

San Juan County Conservation Land Bank

Presentation for the Snohomish-Stillaguamish
LIO Executive Committee

April 30, 2020

Lincoln Bormann, Director



What is a Conservation Land Bank?

This!



Not this!



History

Enabling legislation passed in 1990

RCW [82.46.070](#)

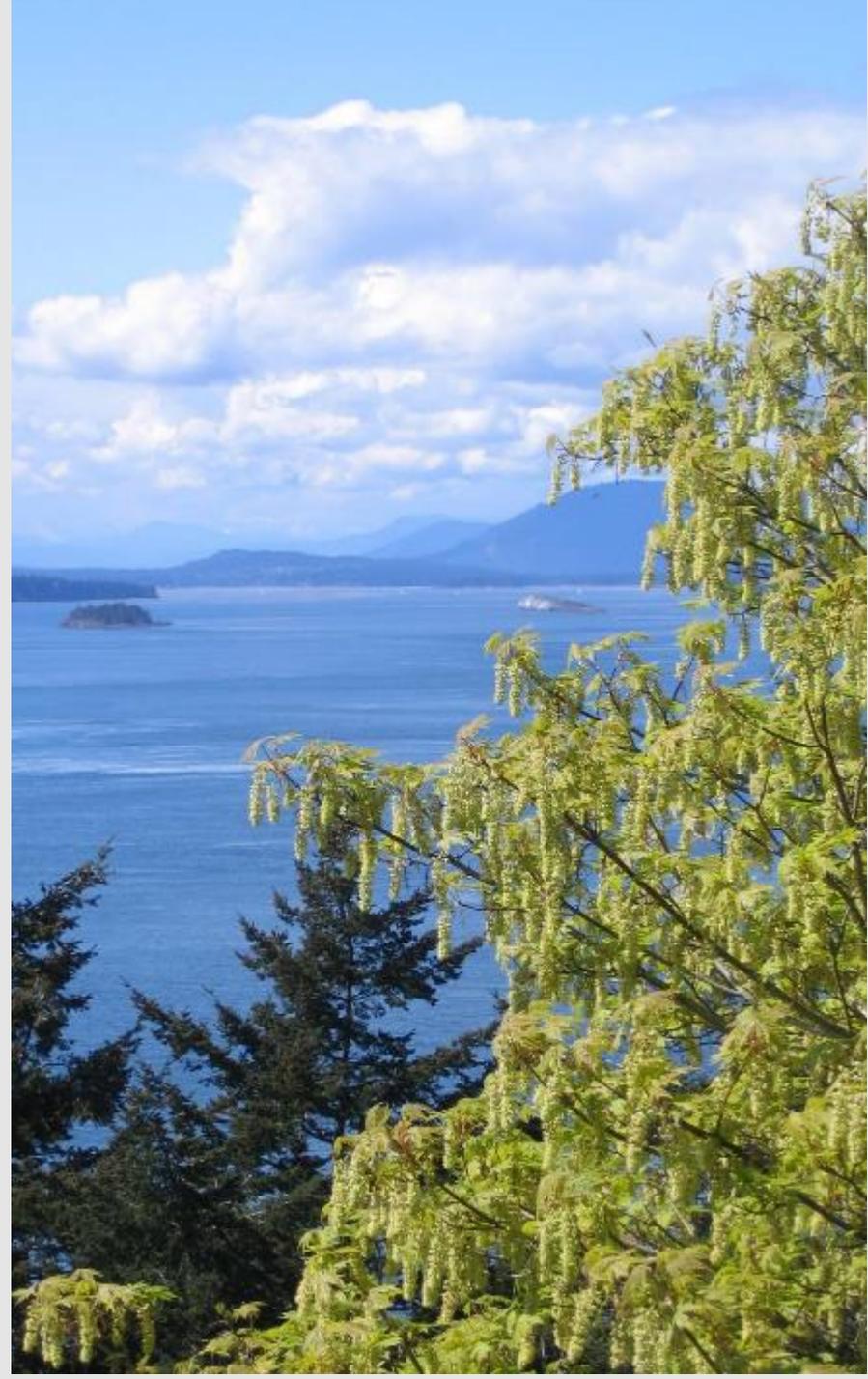
Additional excise tax – Acquisition and maintenance of conservation areas.

Requires majority vote on duration and amount

RCW [36.32.570](#)

Conservation area acquisition and maintenance.

Defines conservation area



History

Authorized by the voters
1990. Reauthorized twice
(1999 and 2011) to 2026.

1% REET levied on the buyer
is the principal revenue
source



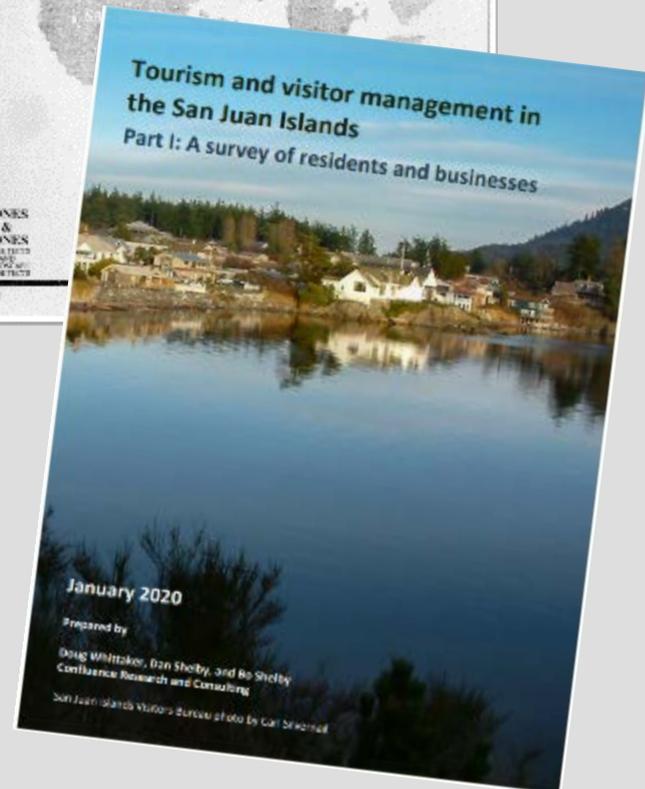
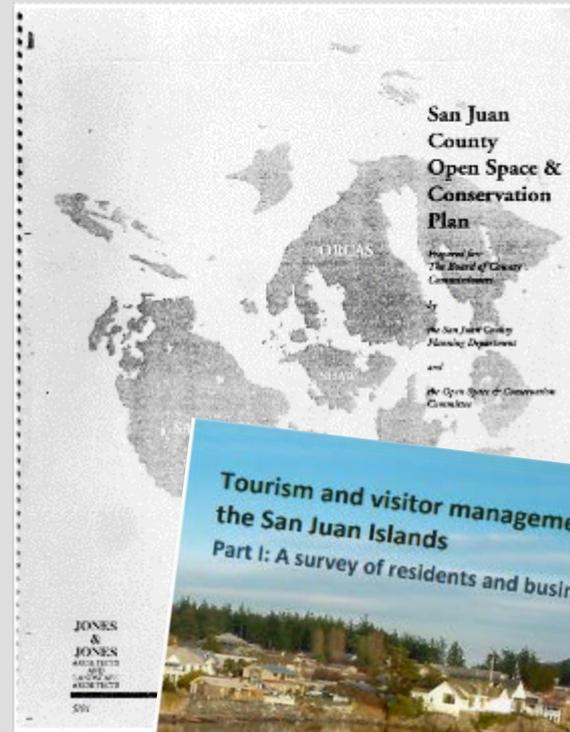
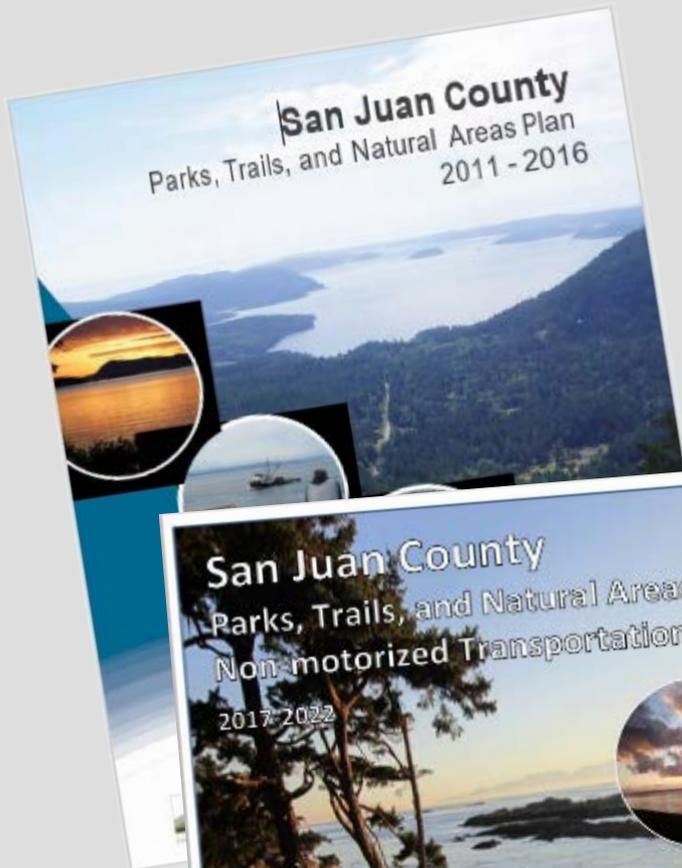
San Juan County Land Bank Mandate

The purpose of the San Juan County Land Bank is to preserve in perpetuity areas in the County that have environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value, and to protect existing and future sources of potable water.

San Juan County Code Chapter 2.120
SAN JUAN COUNTY LAND BANK



Land Bank Process: Planning



Land Bank process: Decision-Making

Volunteer Commission – sets policies, has regular advertised meetings, approves projects, recommends budget to County Council

County Council - Approves budgets and accepts deeds

Leave Lopez 7:10 am, arrive PFI 7:40 am
Leave Orcas 7:20 am, arrive PFI 8:10 am
(subject to 1/28/20)

AGENDA
Telephone: 360-378-4482
February 21, 2020
San Juan Island Grange 152 First St. N.
152 First St. N., Friday Harbor, WA 98250

Convene
Public Comment - General
Approve January 17, 2020 Meeting Minutes
Chair and Commissioners' Reports
Terry Turner - OPALCO Presentation
Council Update - Council Member Bill Watson
Finance Report
Director's Report
Acquisitions update

- San Juan
 - Cashman
 - Leland
 - Boys CE
 - T. Black (San Juan Valley)
 - Lopez
 - Spencer Spit (WA State Parks)
 - Smith (Lopez HOD)
 - Rickett CE
 - Devils Bay Farm (Richardson Marsh)
 - Hunter Bay CE (Robinson)
 - Orcas
 - Crescent Bank Preserve property trade
 - Olga Store IWE

10:00 Break
10:00 Stewardship

- Update on Lector cabin - Doug McCutchen
- Update on CART
- Review of Zylstra Lake grant funding issues
- Zylstra Lake Scoping meeting focus - discussion

10:45 Outreach and Volunteer Report
10:50 Future Agenda Items
11:00 am Adjourn

The Land Bank Commission May Add or Delete Agenda Items and Projects for Discussion. The Agenda Order is Subject to Change. You are invited to call the Land Bank office at 360-378-4482 for more details prior to the meeting.

Leave PFI 11:30 am, Leave Orcas 12:25 pm, arrive Lopez 1:00 pm

**1.A Conservation Area Fund 2021
Revenue & Expenditure 2016 - 2018 and
Proposed 2019 Budget**

	2016	2017	2018	2019
Revenue				
Beginning Operating Cash	4,000	4,000	4,000	4,000
Property Tax Revenue	3,000	3,000	3,000	3,000
1% RE Excise Tax (gross)	3,000	3,000	3,000	3,000
Land Bank 1% REET to General Fund	13,000	13,000	13,000	13,000
Federal Grants				
State Grants	778,000	778,000	778,000	778,000
Payment In-Lieu of Property Tax (DNK)				
Investment Interest	18,850	18,850	18,850	18,850
Donations from Private Sources	12,800	12,800	12,800	12,800
Miscellaneous revenue & refunds	0	41,080	7,500	50,000
Sale of Land	0	1	2,500	2,500
Transfers in/Lodging Tax	0	0	290,000	290,000
Total Revenue	8,329,516	9,711,534	9,632,010	9,632,010
Revenue net of reserves	4,092,255	4,913,091	5,985,210	
Expenditures				
Restricted Acquisition Reserves	4,756,447	3,826,636	4,884,932	
Administrative Expenses	257,599	306,127	334,132	
IT Services	6,566	7,820	9,080	
GIS Services			4,121	
Acquisition Costs	1,594,602	3,927,920	2,282,751	
Bond Repayment	674,056	624,433	631,414	
Transfers to Stewardship	978,201	1,018,609	1,484,514	
Total Expenditures	8,329,516	9,711,534	9,632,010	
Expenditures net of reserves	3,513,074	5,894,899	4,747,298	
Admin percentage of net revenue (after admin 1% collection fee has been deducted)	6.46%	6.10%		

**SAN JUAN COUNTY
LAND BANK**

MEETING MINUTES

Meeting
Or, WA 98250

Doug Strandberg, at large, position 5
Chris Campbell, at large, position 7
C2, position 2, Brian Weiss, at large, position 4, David
Scott Barmann, Judy Canning, Peter Gulick, Eka
Kobayashi, Tanya Williamson
A. Doug McCutchen, Eric Nelson
District 1: Public in Attendance: 8

Decision Points & Agreements

There were none.
There were none.

RESOLUTION NO. 19 - 2019
WOODBRIIDGE PROPERTY ON SAN JUAN ISLAND

BACKGROUND:

A. RCW 62.46.070 and RCW 36.32.570 authorize the County to acquire property for recreational, historic, agricultural and conservation purposes through the use of excise tax.

D. The Seller wishes to sell the Property to the Land Bank for \$200,000.

E. The purchase of the Property was considered before the Land Bank Commission at a public hearing and was approved by the Land Bank Commission on February 15, 2019.

F. The purchase of the Property, as recommended by the Land Bank Commission, was considered before the County Council at a public hearing and was approved by the County Council on May 21, 2019.

G. San Juan County now desires to purchase the Property from the Seller for the sum of \$200,000.

NOW, THEREFORE, BE IT RESOLVED, BE IT RESOLVED by the County Council of San Juan County, State of Washington, as follows:

- That the County Council accepts a Quit Claim Deed substantially in the form of Attachment A from the Seller to San Juan County.
- That the Director of the Land Bank shall be authorized to execute all documents necessary to effect the purchase of the Property and any other necessary closing documents.

K:\Council\AGENDAS\PDFs\2019 PDFs\06-03 and 04 2019\Land Bank
Deed\Council RESOLUTION TO ACC Woodbridge QCD.docx

Land Bank process: Project Implementation

Staff – Evaluates projects, negotiates transactions.
Seeks partners and grants, prepares budgets and
transaction documents. Keeps the community
involved and informed



Taylor Project, San Juan



How we work

Keeping costs low

Administration limited to 10% of revenue; just over 6% over the life of the program

Securing additional funding

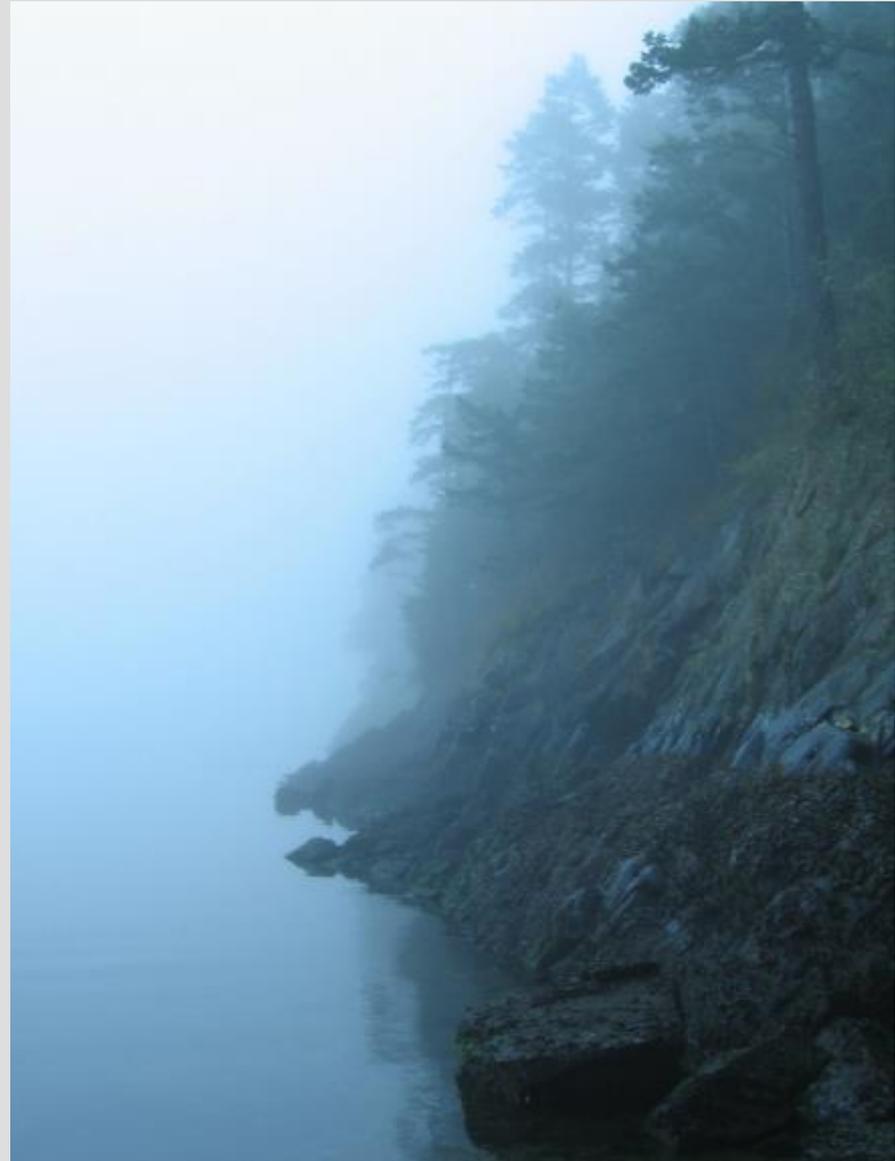
Over \$33 million since 2005

Not including:

- Property donations
- Grants for Garry oak restoration
- Funding for trail construction

Volunteers

Over 70 active. Each year put in more hours than a full-time staff person.



Watmough Bay, Lopez

Accomplishments

45 Conservation Easements on 7 Islands

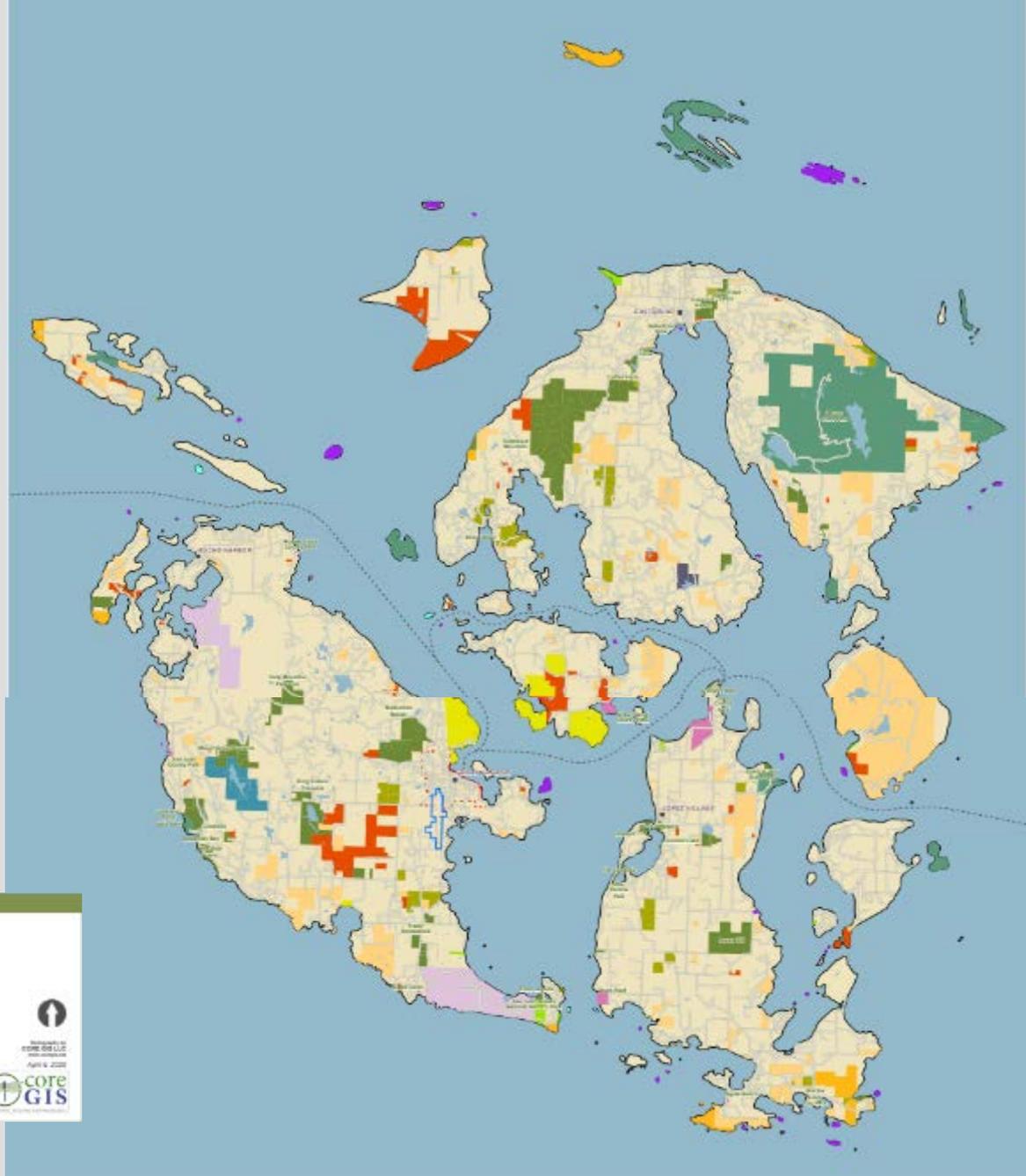
- working farms
- forests
- shorelines
- freshwater wetlands

35 Preserves

- 25 Open to the public. Over 70%
- ★ Recent Acquisitions
- Recent Conservation Easement Acquisitions



Conservation Lands in San Juan County



Projects

Project Details

8.37 acres

Total acquisition cost:	<u>\$1,150,000</u>
San Juan Preservation Trust:	\$520,000
Salmon Recovery Funding Board:	\$520,000
SJC Land Bank	\$110,000



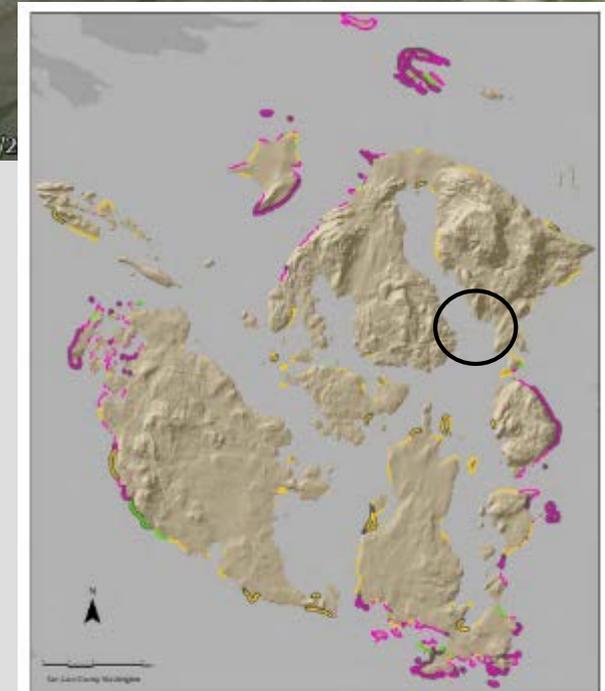
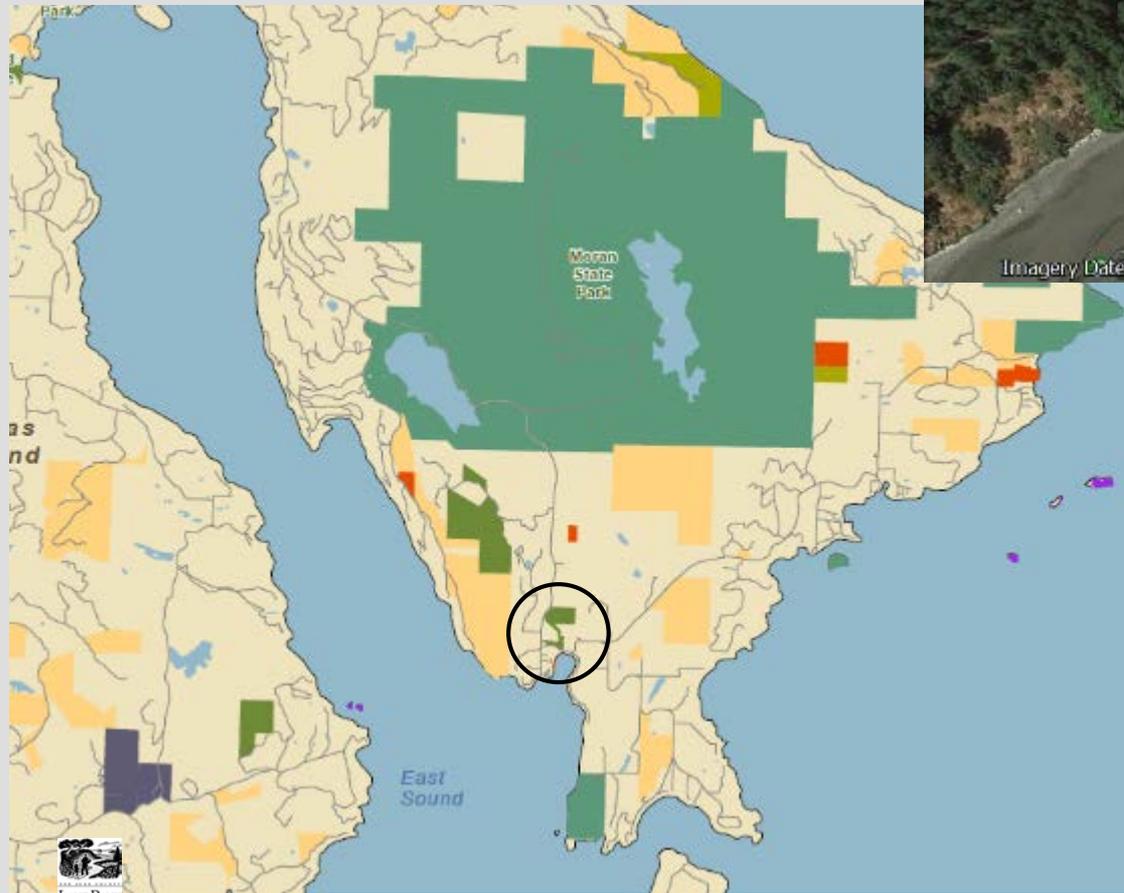
Meng/Lopez

Additional property donation



Meng/Lopez

Dickinson property Cascade Creek Orcas Island



Integrated Protection Priorities

High PNT Protection Priority High PNT Protection Priority (PNT & Existing)
Existing Protection Priority Priority Standalone with Some Public Ownership

Dickinson/Orcas

Documented Use

Steve Boessow, WDFW, fish sampling memo 8-10-2007

Coho salmon (*Oncorhynchus kisutch*) ... naturally spawning wild coho return ... September through November. Juveniles remain in freshwater for 1-2 years before migrating to saltwater...

Chum salmon (*Oncorhynchus keta*) ... use creek margins, various sized gravels and most habitat types for spawning...

Sea-run coastal cutthroat trout (*Oncorhynchus clarki*) ... return to spawn ... typically December through February. Juveniles may reside in freshwater up to six years, although 1 or 2 is more common...

Chinook salmon (*Oncorhynchus tshawytscha*) ... juvenile chinook have been documented using the creek during the spring...



Dickinson/Orcas



Dickinson/Orcas

Project details

25 acres

2,100 ft. of Cascade Creek

Total cost: \$581,000

Salmon Recovery \$492,500

Funding Board

SJC Land Bank \$88,500



Hart Property, Henry Island



Hart/Henry



Hart/Henry



Hart/Henry

Project Details

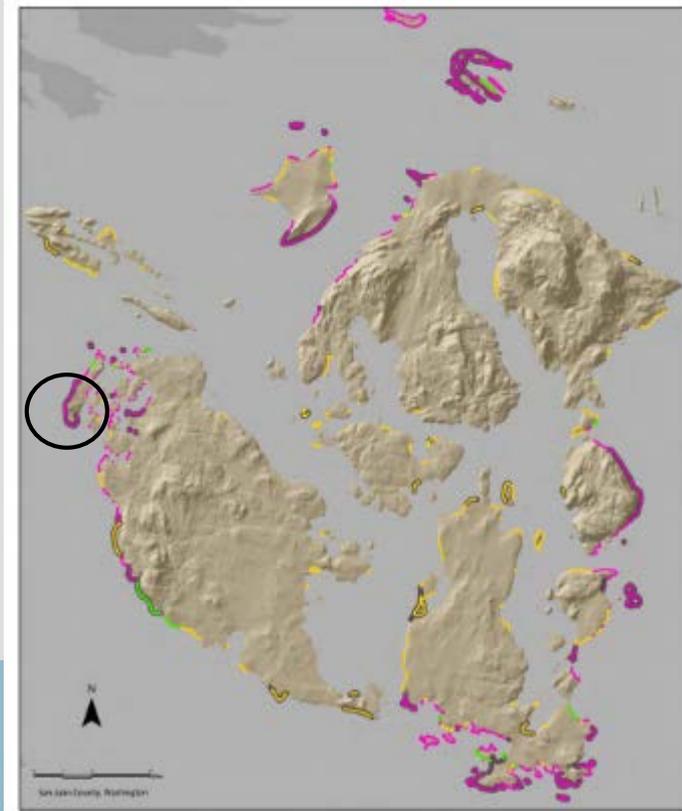
80 acres

1,500 ft. Haro Strait frontage

1,200 ft. Open Bay frontage

Anticipated Costs

Purchase Price	\$ 800,000
Transaction costs	\$ 25,000
Administrative costs	\$ 28,000
Bargain sale donation	<u>\$ 550,000</u>
Total	\$ 1,403,000



Integrated Protection Priorities

High PWT Protection Priority Integrated Protection Priority (PWT & Sealing)
Easement Protection Priority Inventory Shoreline with Some Public Ownership

ANCHOR
CEA 2007

FRIENDS
OF THE SAN JUAN ISLANDS

CGS
LOCAL GOVERNMENT

Hart/Henry

Project Details

80 acres

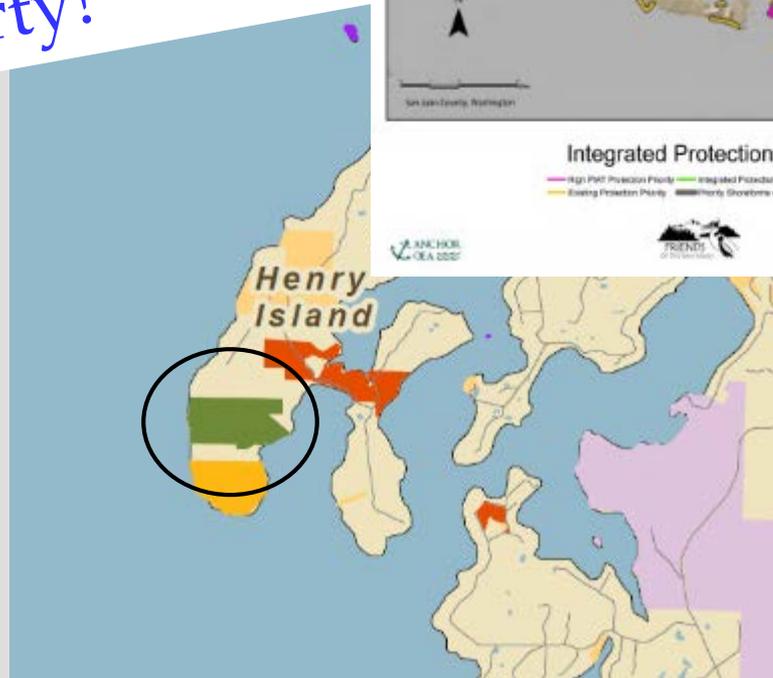
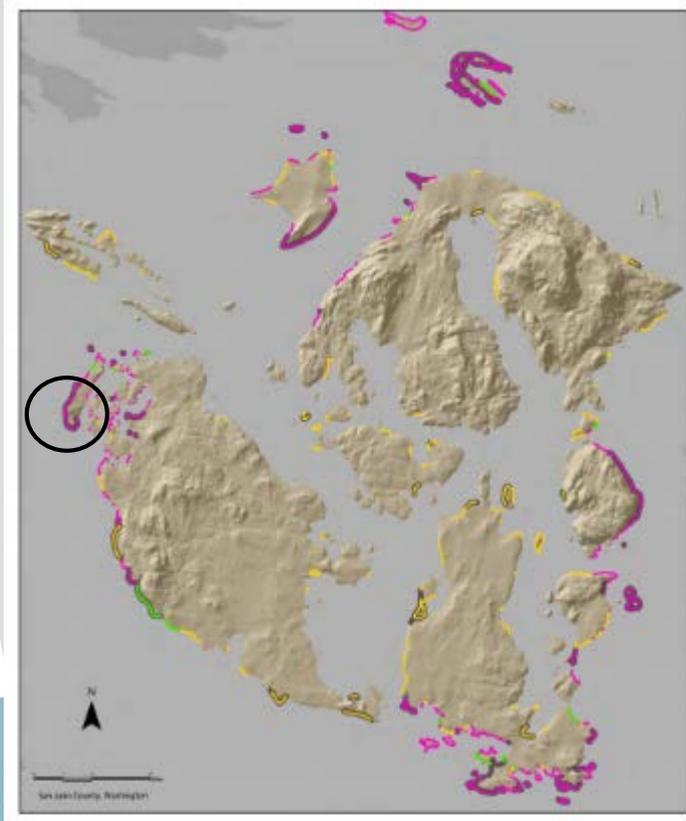
1,500 ft. Haro Strait frontage

1,200 ft. Open Bay frontage

**SRFB grant fell through,
but owner donated the
property!**

Anticipated Costs

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Integrated Protection Priorities

- High PWT Protection Priority
- Integrated Protection Priority (PWT & Sealing)
- Existing Protection Priority
- Henry Shoreline with Some Public Ownership

ANCHOR OEA 2007 FRIENDS OF THE ISLANDS CGS LOCAL GOVERNMENT

TURTLEBACK MOUNTAIN PRESERVE Orcas Island



Trails at Turtleback:
Turtleback Mountain Preserve offers a variety of trails for hikers, joggers, and equestrians. The trails are well-maintained and provide a great way to enjoy the island's natural beauty. There are also several picnic areas and a playground for children. The preserve is a great place to spend a day outdoors and enjoy the views of the island.

Turtleback Mountain Preserve is a great place to enjoy the island's natural beauty. The preserve is a great place to spend a day outdoors and enjoy the views of the island. There are also several picnic areas and a playground for children. The preserve is a great place to spend a day outdoors and enjoy the views of the island.

- For San Juan County Land Bank
- For San Juan Preservation Trust
- Private Land Only (not open to the public)
- Multiple Land Tracts (Tracts owned by different entities)
- Parking Area

1,378-acre **Turtleback Mountain Preserve** and one of the largest protected natural areas on the island. The mountain is a refuge for plants and animals, including Garry oak woodlands, grasslands, and oak woodlands. Turtleback Mountain Preserve has been owned by San Juan County Land Bank, the San Juan County Parks and Recreation, and more than 2,000 private donors.

2010/11

Turtleback Mountain Preserve

Purchased in 2006:

Land Bank	\$10,000,000
SJ Preservation Trust	\$8,500,000

Over 2,000 donors

\$ 1,000,000 stewardship fund established by SJPT

Additional 112 acres purchased by SJPT in 2012 to connect to Turtlehead



Questions?

