



MEETING MINUTES

Land Bank Commission Meeting

June 12, 2009

Main Meeting Room, Orcas Island Fire Department Station 21

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

Commission Members Absent: Nancy Jones and Jim Skoog.

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

Land Bank Staff Absent: Doug McCutchen.

Public in Attendance: Dorothy Austin, Brian and Caroline Giles, and Tina Whitman.

| 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 April 10, 2009 minutes were reviewed. There were corrections. | Mary Blackstone moved to accept the April 10, 2009 minutes with corrections. Nancy Greene seconded. No discussion. Motion passed unanimously. |
| <u>Chair's Report</u> <u>New Commissioner</u> | Amanda Azous was pleased to announce new district one Land Bank commissioner, Jim Skoog, who was recently chosen by the County Council. July 10 will be Jim's first Land Bank Commission meeting. | |

| Topic | Key Discussion Points & Agreements | Actions and Next Steps |
|---|---|--|
| <u>2008 Annual Report</u> | 2008 Annual Report was delivered to postal customers at the beginning of June. Amanda complimented staff on the quality of the publication and their efforts. | |
| <u>Recent Publications</u> | Recently published online: Lincoln Bormann's opinion/editorial piece outlining threatened properties in 2006 – Turtleback, Mitchell Hill, and Lopez Hill and how the Land Bank has helped protect each of them. | Lincoln will continue to work with the Conservation Fund and the National Park Service to acquire Mitchell Hill from the state Department of Natural Resources. |
| <u>Howard CE</u> | Howard conservation easement closed May 20 th . Press release celebrates the protection of this 27- acre parcel next to Heritage Farm. In conjunction with easements on the east side of the road, nearly 175 contiguous acres of farmland, forest and shoreline are protected while remaining in private ownership. | |
| <u>Current Real Estate Trends</u> | Lisa Wolford spoke about the real estate market picking up. Realtors are expecting transactions to continue to increase into the summer season. | |
| <u>Annual Retreat Initiatives</u> | <p>Amanda reported that she and Lincoln reviewed the status of the following areas of focus, as outlined at the annual retreat:</p> <ol style="list-style-type: none"> 1. Policy manual revision 2. Volunteer activities - Diane gave an overview of upcoming volunteer work parties and outreach events and reviewed past efforts. 3. Stewardship work plan 4. Land Bank reauthorization 5. Public outreach | <ol style="list-style-type: none"> 1. Staff/commission meeting to discuss points for revision to be scheduled. Eliza will focus on producing revised policy manual after returning from leave of absence. 2. Ongoing schedule. 3. Ongoing process. 4. Strategy group to convene this summer. 5. Commissioners will step up written efforts and community presentations. |
| <u>10:30 am Public Hearing</u> Proposed 2009 Amended Expenditure and Acquisition Plan | Proposed 2009 Amended Expenditure and Acquisition Plan – No new acquisition projects listed for 2009 and several projects were removed from the budget. Conservation area and stewardship fund revenue and expenditures were examined in addition to the | |

| Topic | Key Discussion Points & Agreements | Actions and Next Steps |
|--|--|---|
| | conservation area fund summary of proposed amendments. Discussion was paused for public comments. | |
| <p><u>10:55 am</u> <u>Public Comments</u></p> | <p>Dorothy Austin – Orcas islander, spoke about the importance of the Land Bank. She thanked the Land Bank for recent ecological improvements and conservation efforts at Judd Cove and asked the commission to consider the Rush property for acquisition. There was discussion.</p> <p>Brian and Caroline Giles – visiting from Martha’s Vineyard, came to the meeting to acquaint themselves with the San Juan County Land Bank as there is also a Land Bank at Martha’s Vineyard. Tom Cowan acknowledged the SJC Land Bank was modeled after the Martha’s Vineyard Land Bank and had the pleasure of going back and gleaning from their program.</p> | |
| <p><u>Public Hearing continued</u> Proposed 2009 Amended Expenditure and Acquisition Plan</p> | <p>There was discussion about formatting issues with the layout of the Proposed 2009 Amended Expenditure and Acquisition Plan. Judy will change columns accordingly for easier viewing.</p> | <p>Mary Blackstone moved to approve the Proposed 2009 Amended Expenditure and Acquisition Plan & forward the amended budget and management plans for Frazier Homestead and Fisherman Bay Spit to the County Council for approval.</p> <p>Lisa Wolford seconded.</p> <p>Motion passed unanimously.</p> |
| <p><u>Finance Report</u></p> | <p>Mary Blackstone reviewed the conservation area fund and stewardship fund financial statements. There was discussion.</p> | |
| <p><u>Turtleback Stewardship Fund Investment Policy</u></p> | <p>The latest version of the Turtleback Stewardship Fund Investment Policy statement from San Juan Preservation Trust (SJPT) was discussed.</p> | <p>Lincoln will follow up with Tim Seifert of SJPT.</p> |
| <p><u>Director’s Report</u> <u>Lopez Hill</u></p> | <p>Lopez Hill lease was concluded and the Council has not determined which entity will manage property – SJC Parks or Land Bank. Further discussion forthcoming, to be listed on County Council agenda in late July. There was discussion.</p> | <p>Tom Cowan will have discussions with Friends of Lopez Hill.</p> |

| Topic | Key Discussion Points & Agreements | Actions and Next Steps |
|--|--|---|
| <u>Director's Report continued</u> <u>Parks, Recreation and Preserved Lands Plan</u> | Land Bank, Public Works and County Parks have contracted with the Trust for Public Land (TPL) to update the plan. TPL is contributing one-third the overall cost. The plan is a requirement for the County to obtain various state grants. | |
| <u>Land Trust Alliance Rally</u> | Takes place October 11 – 14, Portland, OR. | Commissioners and staff should register with Judy. |
| <u>Photography Contest</u> | A number of high quality submissions have been received. There was discussion on displaying the works at upcoming Land Bank outreach events. | Photographs will be displayed at the Lopez Farmers Market July 11 th , the Orcas Library Fair August 8 th , and the San Juan County Fair Aug 12-15. |
| <u>Acquisition Projects</u> <u>Lopez / Strachan CE</u> | This donated conservation easement currently is in progress. Lincoln is waiting to receive a revised building envelope design from Strachan. | Lincoln will continue moving forward with this project. |
| <u>SJ / Whale Museum Historic Preservation Easement (HPE)</u> | There was discussion on proposal from the Whale Museum. | Lincoln will continue dialogue and report at the next LBC meeting. |
| <u>SJ / Sundstrom Conveyance with CE</u> | Proceeding; Lincoln anticipates taking this to Council July 6 th . Some issues with the CE and water right distribution need to be resolved with the San Juan Preservation Trust. | Lincoln will continue moving forward with this project. |
| <u>SJ / SJI Historical Museum HP&CE</u> | Lincoln submitted a draft to the Historical Museum two months ago and is waiting to receive comments back from them. | Lincoln will report at the next LBC meeting. |
| <u>SJ / Cattle Point Road Trail Easements</u> | Three easements are ready to go to Council for approval, title reviews are complete. Easements allow a trail within 15 feet of the County road right –of-way. While these are not connected, it is something to build on. There was discussion. Lincoln asked for Commission approval to take the easements to the Council for their approval. | Tom Cowan moved to present the Cattle Point Road Trail Easements to the Council for their approval. Mary Blackstone seconded. Motion passed unanimously. |
| <u>SJ / Mar Vista</u> | Lincoln received a draft memorandum of understanding from the San Juan Preservation Trust (SJPT) for joint acquisition of Mar Vista Resort. There was discussion. The memo requests a \$1 million commitment from the Land Bank, coupled with \$1.7 million in Golden Paintbrush grant funding. This grant funding expires in September 2009 unless it can be extended. There was more discussion about the necessity of a significant financial | Lincoln will distribute memorandum of understanding to commissioners and update at the next LBC meeting. |

| Topic | Key Discussion Points & Agreements | Actions and Next Steps |
|---|--|---|
| | campaign by locals in order to make this acquisition happen. | |
| <u>Stewardship Report</u> <u>Upright Head Preserve</u> | Tim Clark reported on discussions to transfer responsibility for the Land Bank’s water system and non-perfected water right to neighborhoods near the preserve. There was discussion. | Tim will continue to work with homeowners on understanding their needs and capacity, and report back accordingly. |
| <u>Proposed Ordinance</u> <u>Amending San Juan</u> <u>County Code Chapter</u> <u>12.08, County Parks</u> | Proposed amended County Parks enforcement ordinance. The amendment allows the county to enforce Land Bank rules on its preserves. There was discussion. County Council will hold a Public Hearing before approving. | Commissioners should get their comments back to Eliza. Land Bank Commission to approve after final draft received. |
| <u>Shoreline Protection</u> <u>Blueprint Presentation</u> | Tina Whitman, Science Director of the Friends of the San Juans gave a Shoreline Protection Blueprint presentation. There was discussion. It was agreed that this outline of sensitive areas and protection priorities information will be useful to the Land Bank. | |
| <u>Meeting Adjourned</u> | 1:00pm meeting adjourned. A public walk was scheduled to commence at Crescent Beach directly after the commission meeting. Land Bank commissioners and staff walked with members of the public and viewed recent improvements of Crescent Beach trail and parking area. The group then moved on to Judd Cove to view ecological restoration and ongoing efforts to open the preserve to public access. | |
| NEXT MEETING | July 10, 2009 at Council Hearing Room, San Juan County Legislative Building, 55 Second Street, Friday Harbor, San Juan Island. | |