



MEETING MINUTES

Land Bank Commission Meeting

October 9, 2009

Main Meeting Room, Orcas Island fire Department Station 21, Eastsound

Commission Members in Attendance: Amanda Azous, Mary Blackstone, Lisa Wolford, and Jim Skoog.

Commission Members Absent: Nancy Jones, Nancy Greene, and Tom Cowan.

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

Land Bank Staff Absent: Eliza Habegger.

Public in Attendance: Terry Gillespie, Norm Zimlich, David Sarver, Pat Needham, Charlie and Michelle Clark, Eileen Drath, Eleanor Hartmann, Louise Dustrude, and Bob Connell.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<u>Call to Order</u>	10:15 am the meeting was called to order.	
<u>Adoption of Minutes</u>	The September 11, 2009 minutes were reviewed. No corrections.	Jim Skoog moved to accept the September 11, 2009 minutes. Mary Blackstone seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>LTA Conference</u>	Amanda Azous reported on commissioners and staff who will be attending the Land Trust Alliance annual conference October 13-17 in Portland, Oregon. This educational opportunity focuses on conservation land acquisition and management issues.	Attendees will give a short recap at the Nov. 13 th Land Bank Commission (LBC) meeting.

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<u>Press Release:</u> <u>Judd Cove Article</u>	Amanda thanked Mary for her recently published op-ed on Judd Cove Preserve outlining restoration improvements and anticipated opening for public access.	
<u>Annual Retreat / Regular Land Bank Commission Meeting November 13th</u>	Commission consensus is to combine the regular Land Bank Commission meeting with the Annual retreat: location Port Stanley Schoolhouse, Lopez.	Commissioners are to get retreat topics to Lincoln Bormann by mid-October.
<u>Real Estate Market</u>	<p>Lisa Wolford spoke about the current slow trend in real estate sales and how statistics manipulate accurate reporting of average home pricing in the media. There was discussion.</p> <p>Judy Cumming shared the Seattle Times article on the top five recreational Washington communities to live in; Eastsound listed as number 5, noting Turtleback Mountain and Eastsound Waterfront Park as standout recreation opportunities.</p>	
<u>Public Comments on Judd Cove Revised Management Plan 10:30 am</u>	<p>Amanda welcomed public comments on the revised management plan.</p> <p>Bob Connell – Eastsound resident, inquired on the omission of bicycle access at Judd Cove. Ruthie Dougherty explained that the preserve will be pedestrian access only. However bicycle parking options will be considered and listed in the management plan.</p> <p>Ruthie gave an overview of the history of the Land Bank’s interest in Judd Cove, beginning with the Burns purchase in 2000 and VanGuilder purchase in 2002. The recent Carlson addition in 2008 increased public access and the opportunity to partner with Trust for Public Lands (TPL) and the Recreation Conservation Office (RCO) for ecological restoration. Over the past 14 months efforts towards removal of the log boom, the lime kiln restoration project, and construction of a public trail through the old limestone quarry are nearing completion.</p> <p>Bob Connell asked when public access will be made available.</p> <p>Ruthie – RCO, TPL and the Land Bank will dedicate and open the park November 10th.</p>	<p>Public comment time extends through October 9th.</p> <p>Bicycle parking, no hunting language to be inserted in the management plan.</p> <p>All public comments & final draft revised management plan to be distributed to commission.</p> <p>Commission will vote on the plan at November 13th commission meeting.</p> <p>Judd Cove Preserve opens for public access November 10th.</p>

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<p><u>Public Comments on Judd Cove Revised Management Plan continued</u></p>	<p>Public comments – no further comments on revised management plan.</p> <p>Mary Blackstone inquired on the omission of no hunting language in the management plan. Ruthie explained it was an oversight.</p> <p>Discussion on public safety regarding road crossings to Judd Cove Preserve.</p> <p>Discussion on eelgrass beds and salmon spawning concerns at Judd Cove.</p> <p>Mary Blackstone and Lisa Wolford commended Ruthie on her outstanding efforts.</p>	
<p><u>General Comments 10:55 am</u></p> <p><u>Turtleback</u></p> <p><u>Agricultural Lease Program</u></p>	<p>Bob Connell asked for an update on Turtleback trails for bikes and horses.</p> <p>Lincoln noted the public walk listed on today’s meeting agenda. Commissioners and staff will hike, with the public, along the north side of Turtleback to view where the bike and equestrian trails have been roughed in. Trails will be jointly used by bikes and equestrians but on alternate days. Pedestrians can use the trails on any day. Another pedestrian only trail will also be developed elsewhere on the mountain.</p> <p>Bob Connell asked about joint Land Bank projects with the Agricultural Resource Committee (ARC). He mentioned the King Sister’s lease and asked if there were any new projects on the way.</p> <p>Lincoln replied that the LBC has a joint committee with the ARC to work through the process of leasing its agricultural lands. The committee aids the commission by reviewing and ranking lessee applications according to a specific set of criteria. The Frazer Homestead Preserve on San Juan is the next candidate for leasing. The Preserve has a newly constructed, fenced public trail.</p> <p>Bob asked about these kinds of projects on Orcas.</p> <p>Lincoln noted that Coffelts farm would eventually be leased, but it is still in the real estate contract period. Once concluded, the next step would be to determine what form</p>	<p>Fieldtrip up North side of Turtleback 1:00 pm today.</p>

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<p><u>General Comments</u></p> <p><u>Agricultural Lease Program continued</u></p>	<p>will be for the lease agreement.</p> <p>Bob Connell responded that there is a lot of discussion at meetings (other than LBC meetings) about using public lands for farming to allow people without land to be able to produce food.</p> <p>Lincoln responded that this is exactly what the LBC has been attempting to do. The LBC concluded several years ago that conservation easements alone would not sustain agriculture because even with an easement the property is too expensive for any new farmer to purchase. The easement will keep the landscape open but not necessarily in agriculture. That realization led the LBC in the new direction of leasing out some of its lands to take the cost of land out of the equation.</p> <p>Amanda added that one of the pieces of the Land Bank mandate is protection of agricultural resources. What the Land Bank did early in its history was largely to protect vistas of agricultural land, even through mowing if necessary. Over time, the LBC decided that finding a way to keep farming active on the land would be preferable than requiring people to mow their property or the Land Bank paying for maintenance. Leases are issued at market rate as determined in a market analysis. Some may object to the idea of private individuals farming public land, but it's actually helping the community realize its goal of protecting these lands.</p>	
<p><u>Stonebridge – Radio Controlled Airplanes</u></p>	<p>David Sarver – Radio Control Aircraft Society (RCA) member, thanked the LB for allowing use of the Stonebridge property for their activities. David gave an overview of history of use patterns by the club on this preserve as well as noise and disturbance data; findings of which are insignificant.</p> <p>Charlie Clark spoke about the support RCA gives to island youth and the entire community.</p> <p>Bob Connell, Stonebridge neighbor, spoke favorably about RCA usage and had no</p>	<p>Lincoln will discuss further with RCA representatives and draft a new use agreement for commission consideration.</p>

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	objection to use changes.	
<u>Stonebridge – Radio Controlled Airplanes continued</u>	<p>Terry Gillespie – Asked for a modification of flexibility of extended hours outlining limitations that are hindering current use.</p> <p>Amanda recommended adjusting the current use, rather than expanding.</p> <p>Commission consensus: Lincoln will discuss further with RCA representatives and draft a new use agreement for commission consideration.</p>	
<u>Stewardship Report</u> <u>SJ / Frazer Homestead Preserve Trail</u>	<p>Doug McCutchen reported on the enormous amount of work over the summer constructing the trail with volunteer labor – over 500 hours at last count. The 3,321 foot long trail is virtually done, with only signage and clean up work scheduled to be completed with a final volunteer work party on October 24th. The National Park Service (NPS) has also cleaned up most of their portion of the connecting trails - described as a very pleasant narrow, rustic path leading to American Camp.</p> <p>Two weeks ago the Land Bank received a \$25K grant from NPS for construction of the trail. The grant is leveraged against volunteer time (largely provided by the SJI Trails Committee). Special thanks to Phil Schoeber, outstanding volunteer leader for this project, and to Peter Dederich of NPS for his assistance in securing the funding.</p>	October 24 th the final volunteer work party, completing the Frazer Homestead Preserve public trail takes place.
<u>SJ / King Sisters Preserve Trail</u>	Two volunteer work parties for constructing a public trail on the preserve have been organized by the San Juan Island Trails Committee; The first was on October 6 th and the next will be on October 17 th .	Diane, Lincoln and Jim will join volunteers and the Trails Committee at the 10/17 work party.
<u>SJ / Frazer Homestead Preserve – Water</u>	<p>Tim Clark outlined for the commission his recommendation for developing the preserve’s water resources in a memo.</p> <p>Mary asked for some refinement about how to make goals measurable within the plan.</p> <p>The commission agreed that the structure of the lease should be referred back to the ag lease committee.</p> <p>Lincoln stated that timing was critical if</p>	<p>Mary Blackstone moved to apply for water rights and enlarge the pond at Frazer Homestead Preserve.</p> <p>Jim Skoog seconded.</p> <p>Motion passed unanimously.</p> <p>Tim Clark will move forward with pond enlargement and lease</p>

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<u>SJ / Frazer Homestead Preserve – Water continued</u>	<p>excavation of the pond were to occur before the end of the year. He urged a decision by the commission. There was discussion.</p> <p>Consensus of commission was to apply for water rights and enlarge the pond.</p>	revisions as requested.
<u>Lopez / Lopez Hill</u>	Tim reported that he had just met with San Juan County Parks and hunters are set to arrive October 16 th and will be staying at Odlin Park.	
<u>Orcas / Turtleback</u>	<p>Mary complimented Ruthie on the new benches on the preserve. It was agreed that more benches are needed on Turtleback and should be included in 2010 budget.</p> <p>Ruthie reported that WHIP grant work is taking place on Turtleback including noxious weed removal.</p>	Judy Cumming will incorporate Turtleback benches into the 2010 budget.
<u>Stewardship Intern</u>	Intern Ted Emery has been hired to assist Ruthie with preserve trail construction at Judd Cove Preserve and Turtleback Mountain on Orcas Island.	
<u>Finance Report</u>	<p>Mary Blackstone and Judy Cumming gave an overview of the September 30, 2009 financial statements. There was discussion.</p> <p>Real estate excise tax (REET) numbers required to produce monthly financial statements for commission approval are not available until after the 10th of the month. Mary advised to move the commission meetings to the 3rd week of the month.</p> <p>In December 2009 another amended budget will be reviewed for approval reflecting \$25K grant, ALEA grant, and stewardship payroll adjustments.</p> <p>Turtleback Endowment Fund – San Juan Preservation Trust (SJPT) did their first funding of the Turtleback Maintenance Fund and more is coming by the end of the year.</p>	<p>Diane will poll commissioners to see if scheduling meetings later in the month will work for everyone.</p> <p>Final Amended budget will be presented for approval in December 2009.</p>
<u>Director's Report</u> <u>SJ / Guard</u>	<p>Lincoln reported on an opportunity to acquire a 20 acre parcel of ag land on San Juan Valley Rd; a potential candidate for the ag lease program. There was discussion.</p> <p>Commission consensus for Lincoln to move</p>	<p>Jim Skoog moved for Lincoln to move forward with negotiations for acquiring the Guard property. Lisa Wolford seconded.</p> <p>Motion passed unanimously.</p>

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	forward.	
<p><u>Director's Report continued</u> <u>SJ / Erickson</u></p>	<p>The purchase of the Erickson property has received considerable support in the community, but also aroused opposition. The town of Friday Harbor has scheduled a public hearing on November 19th at the Mullis Center in Friday Harbor. There was discussion. Lincoln noted that participation by the town in the purchase is a requirement for closing. If the town failed to contribute the contract would be voided.</p>	<p>Lincoln will continue to inform the commission as the transaction /purchase agreement progresses.</p>
<p><u>SJ / Mar Vista</u></p>	<p>Lincoln made an offer on the property as instructed by the commission, which was rejected. Owners will keep the property on the market. Necessary Land Bank partners have not materialized for acquisition. The SJPT, while interested in Mar Vista, has determined it can't raise enough funds to partner with the Land Bank on the project. The one million dollar grant for endangered golden paintbrush has been lost. For now the saga of Mar Vista is on hold.</p> <p>Eileen Drath asked if the members of the public who signed the petition to save Mar Vista have been notified.</p> <p>Lincoln reported that no communication to petitioners from the Land Bank has gone out at this time.</p>	
<p><u>Meeting Adjourned</u></p>	<p>12:05pm - meeting adjourned.</p>	
<p><u>Public Walk 1:00 pm</u></p>	<p>The public was invited to join commissioners and staff to hike Turtleback Mountain preserve and view recent improvements, planned trails.</p>	
<p>NEXT MEETING & ANNUAL RETREAT</p>	<p>November 13, 2009 at Port Stanley Schoolhouse, Lopez Island.</p>	