



## MEETING MINUTES

### Land Bank Commission Meeting August 20, 2010

Craft Room, Mullis Community Senior Center, 589 Nash Street, Friday Harbor, San Juan Island

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

Commission Members Absent: Mary Blackstone.

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

Land Bank Staff Absent: Ruthie Dougherty, Nick Hershenow, and Kerry Hartjen.

Public in Attendance: Michael Sullivan, Alice Hurd, Eileen Drath, David Dehlendorf, Jeff Roberson, and Rachel Dietzman.

Topic	Key Discussion Points & Agreements	Actions and Next Steps
<b><u>Call to Order</u></b>	8:30 a.m. the meeting was called to order.	
<b><u>Adoption of Minutes</u></b>	The July 16, 2010 minutes were reviewed. There were corrections.	Jim Skoog moved to accept the July 18, 2010 minutes. Nancy Greene seconded. No discussion. Motion passed unanimously.
<b><u>Chair's Report</u></b> <u>San Juan County Land Bank / San Juan Preservation Trust (SJCLB / SJPT) Commission Subcommittee</u>	Nancy Greene gave a report on the second meeting for this subcommittee which took place in August. Three representatives from each organization were in attendance. Agenda topics included potential joint acquisition projects and the Turtleback Stewardship Fund. The subcommittee will meet again in	The SJCLB / SJPT subcommittee will meet again in November 2010.

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	November 2010. There was discussion.	
<u>Real Estate Update</u>	Lisa Wolford gave a status report on summer real estate trends, noting market pricing is considerably down. There was discussion on how this will reflect with the Real Estate Excise Tax (REET).	
<b><u>Finance Report</u></b>	<p>Judy Cumming reviewed the July 31, 2010 Conservation Area Fund and Stewardship &amp; Management Fund financial statements. REET collections for July were \$97,972.</p> <p>2011 budget documents were reviewed in preparation for the Land Bank’s public hearing on the Proposed 2011 Expenditure and Acquisition Plan, which will take place on September 17<sup>th</sup> on Orcas Island. There was discussion.</p>	<p>A public hearing on the Land Bank’s Proposed 2011 Expenditure and Acquisition Plan will take place on September 17<sup>th</sup> on Orcas Island.</p> <p>Jim Skoog moved to accept the July 31, 2010 financial statements.</p> <p>Lisa Wolford seconded.</p> <p>There was no discussion.</p> <p>Financials were approved.</p>
<b><u>Public Comments</u></b> <u>Alice Hurd, San Juan</u>	Alice Hurd shared how the Land Bank program continues to be at the top of her list. She noted the community’s resounding support of the Land Bank at the polls the past two times, hoping the same resounding support is shown at the next voting opportunity. Alice stated the Land Bank staff is an exceptional group of people, each giving of personal and professional time and that all Land Bank staff and commissioners are to be thanked for their hard work and tireless enthusiasm.	
<u>Eileen Drath, San Juan</u>	Eileen Drath stated that what she likes to share with folks in the community is that the monthly Land Bank commission meeting is the public meeting she attends. Reasoning she learns from the Land Bank how people work together, how to treat each other with respect through example, and how progress is made. Land Bank efforts are unchanging and Eileen thanked the Land Bank for all of their work.	
<b><u>Director’s Report</u></b> <u>Mt. Baker Road, Orcas Island</u>	Rachel Dietzman of San Juan County Public Works gave a brief overview of safety concerns of the existing Mt. Baker Road and the process Public Works will take to make safety improvements to the road including	

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<p><b><u>Director's Report continued</u></b>  <u>Mt. Baker Road, Orcas Island</u></p>	<p>mitigating impacts. Wetland impacts are a consideration and Amanda Azous will be referenced in mitigating those impacts.</p> <p>Doug McCutchen suggested signage possibilities to encourage commercial traffic to use alternate routes. There was discussion.</p>	
<p><u>Trails / Recreational License Agreements</u></p> <p><u>SJ / Smith/Weil Trail Easement</u></p>	<p>Lincoln updated the commission on the license agreements and trail easements that are currently being crafted, working with Lopez Island Community Trails Network and others. Once drafted, the commission will approve before submission to the San Juan County Council for approval.</p> <p><u>Smith/Weil</u>: located on Cattle Point Road; Lincoln is currently finalizing the trail easement for this property. Lincoln will present the trail easement to the Land Bank commission at their September 17<sup>th</sup> meeting for approval.</p>	<p>Lincoln will present the trail easement to the Land Bank commission at their September 17<sup>th</sup> meeting for approval.</p>
<p><u>Lopez / Odlin South</u></p>	<p>Survey and appraisal is currently underway. Currently nothing new to report.</p>	<p>Lincoln will continue moving forward with this project.</p>
<p><u>Lopez / Lopez Island Vineyards Conservation Easement (CE)</u></p> <p><u>SJ / Mitchell Bay Nursery CE</u></p>	<p>Lincoln reported that Nancy Greene and Tim Clark will travel to Olympia, WA for presentations at the Farmland Preservation Review Committee, Recreation Conservation Office on August 24<sup>th</sup>. Nancy present for the proposed Lopez Island Vineyards CE and Tim and Colleen Howe to present for the San Juan / Mitchell Bay Nursery CE. There was discussion.</p>	<p>Lincoln and staff will continue moving forward with this project.</p>
<p><u>Lopez / Buffum CE</u></p>	<p>Lincoln met with the Buffums and the project is proceeding with an appraisal. Proposal to be included in the Land Bank's Proposed 2011 Expenditure and Acquisition Plan.</p>	<p>Lincoln will continue moving forward with this project.</p>
<p><u>SJ / Mitchell Hill</u></p>	<p>Proceeding – Department of Natural Resources is working on a boundary encroachment issue. Closing date now pushed back to October.</p>	<p>Lincoln will continue moving forward with this project.</p>
<p><u>SJ / Buck – Beaverton Valley Marsh</u></p>	<p>Lincoln will bring the acceptance of Deed for the Buck property – a combination fee title and conservation easement to the County Council on August 24<sup>th</sup> for approval. This property is part of the Beaverton Marsh system and an important site for future restoration work and</p>	

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	possibly agricultural leasing.	
<u>SJ / Taylor CE</u>	Proceeding – Easement is in good shape, appraisal is complete, and grant funding has been extended until the end of the year.	Lincoln will continue moving forward with this project.
<u>SJ / Erickson Historic Preservation and Conservation Easement (HP &amp; CE)</u>	Lincoln will bring the acceptance of Deed for this HP & CE to the County Council on August 24 <sup>th</sup> for approval. There was discussion.	
<b><u>Stewardship Report</u></b> <u>Doug McCutchen</u>	Doug reported that noxious weeds on San Juan preserves have peaked at the same time this year and that volunteer efforts are ongoing. The Trust for Public Land county-wide field trip was successful. King Sisters Preserve volunteer trail work parties will run through September 10 <sup>th</sup> .	
<u>Orcas Library Fair</u>	Judy Cumming reported on the Land Bank’s successful public outreach display at the Orcas Library Fair. Judy, Diane and Nick participated. There was discussion.	
<u>Frazer Homestead Preserve Lease</u>	The Frazer Homestead Preserve lease goes before the County Council for approval on August 24 <sup>th</sup> .	
<b><u>Meeting Adjourned</u></b>	10:22 am - meeting adjourned.	Jim Skoog moved to close the meeting. Nancy Greene seconded. Motion passed unanimously.
<b>NEXT MEETING</b>	September 17, 2010 at The Orcas Landing Meeting Room, 4643 Orcas Road, Orcas Island.	