



## MEETING MINUTES

### Conservation Land Bank Commission Meeting March 18, 2022 Virtual ZOOM Meeting

**Commission Members in Attendance:**

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

Mike Pickett, at large, position 5  
David Meiland, at large, position 6  
Miles Becker, District 3, position 3

**Commission Members Absent:** Christa Campbell, at large, position 7

**Land Bank Staff in Attendance:** Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock, Kayla Seaforth, Jacob Wagner, Amanda Wedow

**Land Bank Staff Absent:** Tanja Williamson

**County Council Liaison:** Christine Minney, Council Member, Res. District #1

**County Manager:** Absent

**Public in Attendance:** 19 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
<b>Call to Order</b> 8:31 am	Sandi Friel, Chair, called the meeting to order.
<b>Public Comment</b> 8:32 am	Steve Ulvi shared appreciation for the Commission's Annual Retreat topic on climate resilience. Sandi noted that the meeting had been recorded and is available to the public.
<b>Adoption of Minutes</b> 8:34 am	The draft February 18, 2022, minutes were reviewed. There were no corrections. Minutes were approved.
<b>Chair and Commissioner's Report</b> 8:37 am	Brian Wiese reported about the Turtleback Preserve site visit with Sandi, Peter Guillozet, and Erin Halcomb to look at the revised management plan and the potential to create access to the shoreline. The consensus was that there is not a safe

<p><b>Chair and Commissioner's Report continued</b></p>	<p>place to cross the road and access should be limited to the upper slope of the property.</p> <p>Jim Skoog felt the retreat was worthwhile and that the notes were good. Sandi agreed but she also noted a need to review and refine the future agenda items list. There was consensus on this point. Sandi also commented that extended meetings seem to be beneficial when topics need to be discussed in more detail and we may want to schedule them more frequently. Brian pointed out that there were a few action items at the bottom of the retreat notes. Sandi asked if the staff had an opinion on topics discussed the retreat. Lincoln and Peter stated that a joint response in writing later would be best. Sandi questioned the page 4 summary statement that the, "most important goal for Land bank was public education." Sandi feels this is not the most important but one of. David Meiland clarified that the phrasing was wrong and that public education was just <i>one</i> of the most import goals.</p> <p>Sandi asked about Land Bank involvement in the new County Climate and Sustainability Committee. Lincoln will investigate the Committee's structure and goals. Miles Becker and Jim expressed interested in being the liaison. Sandi also raised the issue of using Land Bank funds to purchase land for broad environmental reasons such as community composting. Lincoln acknowledged this question has come up over the years. He mentioned that some properties are multi-faceted and could have the potential for partnering with other organizations. Brian stated that he'd like to see more discussion on this topic. David agreed and felt this is a good option for an extended meeting. Jim commented that any possible option should fit within the mandate. Sandi confirmed that Land Bank funds would not be used to purchase land for other purposes. Lincoln felt we should wait to see what the Climate and Sustainability Committee comes up and see where Land Bank falls within their plan.</p> <p><b>Action Item:</b> Sandi will work with staff and Lincoln to create a draft discussion over Climate Policy discussion and get it to the Commission.</p>
<p><b>Council Liaison</b> 8:57 am</p>	<p>Christine Minney, regarding the Lodging Tax Advisory Committee (LTAC), said that Council supports a second round of funding after the current one. There were 27 applications totaling \$2.1M for the \$1.7M available in the first round.</p> <p>She also noted that Governor Jay Inslee has lifted the mask mandate as well as Dr. Frank James for San Juan County and shared her hope that they are gone for good.</p> <p>Christine noted that the Council was discussing the possibility of establishing a cap on vacation rental permits. She anticipated that there will be at least four more months of meetings, including public hearings, before a decision is made.</p> <p>She also stated that the County is also moving forward with construction of office space at the Beaverton Valley Rd. site for the Public works, Facilities and Environmental Stewardship departments. The current Public works office building would likely be vacated.</p>



<p>Director's Report cont. San Juan Island</p>	<p>parcel adjacent to Cady Mountain. Pedestrian access will come via Three Corner Lake Rd. He will be taking the Deed to Council and hopes to close by March 31,2022.</p>
<p><b>Outreach/Volunteer Report</b> 9:23 am</p>	<p>Sandi shared dates for the Community Conversations at 5:30pm-7:00pm District 1 on April 6<sup>th</sup>, District 2 on April 27<sup>th</sup>, and District 3 on April 20<sup>th</sup>. Sandi emphasized how helpful it is if everyone sent out announcements on their personal networks. The focus of the conversation will be the evolution of the Stewardship Program.</p> <p>Sandi asked about the status of an announcement of the Higgins acquisition. Lincoln noted the complexity of the situation, particularly around a possible resale to the Bureau of Land Management but agreed that a press release was warranted. Brian commented that he would like to see small showings and tours for the public on newly acquired properties.</p> <p>Sandi asked to restart quarterly meetings with the SJPT Board. She would also like more clarity on what ecological activities are being done beyond what is included in the monthly stewardship report. Lincoln said he hoped to find ways to communicate to the public about these types of efforts as well.</p>
<p><b>Break</b> 9:35 am – 9:50 am</p>	
<p><b>Stewardship Report</b> 9:51 am</p> <p><b>Public Comment</b> <b>DRAFT Agricultural Policy</b></p> <p><b>Discussion</b></p>	<p>Due to an oversight with materials not being made available to the public in time for the meeting, there was a limited comment period. Public comment will be accepted at April's Commission meeting. Bruce Gregory said that he was encouraged by the amount of time put into the preparation and review of the policy. He said monitoring objectives are spelled out well and the communication focus is well thought out. David seconded Bruce's public outreach comment as a good focal point.</p> <p>Sandi questioned water quality protection prioritization. Charlie said he feels both prioritization goals should be achievable since they work together. Sandi felt there needed to be order within the priorities. Charlie will look at rewording the section. She also asked about linking the section on invasive weed control with guiding documents. Peter agreed. Sandi questioned water resource protection for agricultural and farmed areas where appropriate. Peter feels there needs to be flexibility in the policy in this area. Charlie felt that water usage needs to be assessed case-by-case. Sandi asked about why monitoring water quality was not listed in with water resource protection. Charlie stated that he had lumped water quality monitoring with soil monitoring, but he will separate them.</p> <p>David wanted more consistency in the way we refer to the Land Bank. He would like to see Conservation Land Bank on all documents if that is the new direction. Mike Pickett agreed and feels that if we are going to rebrand there needs to be a focus on consistency.</p> <p>Doug McCutchen would like to thank Kayla Seaforth for all her work and wish her luck at her new job with the Skagit Land Trust.</p>

	<b><u>Action Item:</u></b> Tanja to ensure materials are labeled as Conservation Land Bank
<b>Future Agenda Items</b> 10:13 am	<p>Sandi asked how to incorporate the <b>J</b>ustice <b>E</b>quity <b>D</b>iversity and <b>I</b>nclusion Committee (JEDI) update into a future agenda. Erin Halcomb thought a summary in the Stewardship report might be helpful. Miles discussed various ways the Land Bank could be more inclusive with regard to use of the Preserves and new Commissioner outreach, and said the Committee could offer guidance for the Commission on various topics.</p> <p>Sandi added the Climate Resiliency policy to the future items list and noted there should be something on the website regarding climate. Brian felt the running list needed to be updated.</p>
<b>Executive Session</b> 10:31 am – 11:18 am	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> 11:19 am	<p><b><u>Action Item:</u></b> Entrance Mountain resale and Forever Wild Conservation Easement approved.</p> <p>Chair, Sandi Friel, adjourned the meeting.</p>
<b>NEXT MEETING</b>	The next CLBC meeting is scheduled to take place April 15, 2022.