



MEETING MINUTES

Land Bank Commission Meeting May 22, 2020 Virtual Skype Meeting

Commission Members in Attendance:

Jim Skoog, District 1, position 1
 Sandi Friel, District 2, position 2
 Miles Becker, District 3, position 3
 Brian Wiese, at large, position 4

Doug Strandberg, at large, position 5
 David Meiland, at large, position 6
 Christa Campbell, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Peter Guillozet, Erin Halcomb, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Charlie Behnke, Sarah Benson, Eliza Habegger, Eric Nelson, Doug McCutchen, Kayla Seaforth

County Council Liaison (joined meeting at 10:29 am): Bill Watson, Council Member, District 1

Public in Attendance: 11 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 10:00 am	Chair, Christa Campbell, called the meeting to order.
Public Comment	Christa asked for public comments. Tanja Williamson read comments submitted by Bizzy Riley, Rami Amaro, and Mike Sharadin. Click here to read their submissions.
Adoption of Minutes	The February 21, 2020 minutes were reviewed. There were corrections.
	<u>ACTION:</u> Doug Strandberg moved to accept the February 21, 2020 LBC meeting minutes as corrected. David Meiland seconded the motion. There was no further discussion. Motion passed.

**Public Hearing
Proposed First
Amended 2020
Expenditure and
Acquisition Plan**

Lincoln summarized acquisition projects and changes to the Conservation Area Fund (CAF) included in the proposed amendment to the 2020 Land Bank budget.

Conservation Area Fund budget changes include updated revenue sources brought forward from the 2019 budget, the SJC Auditor's finalized beginning and ending cash amounts, and an interfund transfer from the Stewardship and Management Fund. Changes in expenditures include interest paid to the Stewardship and Management Fund for the interfund loan, increase in transfers to Stewardship for operation costs. Increases to acquisition costs includes bringing unfinished 2019 projects forward, paying off Notes on two properties and an amount to cover closing costs on a new acquisition on Orcas Island.

Lincoln also reported on acquisition details for the Haida Point Property on Orcas Island.

Acquisitions:

Orcas Island – Haida Point, West Sound: The property includes five parcels totaling over 42 acres as well as adjacent tidelands and roughly .85 miles of shoreline along West Sound and Massacre Bay. On its upland side it lies adjacent to Turtleback Mountain Preserve with a shared .43 mile boundary line. Deer Harbor Road runs through all but one of the parcels.

Background: This property has long been thought of as a critical conservation priority, especially since the adjacent Turtleback Mountain was purchased in 2006. In April of this year, the Land Bank was notified that all five parcels were going to be offered for sale with an asking price of \$7.5 million. At that time, neither the Land Bank nor the San Juan Preservation Trust had the financial capacity to attempt a purchase. However, an anonymous donor has now offered to provide the funds to make the purchase possible.

As a condition of the donation, a forever-wild conservation easement will be placed on the property at the time of purchase. The easement will be held by the San Juan Preservation Trust.

The whole commission was exuberant about the donation. Doug Strandberg called the project phenomenal and Sandi wondered how to thank someone for a gift like that. There was discussion regarding trails, parking, fencing for sensitive areas and interpretive components. Lincoln noted next steps would be a title report, review of ecological resources, and consulting with the Lummi Nation. He told the commission they could expect proposed revenue and expenditures for the project to be available at the July meeting.

Stewardship Budget

Stewardship and Management Fund budget changes include 2020 beginning and ending cash adjusted by SJC Auditor, transfer from Conservation Area Fund increased for maintenance & management of preserves, and interest income from Conservation Area Fund. Increase in expenditures include loan to CAF and costs for projects to repair, maintain and enhance preserves.

Channel Preserve Stewardship and Management Plan – Lopez Island

Lincoln summarized the process for the Channel Preserve Stewardship and Management plan, which included extensive public input and public meetings. Lopez Preserve Steward, Amanda Wedow, oversaw the process.

<p>Open Public Comment</p> <p>Closed Public Comment</p>	<p>Tanja read two questions Ron Whalen had submitted prior to the meeting:</p> <ol style="list-style-type: none"> 1. <i>What percentage of land will be removed from agricultural us as a result of the recreation grant for the Zylstra Lake property Acquisition?</i> 2. <i>Has there been legal review for conflict between provisions of the recreation grant for the Zylstra Lake property and the;</i> <ol style="list-style-type: none"> A. <i>Farmland Protection Policy Act (FPPA),7 U.S.C. 4201</i> B. <i>San Juan County ordinance of The Heritage Act,</i> C. <i>The existing agriculture use code of the property?</i>
<p>Discussion and Vote Proposed First Amended 2020 Expenditure and Acquisition Plan</p>	<p>Doug Strandberg appreciated the excellent work on the Channel Preserve SMP.</p>
	<p>ACTION: Doug Strandberg moved to adopt the Proposed First Amended 2020 Expenditure and Acquisition Plan with no changes. Jim Skoog seconded the motion. There was no further discussion. Motion passed unanimously.</p>
<p>Discussion of Washington Wildlife and Recreation Program Water Access Grant for Zylstra Lake</p>	<p>Lincoln said due to the Conservation Easement (CE) held by the San Juan Preservation Trust (SJPT) and its impact on funding, he thinks at this point it might make sense to just turn down the money. There was discussion. Doug Strandberg confirmed the total amount available was \$180k. He asked if the Land Bank were to accept the funds, what flexibility do we get? Lincoln said that the WWRC is focused on water access, affecting 30 acres. He also noted that we have learned a lot via the ecological assessments and that the lake, which at first seemed like a good fit for swimming, has water quality issues (such as blue-green algae), as well as site development issues. Doug felt strongly to turn down the \$180k; David agreed – don’t go after the grant. He would like to see the least amount of impact on the property and more agriculture. Miles agreed to turn down grant. Sandi also agreed to forego the grant, citing the water quality issues that came to light with the assessments. Brian had no comment. Sandi asked if the budget will change. Lincoln said yes, he will need to amend it to include Haida Point and remove the WWRC funding. Judy noted that \$46,598 in revenue, over a three year period, will be added via the Island Marble Butterfly Restoration Grant.</p>
	<p>ACTION: Lincoln will let the WWRC know we are foregoing the grant.</p>
<p>Bill Watson – County Liaison</p>	<p>Bill noted the county council had just approved for the county to apply for the early variance to enter Phase 2. He expected the county to move into Phase 2 hopefully in the next week.</p>
<p>Meeting Adjourned 10:48 am</p>	<p>Chair, Christa Campbell, adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting is scheduled to take place June 19, 2020. Location TBD.</p>