



MEETING MINUTES

Conservation Land Bank Commission Meeting August 19, 2022 Virtual Microsoft Teams 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

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, Jacob Wagner, Amanda Wedow

Land Bank Staff Absent: Tanja Williamson

County Council Liaison: Christine Minney

Public in Attendance: 21 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:33 am	Chair, Sandi Friel, called the meeting to order.
Public Comment 8:37 am	Tom Cowan
Adoption of Minutes 8:38 am	The draft June 17, 2022, minutes were reviewed. There were corrections. Minutes were approved.
Chair and Commissioner's Report 8:38 am	<p>Brian Weise sat at the Land Bank's table at the July and August Orcas Farmer's Market. He would like to see more events like this and suggested having stickers and other materials to hand out to the public.</p> <p>Sandi announced three Commissioner's positions will become available at the end of year: one "at-large" (David Meiland); District 1 (Jim Skoog); District 3 (Miles Becker). She asked everyone to start thinking of community members who may be</p>

<p>Chair and Commissioner's Report continued</p>	<p>interested, emphasizing previously discussed strengths such as a real estate and/or land use attorney. Mike Pickett has volunteered to take on the role as Finance Officer for 2023. Sandi noted the County Council adopted a new ordinance regarding Advisory Board's Code of Conduct. She expects to have more details by the September meeting. After the August 2 County Council meeting, Sandi was in touch with Mike Thomas. Sandi also noted Council Member, Christine Minney, has been very helpful beyond her monthly County updates.</p> <p>Jim Skoog asked about an update item at the same meeting regarding a "Town to Zylstra Lake Trail." He pointed out the trail is a county project, not the Land Bank.</p> <p>Brian thanked Christine as well and hopes she will continue as the Land Bank's County Council liaison.</p>
<p>Partner Update – San Juan Preservation Trust (SJPT) 8:50 am</p>	<p>Executive Director, Angela Anderson, reported SJPT recently applied to renew their Land Trust Alliance accreditation, which occurs every 5 years. Accreditation demonstrates that SJPT implements the highest standards of practice. SJPT received news their Salmon Recovery grant request has been recommended to the board in the amount of \$942,865. They expect to hear at the end of September if they will have those funds in hand for 2023. If successful, she noted, those funds will be reduced from the large Puget Sound Action and Restoration Fund (PSAR) grant. PSAR funding will be decided in the next legislative session in 2023. Fundraising continues for the Lopez Hill addition Conservation Easement (CE). An anonymous donor has offered a dollar-to-dollar match through October 1st. Lastly, the Land Bank, the YCC and SJPT spent the summer doing trail work to improve public access at Ihiya Preserve on San Juan.</p>
<p>Council Liaison 8:56 am</p>	<p>Christine Minney reported Council has put forth a proposed road levy lid lift for the 2022 ballot. The current tax amount is insufficient to meet current need. The request is to increase the current \$0.56/\$1000 to \$1/\$1000 of assessed value. If approved, the County estimates the levy would generate \$4M in the first year. An online interactive map is in the works which will highlight key projects. Sandi noted the Land Bank often hears from the public regarding possible public parking at county road ends near the shoreline; she asked Christine if this is something Council had discussed or would consider discussing at a future date. Christine said they had not, and noted it is a good topic for future discussion. Council allocated funds for two Parks Department projects: 1) A permanent concrete skate park at Lopez Village, and; 2) To design and engineer storm water solutions at the County Fairgrounds. The Housing Advisory Committee recommended, and council supported funding for, emergency rental assistance programs. The County recently applied for a \$1M grant via the historic courthouse program for repair for the County courthouse. Public works and sub-contractors are close to finishing the Prune Alley Project on Orcas Island. Christine thanked Sandi for being a reasonable and effective voice as the Chair of the Land Bank commission and looks forward to developing future processes.</p>
<p>Director's Report 9:08 am San Juan Island</p>	<p>Hauschka Property (Cady Mountain) – Background: 40-acre parcel at the top of Cady Mountain adjacent to Cady Mountain Preserve. Current: Lincoln reported the Land Bank closed on the property yesterday, August 18th. Lincoln shared an updated map illustrating the overall Cady Mountain conservation area as well as pictures of the property. He stated future access will be via public trail, with a trailhead at Three</p>

Director’s Report continued	<p>Corner Lake Road. Doug McCutchen commented how remarkable the project is and to celebrate how many transactions have taken place over a 20-year time span to create the current preserve.</p>
Stewardship Report 9:15 am Lopez Island Orcas Island Contributions to Stewardship Fund	<p>Erin Halcomb and Amanda Wedow answered questions and went over key details of the Watmough Addition Interim Management Plan. The plan discusses key assessments needed and lays out other tasks to be completed prior to opening the Preserve to public access (anticipated in 2024). Amanda asked for comments from commissioners and staff upon their initial review. She noted that she is considering adding in a provision for a possible caretaker. There was discussion regarding the property’s existing structures and their condition. Lincoln noted that future public access will take place via a trail from Watmough Bay trailhead (managed jointly by the Land Bank and the Bureau of Land Management). Amanda hosted two public tours in June and July and is providing weekly tours in August.</p> <p>Peter has given three tours to date on the new North Shore property. He feels they have been well received and it has been helpful for him to see the site through the eyes of the public. He plans to continue the tours three times a month. He’s also been spending a lot of time lining up resource assessments, working on infrastructure items, has started working on the interim management plan, and working on a budget for the property. Brian shared he’s heard positive comments from neighbors. Sandi mentioned a public event on the property is in the planning stages for September 24th.</p> <p>Sandi noted the County Budget Committee (Milene Henley, Natasha <u>Warmenhoven</u>, Molly Foote, Mike Thomas, Mark Tompkins) would like to meet with Land Bank in September. Outgoing Finance Officer, Jim Skoog, and incoming Finance Officer, Mike Pickett, will meet prior to the County meeting and get Mike up to speed.</p>
Break 9:42 am – 9:55 am	
Discussion of Project Decision Making Process continued 9:56 am	<p>Sandi shared a draft flowchart of “How a Land Bank Project Comes to Fruition” asked for comments and/or edits. There was discussion.</p> <p>Sandi asked Christine about the status of the SJI County Open Space and Conservation Plan as it is referenced in the Land Bank ordinance. Lincoln noted the current plan was written in 1991 and needs updating, but this is currently not scheduled. Mike was surprised that he had never heard of the Plan during his tenure on the Planning Commission. David asked “who” would update the plan (it was originally prepared by an ad hoc “Open Space and Conservation Committee”). Christine noted that the County Comprehensive Plan is being updated currently. Lincoln added that the Parks, Trails, and Natural Areas Plan is also being updated. There was discussion.</p>
Outreach and Volunteer Report 10:35 am	<p>Sandi shared a report on behalf of Tanja: Tanja said two more days of county fair-stop by Land Bank booth in the green village! The Land Bank and SJPT are in beginning planning stages for a National Public Lands Day (September 24) event at the new North Shore property on Orcas. Stay tuned for more details in coming weeks. Online fall native plant sale returns in September. Tanja will be busy getting inventory uploaded to the website to go live mid-September with an October 1 pick-up date on San Juan Island, Lopez, Orcas, Shaw, and maybe even Waldron Islands.</p>

<p>Future Agenda Items Discussion 10:36 am</p>	<p>Staffing was chosen as something to tackle in the fall. Sandi asked for volunteers to work with Lincoln in reviewing staffing needs. There was discussion. Miles asked a question regarding needs – current vs. future. Lincoln will work on assessing staff needs and report back to Commission.</p> <p>Sandi asked Jim if he had an update on the Climate and Sustainability Advisory Committee. Jim said a general meeting is scheduled for next week and a quarterly meeting in October for the liaisons. He will attend the October meeting and will try to make August 25th meeting. He noted someone will need to replace him as liaison starting 2023.</p> <p>Lincoln said on the agenda for the quarterly meeting with SJPT is their conservation plan update.</p> <p>Brian suggested adding REET renewal and traditional potential non-traditional uses of Land Bank properties.</p>
<p>Meeting Adjourned 10:52 am</p>	<p>Chair, Sandi Friel, adjourned the meeting.</p>
<p>NEXT MEETING</p>	<p>The next LBC meeting is scheduled to take place September 16, 2022.</p>