



MEETING MINUTES

Land Bank Commission Meeting

August 14, 2009

Fire Station Training Room, Friday Harbor Downtown Station, San Juan Island

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

Commission Members Absent: None.

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

Land Bank Staff Absent: Ruthie Dougherty.

Public in Attendance: Susan Vernon, Jim Higgins, Louise Dustrude, Mark Pierce, Jamie and Lee Schiff, and Louisa Nishitani.

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 June 12, 2009 minutes were reviewed. No corrections.	Tom Cowan moved to accept the June 12, 2009 minutes. Nancy Greene seconded. No discussion. Motion passed unanimously.
	The July 10, 2009 minutes were reviewed. There were corrections.	Nancy Jones moved to accept the July 10, 2009 minutes. Tom Cowan seconded. No discussion. Motion passed unanimously.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Chair's Report</u> <u>San Juan County Fair</u>	Amanda Azous outlined the Land Bank fair booth obligations – including a booth within the stewardship network ‘green’ tent. Commissioner and staff participation required for both areas – commissioners are sponsoring activity after today’s meeting adjourns.	Commission and staff will meet at stewardship network tent once 8/14 LBC meeting adjourns.
<u>Land Trust Alliance (LTA) Rally</u>	Amanda asked that any commissioners interested in attending the LTA conference register with Judy Cumming.	Deadline for registration: end of August.
<u>San Juan Preservation Trust (SJPT) Board</u>	A quarterly meeting between members of the Land Bank commission and the SJPT board was proposed by Tim Seifert, Director SJPT and Nancy Greene, Land Bank commissioner.	Amanda Azous will contact Steve McKeon, Board President, to structure meetings.
<u>8/14 Meeting Agenda Amendment</u>	Amanda called for Executive Session to take place at 10:50am pursuant to RCW 42.30.110.	
<u>Finance Report</u>	Mary Blackstone reviewed the conservation area fund and stewardship fund financial statements. There was discussion.	
<u>Proposed 2010 Expenditure and Acquisition Plan</u>	The proposed 2010 Expenditure and Acquisition Plan was reviewed. There was discussion.	Proposed 2010 Expenditure and Acquisition Plan to be approved by the Land Bank Commission at the September 11 th public hearing.
<u>Public Comments</u>	There were no public comments.	
<u>Director's Report</u> <u>Unusual Use Request- False Bay Creek Preserve</u>	Duck hunting petition received from Peter Dardanelli was discussed. The preserve has been used by various groups over the years for duck hunting. Hunting is not allowed currently under Land Bank ownership, but it will be fully discussed and considered when a management plan is being created for the property.	In the meantime staff will continue to research how allowance of duck hunting might interact with agricultural leasing, ecological goals, and other preserve management.
<u>Unusual Use Request- Turtleback Mountain</u>	Request received August 13 th , 2009 for permission to use the preserve and an exemption for use after normal public access hours. Foot race participants would be scheduled to pass through the preserve during the night.	Lincoln will distribute request letter to commissioners for discussion.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Acquisition Projects</u> <u>SJ / Historical Museum</u> <u>HP & CE</u>	Land Bank has completed responding to the Museums' response to the Land Bank's initial draft.	Lincoln will continue moving forward with this project.
<u>SJ / Cattle Point Road</u> <u>Trail Easements</u>	Easement language has been finalized and ready to schedule on County Council calendar for consent. Easements allow construction of a public trail on a 15 foot-wide strip along the road, donated by Nishitani and Hurd. While not connected, it is something to build on. There was discussion.	Lincoln will schedule on County Council calendar for consent September 28, 2009.
<u>Orcas / Tompkins Trail</u> <u>Easement</u>	Possible donated trail easement, which almost connects Fowler's Pond and Judd Cove Preserves. There was discussion.	Consensus of the commission is to pursue easement.
<u>SJ / Acquisition of Mar</u> <u>Vista, Memorandum of</u> <u>Understanding (MOU)</u> <u>with SJPT</u>	Commissioners were asked to weigh in on the MOU. There was discussion. It was agreed that "scenic views" should be added into the recital portion of the MOU.	Consensus of the commission is to approve the MOU with language changes Lincoln will follow up with Tim Seifert of SJPT.
<u>SJ / Mitchell Hill</u>	Mitchell Hill acquisition looks very promising. Appraisal is currently being done. Joint appraisal paid for by the Conservation Fund but open to all agencies involved; DNR (seller), Land Bank (initial buyer) and National Parks Service (end buyer). Anticipated is a joint closing, passing ownership from DNR to National Parks Service on the same day. Everything currently is on track.	
<u>Stewardship Report</u> <u>Judd Cove Preserve</u>	Eliza led discussion on the revised management plan. Ruthie will work with Mary and Lisa to clarify allowable uses. A clear action plan was laid out including provision for a public input period and public meeting. If important to open the preserve to public access before plan is officially approved, a very brief interim plan could be issued.	1. Commissioners to get comments on revised plan to Ruthie by 8/17. 2. Mary Blackstone will write op-ed piece. 3. Public comment period of a few weeks will be advertised soon, including public meeting with display ads in papers and flyers. 4. Plan to be revised following public comment. 5. Plan to be included in next budget cycle- approval by LBC and County Council.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<p><u>Proposed Ordinance Amending San Juan County Code Chapter 12.08, County Parks</u></p>	<p>Deputy Prosecuting Attorney Karen Vedder, clarified the differences in use on Parks vs. Land Bank properties as specified in the proposed ordinance.</p> <p>Citizen Jim Higgins spoke of his 7/10/09 letter to the commission and Director Lincoln Bormann, and explained his concerns about the Land Bank using eminent domain powers and deputizing Land Bank staff to enforce ordinance infractions.</p> <p>Karen explained that the ordinance does not provide for deputizing Land Bank staff but will allow Sheriff's deputies to enforce Land Bank rules. She also noted that there is no provision for eminent domain in the ordinance.</p> <p>Mary Blackstone thanked Jim for his letter and explained how the commission really cares about public opinion. Amanda Azous thanked Jim for his involvement and interest in Land Bank activities.</p>	<p>Tom Cowan moved that the commission recommends the County Council approve Proposed Ordinance Amending San Juan County Code Chapter 12.08, County Parks.</p> <p>Jim Skoog seconded. There was no discussion. Motion carried.</p> <p>Ordinance will be rescheduled for approval by County Council August 25th.</p> <p>Eliza will meet with Sherriff Bill Cumming or John Zerby to outline.</p>
<p><u>Break</u></p>	<p>10:38 am</p>	
<p><u>Signage</u></p>	<p>Dogs on leash signs were reviewed for Frazer Homestead and King Sisters Preserves. The Commission assented to using more creative signs to encourage pet owners to keep their dogs on leash</p>	<p>Staff will proceed with designing and producing signs for Frazer Homestead Preserve</p>
<p><u>Frazer Homestead Preserve</u></p>	<p>Frazer Homestead lease rate (point system) and pond improvements were introduced.</p> <p>Upcoming volunteer work party – trail building push.</p>	<p>Lease issues will be discussed at the 9/11/09 meeting.</p> <p>Diane will advertise and help coordinate the upcoming work party.</p>
<p><u>Executive Session</u></p>	<p>10:50 am - Pursuant to RCW 42.30.110, a fifteen minute Executive Session was called "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>11:20 am – Executive Session ended.</p>	

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Meeting Adjourned</u>	11:20 am - meeting adjourned.	
NEXT MEETING	September 11, 2009 at Council Hearing Room, San Juan County Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.	