preserve's gate.

Hikers reported seeing a baby seal on the outer Watmough Head beach. Staff posted a temporary beach closure sign (Photo 14). Two days later the seal was still present and had moved to the other side of the beach, and by the end of week it was gone.

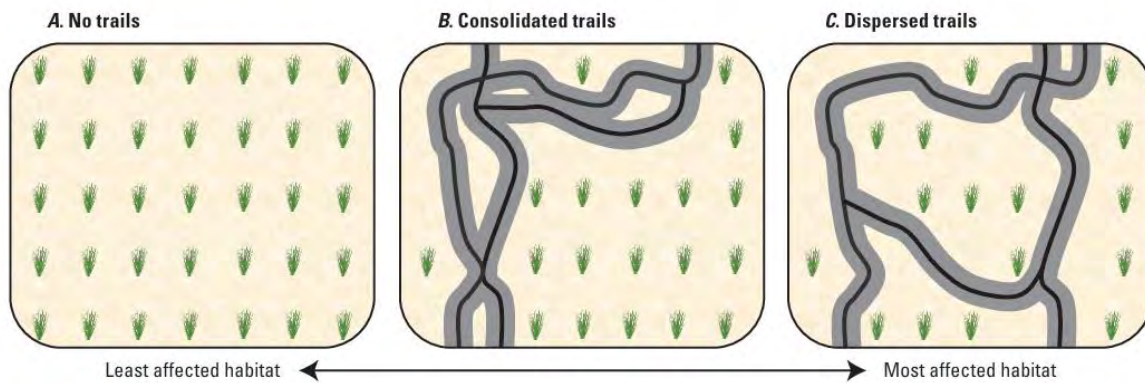


Photo 1. This diagram was shared during a presentation at NW Land Camp. It shows how the configuration of trails can modulate the amount of habitat affected by recreation (assuming all recreation follows trails).

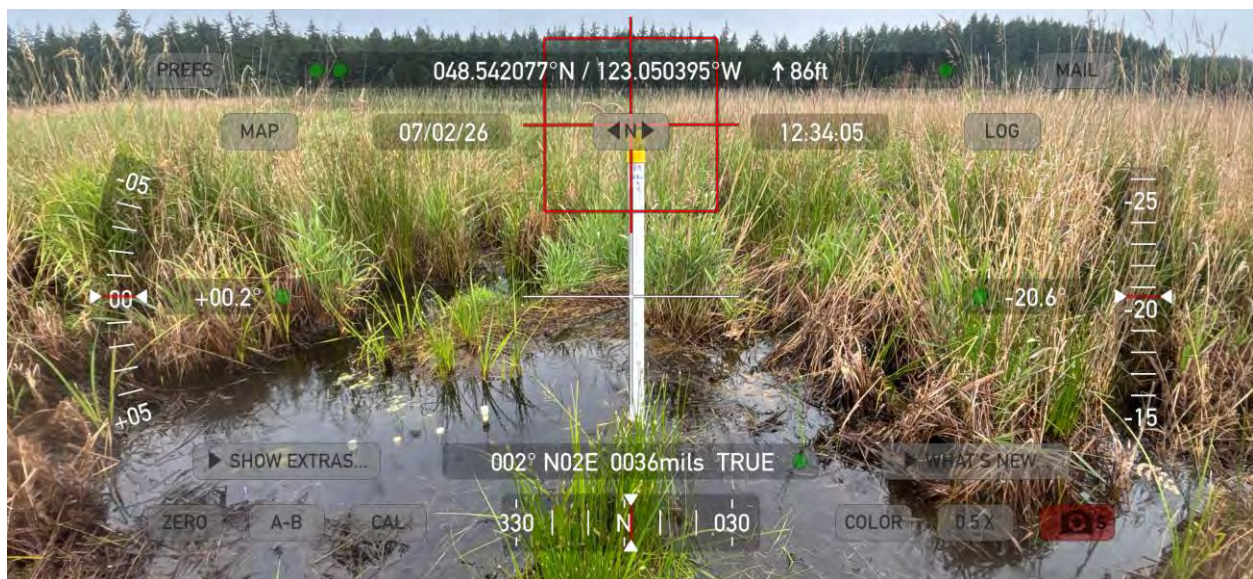


Photo 2. One of six hydrology and water quality monitoring well stations installed in Beaverton Marsh wetland.



Photo 3. Before and after of brushing/mowing the Nuthatch trail at Beaverton Marsh Preserve.



Photos 4 and 5. KEEN group doing various tasks and posing for group pic.

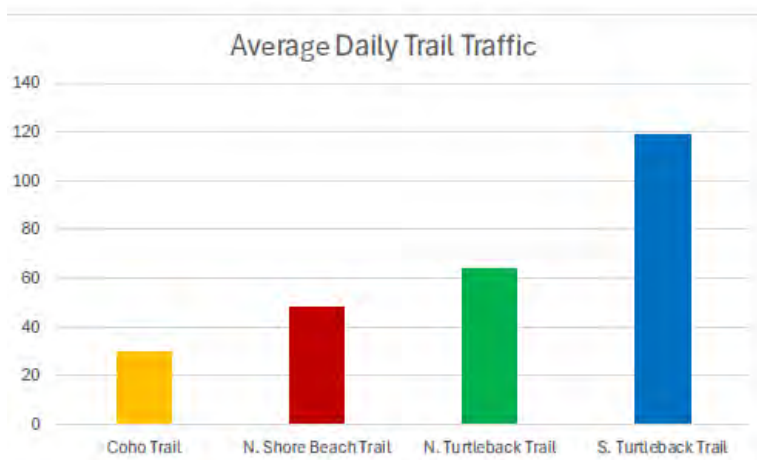
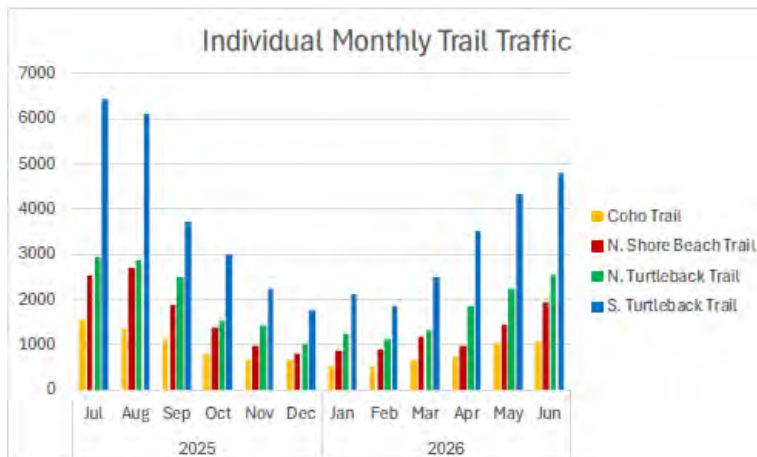


Photo 6. Snapshot of trail use data from Turtleback, North Shore and Coho Preserves.



Photo 7. Scot prepares his drone for an aerial survey of the Blakely Island Preserve.



Photo 8. Drone imagery of Blakely Preserve



Photo 9. Orcas YCC participants remove ocean spray along a shaded fuel break on North Turtleback.



Photo 10. Erin takes a core sample to age a Douglas-fir during a forest health assessment.



Photo 11. Damage to the Fisherman Bay Spit fence around the parking area.



Photo 12. YCC at Lopez Hill to remove noxious weeds.



Photo 13. Temporary sign for temporary beach closure at Watmough Head to prevent disturbance of baby seal (top left near rocks).



Photo 14. Low tide (-4) at Picnic Point revealed approximately nine acres of tidelands and a broad assemblage of intertidal creatures. The final grant application to RCO, seeking funding for a conservation easement, was submitted.



Photos 15. and 16. Some of the intertidal creatures seen around Shaw Island.

