



MEETING MINUTES

Conservation Land Bank Commission Meeting May 20, 2022 Virtual ZOOM 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

Mike Pickett, 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: Shauna Barrows, Charlie Behnke, Lincoln Bormann, Peter Guillozet, Eliza Habegger, Erin Halcomb, Doug McCutchen, Aaron Rock., Amanda Wedow, Jacob Wagner

Land Bank Staff Absent: Tanja Williamson

County Council Liaison: Christine Minney

County Manager: Absent

Public in Attendance: 5 individuals over the course of the meeting.

| Topic | Key Discussion Points & Agreements |
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| Call to Order 8:33 am | Chair, Sandi Friel, called the meeting to order. |
| Public Comment 8:33 am | Kathy Morris asked for further information regarding the sale of the Entrance Mountain parcel. Sandi noted it is on the meeting agenda for discussion. Steve Ulvi asked if there were updates to a climate change policy in terms of acquisitions and management and about water rights at Zylstra Lake Preserve. Sandi noted Jim Skoog has been appointed to the new Climate and Sustainability Advisory Committee managed by the Environmental Stewardship Department. The committee will advise on policy, helps set priorities, and harnesses the momentum of existing work to help steer the County’s climate action plan. |

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| Adoption of Minutes 8:38 am | The draft April 15, 2022, minutes were reviewed. There were no corrections. Minutes were approved. |
| Chair and Commissioner's Report 8:39 am | Christa has been attending the Sustainable Tourism Management Plan meetings. She just finished the second Lopez meeting last night. She noted overall it's a massive exercise and the same consulting group (Confluence Research and Consulting) did the Tourism and Visitor Management in the San Juan Islands resident and visitor surveys. She highlighted goals and comments she heard regarding public land conservation: a goal of 30% for 2030 and 50% by 2050 and a comment was made that the Land Bank is doing that. There was discussion regarding the comments and also how it applies to the Land Bank's mandate as well as the tourism management plan. |
| Council Liaison 8:42 am | <p>Christine Minney shared that the County Council set caps on vacation rental permits for several of the islands. Orcas is capped at 211 permits; Lopez is capped at 130 permits; SJI is capped at 332 permits.</p> <p>The Prune Alley project on Orcas is on schedule, however lack of available parking is having a negative impact on community. The County has entered into an interlocal agreement with the Orcas Island public school district allowing public parking at the middle and high school parking lots starting June 22nd through August 26th.</p> <p>American Rescue Plan funding continues and currently \$3.4M has been received by San Juan County. Recent distribution includes setting aside \$500k for the Department of Health and Community Services; \$75k given to the Economic Development Council for programmatic support; \$200k for fairgrounds rehabilitation; \$600k set aside for culvert repair and maintenance.</p> <p>The Council welcomed Erin Wygant in the newly created position of Communications Coordinator.</p> <p>Christine was able to tour the Hauschka property on Cady Mountain and noted how extraordinary the property and that she thoroughly enjoyed her tour.</p> |
| Director's Report 8:48 am Lopez Island San Juan Island Orcas Island | <p>Lopez Community Land Trust (LCLT) Trail Easement Donation – Background: This trail will run through the LCLT property north of Lopez Hill, connecting the recent Lopez Hill addition to Lopez Sound Road. Lincoln noted partnering with LCLT on purchasing the addition and on the trail easement donation. The Donation should be recorded before the end of April. Current: Council agreed to accept the deed on Tuesday.</p> <p>Hauschka Property (Cady Mountain) – Background: This 40-acre parcel at the top of Cady Mountain adjacent to Cady Mountain Preserve. Current: Council voted to accept the deed on Tuesday and moving forward to close the 40-acre piece by the end of next week.</p> <p>Resale of Northern Parcel of Entrance Mountain Property– Background: The 10-acre property was initially purchased as part of the Conservation Buyer Program, to later be resold with a conservation easement. Lincoln recapped the history of the</p> |

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| <p>Orcas Island continued</p> | <p>initial preserve acquisition. It was done in three parcels, two larger parcels with a third parcel that connected the two. There was a disconnected 10-acre parcel to the north which was included in the Conservation Buyer Program. Current: Neighbors to the 10-acre parcel are interested in purchasing, with a forever wild Conservation Easement and Lincoln has shared a draft purchase and sale agreement and conservation easement with them. There still needs to be appraisal of the property, but there is tentative agreement on a purchase price – structured as part purchase, part donation.</p> <p>There was discussion regarding how parcels in Conservation Buyer Program are sold. Christa asked if there is any county requirement to publicize for sale. Lincoln said the only requirement is to sell property at or above market value.</p> <p>David asked for clarification regarding the donation. Lincoln stated the potential purchasers want to pay fair market value for the property, and are willing to pay a premium. However they would like the ability to receive a tax deduction for the donation. In the end the Land Bank should get more than fair market value for the property.</p> <p>David asked if everyone was comfortable with going forward without having the sale publicized. Sandi said yes, from a realtor’s perspective for a buyer, it’s not marketable. The property doesn’t allow for structures; the best case scenario would be a trail. David asked if Kathy had her question answered. Kathy noted that she felt it should be publicized as it’s an assumption that no other buyers would come forward. She said there is also the possibility the community would like it to remain with the Land Bank. Kathy stated there are folks upset by the sale. She said her question wasn’t answered but she did receive some information to mull over.</p> <p>There was discussion regarding the need for a public hearing regarding the sale. Sandi suggested waiting until the appraisal was complete and then hold a public hearing; Lincoln agreed. Sandi commented there is no set timeline for the sale, so it was okay to wait. Miles asked what the normal process for selling Land Bank properties looks like. Lincoln said the Land Bank hasn’t sold many properties so there is no “normal process.” He gave the example of the Argyle Lots; they were listed a couple times with no interest. Lincoln highlighted the Anderson Property on San Juan Island as a possible future sale and, if so, it would probably be listed. The intent on purchasing that property was to preserve the view from the road, pushing any development that might happen over the hill.</p> |
| <p>Public Hearing Proposed Amended 2022 Budget</p> | <p>Lincoln presented the proposed amendments to the 2022 Conservation Area Fund (CAF) and Stewardship Budget. There are unfinished transactions in both revenue and expenditures to be brought forward from 2021 in the CAF. Additionally, another \$350,000 is needed for the Glenwood Inn (McPeake) transaction.</p> |
| <p>Discussion and Vote Proposed Amended 2022 Budget</p> | <p>After hearing Lincoln’s presentation there was discussion about end of year cash reserves and the endowment. There was consensus to continue retaining a year’s worth of operating funds at or around \$3M. There was also discussion about how SJPT would repay the Glenwood purchase price and setting expectations for the</p> |

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| Discussion and Vote Proposed Amended 2022 Budget continued | public regarding access. There was discussion around property sales and will the hot market continue. Aaron reported REET is \$550k to date for May. |
| | ACTION: Christa Campbell moved to adopt the Proposed Amended 2022 Budget. David Meiland seconded the motion. There was no further discussion. Motion passed unanimously. |
| Break 10:00 am – 10:10 am | |
| Entrance Mountain Public Discussion 10:10 am | Discussion continued regarding timing for a public hearing for Entrance Mountain. Sandi noted that earlier she said there was no time crunch and amended that comment as real estate fluctuates as do potential buyers finances. Lincoln will check on ordinance and requirements for resale. The consensus was to issue a press release highlighting the property’s history and why it’s being sold. Christa suggested adding any possible conservation buyer parcels to the website. |
| Open Public Meetings Act Presentation 10:20 am | Amy Vira, Deputy Prosecuting Attorney for San Juan County gave a presentation regarding the open public meetings act. Lincoln noted starting in June meetings must offer an in-person option, so the monthly meetings will be going hybrid at the June 17 th meeting. |
| Stewardship Report 11:00 am Orcas Island San Juan Island | Peter noted the Draft Turtleback Mountain Preserve Stewardship and Management Plan (SMP) is out for public comment through May 27. He has been hosting nature walks at Turtleback to answer questions about the preserve as well the SMP. June 3 rd there will be a walk through the Forestry Demonstration area. Brian asked for an update on Coffelt Farm Lease applications. Peter said one proposal has been received so far from Eric and Amy Lum. Brian asked what the process would be for response. Peter said Charlie would be best to answer, but Peter’s recollection is that there is a core committee to review the applications. Brian suggested staff review and screen applications and bring their suggestions to the committee. Christa had a question regarding District 1 and concrete block installation. Eileen Drath wanted to acknowledge what a wonderful presentation Eliza Habegger gave as the main presenter for the SJPT annual meeting. |
| Outreach and Volunteer Report 11:12 am | Erin Halcomb reported for Tanja. The Salish Seeds Project has been doing a lot of outreach and interest is high regarding native landscaping. Christa joined Tanja at the Ride the Rock event on Lopez Island and Tanja has been working on the annual report and Q2 newsletter. Christa suggested adding an FAQ in response to a question Tanja received at Ride the Rock: “Why are there so many conservation groups in the islands?” |
| Future Agenda Items Discussion 11:15 am | Sandi reiterated the topics that Christa had asked for input on for further in-depth conversation: Resiliency/climate change and Non-traditional use of Land Bank properties. There was discussion on whether to hold extended meetings on one or |

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| <p>Future Agenda Items Discussion continued</p> | <p>both topics. Commissioners agreed the newly formed Climate and Sustainability Advisory Committee could take the lead on possible projects and the Land Bank liaison keep the commission updated. Brian asked if the Land Bank is participating in the Parks, Trails, and Natural Areas Plan. Lincoln said yes and SJC Parks Director, Brandon Cadwell will be issuing an RFP for a consultant to help with that effort. There was discussion on how commissioners could participate.</p> <p>Sandi asked if the commission is ready to schedule an extended meeting regarding non-traditional use of Land Bank properties. The consensus was they are not ready at this point.</p> |
| <p>Meeting Adjourned 11:40 am</p> | <p>Chair, Sandi Friel, adjourned the meeting.</p> |
| <p>NEXT MEETING</p> | <p>The next LBC meeting is scheduled to take place June 17, 2022.</p> |