

MINUTES DRAFT
Of the June 8th 2009
Woods Bay/Bigfork 440 Working Group
Held at 10:00am Saddlehorn Office, Bigfork

Chairman George Darrow is absent. The following members present: Greg Poncin (DNRC), Kelly Gownley, Paul Rana, Tracy Reiling, Clarice Ryan. Attending guests were Bill Meyers and Kathleen Berg

Minutes of the April 4th meeting were reviewed and motion made to accept as written was approved.

Greg presented a letter to Kelly Gownley to bring to the Delaro Ranch Road Users attention concerning the access issue. Greg read the letter to the group and it essentially asks for a meeting to begin discussions that would hopefully lead to a permanent access grant to DNRC for resource management. Kelly asked if timber sales will still be part of the process. Greg's opinion was that it is as it reflects in our 7 goals.

Bill Meyers asked for clarification on "obtaining the development rights" and if that involves going before the land board for approval? Yes, if it is by means of an easement or lease. If done by means of a Land Use License (with a term from 1 to 10 years) it would not be considered a permanent disposition and therefore would not require Land Board approval.

Greg then stressed the need to get ready to present our achievements thus far to the public and the importance of letting the community know what's happening with our monthly discussions. Greg suggested we be ready to have a public meeting or open house in late September to update the community and present proposals for the future land use of section 20 (the 440 acres).

Kelly and Greg discussed the need for a meeting between the Delaro Ranch Road owners and the DNRC. Paul Rana asked of the possibility for the public being a view only participant at that meeting. Greg responded that out of respect for the members of the Road User to decide what is best for them (without community pressure) he would prefer at least the initial meeting be closed to the public. Kelly reiterated the adjacent homeowners are looking for low impact. Bill asked about other easement locations for management other than tree harvesting. Yes, but not for major management issues.

Greg then informed us that in looking into the DNRC business plan it has been found that there may be a different way to determine benchmarks for revenue production by classification. Being classified as forest land (primary revenue stream being from timber management) the average income from these lands are \$16.00 per acre per year. The concept of a generic recreation lease (10 – 99 years) on this parcel could theoretically use the \$16/acre/year as a starting point for value. DNRC would still require permanent access for management, but this would address most if not all of the 7 goals. The conditions of the lease would not preclude the possibility of timber (fuels) management, weed management, and recreation management, including addressing the on-going illegal motorized use.

We need to start coming to the meetings with more homework from the community. Finding out where our support lies, working toward our public meeting tentatively in September.

A discussion of Short, Mid and Long range goals followed. Bill wanted to know how we might achieve permanent easement vs a temporary lease or license. Would DNRC entertain a possible lease with option to buy? Greg responded that a permanent easement is certainly an option, but that DNRC

has a policy that precludes applying lease payments toward the purchase of an easement other than thru an option agreement which DNRC has done on rare occasion for up to 3 years. If timber revenue is generated would it be credited to the \$7040.00, lessening the burden to the public? Greg responded no, timber revenue is separate from the recreational lease. We also talked about the buy out of the development rights instead of the Recreational use license.

Kelly, on instruction from Kevin asked that any communications with the county commissioners be public record. Also agreed to is that we need to contact all original members of the committee and get them re-engaged. Attendance has been low through the winter and continues. We may need to refill seats in order to get back to a larger group that reflects more voices.

With the revalue of the lease offer it was determined we need to move ahead while the opportunity exists. Also knowing everyone is at their peak of busy-ness, we will need to enlist more help for the community. It was reported George Darrow will attend the next meeting and others would be contacted and let us know their status.

Meeting adjourned.

Next meeting is scheduled for Thursday July 16th, **7:30 am at Harvest Foods Cafeteria area**
Meeting adjourned.