



## MEETING MINUTES

### **Conservation Land Bank Commission Meeting August 21, 2026 Hybrid Meeting Mullis Community Senior Center**

#### **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, 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:** Shauna Barrows, Charlie Behnke, Lincoln Bormann, Rachel Dietzman, Tyler Goodman, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Tanja Williamson

**Land Bank Staff Absent:** Eliza Habegger, Margo Thorp, Jacob Wagner, Amanda Wedow

**County Council Liaison:** Justin Paulsen

**Public in Attendance:** 51 individuals over the course of the meeting.

| Topic                                                   | Key Discussion Points & Agreements                                     |
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| <b>Call to Order</b><br>8:52 am<br>Time Stamp<br>(0:05) | Chair, Peggy Bill, called the meeting to order.                        |
| <b>Public Comment</b><br>8:52 am<br>(0:28)              | 10 members of the public commented on the Talking Horse Farm purchase. |

| Topic                                                                                | Key Discussion Points & Agreements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Adoption of Minutes</b><br>9:10 am<br>(18:56)                                     | The draft July 17, 2026, minutes were reviewed. There were corrections. Minutes were approved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Chair and Commissioners Report</b><br>9:12 am<br>(20:55)                          | Tim and Marilyn complimented staff for their good work and communication in the Land Bank's booth during the County Fair. Peggy hosted a Youth Conservation Corps crew leader at her home for the summer season and complimented the program. Amy noted the tribal subcommittee is making progress and hopes to have a discussion with the full Commission next month.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Council Liaison</b><br>9:14 am<br>(22:55)                                         | Justin Paulsen reported the following: <ul style="list-style-type: none"> <li>• Council Member McVeigh will be hosting three public sessions, one on each island, to discuss overall community concerns. Justin will host sessions that will be focused 100% on County Budget concerns. Dates will be advertised ahead of time.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Partner Update – San Juan Preservation Trust (SJPT)</b><br>9:16 am<br>(24:38)     | Vickie Edwards, Conservation Director of SJPT, reported the following: <ul style="list-style-type: none"> <li>• Vickie updated the Commission that the Conservation Easement (CE) for the Mount Ben West property on San Juan Island is now in place. If everything is approved by Council and the Commission, Vickie closing will happen September 15.</li> <li>• Kelvin Baker, Director of Communications, will be reaching out regarding partnership signage on shared projects.</li> <li>• The Summer Social at Coffelt Farm Preserve had 152 attendees.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Report from Talking Horse Farm</b><br>9:20 am<br>(28:57)                          | Guisepi Spadafora and Ally Rugge shared a PowerPoint presentation and overview of their Camas Commons project.<br><br>There was discussion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Directors Report</b><br>9:35 am<br>(47:58)<br><br>Acquisitions<br>San Juan Island | <b>Talking Horse Farm (Ingram Property) – Background:</b> 122-acre property on Halvorsen Road on San Juan Island with significant agricultural history and natural areas. It neighbors Beaverton Marsh Preserve. The property is under a purchase and sale agreement for \$3.5M, with closing set to occur no later than January 21, 2027. It was proposed to sell the easternmost 40 acres of the farmland property to someone who would continue agricultural practices and the Land Bank would concurrently purchase the adjoining 82 acres. <b>Current:</b> There is a <a href="#">request for proposals on the website</a> clarifying what the Commission is looking for from potential purchasers. The Commission will be considering their 2027 budget at the October meeting and will make a decision on what projects to carry forward. Justin highlighted a project in Washington's Methow Valley – the <a href="#">Sunny M Ranch Project</a> – noting it is a microcosm of the proposed Camas Commons project, and to review what was accomplished to advance agriculture, trails and housing in the Methow. There was a question regarding the rules and regulations around which proposal can be accepted. There was discussion. |

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| Mount Ben West<br>Conservation Easement<br>(CE)               | The property is the linchpin between properties that the Land Bank already owns in order to provide public access. The Land Bank is purchasing a CE from SJPT and contains a lot of Garry oak prairie and Douglas fir habitat. The Land Bank needs to close by the end of September 2026.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Orcas Island<br>Sale to Spindrift<br>Dolphin Bay Road         | <b>Dolphin Bay Road Property Resale – Background:</b> Selling 0.3 acres to the neighbor (Spindrift, LLC) as a privacy buffer. It will be conveyed with deep restrictions to maintain its natural state. Land Bank will plant native vegetation to help with screening. The neighbor will retain current trail access from their property to the preserve. <b>Current:</b> Hope to conclude the resale and enable the Land Bank to collect the \$1.1M grant for salmon recovery on the Dolphin Bay Road property.                                                                                                                                                                                                      |
| Shaw Island<br>Picnic Point CE                                | <b>Picnic Point CE – Background:</b> The property is 11 acres on the neck of Picnic Cove on Shaw Island with an open habitat that includes coastal grassland, a saltmarsh and old-growth forest. It is appraised at \$1.4M and have applied for a \$1.2M salmon recovery grant from SRFB but will more than likely end up with \$900K.                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Break</b><br>10:00 am – 10:07 am<br>(1:07:15)              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Stewardship Report</b><br>10:07 am<br>(1:07:46)            | Project manager, Rachel Dietzman, shared a scaled-down version of a helical pile, a support that will be used in the construction of the wetland crossing across the neck of the Beaverton Marsh Preserve. Justin noted that the \$5.2M funds that are provided for the project is a US Congressional appropriation that came from Congressman Larsen’s office. Rachel provided a rough estimate of cost and is working towards lowering the draft budget numbers. When the project goes to bid, there is a base bid and alternates. The base bid is <u>only</u> for the crossing and the minimum construction funds available is \$4.6M. Construction funds must be obligated by September 30. There was discussion. |
| San Juan Island<br>Beaverton Marsh Trail<br>Update            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Outreach Report</b><br>10:30 am<br>(1:30:34)               | Tanja shared upcoming events of the Beaverton Marsh Trail Update on September 2, and Peter and Tyler are extending the Third Thursday Dolphin Bay Road Property tours through October. She also noted the Land Bank Fair Booth was well attended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Future Agenda Items</b><br>10:31 am<br>(1:31:22)           | Tribal policy discussion at the September meeting; Orcas deer hunting; Staffing; Dolphin Bay Road Property Stewardship and Management Plan; Organizational policies and procedures; Draft policy manual review                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>2<sup>nd</sup> Public Comment</b><br>10:33 am<br>(2:14:47) | Four members of the public commented on the Talking Horse Farm purchase.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Executive Session</b><br>10:40 am<br>(1:40:18)             | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Meeting Adjourned</b><br>11:21 am<br>(1:40:42)             | Chair, Peggy Bill, noted no decisions were made during executive session. Peggy adjourned the meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| <b>NEXT MEETING</b> | The next LBC meeting is scheduled to take place September 18, 2026, at the Orcas Fire Hall, 45 Lavender Lane, Eastsound, WA 98245. |
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