AGENDA
San Juan County Conservation Land Bank Commission

Members of the public may participate in person at
San Juan Island Library
1010 Guard St, Friday Harbor, WA 98250
join virtually by CLICKING HERE
or by phone @ (253)205-0468 Meeting ID: 875 4917 7162

November 9, 2026

10:15am	Convene
10:15	General Public Comment Period
10:30	SJC Land Bank Proposed 2027 Amended Expenditure & Acqusition Plan

10:40	Public Hearing – 2027 Budget Proposal
	Action – LBC Discussion and to consider adoption
	• Acquistions considered:
	  ○ 664 Tidewinds Lane, Orcas Island
	  ○ Talking Horse Farm, San Juan Island

12:30	Directors Report
1:00	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

2027 1st Amended Expenditure and Acquisition Plan

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I. Summary of Proposed Amendments to the 2027 Conservation Land Bank Budget

A. Revenue & Expenditures, 2027 adopted budget with preliminary amendments to the Conservation Area Fund 2

B. Revenue & Expenditures, 2027 adopted budget with no amendments to the Stewardship Management Fund 5

II. Project Proposals included in the 2027 1st Amended Expenditure and Acquisition plan

A. Ingram Property (Talking Horse Farm) Project Summary 9

B. Hansen Property (Tidewinds) Project Summary 13

Note: It is understood by the Land Bank Commission and Staff that the figures contained in this document are reflected on the SJC approved 2027 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 a public hearing for the San Juan County's 2027 Budget. The 2027 First Amended Budget will reconcile to those on the SJC Auditor's 2027 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

2027 Budget Worksheet

	2027 Budget	2027	
	Adopted	ORD #1 Emerg	1st Amendment
REVENUE ACCOUNTS			
Cash			
Beginning Net Cash & Investments	9,042,934		9,042,934
Total Cash	**9,042,934**	**0**	**9,042,934**
Taxes			
Conservation Futures Property Tax	371,938		371,938
Leasehold Tax - Conservation Futures	1,300		1,300
Timber Harvest Tax - Private Land	60		60
1% RE Excise Tax for Conservation	4,000,000		4,000,000
Total Taxes	**4,373,298**	**0**	**4,373,298**
Intergovernmental Revenue			
*Recreation & Conservation Office - Grants	1,000,000		1,000,000
DNR PILT NAP/NRCA	200		200
Total Intergovernmental Revenue	**1,000,200**	**0**	**1,000,200**
Miscellaneous Revenues			
Investment Interest - LGIP	200,000		200,000
Donations from Private Sources	2,500		2,500
Total Miscellaneous Revenues	**202,500**	**0**	**202,500**
TOTAL REVENUE	**14,618,932**	**0**	**14,618,932**

		2027 Budget	
	Prelim	ORD #1 Emerg	1st Amendment
EXPENDITURE ACCOUNTS			
SJC Conservation Area Fund			
Ending Net Cash & Investments	9,336,047	(5,556,737)	3,779,310
Total SJ Conservation Area Fund	**9,336,047**	**(5,556,737)**	**3,779,310**
Administration			
Director	68,900		68,900
*Office Manager	78,057	5,340	83,397
Outreach Coordinator - .4 FTE	40,009		40,009
*FICA & Medicare	13,484	408	13,892
*Dept of Labor & Industries	575	298	873
*Retirement/PERS	10,415	17	10,432
Medical Insurance	36,539		36,539
PFML Premium Assessments	609		609
HSA/VEBA Contributions	4,436		4,436
Office Supplies	2,500		2,500
Food for Consumption	1,000		1,000
Small Tools & Minor Equipment	1,000		1,000
Small & Attractive Assets	2,000		2,000
Professional Services	10,000		10,000
Website Services	2,500		2,500
Advertising	4,000		4,000
Land Bank Janitorial	4,135		4,135
Information Technology Services	14,228		14,228
GIS Services	2,865		2,865
Postage	100		100
Telephone	650		650
Zoom Communications	450		450
Travel Within County	500		500
Travel Outside County	5,000		5,000
Operating Rentals and Leases	2,500		2,500
Meeting Room Rental	650		650
Liability Insurance	16,188		16,188
L&I - Volunteers	50		50
Utilities - Office	7,000		7,000
Professional Association Dues	2,500		2,500
Subscriptions Publications & Maps	1,000		1,000
Conferences & Training	2,000		2,000
Printing and Binding	18,000		18,000
LIcenses Permits & Fees	150		150
Lease - UBM Copier	258		258
Transfer to Insurance Reserve Fund	1,232		1,232
Total Administration	**355,478**	**6,063**	**361,541**

	2027 Budget	2027	
	Adopted	ORD #1 Emerg	1st Amendment
EXPENDITURE ACCOUNTS			
Transfers to Stewardship			
Transfers to Stew - Endowment	500,000		500,000
Transfers to Stew - Enhance/Opers	3,041,726		3,041,726
Total Transfers to Stewardship	**3,541,726**	**0**	**3,541,726**
Acquisition Costs			
Director	34,450		34,450
*Office Manager	8,673	594	9,267
Stewardship Coordinator	20,143		20,143
*FICA & Medicare	4,671	45	4,716
*Dept of Labor & Industries	160	33	193
*Retirement/PERS	3,525	2	3,527
Medical Insurance	8,163		8,163
PFML Premium Assessments	204		204
HSA/VEBA Contributions	293		293
*Gen'l Property Purchase - Prof Serv	52,000		52,000
Licenses Permits & Fees	500		500
*Unspecified Acquisition Projects	1,015,000	5,550,000	6,565,000
Total Acquisition Costs	**1,147,782**	**5,550,674**	**6,698,456**
Debt Service			
2016 Bond-Ref2006-Debt Service Admin Fee	155		155
To Bonds - 2016 GO Refund - LB til 2036	237,744		237,744
Total Debt Service	**237,899**	**0**	**237,899**
TOTAL EXPENDITURES	**14,618,932**	**0**	**14,618,932**

***Office Manager/Benefits**

Position description update/reclassification $6,737

***Unspecified Acquisition Projects**

Adopted: Picnic Point $1,000,000, Westside Additon (Djarf) Option $15,000

1st Amend: Talking Horse $3,550,000, Tidewinds $2,000,000

1031 Land Bank Stewardship Fund

2027 Budget Worksheet

	2027 Budget	2027	
	Adopted	ORD #1 Emerg	1st Amendment
REVENUE ACCOUNTS			
Cash			
Beginning Operating Cash	1,103,735		1,103,735
Beginning Endowment Funds	9,113,821		9,113,821
Total Beginning Cash	**10,217,556**	**0**	**10,217,556**
Intergovernmental Revenue			
*Federal Indirect Hwy Plan & Construction	4,008,450		4,008,450
Total Intergovernmental Revenue	**4,008,450**	**0**	**4,008,450**
Charges for Goods and Services			
Sale of Plant Materials	15,000		15,000
Total Charges for Goods & Services	**15,000**	**0**	**15,000**
Miscellaneous Revenues			
Investment Interest - LGIP	200,000		200,000
Lease Income - King Sisters Preserve	3,600		3,600
Lease Income - Frazer Homestead	1,200		1,200
Lease Income - Coffelt Farm	28,200		28,200
Utility Reimbs - Coffelt Farm	5,000		5,000
Lease Income - Zylstra Preserve	2,800		2,800
Lease Income - Beaverton Marsh Preserve	1,200		1,200
Donations from Private Sources	500		500
Total Miscellaneous Revenues	**242,500**	**0**	**242,500**
Nonrevenues			
Sales Tax Collections	1,000		1,000
Total Nonrevenues	**1,000**	**0**	**1,000**
Other Financing Sources			
Transfers-in for YE Endowment	500,000		500,000
Transfers-in for Site Enhancement	3,041,726	0	3,041,726
Total Other Financing Sources	**3,541,726**	**0**	**3,541,726**
TOTAL REVENUE	**18,026,232**	**0**	**18,026,232**

	2027 Budget	2027	
	Adopted	ORD #1 Emerg	1st Amendment
EXPENDITURE ACCOUNTS			
Land Bank Stewardship & Management			
Ending Operating Cash	1,608,235	0	1,608,235
Ending Endowment Funds	9,313,821	0	9,313,821
Land Bank Stewardship & Management	**10,922,056**	**0**	**10,922,056**
Administration			
Director	68,900		68,900
Land Steward .5 FTE	62,629		62,629
SJ Preserve Steward	100,030		100,030
Orcas Preserve Steward	100,349		100,349
Lopez Preserve Steward .9 FTE	97,657		97,657
Field Assistant - Orcas	70,107		70,107
Field Assistant - San Juan	100,105		100,105
Outreach Coordinator - .4 FTE	40,009		40,009
Stewardship Coordinator	80,572		80,572
Field Assistant - multi-island	75,717		75,717
Field Assistant - San Juan 2	72,397		72,397
*Seasonal Field Assistant -Orcas	18,820		18,820
*Seasonal Field Assistant -Lopez	19,144		19,144
Nursery Outreach Assistant	41,878		41,878
Special Project Coordinator	70,321		70,321
Language Incentive	540		540
FICA & Medicare	74,021		74,021
Dept of Labor & Industries	29,801		29,801
Retirement/PERS	55,667		55,667
Medical Insurance	187,737		187,737
PFML Premium Assessments	3,306		3,306
HSA/VEBA Contributions	12,720		12,720
Clothing Allowance	1,875		1,875
Office Supplies	1,000		1,000
Food For Consumption	650		650
Employee Uniforms	1,100		1,100
Fuel consumed	2,000		2,000
Small Tools & Minor Equipment	5,000		5,000
Small & Attractive Assets	10,000		10,000
Professional Services - Mgmt&Maint	15,000		15,000
Advertising	500		500
Internal Legal Services	23,394		23,394
Information Technology Services	87,843		87,843
GIS Services	33,382		33,382
Facilities Services	13,617		13,617
Postage	100		100
Internet for Orcas office	636		636
Travel Within County	2,500		2,500
Travel Outside County	2,500		2,500
Leasehold Excise Tax	2,600		2,600
Stormwater Utility Assessment	2,200		2,200
Liability Insurance	83,583		83,583
Property Insurance	5,965		5,965
L&I - Volunteers	50		50
Vehicle Maintenance	500		500
Subscriptions and Publications	1,000		1,000
Conferences & Training	3,000		3,000
Printing & Copying	300		300
Licenses Permits & Fees (DNR fee to 51)	100		100
Sales Tax Remittances	4,000		4,000
Transfer to Insurance Reserve Fund	6,342		6,342
Total Administration	**1,693,164**	**0**	**1,693,164**

	2027 Budget	2027	
	Adopted	ORD #1 Emerg	1st Amendment
EXPENDITURE ACCOUNTS			
Management & Maintenance			
Preserve supplies SJI	40,000		40,000
Fuel consumed	500		500
*Professional Services SJI	197,000		197,000
Travel Within County	2,500		2,500
Travel Outside County	500		500
Monthly Motor Pool Lease - SJI	16,211		16,211
Operating Rentals and Leases	5,000		5,000
Utility Services SJI	3,500		3,500
Repairs and Maintenance SJI	113,750		113,750
Licenses Permits & Fees	500		500
Preserve Supplies Orcas	30,000		30,000
Professional Services Orcas	14,000		14,000
Monthly Motor Pool Lease - Orcas	9,912		9,912
Operating Rentals and Leases	1,500		1,500
Utility Services Orcas	20,000		20,000
Repairs and Maintenance Orcas	54,000		54,000
Licenses Permits & Fees	250		250
Preserve Supplies Lopez	10,500		10,500
Fuel consumed - Lopez	200		200
Professional Services Lopez	20,000		20,000
Travel Within County - Lopez	200		200
Rental Payments Lopez Island	2,000		2,000
Utility Services Lopez	2,000		2,000
Repairs and Maintenance Lopez	34,500		34,500
Licenses Permits & Fees	200		200
Supplies - Ag	50,000		50,000
Professional Services - Ag	16,500		16,500
Operating Rental & Leases - Ag	5,000		5,000
Utility Services - Ag	3,500		3,500
Repairs & Maintenance - Ag	55,000		55,000
Total Management & Maintenance	**708,723**	**0**	**708,723**
Site Enhancement			
*Capital Improvements SJI	4,569,789		4,569,789
Capital Improvements Orcas	57,500		57,500
Capital Improvements Lopez	35,000		35,000
Capital Improvements Ag	40,000		40,000
Total Site Enhancement	**4,702,289**	**0**	**4,702,289**
TOTAL EXPENDITURES	**18,026,232**	**0**	**18,026,232**

2027 Capital Projects			
			2027
	District 1		
	Beaverton Marsh	Trail Project Implementation (includes all elements)	4,553,789
	Mount Ben	Sign updates for new trail	6,000
	Westside	Sign Updates	10,000
		Capital Improvements Total	**4,569,789**
	District 2		
	Dolphin Bay/Cherry	Porta potty	1,500
	Fowlers Pond	Dam control valve	40,000
	Turtleback Mountain	Field oaks and trail	10,000
		New south trail	6,000
		Capital Improvements Total	**57,500**
	District 3		
	Upright Head	Overlook replacement	10,000
	Watmough	Pumphouse	10,000
	Lopez Hill	Parking upgrade	15,000
		Capital Improvements Total	**35,000**
	Agriculture		
	Coffelt Farm	Barn roof(s) replacement	20,000
		Perimeter fencing	20,000
		Capital Improvements Total	**40,000**
		Total	**4,702,289**

PROJECT SUMMARY

PROJECT TITLE: INGRAM PROPERTY

PROPOSED ACQUISITION: ACQUISITION OF FEE SIMPLE INTEREST

OWNER: GREG AND HEIDI INGRAM

PROPERTY DESCRIPTION: Farm and forestland adjacent to Halvorsen Rd.

Location: 652 Halvorsen Rd., San Juan Island

General Description: This roughly 122-acre property is situated at the northwest corner of the Land Bank's Beaverton Marsh Preserve on San Juan Island.

CONSERVATION VALUES OF THE PROPERTY

The property features an extensive natural area over the western 60 acres, with mature Douglas fir and Madrona, with intervening balds replete with camas, shooting stars and other wildflower species. The central 40-acre parcel has farm fields primarily used for grazing and a central wetland area running north to south. The wetland corridor and western pasture areas have significant potential for ecological restoration. The eastern 40 acres has additional fields and a pond along with 14 forested acres. There is also substantial agricultural infrastructure and two residences.

Acquisition of the western 80 acres would curtail the potential for an 8-home subdivision with homesites situated to provide the best views over the surrounding area and toward Mt. Baker. Homesite development would fragment one on the few remaining larger natural areas on the northeastern portion of San Juan. Within the roughly 6,000-acre area between Beaverton Valley Road, Cady Mountain, Friday Harbor Labs and Spoon River Ranch to the north, there are only five other 40-acre unprotected tracts remaining. Two of these are adjacent to this property to the west.

Additionally, acquiring the 80 acres along with a public access easement along Halvorsen Rd. and through the 40-acre tract would create an additional 1.25-mile route from the Beaverton Marsh trailhead at Halvorsen. Along with the proposed marsh crossing on the Preserve this would provide a 2.75-mile trail (5.5 m. roundtrip) from Linde Park in Friday Harbor, concluding at an overlook toward Mt. Baker.

ACQUISITION DETAIL

As the Land Bank would prefer not to purchase the 40-acre agricultural and residential tract, the existing purchase and sale agreement allows for partial assignment to a third party. To this end, the Land Bank marketed this portion of the property with the provision that potential purchasers submit a proposal outlining their intended use. The Land Bank would retain a conservation easement (CE) requiring any further residential development to occur with a building envelope and an access easement for public use.

Though a number of parties expressed interest, only one submitted a proposal with a $1M offering. The Land Bank's appraisal concluded the value at $1.55M accounting for the easements. While the Land Bank can accept less, the result would be increasing the purchase price for the remainder. Given that the purchaser is a non-profit entity focused on creating a model for continued farming and providing farmer housing, the Commission has agreed to lower its asking price for the assignment to $1.45M.

COSTS

A. Acquisition Costs: $3.55M for acquisition of the full 122 acres, with a provision for a joint closing on the eastern 40-acre tract for at least $1.45M.

B. Management Costs: Assuming the Land Bank takes ownership of only the western 82-acres together with a trail easement and conservation easement requiring clustered residential development on the eastern parcel, costs for Preserve maintenance and helping to maintain the access road are expected to total roughly $30,000 annually. Monitoring the CE likely won't exceed $1,000/year.

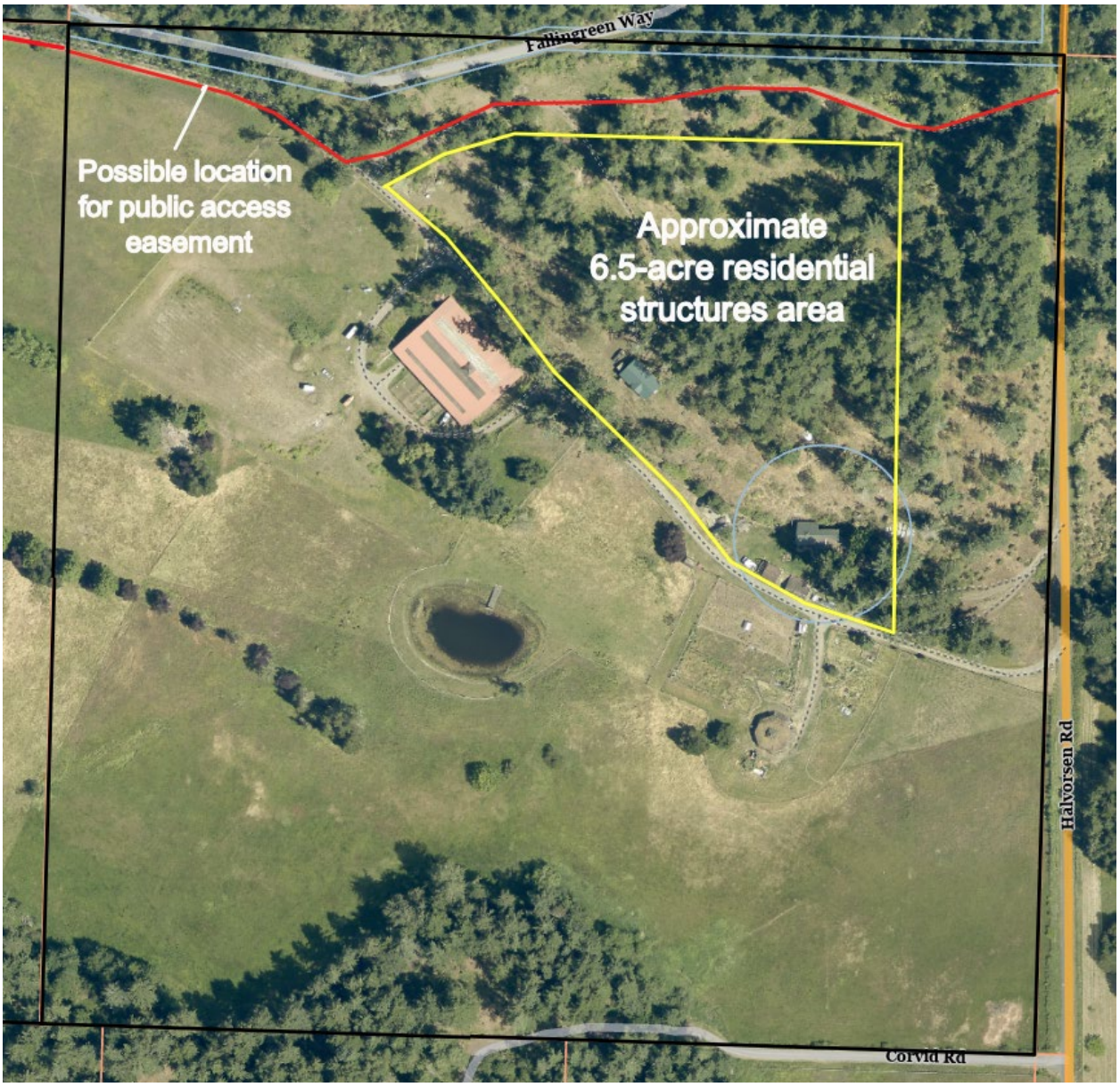
AERIAL MAP OF THE INGRAM PROPERTY



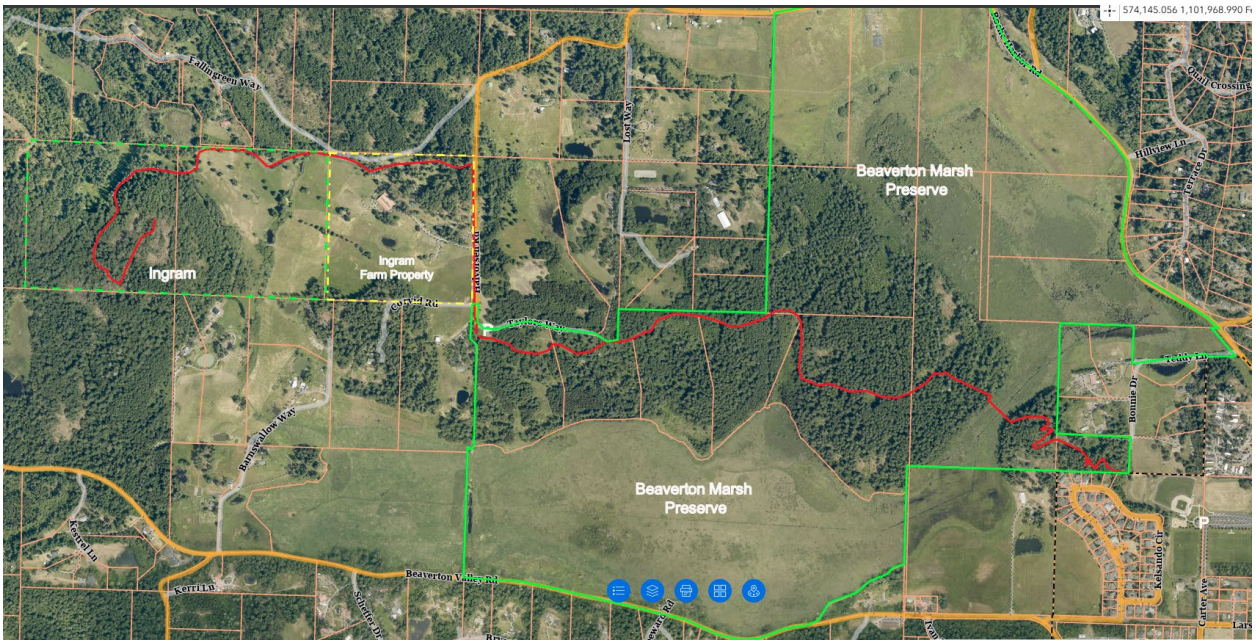
AERIAL MAP OF POTENTIAL LAND BANK 82-ACRE PRESERVE
AND 40-ACRE CONSERVATION EASEMENT PROPERTY



DETAIL OF 40-ACRE CONSERVATION EASEMENT PROPERTY



CONTEXT MAP OF THE INGRAM PROPERTY



PARCEL CONTEXT MAP OF NE SAN JUAN ISLAND



PROJECT SUMMARY

PROJECT TITLE: HANSEN PROPERTY

PROPOSED ACQUISITION: ACQUISITION OF FEE SIMPLE INTEREST

OWNER: JON AND SCOTT HANSEN

PROPERTY DESCRIPTION:

Location: North Shore, Orcas Island

General Description: This 2.8-acre waterfront property is adjacent to the Land Bank's North Shore Preserve.

CONSERVATION VALUES OF THE PROPERTY

The property features 400 feet of shoreline immediately adjacent to the North Shore Preserve. The deed also includes the tidelands in front of the property. Should the property be sold to a private buyer, the beach could be closed to the public which would also limit access to the public tidelands to the east in front of Gibson's North Beach Inn, stretching an additional 1,750 feet. Retaining this section of the beach and tidelands would permanently provide access to roughly 1 mile of shoreline, extending from Gibsons all the way west to the Point Doughty Natural Area Preserve. Public access to shoreline remains one of the most compelling public needs on Orcas. The Land Bank currently has six preserves with accessible shoreline out a total of 10 across the island.

Additionally, the nearshore of the property is high priority habitat for salmon recovery, with extensive eelgrass beds and a gravel beach possibly suitable for forage fish spawning. Though the property currently has several structures just about the beach, these would be removed to restore this high-quality shoreline habitat.

ACQUISITION DETAIL

We hope to purchase the property via a statutory warranty deed. The current listing price is $2.5M (assessed value is $4.68M). We hope to negotiate the price to $2.2M, with $300K contributed from a neighbor. Additionally, we believe we have an excellent chance to secure salmon recovery funds, or grants through the Water Access category of the Washington Wildlife and Recreation Program, or the Aquatic Lands Enhancement Account. These funding sources can be matched against each other hopefully resulting in reducing costs to the Land Bank to under $500K.

COSTS

A. Acquisition Costs: $2.2M with roughly $20,000 in closing costs. Though not technically required because of the high assessment value, we would need to secure and appraisal and review for roughly $15,000 total.

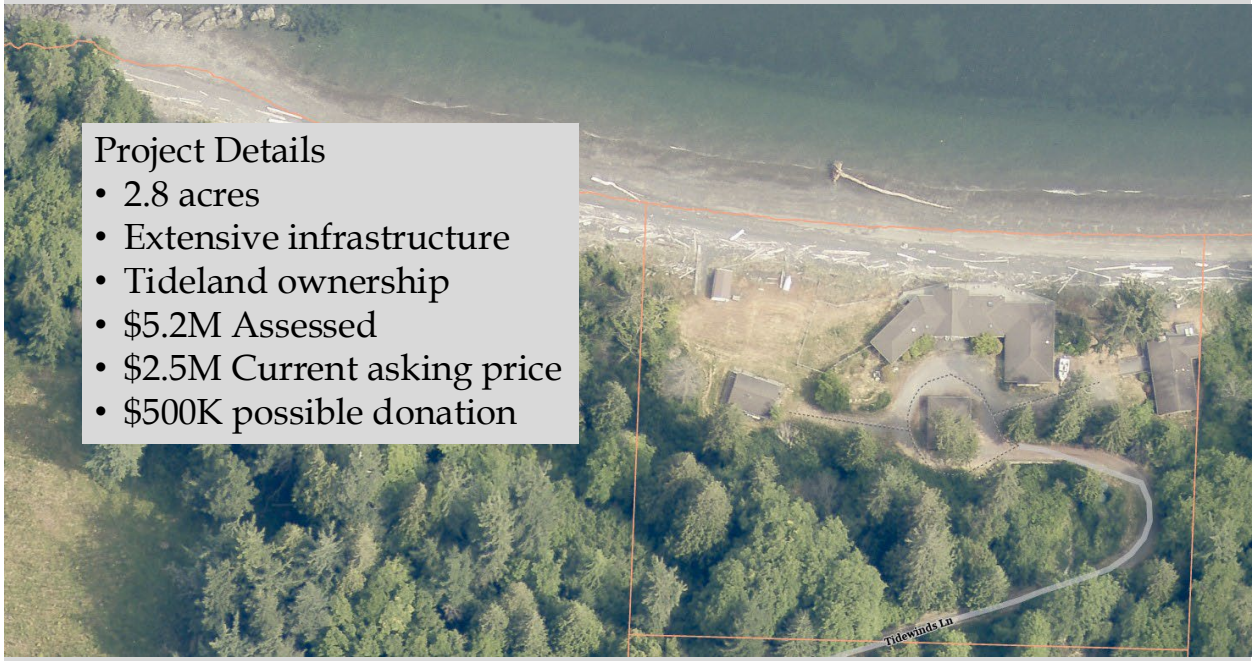
B. Stewardship Costs: In concert with acquisition funding, all structures on the property would be demolished or relocated and the existing road removed, with an estimated cost of $200K. Restoration costs are estimated to be roughly $25,000. Annual monitoring costs should be low as the property will be accessed via North Shore Preserve, likely not exceeding $5,000 annually.

AERIAL MAP OF THE HANSEN PROPERTY



INFORMATION SLIDES PRESENTED TO THE LAND BANK COMMISSION AND COUNTY COUNCIL

North Shore Addition / 664 Tidewinds Lane



Project Details
- 2.8 acres
- Extensive infrastructure
- Tideland ownership
- $5.2M Assessed
- $2.5M Current asking price
- $500K possible donation

644 Tidewinds Lane



Private tidelands