



MEETING MINUTES

Land Bank Commission Meeting February 15, 2019 Craft Room @ Mullis Community Senior Center San Juan Island, WA

Commission Members in Attendance:

Doug Strandberg, at large, position 5
Christa Campbell, at large, position 7

Commission Members Calling In: Sandi Friel, District 2, position 2, Brian Wiese, at large, position 4

Commission Members Absent: Jim Skoog, District 1, position 1, Miles Becker, District 3, position 3
VACANT, at large, position 6

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Carlton Burns, Judy Cumming, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Eric Nelson, Kayla Seaforth

County Council Liaison: Rick Hughes, Council Member, District 2, Mike Thomas, SJC Manager

Public in Attendance: nine members of the public were present

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u> 8:41 am	Chair, Christa Campbell, called the meeting to order.	
<u>Adoption of Minutes</u>	The January 18, 2019 minutes were reviewed. There were corrections.	Doug Strandberg moved to accept the January 18, 2019, minutes as corrected. Sandi Friel seconded the motion. There was no further discussion. Motion passed unanimously.

<p><u>Chair and Commissioner's Reports</u> 8:44 am</p>	<p>There were no reports.</p>	
<p><u>County Liaison</u> 8:45 am</p>	<p>County Council Member, Rick Hughes, filling in for Bill Watson, Land Bank liaison, updated the Commission on the following. Rick met with Hilary Franz, the Commissioner of Public Lands, and hopes to set a date for the Lopez Hill Opening to allow her to attend. He also met new 40th District state senator, Liz Lovelett. Unfortunately, the 180-acre property on Blakely Island was not funded in this year's Trust Land Transfer Program.</p>	<p>Rick Hughes will work to set a date with Hillary Franz for the Lopez Hill Opening.</p> <p>Director Lincoln Bormann will check with Department of Natural Resources (DNR) staff to determine the Trust Land Transfer Program ranking of the Blakely Island property.</p>
<p><u>Public Comment</u> 8:54 am</p> <p><u>Public Comment continued</u></p>	<p>Coffelt Farm Stewards (CFS) Treasurer, Bill Wulff, noted his financial review already provided to the Commission and commented that he feels Coffelt Farm is at a crossroads. He asked the Commission for financial support in order to continue their mission.</p> <p>Betty Corbett, CFS Board Chair, emphasized the need for employee housing at Coffelt Farm.</p> <p>Rosa Blair, founding Chair of Ihiya Biological Reserve, strongly encouraged the Commission to move forward on purchasing a conservation easement (CE) on the property. Ihiya purchased the 30 acres intending on its conservation, but has a long way to go to pay off the required loan. If the CE purchase was made Ihiya could save an estimated \$30K in interest fees. This savings would help them develop programs and continue to build trails for public access.</p> <p>Sarah Hanson, founder of On Sacred Ground land trust, also spoke in support of a Land Bank CE on the Ihiya Biological Reserve.</p>	

<p><u>Public Hearing</u> <u>Proposed Amended</u> <u>2019 Expenditure</u> <u>and Acquisition</u> <u>Plan</u> 9:05am</p>	<p>Lincoln summarized acquisition projects included in the proposed amendment to the 2019 Land Bank budget.</p> <p>Acquisitions:</p> <p>San Juan Island – Ihiya CE</p> <p>Conservation of this property serves multiple objectives including protecting water quality of the stream between Trout and Zylstra Lakes. Additionally, the diverse habitat of forest, field and riparian areas on the property hosts a wide variety of species from mammals to amphibians and birds.</p> <p>It also affords an opportunity to extend trails from King Sisters Preserve (and by extension future trails on Zylstra Lake Preserve) to the Town’s Trout Lake property utilizing a short section of road right-of-way. Although the Town currently prohibits public access, should this resource become available it would be possible to connect Zylstra Lake to Mount Grant Preserve.</p> <p>The \$200,000 cost of the CE is estimated to be significantly under the market value for the easement.</p> <p>San Juan Island - Cattlepoint Rd. (Woodbridge) Property – <u>Background</u>: The 30-acre property is near the midpoint in the trail along Cattle Point Road, between American Camp and Friday Harbor. Its forest and pond would create an attractive rest point for hikers. The San Juan Preservation Trust (SJPT) will also hold a CE on the property.</p> <p>The \$200,000 price is a bargain sale at roughly 45% of assessed value.</p> <p>Lopez Island - Spencer Spit Addition <u>Background</u>: This 20-acre shoreline property is north of the State Park with exceptional views across Lopez Sound. It is also highly visible to travelers on</p>	
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<p><u>Proposed Amended 2019 Expenditure and Acquisition Plan</u> continued</p>	<p>the ferry. This is a potential bargain sale with the owner donating proceeds to the Lopez Community Land Trust (LCLT). Washington State Parks considers this a #1 priority for protection and has requested \$300,000 in funding from the Washington Wildlife and Recreation Program (WWRP). The Land Bank will retain a CE for \$200,000.</p>	
<p><u>Open Public Comment</u> 9:12 am</p> <p><u>Close Public Comment</u> 9:12 am</p>	<p>There was no public comment on the Plan.</p>	
<p><u>Discussion and Vote Proposed Amended 2019 Expenditure and Acquisition Plan</u></p>	<p>Sandi Friel asked what makes Spencer Spit a priority and whether the Land Bank could wait until WA State Parks gets funding. Lincoln noted that Parks could not make the purchase without partner funds. The CE will prevent future development (e.g., cabins) on the property. Also, the property is being sold at a generously reduced rate and the proceeds will benefit LCLT. Both seller and LCLT would like the sale to happen as soon as possible. Sandi was concerned about rushing the decision. Christa Cambell noted that including the purchase price as a line item in the amended budget does not commit the Land Bank to buying the property. Doug Strandberg stated that he recently discovered the seller is Rick Strachan, and wanted to disclose that he has represented Rick in the past but is not currently working with him.</p> <p>Doug noted the real estate market seems to be slowing and would like to revisit the budget in three months for re-assessment.</p>	<p>Lincoln stated that due diligence will be done.</p> <p>Brian Wiese moved to accept the Proposed Amended 2019 Expenditure and Acquisition Plan with no changes. The motion was seconded by Sandi. There was further discussion and the motion passed unanimously.</p>
<p><u>Discussion: Commissioner Selection Process</u> 9:29 am</p>	<p><u>Background:</u> Three applicants have applied for the “at large, position 6” seat that has been vacated. Two applicants are from Residency District 1 and one is</p>	

<p><u>Discussion:</u> <u>Commissioner Selection Process</u> <u>continued</u></p>	<p>from Residency District 2. Historically, of the four available “at large” Commissioner positions, District 1 has had two at-large Commissioners, District 2, and District 3, one each. Brian feels that the fourth available at-large position should be open to recruitment from all three Districts.</p> <p>One of the candidates dropped out. Brian asked if the candidates have had interviews. He would like formal interviews to be institutionalized and proposed setting up a candidate interview with one commissioner from each district present. Christa agreed, but noted that scheduling can be tough and suggested trying a virtual meeting option, like Zoom. There was discussion regarding changing the Land Bank ordinance to open the fourth available at-large position to recruitment from all three districts. There was a consensus on tabling this idea for the time being. Brian agreed, but wanted a formal Land Bank resolution on how to handle the one at large LBC seat.</p>	<p>Lincoln will send out a doodle poll to organize interview dates.</p> <p>Christa indicated that this item will be brought back to the next LBC meeting for discussion when all commissioners are present.</p>
<p><u>Outreach Report</u> 9:37 am</p>	<p>Tanja Williamson reported on current outreach events including working with commissioner Sandi Friel who is on an environmental action team that will have a table display at the Orcas Womens’ Coalition; a great turnout at a winter waterfowl event in spite of icy cold weather, and plans for the annual report and a Garry oak lecture series in March, co-sponsored with the San Juan Island Grange 966. There will also be a Land Bank display at the San Juan Island library.</p> <p>Tanja has also been working on Website issues.</p> <p>Eliza Habegger spoke at the Orcas Island Garden Club. A Salish Seeds event may be planned for Orcas Island in addition to the SJI Master Gardener native plant sale.</p>	<p>Eliza will follow up with the possibility of having Salish Seeds Project plants for sale to the public on Orcas Island.</p>

<p><u>Break</u> 9:44 am – 9:57 am</p>		
<p><u>Directors Report</u> 9:57 am</p> <p>San Juan Island</p> <p>Lopez Island</p>	<p>Taylor Property – Background: This 325-acre property is highly visible from Beaverton Valley and Roche Harbor Roads northeast of Friday Harbor. It is adjacent to the Beaverton Marsh Preserve and San Juan Preservation Trust (SJPT) Beaverton Marsh West Preserves. Although the extensive marsh is already protected by a CE, the upland area is unprotected. It features Douglas-fir forest, views over the marsh, and the potential for trail access from Friday Harbor. Lincoln said they are still waiting to determine the access to the property from the community athletic fields. There was discussion regarding the Taylor family retaining limited duck hunting permission on the property.</p> <p>RR Bar Ranch CE – Lincoln reported the CE is moving forward and noted it is a good example of agriculture and wildlife complimenting one another. There may be a possibility of a WWRP grant for this acquisition.</p>	<p>Lincoln will negotiate the limited duck hunting license and bring it back to the Commission for approval. He will follow up with legal research regarding revocable exclusive use to one group when property is open to the public.</p> <p>Lincoln will follow up with the possibility of a RCO grant for this acquisition.</p>
<p><u>Stewardship Reports</u> 10:19 am</p> <p>General</p> <p>Lopez Island</p> <p>San Juan Island</p>	<p>Commissioners love the new format and Doug noted feeling like he was receiving more information!</p> <p>Amanda Wedow is working with Kwiaht to host a pruning workshop at The Spit. Madrona Murphy will lead the workshop pruning older fruit trees and taking cuttings which Madrona will graft onto heritage fruit trees.</p> <p>Lopez Channel public scoping meeting will be scheduled in April not to conflict with the dedication of Lopez Hill.</p> <p>Stewards are finished with trash removal at the Lester Property and left with only the uninhabitable cabin to consider. Carlton wrote a memo outlining options for the cabin and the recommendation was demolition. The</p>	

<p><u>Stewardship Reports</u> continued</p> <p>Orcas Island</p>	<p>commissions supported the staff's recommendation.</p> <p>Agriculture Stewardship Coordinator, Charlie Behnke, reported on the Coffelt Farm Stewards (CFS) lease and memo to staff and Commission. Charlie thanked CFS board members, Bill Wulff and Betty Corbett, for all their work this year and as ag coordinator he will continue to work toward the goals outlined in the lease. Christa requested a brief summary of CFS history as many on the Land Bank Commission are unaware of past agreements. There was discussion among the Land Bank Commission, county staff and the public including the following: Options available to the Land Bank if CFS folded; CFS' ability to capitalize on its non-profit status to fundraise; Coffelt Farm's status as one of the last diverse farms in the County, and; a potential for the farm to be a showcase for agricultural practices in the Islands. To move forward, the Commission needs more information to better understand the needs of the farm; Christa asked if there was anything the Commission could do in the short term.</p>	<p>Lincoln, staff and Orcas Commissioners will attend a meeting with CFS next week to hear more on CFS' operations and assess the issues.</p> <p>Lincoln and Charlie will come up with a couple next steps for March LBC meeting.</p>
<p><u>Meeting Adjourned</u> 11:15 am</p>	<p>Chair Christa Campbell adjourned the meeting.</p>	
<p>NEXT MEETING</p>	<p>The next LBC meeting will take place on March 15, 2019, in the Craft Room at the Mullis Community Senior Center on San Juan Island.</p>	