



MEETING MINUTES

Land Bank Commission Meeting

April 23, 2010

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

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

Commission Members Absent: Jim Skoog.

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

Land Bank Staff Absent: Doug McCutchen and Eliza Habegger.

Public in Attendance: Michael Sullivan, Robin Woodward, Karen Russell, Sidney Coffelt, Theodore Vern Coffelt, Joe Symons, and Kitty Craig.

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 19, 2010 regular meeting minutes were reviewed. There was discussion. There were no corrections.	Tom Cowan moved to accept the March 19, 2010 regular meeting minutes. Mary Blackstone seconded. No discussion. Motion passed unanimously.
<u>Chair's Report</u> <u>Frazer Homestead</u> <u>Preserve Dedication</u> <u>Ceremony, San Juan Is.</u>	A brief ceremony will be held at 2:00 pm, May 15 th , 2010. Amanda Azous gave thanks to the efforts of San Juan Island Trails Committee volunteers, the National Parks Service, and Land Bank volunteers who constructed over 1.3 miles of trails in 2009. Residents and visitors enjoy scenic views	

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<u>Frazer Homestead Preserve Dedication Ceremony, San Juan Is. continued</u>	across historic farmland to distant islands and mountains before meandering through diverse woodlands and fields in American Camp. This segment is a portion of an effort by the Trails Committee to construct a trail linking Friday Harbor with American Camp.	
<u>National Volunteer Week</u>	On behalf of the Land Bank Commission Amanda thanked volunteers for the over 2100 hours dedicated in 2009 – a real testimony to the public’s commitment. It was noted that there will be a volunteer acknowledgment page in the 2009 Annual Report, scheduled to for publication and distribution in June 2010.	
<u>Commission Condolence</u>	A condolence card was passed around for Lisa Nash Lawrence, former Land Bank commissioner of eight years, who recently lost both her father Charles Nash and uncle Al Nash in a very short period of time. Dedicated public servants in their own right, both will be greatly missed.	
<u>San Juan Preservation Trust (SJPT) Annual Meeting</u>	Amanda encouraged commissioners to attend the SJPT’s annual meeting taking place May 22 nd , 11:45 am – 1:45 pm at the San Juan Yacht Club, San Juan Island.	
<u>San Juan Preservation Trust / Land Bank Commission Subcommittee</u>	<p>The first quarterly meeting took place April 8, 2010 with Nancy Greene, Jim Skoog, Amanda Azous and Lincoln Bormann attending along with Board members and staff of SJPT. There was discussion.</p> <p>Commission consensus: SJPT and Land Bank will form an additional “Project Coordinating Committee” subcommittee when working on larger projects together to avoid miscommunications.</p>	<p>Tim Seifert and Lincoln will craft a budget and dispersal plan of the Turtleback Mountain Stewardship Fund based on guidance from previous discussions.</p> <p>SJPT will meet with Konrad Liegel to strategize how to balance Land Bank acquisitions as a consequence of purchasing Turtleback.</p>
<u>Agenda Addition</u>	Amanda announced that Kitty Craig of Trust for Public Land will give a presentation to the commission at 10:00 am on the San Juan County Parks, Trails, and Natural Areas Plan.	
<u>Westside Preserve - Island Bio Geology</u>	Jim Skoog, Doug Strandberg, Doug McCutchen and Amanda took a preserve tour around San Juan Island and were surprised with the Pygmy Stone Crop – an unusual,	

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<u>Westside Preserve - Island Bio Geology continued</u>	spectacular tiny bright crimson plant currently blossoming above the Westside Preserve near the parking area. This particular variety is only located on Vancouver Island, Lopez and San Juan islands, and is not seen again until southern California.	
<u>Finance Report</u>	<p>Mary Blackstone gave an overview of the Conservation Area Fund (CAF) and Stewardship Fund reports for absent financial officer Jim Skoog, noting the Real Estate Excise Tax (REET) was up slightly. The REET's 1st quarter take was very low. However there was good news: the Turtleback Stewardship Fund increased by \$87K in the 18 months since the San Juan Preservation Trust began funding.</p> <p>The Balance sheet and revenue expenditure reports were also reviewed. There was discussion. Commissioners thanked Judy Cumming and Jim Skoog for the new balance sheet accounting reporting format.</p> <p>Judy noted Deer Harbor Park contributions are listed on the balance sheet. There was discussion on Deer Harbor dock issues.</p> <p>Commission consensus: Karen will review annually the easement access that goes with property rights in the Deer Harbor area.</p>	<p>Mary Blackstone moved to accept the financial report. Nancy Greene seconded. Motion passed unanimously.</p> <p>Karen will review annually the easement access that goes with property rights in the Deer Harbor area.</p>
<u>General Public Comments</u>	<p>Michael Sullivan, Lopez, of the newly formed Lopez Island Community Trails Network (LICTN) gave an update of their efforts. On behalf of the LICTN, Michael requested the commission increase their focus on emphasis of public access through 2012 with acquisitions and conservation easements. Of particular interest, a potential trail linking Lopez Vineyards, Odlin South and Lopez Village.</p> <p>Mike reported on the LICTN's ongoing work with gathering trail easement permissions from property owners with Permissive Use Agreements.</p> <p>The commission was also asked to revisit revenue assumption through 2010, with a worst case scenario for strategy purposes, and to consider using public access as a way to leverage volunteer hours and reduce</p>	

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<p><u>General Public</u> <u>Comments continued</u></p>	<p>management costs. Improving the understanding of the Land Bank to the public was also recommended. There was discussion. Lincoln explained the 2009 Annual Report will have a piece explaining trail easements. Lincoln also encouraged the LICTN to discuss trail easements with the SJPT, as they are requesting input from the community via a interactive poll on the SJPT website. There was more discussion.</p>	
<p><u>Director's Report</u> <u>Carbon Credits</u></p>	<p>Lincoln gave an overview of the national carbon credit conference he recently attended in San Francisco. The Land Bank is positioning itself to make use of this market by inventorying forest land on Turtleback Mountain Preserve.</p> <p>Background rationale:</p> <ol style="list-style-type: none"> 1. Carbon credit market provides income for managing properties to store carbon. 2. If the Land Bank can successfully sell credits, forest landowners of unprotected properties might be enticed to participate as well. <p>This approach might allow landowners to obtain revenue in exchange for putting a conservation easement on properties and protect additional property without cost to the county.</p>	
<p><u>New Employee</u></p>	<p>Nick Hershenow, Orcas Island field assistant, was introduced to the commission. Nick is assisting Ruthie Dougherty with preserve stewardship.</p>	
<p><u>Director's Report</u> <u>Acquisition Projects</u> <u>San Juan / Mitchell Hill</u></p>	<p>Lincoln reported an encroachment issue has been discovered and is currently being addressed with the neighbors. Department of Natural Resources (DNR) is working through this issue.</p> <p>Background: DNR (seller), Land Bank (initial buyer), Conservation Fund (second buyer) and National Parks Service (end buyer). A joint closing is anticipated, passing ownership from DNR to National Parks Service on the same day. Everything currently is on track. There was discussion.</p>	<p>Lincoln will continue moving forward with this project.</p>

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<u>San Juan / Erickson</u>	<p>There was discussion on the proposed Washington State Capital Budget line item for \$375K for purchase of the Friday Harbor Brick and Tile building.</p> <p>Commission consensus: a Land Bank commissioner will meet with the Ag Guild as discussions take place over the next month.</p> <p>Doug Strandberg abstained from participating due to his previous business association with the Pratt family.</p> <p>Mary Blackstone noted the County Council approved only a historic preservation and conservation easement in the Land Bank Revised 2010 Expenditure and Acquisition Plan.</p>	Lincoln will continue moving forward with this project.
<u>San Juan / Mitchell Bay Nursery (CE)</u>	<p>Lincoln is moving forward submitting a grant proposal for the farmland protection category of the WWRP. There was discussion.</p> <p>Lincoln has spoken with the SJPT on participating in this project and that is currently being considered.</p> <p>To date the Land Bank commission has not made any decision on this project.</p> <p>Background: This 21-acre, highly varied agricultural farm is the only certified organic nursery in the state.</p>	Lincoln will continue moving forward with this project.
<u>Lopez / Lopez Island Vineyards (CE)</u>	<p>Lincoln was hoping to partner with the Conservation Commission on sponsoring the Lopez Island Vineyard property for a conservation easement. The Conservation Commission declined to sponsor but has agreed to issue a letter of support for the WWRP grant proposal. There was discussion.</p> <p>Background: Lincoln is currently working towards a conservation easement for this working, organic farm. Three, ten acre parcels may be included in the CE. Nancy Greene and Tom Cowan noted the property fits into the neighborhood concepts plan and might foster additional CE's with adjacent properties.</p>	Lincoln will continue moving forward with this project.
<u>San Juan / Buck – Taylor Beaverton Valley Marsh</u>	Buck and Taylor properties are currently in appraisal and survey mode – trajectory to close around June. There was discussion.	

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<u>San Juan / Buck – Taylor Beaverton Valley Marsh continued</u>	Commission questioned public access component. There is no public access component at this time.	
<u>Trail Permissive Use Agreements</u>	<p>Discussion on permissive use agreements vs. trail conservation easements. Lincoln requested the commission to direct him to craft a permissive use agreement template in an effort to create more public trails.</p> <p>Commission consensus: First priority is to pursue donated or purchased trail easements. Permissive use agreements will be pursued after all other efforts are exhausted.</p>	<p>Tom Cowan moved to direct Lincoln and Karen Vedder to craft a draft permissive use agreement policy to be presented to the Land Bank commission for approval.</p> <p>Doug Strandberg seconded. Motion passed unanimously.</p>
<u>Lopez / Odlin South</u>	Lincoln reported that to date staff has not created a new ecological assessment of the property however; Eliza completed a quick assessment two years ago. Tom Cowan suggested Eliza work with Russell Barsch so as to not duplicate research. There was discussion.	Lincoln will continue moving forward with this project and Odlin South will remain on future agendas.
<u>San Juan County Parks, Trails, and Natural Areas Plan</u>	Kitty Craig, Program Manager for The Trust for Public Land, and Lincoln gave a status report on the draft San Juan County Parks, Trails, and Natural Areas Plan. A final round of public meetings is commencing: workshops on San Juan (April 22), Orcas (April 23), and Lopez (April 26). These are the last round of meetings prior to draft Plan distribution in June 2010. Results indicate that respondents are extremely supportive of extending The Real Estate Excise Tax (REET).	Lincoln will give an update on the draft plan at the May 21, 2010 Land Bank Commission meeting.
<u>Stewardship Report Upright Head Preserve</u>	<p>Tim Clark reported on working with water purveyors on the system, monitoring wells in the area with a pump test as well as monitoring adjacent wells. The entity that will take it over has applied for a low interest loan and 35 additional water hook ups would be available with the new association.</p> <p>Background: The existing water association has agreed to take on the Land Bank’s system, and has allocated money for the startup costs of a unified water system covering all of Upright Head.</p> <p>Action required by the Land Bank includes allowing the association to hook up/purchase</p>	<p>Karen Vedder will review the possibility of allowing the association permission to hook up/purchase water from the Land Bank water system in the interim, prior to transferring the water rights.</p> <p>Tim will present Karen’s conclusions at the May 21, 2010 Land Bank Commission meeting for commission approval.</p>

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<u>Upright Head Preserve continued</u>	from the Land Bank water system in the interim. Karen Vedder would need to review this action prior to commission approval. Permit issues are currently being worked through by Land Bank and Department of Ecology staff.	
<u>Watmough Bight Preserve</u>	Tim reported that Beach watchers class took place with Doug McCutchen, Nick Teague, Kathleen Foley and eighteen Beachwatchers.	
<u>Frazer Agricultural Lease</u>	Tim reported that the agricultural lease committee recommended a five-year lease for the property and Mike Sundstrom as lessee. There was discussion. Commission consensus: While a five year lease is not preferred it is a logical intermediate step and will benefit the Land Bank most at this time.	Mary Blackstone moved to approve the lease with Mike Sundstrom and approve purchase of fencing and expenditures not to exceed three thousand dollars. If additional expenditures are required, staff will come back to the commission for approval. Nancy Greene seconded. There was discussion. Motion passed unanimously.
<u>San Juan Island Community Foundation</u>	Discussion also on the Community Foundation's interest in partnering with the Land Bank to support increasing local food production in the county. The Community Foundation was unable to attend the commission meeting to discuss their ideas.	Lincoln will craft a letter to the Community Foundation outlining the Land Bank's vision on promoting sustainable agriculture and ask the Community Foundation to submit a formal proposal for future endeavors in person at the May 21, 2010 meeting.
<u>Public Walk 12:30 pm</u>	Amanda invited the public to join Land Bank commissioners and staff to walk Coffelt Farm.	
<u>Meeting Adjourned</u>	11:45 a.m. - meeting adjourned.	Nancy Greene moved to close the meeting. Lisa Wolford seconded. Motion passed unanimously.
NEXT MEETING	May 21, 2010 at The Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island.	