



**Land Bank Commission Meeting**  
*July 11, 2008*

**MEETING MINUTES**

**Commission Members in Attendance:** Nancy Jones, Lisa Lawrence, Mary Blackstone, Nancy Greene, Amanda Azous and Tom Cowan.

**Commission Members Absent:** Thom Pence

**Land Bank Staff in Attendance:** Lincoln Bormann, Judy Cumming, Eliza Habegger, Doug McCutchen, Diane Kinnaman, Ruthie Dougherty, Tim Clark and Caitlin Arnold.

**Land Bank Staff Absent:** None.

**Public in Attendance:** Mimi Westphalen, Louise Dustrude, David Sarver and Terry Gillespie.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
Call to Order Adoption of Minutes	The meeting was called to order at 8:35 am. The May 16, 2008 minutes were reviewed. There were corrections. The June 13, 2008 minutes were reviewed. There were corrections.	Lisa Lawrence moved to accept the May 16 minutes with corrections. Nancy Greene seconded. No discussion. Motion passed unanimously. Mary Blackstone moved to accept the June 13 minutes with corrections. Amanda Azous seconded. No discussion. Motion passed unanimously.
Chair's Report	Nancy Jones commented on the public input comment time, noting the Commission must be mindful of the Land Bank's mandate and Ordinances 11 & 12, balancing listening to the public. Tom Cowan added that providing the public with the opportunity to speak about any matter is important while being mindful to	

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Chair's Report Continued	<p>accommodate all individuals who wish to speak during the 15 minute public comment time. If there is a proposal or a reaction to a proposal, Tom noted that the 15 minute comment time might not be the appropriate time to discuss those issues in order to accommodate all individuals who wish to speak on behalf of their issues.</p> <p>Mary Blackstone also commented on the importance of hearing every voice.</p>	
Investment Officer Report	<p>Mary Blackstone reviewed June's REET proceeds and its current trend and the Conservation Area Fund and Stewardship Fund's 2008 Financial Statements. Judy Cumming addressed the Stewardship Maintenance and Management expenditures; coming in at 62% due to the amount of work the staff is accomplishing earlier this year, including improvements at Eastsound Park, Deer Harbor, the Turtleback cut through trail, and many others.</p>	<p>Lisa moved to accept the financials for the first half of 2008. Nancy Greene seconded. No discussion. Motion passed unanimously.</p>
Public Comments	<p>There were no public comments.</p>	
	<p>Nancy Jones introduced Tim Clark as the new part-time Preserve Steward for Lopez Island. Land Bank staff is very pleased to have Tim's support and his agriculture knowledge will be greatly appreciated. It was noted that Tim also works part-time for the Agriculture Resources Committee helping to promote conservation easements on farmland.</p>	
Director's Report	<p>Amended Budget – Lincoln Bormann explained the need for an amended budget. There are several potential acquisition projects in the works which require the ability to close before the end of the year. Addressing these now will allow the County Council to vote on the Amended Budget in September.</p> <p>Lincoln noted that the Land Bank's budgeted REET income of 3.15 million should probably be revised downward. Trend discussion to be continued.</p> <p>Judy Cumming reviewed the CAF projections to 2014. A draft worksheet showing how the 2008 budget would be amended was</p>	<p>There will be a public hearing at the August Land Bank Commission meeting to consider the Proposed 2008 Amended Expenditure and Acquisition Plan II.</p>

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<p>Director's Report Continued</p>	<p>distributed to Land Bank Commission members.</p> <p>Grants Update – Lincoln reported that the Land Bank has made it through the initial presentations for the five grants requested from the Recreation and Conservation Office (RCO). Far more applicants this year make these programs much more competitive. Judd Cove has had very positive feedback from RCO committees &amp; staff, as has Turtleback. Beaverton Marsh and Buffum Conservation Easements both went well too. The next round begins the fourth week of July, with the last presentation in mid-August. Final ranking will take place starting in late August and continue into the fall. The Legislature will decide on funding levels in March 2009. Amanda and Eliza will support Lincoln with the RCO presentations for Turtleback and Beaverton Marsh. Tom Cowan may assist with the Buffum presentation.</p> <p>Stonebridge Farm, an adjacent property to the Land Bank's Terrill Beach wetland preserve, is for sale; Bill Weissinger, representing Mr. Hayes, sent a letter taking issue with the Land Bank allowing use of the Terrill Beach property for flying model airplanes. There was discussion about noise standards for the State of Washington and decibel research and readings taken by Land Bank staff. None of these were conclusive. Mr. Weissinger's letter further stated that Mr. Hayes would pursue doing testing on his own. Commissioners discussed forming a subcommittee to determine how to proceed, but agreed to wait until Mr. Hayes performs his research and weighs his legal options.</p> <p>Terry Gillespie, President of the Radio Control Aircraft Society commented that flying time averages 80 minutes per flying day and discussed decibel readings taken with the organization's meter.</p> <p>Acquisition Projects: SJ / San Juan Historical Museum – Appraisal is completed. Lincoln met with members of</p>	<p>Commission finds that the Radio Control Aircraft Society is abiding by the policy as it is currently written and the Land Bank staff and will possibly contract additional sound studies to determine if the accusations in Mr. Weissinger's letter have any validity.</p> <p>Lincoln will advise Karen Vedder, Counsel for Land Bank of Commission's discussion and Lincoln or Karen will respond to Mr. Weissinger's letter accordingly.</p>

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Director's Report Continued	<p>the Historical Museum Board to discuss the appraisal. Board will discuss as to whether they want to go forward with a Historic Preservation and Conservation Easement; it will be added to the Land Bank's amended budget in the case that the proposal is accepted.</p> <p>SJ / Hauschka – Conservation easement on West Valley Road is currently being considered.</p> <p>Lopez / Steinbrueck – Conservation easement is currently being considered.</p> <p>Orcas / Perkins – “Turtleneck” property connecting Turtleback mountain head to the body portion of the property, is becoming available in an estate sale situation. The San Juan Preservation Trust is working with the seller. There was discussion.</p> <p>SJ / W.Sundstrom – Discussed in Executive Session pursuant to RCW 42.30.110 “to consider the selection of a site or the acquisition of real estate by lease or purchase when the public knowledge regarding such consideration would cause a likelihood of increased price”.</p>	<p>10:35 am Lisa Lawrence moved to go into executive session. Mary Blackstone seconded. Motion passed unanimously. Executive session ended at 11:10 am.</p>
Stewardship Report	<p><b>Lopez Island Updates:</b> Doug McCutchen had several items to report; there was a wildland fire and animals shot (rabbits) at Weeks Wetland over the July 4<sup>th</sup> weekend. Preserve improvements accomplished for the month include the Hummel Lake trail work party and enhancements at Upright Head. Also noteworthy is a recent clam survey at Fisherman's Bay Spit by Tina Wyllie-Echeverria revealing low quantities; full report forthcoming. Beachwatchers performed a creosote log inventory for Watmough.</p> <p><b>San Juan Updates:</b> Several new preserve volunteers will provide stewardship for Third Lagoon and Cady Mountain. Westside preserve is experiencing some troublesome use and the Land Bank is working with public officials to alter use patterns. Trail building</p>	

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<p>Stewardship Report Continued</p>	<p>work parties for the Westside preserve have been very successful so far, thanks to David Dehlendorf and the trails committee, and will continue through August 14<sup>th</sup>. Lincoln noted that the ropes and stakes recently installed at the preserve have had a good effect keeping people on the trails. Boyd Pratt and Doug McCutchen provided valuable insight to the diversity of Lime Kiln preserve for a recent tour by Heritage Institute members.</p> <p><b>Orcas Island Updates:</b> New volunteer preserve steward will help monitor Entrance Mountain. Ongoing: improvements and maintenance at Turtleback, Deer Harbor Park, Eastsound Waterfront Park, Crescent Beach, Fowler’s Pond, and Stonebridge-Terrill preserves.</p> <p><b>Turtleback Discussion:</b> Mountain Biking; Staff and Commission to meet with local biking representatives to discuss options.</p> <p>Horseback Riding: Access on the North Road seems to be the best option for keeping maintenance costs low and protecting the resource. Access from the South Side seems much more problematic. Looking at a permit system to track use. Amanda inquired whether horse maintenance would be researched before it became a full part of the management plan; being interested in this use and proceeding with research steps.</p> <p>Commercial Use: Land Bank staff is reviewing the existing policy with a focus on Turtleback.</p> <p>Dogs – to be reviewed. Ruthie reported that all reports from stewards indicate owners are respecting signage and dogs have been on leash.</p> <p>Hunting – needs more investigation to see how it might fit into the plan. General consensus is that the Commission does not support this idea; however Tom Cowan would like it to be considered in the future.</p>	<p>Mountain bike meeting to be scheduled in July.</p> <p>Eliza will distribute the Land Bank’s existing Commercial Use policy to Commissioners for review.</p>

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	<p>Goal is to come back with a fully fleshed out Management plan but to be presented in stages as research becomes available. Nancy Greene stated that she feels the Commission has a good understanding of the complexities of Turtleback management issues, but are dependent on Land Bank staff to outline the nuances.</p> <p>Mary Blackstone asked that the Commission respond to the petition created for Citizens for Public Access to Public Lands committee.</p> <p>Diane Kinnaman reported on the winners of the Land Bank's Young Writer's Contest.</p>	<p>Land Bank staff will revise language and flag areas of concern to be reviewed at next Land Bank Commission meeting.</p> <p>Petition: agenda item for next meeting.</p>
Adjournment	11:21 Meeting was adjourned.	
<b>NEXT MEETING</b>	August 15, 2008 Extended Meeting	