



Island County Marine Resources Committee

<http://www.islandcountymrc.org>

MINUTES

April 16, 2003, 4:00 – 6:00 pm

Trinity Lutheran Church
Freeland

Present: Chair Tom Campbell, Hi Bronson, Mike Gallion, Phyllis Kind, Don Meehan, Roger Sherman, Benye Weber, Exec. Director Gary Wood, Admin. Ass't. Dan Pedersen.

Absent: Martin Behr, Sayed El-Sayed, Tom Roehl, Jeff Tate, Dick Toft.

Visitors: Linda Moore (speaker), Langley; Harriet Beale, Puget Sound Action Team, Olympia; Gwenn Maxfield, Island County Public Works; Chuck Leavitt, Langley; Norman Brocard, Clinton; Bill White, Clinton; Frank Roberts, Lagoon Point.

Call to order: 4:05 pm, Chair Tom Campbell called the meeting to order and declared a quorum.

Agenda: Adopted. No additions, no objections.

Minutes of 4-02-2003: Adopted. No additions, no objections.

New / unfinished business:

> June 3 MRC retreat. Meehan reported he has reserved the OysterCatcher in Coupeville for our June 3 (Tuesday) retreat. We will have the place to ourselves and the owner will cater a special meal for our group. Sherman mentioned two individuals who could serve as possible facilitators: Emily Ramsey and Marshal Bronson.

> May 21 MRC meeting on Camano. Bronson is making arrangements for our May 21 meeting on Camano. Transportation to and from the meeting will be on Behr's new jet boat, the Langley Explorer.

> Wood reported that he gave a PowerPoint presentation that Doug Kelly helped him with at the recent Vancouver conference in which Doug had combined 29 GIS images on one slide. Wood will share the Powerpoint with our group at an upcoming meeting.

> Harriet Beale of Puget Sound Action Team mentioned she is working with Wood and Brittany Stromberg to make available some leftover funds for Shore Stewards printing.

> Meehan shared a prototype field guide to the intertidal zone that is being developed for WSU Beach Watchers by Beach Watchers Jan Holmes and Mary Jo Adams.

Adjournment. There being no further business, the public meeting was adjourned at 5:30 p.m. and the committee went into executive session to discuss a personnel issue. Executive session ended at 6 p.m. and no further business was conducted.

Guest Speaker

Linda Moore: An Update on the Langley Marina Project

Linda Moore last appeared before the MRC on August 14, at which time she outlined her vision for the Langley Marina project. Today, she is back to provide our group with an update of its status.

To make the project economically feasible, Moore said she needed to acquire three pieces of land, which has been done. These pieces include areas on the shore, tidelands and bedlands that are either owned or leased from the City of Langley or the Department of Natural Resources.

At present, Moore is working on solutions to three main issues:

Issue #1: The current challenge is to determine which type of bulkhead to install and where to put it, because this affects the building's design. The entire shoreline of Langley is bulkheaded from the Doghouse to a point past the small boat harbor, except for 100 feet underneath the marina. Because this section of shoreline is adjoined on both ends by existing bulkheads, it is subject to increased erosion. A small portion of this area is used by sand lance for spawning.

The options are to construct either a solid concrete bulkhead in line with the adjacent bulkheads or, as the Department of Fish & Wildlife (DFW) suggests, a steel plate piling bulkhead set back to a point near where the cars currently park in front of the building. This would help preserve the sand lance habitat. Moore says the steel plate option is actually less expensive than the concrete option. If steel plate is used, the building would need to be cantilevered over it (see issue #3)

Issue #2: The sticking point now is how to satisfy the city's parking requirement. Moore has leased from the city an area in front of the marina where about 12 cars can park. The city has taken the position that these 12 spaces cannot be counted toward the total number (about 18) she is required to provide for her business. All businesses in Langley must either provide private parking or pay an annual fee to the city -- a Fee in Lieu of Use -- of \$5,000 per space per year.

If Moore cannot use these spaces to satisfy a majority of the parking requirement, she will have to devote the lower floor of the marina to a parking garage similar to the Silver Cloud Inn in Mukilteo, which would defeat the vision of a restored marina. Moore will meet with the city tomorrow, April 17. She said she believes the problem is simply confusion, and she is optimistic it can be resolved. The city has been extremely supportive of the vision all along, she said.

Issue #3: Current Langley code prohibits building over the water – water ward of ordinary high tide. In the case of Langley Marina, replacing the existing building is not a problem. But to put the bulkhead where DFW wants it and protect the habitat, it would be necessary to build a cantilevered structure over the water to connect with the existing building.

Moore says she has brought in another consultant, Anchor Environmental of Seattle. They are working with Larry Kwarsick and Flat Rock Productions to develop a joint set of comments that would give the shoreline administrator the best science and best design for this location. She said once these comments have been drafted, she hopes to return to the Marine Resources Committee for our comments and input, so the MRC can share in developing a model that works for the environment.

NEXT MEETING: Wednesday, May 7, 2003, Heller Road Firehall, Oak Harbor.

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