



MEETING MINUTES

Land Bank Commission Meeting

April 10, 2009

Council Hearing Room, San Juan County Legislative Building

Commission Members in Attendance: Amanda Azous, Mary Blackstone, Tom Cowan, Nancy Jones, Nancy Greene, Thom Pence and Lisa Wolford.

Commission Members Absent: None.

Land Bank Staff in Attendance: Lincoln Bormann, Judy Cumming, Eliza Habegger, Doug McCutchen, and Diane Kinnaman.

Land Bank Staff Absent: Ruthie Dougherty and Tim Clark.

Public in Attendance: David Dehlendorf, Val Veirs, Eileen Drath, Cinda Pierce, Louise Dustrude, and Kevin Loftus.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	8:30am the meeting was called to order.	
<u>Adoption of Minutes</u>	The March 13, 2009 minutes were reviewed. There were corrections.	Mary Blackstone moved to accept the March 13, 2009 minutes with corrections. Nancy Jones seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>New Commissioner</u>	Amanda Azous welcomed new at large Land Bank commissioner, and long-time Orcas islander Lisa Wolford.	
<u>Frazer Homestead</u> <u>Preserve Public Meeting</u>	Amanda asked Nancy Jones to report on the public meeting which was held on San Juan	

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<u>Frazer Homestead Preserve Public Meeting</u>	Island. Nancy described a well-attended meeting, managed nicely by Doug McCutchen and Eliza Habegger. Citizens commented on the draft management plan presented with no major concerns. Mary Jane Anderson, neighbor to the preserve, provided much historical recounting at the meeting and has been very helpful in that regard. It has been determined that Lyman Cutler's cabin site was located in the SE corner of the property.	
<u>Puget Sound Partnership (PSP)</u>	Tom Cowan accompanied PSP staff on a site visit to Judd Cove Preserve viewing restoration work. Members of PSP were very impressed with the immediacy of the restoration improvements.	
<u>Finance Report</u>	Mary Blackstone and Judy Cumming reviewed the 2009 first quarter Conservation Area Fund (CAF) and Stewardship reports and notes. There was discussion.	Mary Blackstone moved to accept the 2009 first quarter CAF and Stewardship reports. Nancy Jones seconded. No discussion. Motion passed unanimously.
<u>Director's Report</u> Forest Stewardship Council Certification (FSCC)	Northwest Natural Resource Group (NNRG) auditor has visited Turtleback and is reviewing Land Bank management plans in an effort to have the property certified. Turtleback will receive a suite of benefits including restoring Garry oak savannah areas and improved management of old growth conditions in some of the other forested areas. Additionally, this gold standard certification will increase the potential for selling carbon credits should that market develop. Not being the main goal, there stands a variety of possible opportunities where timber would be pulled off the property; harvesting pre-commercial thinning of stands or blow-down timbers offering sustainably harvested product for market. Certification will essentially codify the Land Bank's mission; objectives are to conserve and restore forest areas. Three steps involved in the process: <ul style="list-style-type: none"> • NNRG working on certification • Update inventory of forest land • Compile plan 	Lincoln will follow up w/memo to commissioners detailing FSCC process. Land Bank staff will assist with process as outlined in memo.

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<p><u>Public Comments</u> <u>Val Veirs</u></p>	<p>9:00 a.m. – Dr. Val Veirs, President of the Whale Museum’s Board, asked the commission to consider a historic preservation conservation easement for the Whale Museum building in Friday Harbor. Boyd Pratt has produced a historical assessment for the property. Nancy Jones spoke of the historical importance of the building. Tom Cowan asked to have an outline of potential financials associated with the project put in memo format for review, along with Boyd’s report.</p>	<p>Lincoln will draft a financial memo for the Land Bank commission and additionally provide Boyd Pratt’s historical assessment on Whale Museum property for review.</p>
<p><u>David Dehlendorf</u></p>	<p>David Dehlendorf, Chair of San Juan Trails Committee (SJTC), asked for the Land Bank’s support of two projects:</p> <ol style="list-style-type: none"> 1. Park to Park trail: creating a safer walking environment for local residents as well as visitors to Westside Preserve and San Juan County Park. Goal: redirecting pedestrians off the side of the road and onto a narrow, rustic trail. 2. Sundstrom property trail project: part of the management plan, a conservation easement would allow for a public trail. Land Bank will reserve the right, in cooperation with San Juan Preservation Trust (SJPT), for public access trail when SJPT takes ownership. <p>Volunteers will primarily construct these trails. SJTC is sponsoring a trail building workshop on May 29 and 30, 2009 in collaboration with Doug McCutchen of the Land Bank and Nick Teague of the Bureau of Land Management.</p>	<p>Thom Pence moved for production of a feasibility study and analysis of Park to Park trail and for the Land Bank to commit to work with SJTC with connecting the Park to Park trail. Nancy Greene seconded. No discussion Motion passed unanimously.</p> <p>Doug McCutchen will research if an amendment to the Westside Preserve management plan is needed to incorporate the Park to Park trail.</p>
<p><u>Stewardship Report</u> <u>Draft Fisherman Bay Dock Management Plan</u></p>	<p>Fisherman Bay Spit Preserve Management Plan addendum budget approval; contractor will address geological bank stabilization for cultural resources protection, to be part of Draft 2009 Amended Expenditure and Acquisition Plan.</p>	<p>Land Bank staff will incorporate Fisherman Bay Dock budget into Draft 2009 Amended Expenditure and Acquisition Plan, to be reviewed at June 12th public hearing.</p>
<p><u>King Sisters Financial Analysis</u></p>	<p>The commission reviewed the cost analysis memo prepared by Eliza Habegger and Doug McCutchen. There was discussion. Mary Blackstone emphasized the Land Bank’s primary focus is to preserve and enhance</p>	<p>Commission consensus to have all future stewardship budget communication increased with incremental project reporting.</p>

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	preserves and structure finances accordingly. Commission consensus: fencing cost considerations for future projects will include both public access and agriculture uses.	
<u>Frazer Homestead Preserve</u>	<p>Doug will incorporate suggested changes of the Frazer Homestead Preserve Draft Management Plan into the plan for commission approval on May 8th.</p> <p>Land Bank investment for infrastructure on Frazer Homestead Preserve was discussed. Farming limitations for grazing or dry land cropping is due to a lack of water. Current infrastructure plan involves providing fencing only around public access areas i.e. easement section of Cattle Point Trail.</p>	<p>Doug will revise Frazer Homestead Preserve Draft Management Plan for commission review prior to May 8th LBC meeting.</p> <p>Commission will consider approval of Frazer Homestead Preserve Draft Management Plan May 8th.</p> <p>Land Bank staff will incorporate Frazer Homestead Preserve infrastructure budget into Draft 2009 Amended Expenditure and Acquisition Plan, to be reviewed at June 12th public hearing.</p>
<u>Judd Cove Preserve</u>	<p>Mary Blackstone inquired about the preserve's opening date for public access. Doug explained several safety factors are being addressed and the planned opening date is August 1st.</p> <p>Lisa Wolford and Mary Blackstone requested copies of the Judd Cove Management Plan.</p>	Doug McCutchen will forward copies of the management plan to commissioners.
<u>Break</u>	10:30 – 10:40am	
<u>Commissioner Farewell</u>	Thom Pence resignation – Amanda Azous thanked Thom for his many years serving on the Land Bank commission, noting his valued wisdom and commitment to local Garry oak restoration and ecosystem preservation efforts.	A new commissioner, appointed by the County Council, will join the Land Bank commission at the July 10 th LBC meeting.
<u>Director's Report continued</u> <u>2008 Annual Report</u>	2008 Annual Report – First draft received and reviewed. There was discussion.	<p>Commissioners to forward Annual Report comments to Lincoln.</p> <p>Early May deadline for 2008 Annual Report mailing.</p>
<u>Lopez Hill Lease</u>	Lopez Hill lease is close to completion. Land Bank issues have been addressed and a meeting with Dona Wuthnow, Karen Vedder and Lincoln will take place April 13 th to iron out final issues. There was discussion.	Next steps are Land Bank commission approval and then County Council approval.

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<u>Mitchell Hill</u>	Lincoln reported that the Land Bank will be involved in the transaction, likely taking place this summer. Congressional delegation is supportive; Rick Larsen has the line item in his budget and citizen letters supporting the transaction would be helpful.	Lincoln will distribute contact information for letters of support to be written to Rick Larsen.
<u>Coffelt Conservation Easement (CE)</u>	Coffelt CE draft is in final stages of completion; San Juan Preservation Trust is working with the Land Bank on adjustments. A final draft will be presented to commission on May 8 th .	Presentation of finalized Coffelt conservation easement for approval on May 8 th .
<u>Jones, Strachan CEs</u>	Jones, Strachan CE negotiations are ongoing.	Lincoln will continue to negotiate.
<u>Howard CE</u>	Howard CE is coming together well, building envelope has been created and terms expected to close in May.	
<u>SJPT Investment Policy Statement</u>	The San Juan Preservation Trust (SJPT) is asking for Land Bank commission approval on the SJPT Turtleback Stewardship Fund Investment Policy Statement. There was discussion. The commission consensus is to incorporate language on liquidity into the document.	Nancy Jones and Mary Blackstone will generate liquidity language and meet with SJPT for any necessary revisions. Lincoln will speak with Tim Seifert, Executive Director about installment payments.
<u>Meeting Adjourned</u>	11:17 am meeting adjourned.	
NEXT MEETING	May 8, 2009 at the Council Hearing Room, San Juan Legislative Building, San Juan Island.	