



MARINE ACCESS COMMITTEE  
REGULAR MEETING  
MONDAY, APRIL 9, 2018  
5:30 PM  
COUNCIL CONFERENCE ROOM  
280 MADISON AVENUE NORTH  
BAINBRIDGE ISLAND, WA 98110

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## AGENDA

- Members:** Paula Elliot, Fred Grimm, Peter Hill, Anthony Oddo,  
Frank Ostrander, Greg Spils, Elise Wright
- Co-Chairs:** Frank Ostrander, Elise Wright
- Council Liaison:** Ron Peltier
- Harbor Stewards:** Dave Kircher, Mark Leese
- 5:30 pm Call to Order, Roll Call  
Accept or Modify Agenda  
Conflict of Interest Disclosure  
Approval of Minutes from March 12, 2018
- 5:40 Reports:  
City  
City Dock & Boat Ramp open / Grand Opening Celebration in May  
Ward Ave. Road End Float/Eagle Harbor Marina Gate/Parking  
Stewards  
Harbormaster (attached)
- 6:00 Action/Discussion Items:  
Liaison with Parks Fred  
Review 2018 Work Plan  
Brainstorm Assignments All  
Road End Sites Map/App Suggestion  
Memo re Dave Ullin Open Water Marina Elise  
Memo re Waterfront Park and City Dock Frank  
Follow-up on dock in Fletcher Bay?  
Participation in / Organization of Dock Opening Celebration
- 6:45 Follow-up / Future Agendas  
Round-the-Island ride-along on Police Boat  
Open Meetings Training  
Boater's Fair - July 1st, 4 - 7 pm
- 7:00 Adjourn



MARINE ACCESS COMMITTEE  
REGULAR MEETING MINUTES  
MONDAY, MARCH 12, 2018

Meeting was **CALLED TO ORDER** at 5:31 PM by Co-Chair Frank Ostrander. Minutes were recorded by Anthony Oddo. In attendance were Committee Members Paula Elliot, Peter Hill, Anthony Oddo, and Frank Ostrander. Harbor Steward Dave Kircher was also present. The following members and Council Liaison were absent: Fred Grimm, Ron Peltier, Greg Spils, and Elise Wright. Members of the public present to make comment are listed under **PUBLIC COMMENT**.

A **motion** was made (Oddo) and seconded (Ostrander) to add an opportunity for Public Comment immediately following the **REPORTS** section of the meeting. The motion passed without objections.

No **CONFLICTS** were reported.

A **motion** was made (Elliott) and seconded (Oddo) to approve the **MINUTES** of the Regular Marine Access Committee Meeting on February 12, 2018. The minutes were approved unanimously without modifications or objections.

## **REPORTS**

City: Councilmember Peltier was not present to provide an update.

Follow-up on dock in Fletcher Bay: Annie Hillier with the City's Planning Division presented the documentation and administrative decision regarding the Hansen application dock in Fletcher Bay. Peter Hill had been in communication with Annie regarding errors with the depth measurements submitted as part of the application and Annie promised to follow-up.

Harbor Stewards: No report provided.

Harbormaster: The ramp, pump out, dinghy dock, and overnight dock will be available beginning mid-March. Visiting boaters have buoys and anchorage and there is a small float secured to the beach for dinghies.

## **PUBLIC COMMENT**

The following members of the public signed in to make public comment:

- Diane Harvey
- James Rufo-Hill
- Diane Thompson

Mr. Rufo-Hill introduced himself as a member of the City's Climate Change Advisory Committee. His committee is exploring opportunities to collaborate with other Citizen Advisory groups and believes there is some area for collaboration with MAC in the areas of: (1) policy development around rolling easements and (2) evaluating public/private marine access given the effects of climate change.

Ms. Harvey expressed concern about the number and placement of buoys in Port Madison. She has brought these concerns to the Harbormaster.

Ms. Thompson did not offer public comment.

## **ACTION ITEMS**

### 2018 Work Plan Assignments:

- **Waterfront Park/City Dock Improvements:** Frank, Paula, and Anthony will visit the Waterfront Park and City Dock and make recommendations for improvements to access and recreation in the area. They will prepare a memo for Morgan to review that will include items such as bench siting recommendations, City Dock aesthetic enhancements, beach access signage, etc.
- **Ferry Terminal Viewing Platform/Road End Access:** Peter will prepare a recommendation for improving access to the Harborview Drive road end near the WSF Terminal. These improvements could be made in conjunction with the Committee's proposal to construct a viewing platform off the WSF parking lot (included in the City's 2019 budget).

Road Ends Sites Map/App: Anthony recommended a new proposal for revisions and updates to the City's online mapping tool that lists island road ends. He recommends that in addition to updating the information in the mapping tool with road end features (e.g., parking, shore access/view, accessibility, etc.), the tool also be made compatible for mobile devices. He will summarize his recommendation and present it to the committee during the April Regular Meeting.

## **FOLLOW-UP/FUTURE ITEMS**

Review Preparations for Police Boat Ride-along: All interested committee members are invited to join the Police Department during a ride-along in May. A current background check from the BIPD is required and all Committee members interested should inquire during business hours at police station headquarters.

Open Meetings Training: Roz is in the process of scheduling a make-up session for those Committee Members who still require the Open Meetings and Recordkeeping Training.

**NEXT MEETING:** Monday, April 9, 2018.

The meeting was **ADJOURNED** at 6:33 PM.

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Frank Ostrander, Co-Chair April 9, 2018

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Elise Wright, Co-Chair April 9, 2018

## Harbormaster Report March 2018

### Safety and Navigation:

No new issues for Safety and Navigation.

### Water Quality:

- Tracking removal of a float at south beach. Referred to ACOE MV Puget. Sent new photos 2/07/18.
- Two pump-out stations open at the City Dock. One stall reserved 24/7 and marked with yellow whalers.

### Anchoring and Mooring:

#### City Dock (closed) and Buoys

Moorage Received (\$):	MAR
Stays less than 3 hours	0
Overnight	0
Car top boater parking	0
No information	0
Offshore overnight	0
Reservation	100
Trailer Day Parking	0
Trailer Annual Parking	0
M-T-D 2018	\$100
YTD 2018	\$360
YTD PREV	\$1,809

### Public Access:

- **BOAT TRAILER PLACARDS-** available now for the 2018 boating season for \$80.00. Extended ramp reaches -2'.
- **CITY DOCK-** OPEN!
- **DOCK RESERVATIONS:** Groups are planning to use the new dock: Edmonds YC 3/15/18 (reported to have had a wonderful time), Totem YC 6/13/18, Adventuress 6/15/18, Virginia V 7/15/18.
- **SMALL BOAT Rentals** coming soon to the City Dock, Exotic Aquatics Scuba and Kayaking.
- **BOATER FAIR: July 1, 2018. 4 pm to 7 pm. Note the new date.**

### Derelict Vessel Prevention/Removal Program:

**WN0324MF** "Betty Sue". Closed.

**WN1167MB**—"Jeanne Marie" Relocated March 6th. Auction pending.

**Port Madison Sailboat**—This abandoned 36' sailboat was demolished.

**WN6510JR-** "Mielke Way" beached on Bainbridge Island will be demolished at the decant facility after appeal period.

**ADRIATIC**—The sunken fishboat "Adriatic" is still sunk off of Liikane property. The COBI custody date is March 5th and the Appeal date is April 5th. In addition, DNR has required the owner to remove with a later date—we will wait for her dates to complete as well. There is not action on this vessel while I am gone.

\*HOLD THE DATE: Boater Fair (originally scheduled for August 7<sup>th</sup> will be on July 1, 2018)

To: the City Council, City Administration, and the Affordable Housing Task Force  
From: the Marine Access Committee

**Re: Reconfiguration of Moorage Buoys in the Dave Ullin Open Water Marina**

**Background:**

In 1999, as the City of Bainbridge Island (City) was faced with having to evict the live-aboard community that had existed in Eagle Harbor since the early 1900's, **the City reached an agreement with the Department of Natural Resources (DNR) to create an Open Water Moorage and Anchoring Area (OWMAA)** in the harbor to accommodate those of the community who wished to continue their unique lifestyle. At that time the Harbor Commission was charged by City Council with designing "an area in Eagle Harbor for recreational vessels and citizens who wish to live aboard their vessels".<sup>1</sup> It took several more years of negotiation, but in 2010 the City and DNR reached an agreement, renewed in 2017 for 25 years, that allows for up to 16 residential buoys in what is now known as the Dave Ullin Open Water Marina (DUOWM).

**In 2016, the City passed a Comprehensive Plan Update** to guide the growth and establish the long range vision for the Island. That plan incorporates goals and policies that guide the community toward that vision, including five overriding principles of the plan:

- Preserve the special character of the Island
- Protect fragile water resources
- Foster diversity
- Consider costs and benefits to property owners when making land use decisions
- Promote sustainable development

**From the Housing Element of the Comp Plan:**

Goal HO-3 speaks indirectly of the Live-aboard community;

"Promote and maintain a **variety of housing types** to meet the needs of present and future Bainbridge Island residents **at all economic segments** in a way that is compatible with the character of the Island and encourages more socio-economic diversity..."<sup>2</sup>

Policy HO 3.1 speaks to encouragement of a "variety of housing types and choices suitable to a range of households sizes and incomes..." **Illustrations of Housing types follow, and include, in Fig. HO-10, a Live-aboard Unit (a sailboat).**<sup>3</sup>

Policy HO 5.3 is most explicit: "**Support Water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental**

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<sup>1</sup> Ord. #2007-16.

<sup>2</sup> Ord. #2017-01, p. HO-5.

<sup>3</sup> Ibid., p. HO-6.

protection, seaworthiness, sanitation and safety standards, and authorized moorage.”<sup>4</sup> (Emphasis added to all above.)

**In summary, the support of the City of Bainbridge Island for its Live-aboard community continues to be strong and of historic duration.**

Currently:

**In 2017 the City determined that the Linear Moorage System (LMS) portion of the DUOWM is in need of more repair than seems fiscally prudent.** Removal of this system eliminates 6 potential spaces for live-aboard residents and transient moorage. Currently two (2) live-aboard residents have been moved from the LMS to single-point buoy moorages elsewhere in the DUOWM, bringing the total of current residents to 9 -10, apparently leaving no buoy space for either additional residents or visitors to the harbor who wish to attach to a buoy.

In the past few months our committee has been approached by members of the DUOWM who wish to find ways to return the community to optimum size and diversity. We have several suggestions to share in a separate memo for City administration, but **capacity needs to be restored if renewed interest is to be met.**

To that end, we have also been approached by friends of the live-aboard community who propose a low-cost **means of adding to the safety and capacity of the DUOWM by re-placing some of the existing buoys no longer needed for fore-and-aft moorage. (see attached).** Since the initial buoys and ground tackle came through a grant from DNR, the City has an opportunity to add six spaces of the most affordable housing on the Island at minimum cost. Our understanding is:

Cost of a permit for the change	\$ 6,000+	
Cost of moving 6 screw anchors @ \$800		4,800
Cost of one additional buoy & anchor	1,200	
Total		\$12,000 ~

Even if these calculations are low and/or incomplete, it seems a very reasonable course for **meeting the Comp Plan goals of increasing the variety and affordability of housing stock on the island and maintaining diversity in our community. It also preserves the special character of the island and honors the unique heritage of Eagle Harbor and our historic support for a vibrant live-aboard community.**

Aside from our historic connection with the Open Water Marina through the Harbor Commission, the MAC’s scope of work includes “ Develop and recommend new ...harbor management policies as needed”, and “Coordinate with appropriate City staff to implement the public water access policies and goals of the council through measures which include...recommendation of ordinances, regulations,” etc. **For these reasons and those above, the Marine Access Committee urges your consideration of increasing the capacity of the Dave Ullin Open Water Marina to 16 residential buoys.**

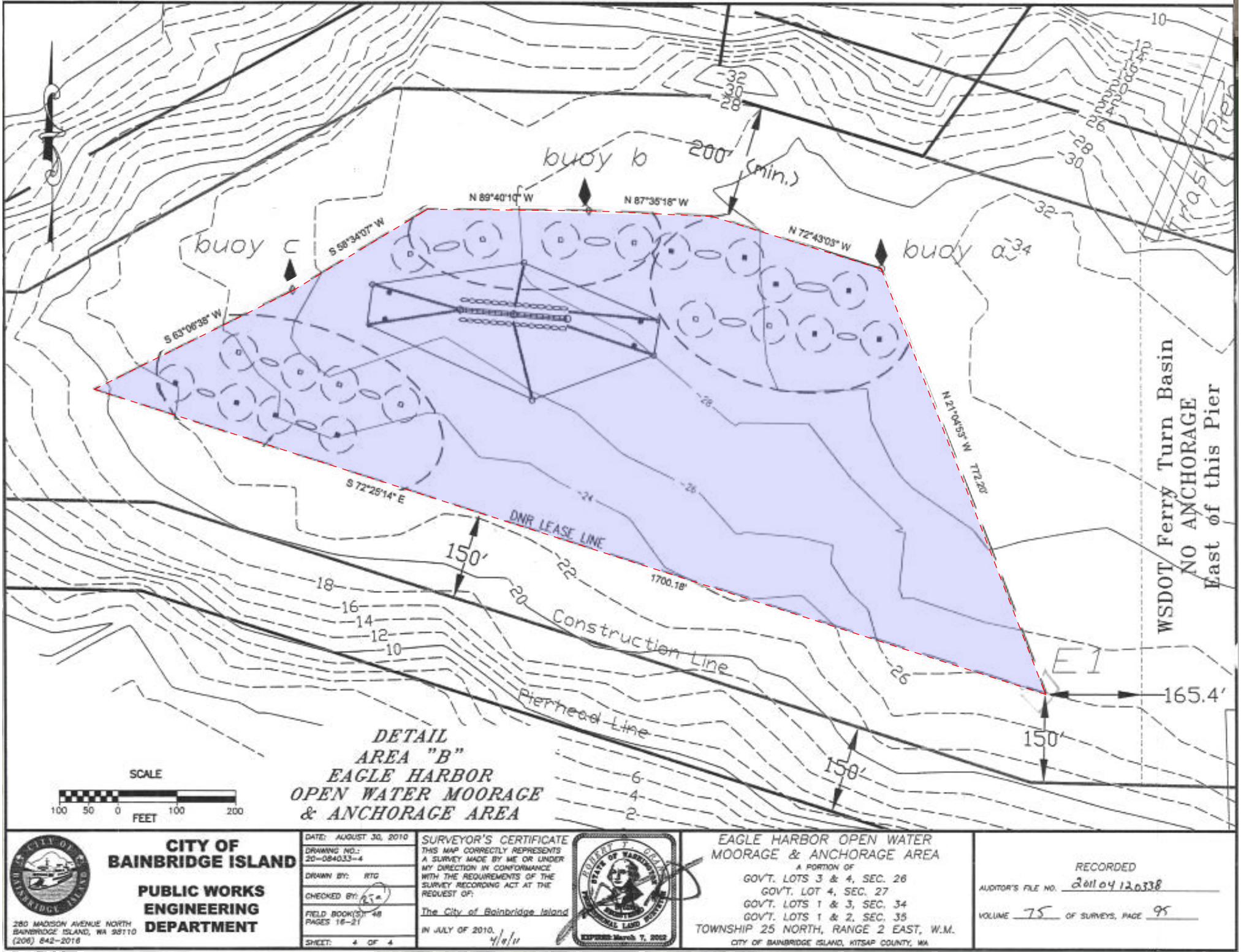
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<sup>4</sup> Ibid., p. HO-8.



# Dave Ullin Open Water Marina

The following is a review of the existing open water marina and the transition to single point moorage slips to achieve the approved number of slips per the lease agreement with the Department of Natural Resources

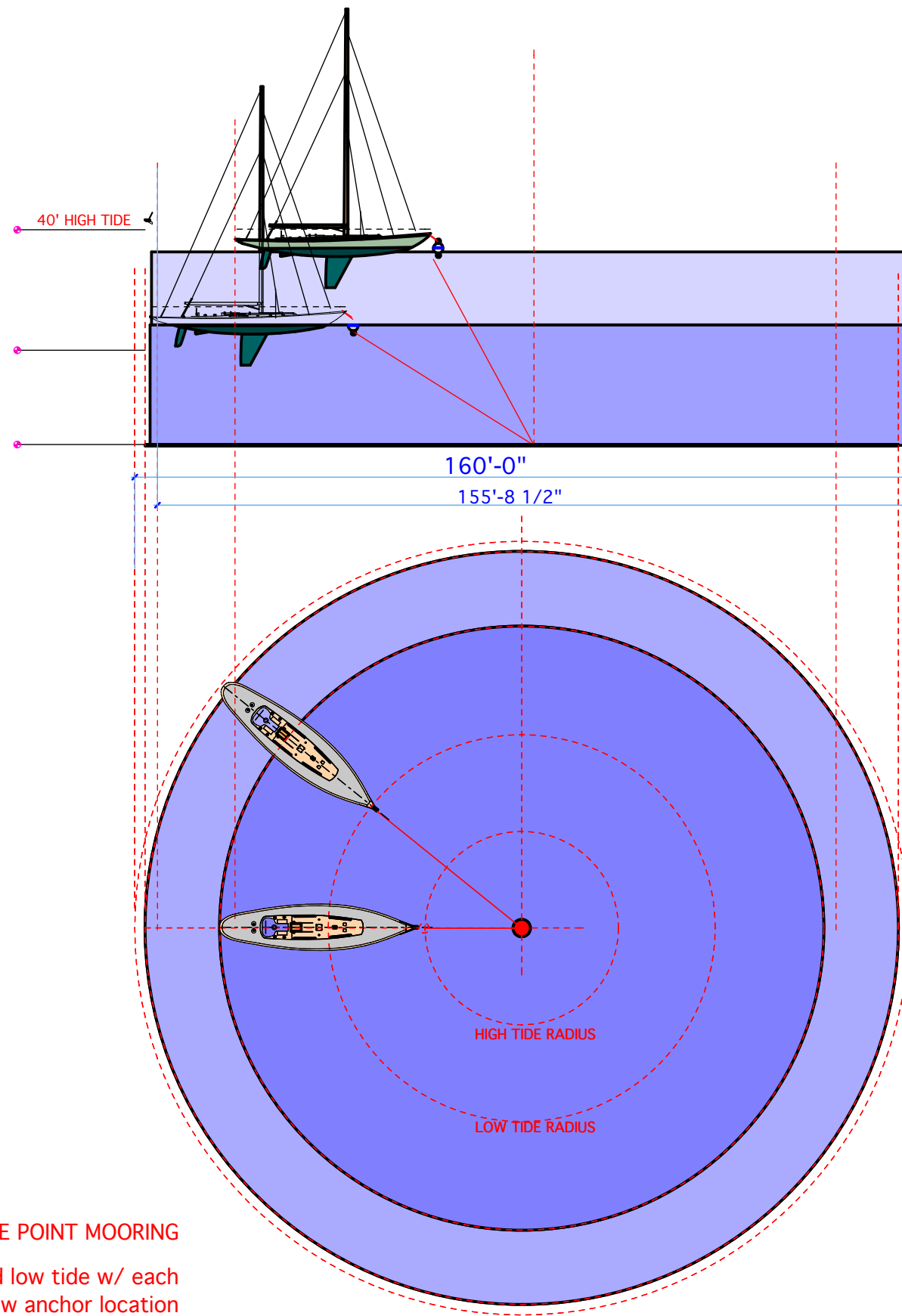


<p><b>CITY OF BAINBRIDGE ISLAND</b> PUBLIC WORKS ENGINEERING DEPARTMENT</p> <p>280 MADISON AVENUE NORTH BAINBRIDGE ISLAND, WA 98110 (206) 842-2018</p>	DATE: AUGUST 30, 2010 DRAWING NO.: 20-084033-4 DRAWN BY: RTG CHECKED BY: [Signature] FIELD BOOK(S): 48 PAGES 16-21 SHEET: 4 OF 4	<p><b>SURVEYOR'S CERTIFICATE</b> THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:</p> <p>The City of Bainbridge Island IN JULY OF 2010. <i>4/10/10</i></p>	<p><b>EAGLE HARBOR OPEN WATER MOORAGE &amp; ANCHORAGE AREA</b> A PORTION OF GOVT. LOTS 3 &amp; 4, SEC. 26 GOVT. LOT 4, SEC. 27 GOVT. LOTS 1 &amp; 3, SEC. 34 GOVT. LOTS 1 &amp; 2, SEC. 35 TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M. CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WA</p>	<p>RECORDED AUDITOR'S FILE NO. 20104120338 VOLUME 75 OF SURVEYS, PAGE 95</p>
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## Survey

1" = 200'

Sheet Index	
Layout ID	Layout Name
01	Survey <input type="checkbox"/>
02	Single Point Mooring Plan <input type="checkbox"/>
03	Existing Screw Anchor Plan w/ Aerial <input type="checkbox"/>
04	Existing Fore & Aft Anchor Plan <input type="checkbox"/>
05	Chaos <input type="checkbox"/>
06	Revised layout on Existing <input type="checkbox"/>
07	Proposed Single Point Mooring Plan - 16 sl... <input type="checkbox"/>



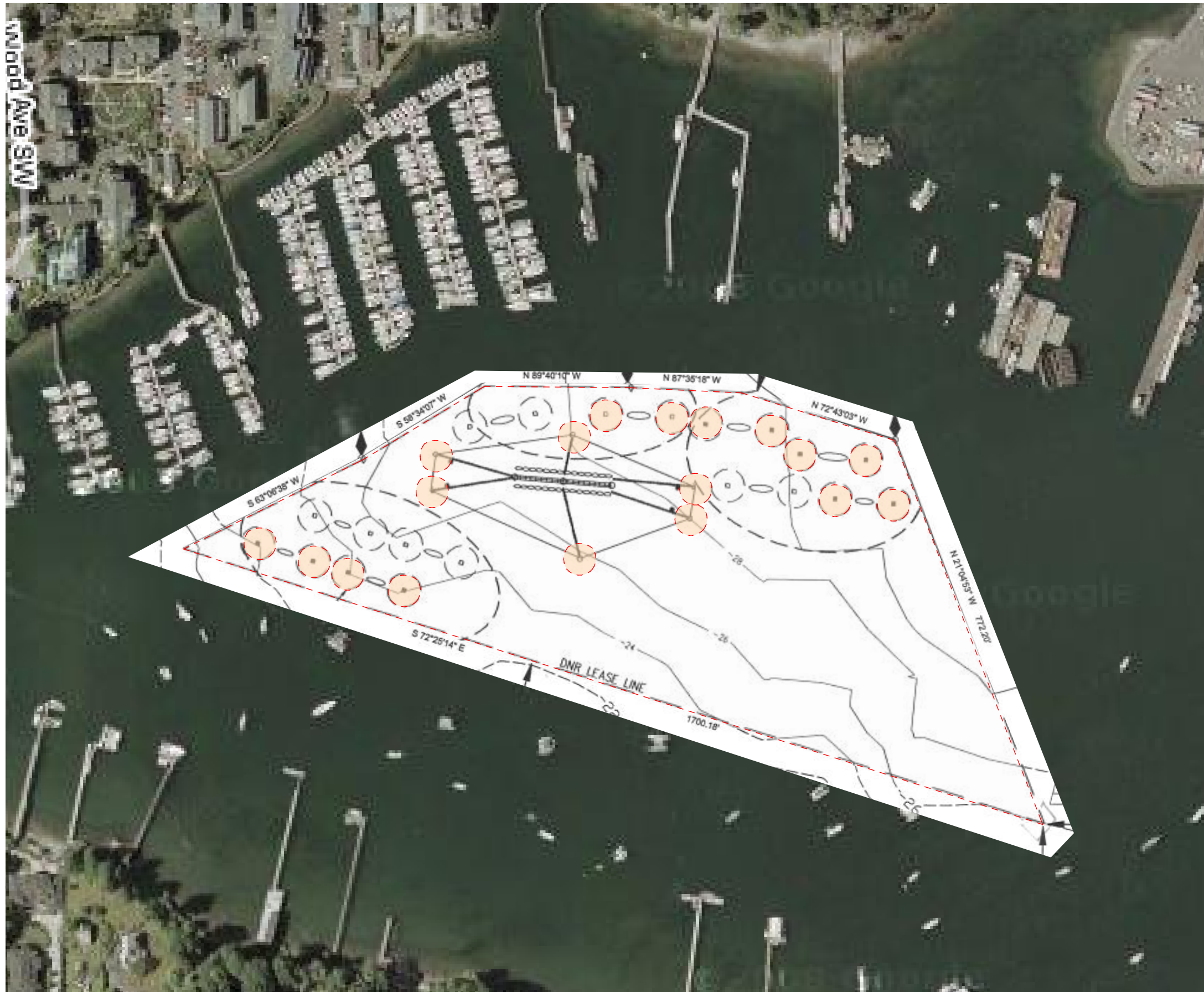
SINGLE POINT MOORING  
 Field verify high and low tide w/ each  
 screw anchor location

## Basis of Design:



Provide 16 Single Point moorage slips per agreement with the Department of Natural Resources.

The layout shall maximize the use of existing screw anchors, while providing a safe distance between boats per guidelines from DNR





Currently there are 6 fore & aft slips with 12 screw anchors, and 6 screw anchors supporting the linear moorage. 8 screw anchors as approved by DNR were never installed.

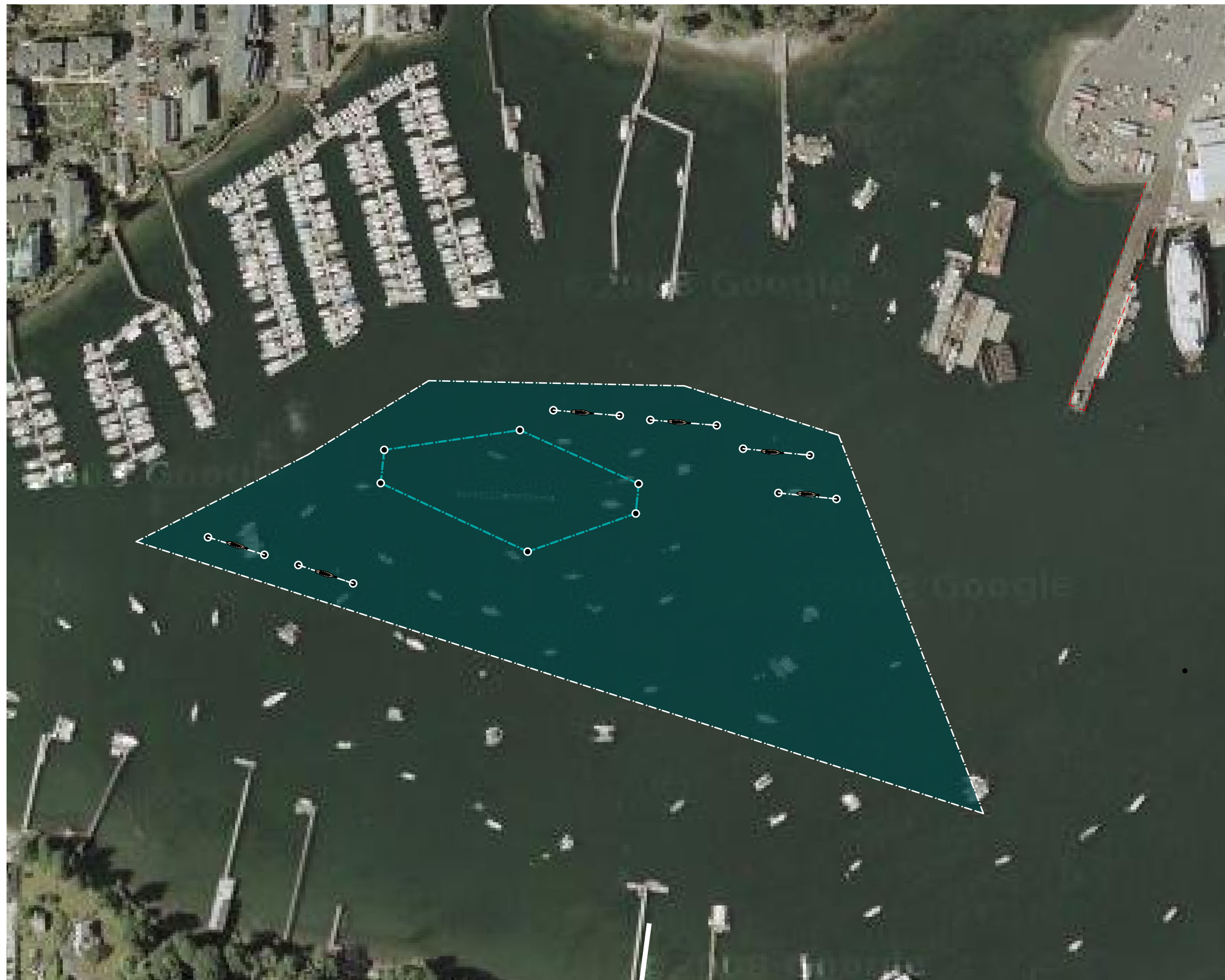
-  Screw anchors Installed
-  Screw anchors Never installed

Key



**Dave Ullin Open Water Marina**  
Bainbridge Island, Washington

DRAFT 2/22/18



Original installation of screw anchors were based on double point mooring.

Currently there are 6 fore & aft moorage slips available in the marina





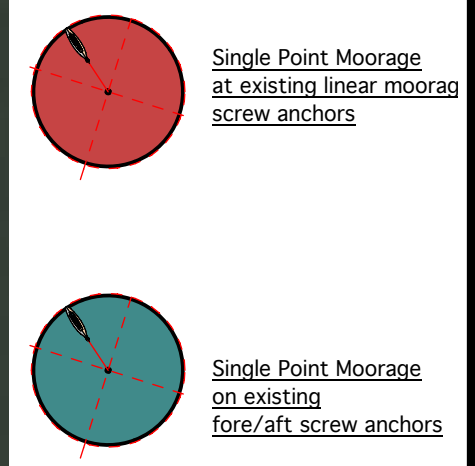
Single point mooring does not allow adequate spacing of vessels @ the existing screw anchor locations. The plan presents a congested and unsafe condition.

16 moorage locations are indicated on the adjacent mooring Plan.





Proposed Transition Plan with single point moorage slips, utilizing nine of the existing screw anchors.



Key



Dave Ullin Open Water Marina  
Bainbridge Island, Washington

DRAFT 2/22/18

1 9 Single Point Moorage slips on Existing Screw Anchors 1" =200'



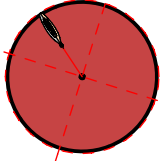
Proposed single point harbor plan with:

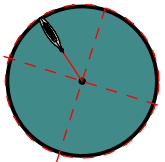
5 slips @ existing fore aft screw anchors,

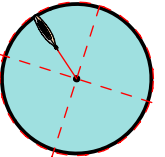
4 slips @ LM screw anchors and

7 slips on new screw anchors

Total: 16 slips as approved by by DNR.

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Single Point Moorage at existing linear moorage screw anchors
- 

Single Point Moorage on existing fore/aft screw anchors
- 

Single Point Moorage on new screw anchors

Key



Dave Ullin Open Water Marina  
 Bainbridge Island, Washington

DRAFT 2/22/18