

MINUTES FOR REGULAR HARBOR COMMISSION MEETING
TUESDAY, FEBRUARY 24, 2014

Present: Commissioners David Kircher, Tom Hudson, Bob Wise, Tina Ingalls. Steward Rich Seubert, Boaters Ben Tate, Dave Ullin, Brandon Fouts, Jeff Kanter and Candy Kanter, Cascade Design team Bill Grimes and Jon Keiser, BIPRD Jeff Ozmiek. Staff-Morgan Smith and Tami Allen,

1. **The minutes of the regular meeting** of January 28th 2014 and February 5th will be approved at the March 25th meeting.
2. **Declarations of Conflict of Interest:** There were no declarations of conflict.
3. **Harbormaster/Harbor Steward Report for period: January 28th 2014 – February 24th, 2014**

Safety and Navigation:

- Vessel beached by owner- northwest of little Manzanita.

Water Quality:

- Sewage Spill February 19th—Madison and Wallace.

Anchoring and Mooring:

- Public from Studio Cascade to Design Review Board on February 24 and City Council February 26th.
- Fielded calls seeking moorage information and permit information for buoys, boat reservations, and boat check.

Moorage Received:	January 2104 \$
Stays less than 3 hours	57
Overnight	531
Car top boater parking	0
No information	7
Offshore overnight	32
Reservation	0
Trailer Day Parking	60
Trailer Annual Parking	240
M-T-D 2014	\$927
YTD 2014	\$927
YTD PREV (2013)	\$713

Public Access/Information:

- Ongoing updates to boating websites to advertise Waterfront Park Dock and Linear Moorage System for visiting boaters.
- Requesting boaters to access “active captain” on line review site.
- Inquiry from scout to re-paint and improve boat stage at WP.

Maritime Commerce: Planning for 2014 Waterfront Festival (National Marina Day ?)

Code Enforcement: Ongoing. Round island boat days 2/9/14

Anchoring Time Limits: Ongoing. 2 anchored boats in PM (past 60 days).

Buoy Permits: Ongoing.

Vessel Registration: Ongoing.

Boat-Trailer Parking and Moorage: Ongoing. 2014 passes available now. Feedback from boaters looking for boat-trailer parking at Fort Ward.

Coming up:

- Next Meeting March 25th, April 22 and May 27th.
- For Harbor Notices, register for “notify me” on the City’s new website. Sign up for notices and calendar. Explore the new website for past minutes and agendas.

4. OWM follow up with Morgan Smith

Morgan updated the Harbor Commission on the OWM and presented a memo with the following background and update.

CHANGES TO CITY-DNR LEASE FOR EAGLE HARBOR

Background:

- *City expects to seek State grants from the Recreation and Conservation Office (RCO) to assist with planned redevelopment project for City Dock and Waterfront Park.*
- *RCO requires a 25-year lease term, and so City is seeking an extension to align the term of the City’s lease for Eagle with RCO requirements. Current DNR lease is for a twelve-year term, and was signed in January, 2011.*
- *Phone conference in January, 2014 between City staff and DNR helped to clarify next steps, project scope, preferred approach to lease changes.*
 - ✓ *DNR affirmed that this is the correct time for their agency to become familiar with project planning, and mentioned previous good experience with Studio Cascade-assisted projects.*
 - ✓ *DNR indicated a preference to complete a comprehensive review of the Eagle Harbor lease, to include other aspects as needed.*
 - ✓ *DNR indicated that letter of support from Summer 2013 is likely sufficient for RCO purposes, based on experience with other projects.*
- *DNR limits total lease term to 30 years, which means a maximum lease extension to January, 2041.*
- *DNR staff attended Studio Cascade presentation to Design Review Board on February 24, 2014 to increase DNR awareness of project specifics. DNR also participated in a visit to the project site with Studio Cascade team.*

Next Steps:

- *City Attorney and DNR staff will develop feedback on areas of lease for potential review.*

- *DNR will continue to monitor project planning and identify aspects that may influence lease terms, monitor project scope, and keep City and DNR timing aligned.*

OPEN WATER MARINA (OWM) ISSUES:

A. Update on new tenants

- *City accepted one new tenant on LMS and one new tenant on fore-and-aft moorage.*
- *A limited number of other individuals expressed interest in joining marina at a later date/next year.*

B. Options for additional buoys

- *City permit allows installation of five additional pairs of fore-and-aft buoys. Permit expires in 2016 (with possible one-year extension to 2017).*
- *Updated estimate indicates cost to install of roughly \$40,000.*
- *Would be interested in Harbor Commission feedback/recommendation on whether to proceed with plans for installation of additional infrastructure.*

C. Updates to OWM tenant subleases

- *One-year term to December 31, 2014. Annual renewals planned going forward. No changes to monthly rental rates.*
- *Provided opportunity to address compliance issues (insurance coverage, past due rent).*
- *Tenants expressed interest in more flexible lease arrangements, for example the ability to sublease for interim periods. The City cannot accommodate at this time.*
- *Tenants provided no feedback on question of residency or required occupancy.*
- *Tenants provided suggested language to adjust dinghy tie-up at City dock. City incorporated this language into new subleases.*

D. Addition request related to OWM tenant dinghies and use of City Dock

- *Tenant request to implement a more flexible approach to OWM tenant use of City Dock for dinghy tie-up. See following page for current and proposed sublease language.*
- *Would appreciate Harbor Commission feedback/recommendation on proposed rules.*

Proposed Language:

Tenant Dinghies

Dinghies may be in the water, on a not-to-interfere basis, and in general tenants may tie up one dinghy to the City dock without charge or registration. Tenants are asked to be respectful of the need to maintain public access, and to minimize extended use of the City dock, particularly during times when there is a higher volume of public activity. During the months of May - August, and as needed throughout the year, the Harbormaster may

determine that tenant dinghies at the City dock interfere with other activities and may ask that tenant dinghies be consolidated on a single cleat or removed from the City dock. Tenants are expected to comply with the Harbormaster's request in these situations.

Current Language:

Tenant Dinghies

Dinghies may be in the water, on a not-to-interfere basis. Tenants may tie up one dinghy to the City dock without charge for a period not to exceed 72 hours at a time, nor for more than 72 hours within any seven-day period. Tenant dinghies at the City dock for 72 hours or less are not required to register. Failure to abide by this limit will result in penalties, including but not limited to daily dock fees. Tenants who repeatedly violate this 72-hour limit will be asked to leave the marina.

On occasions when there is a high volume of public activity at the City dock, the Harbormaster may determine that tenant dinghies interfere with other activities and may ask that tenant dinghies be removed from the City dock. Tenants are expected to comply with the Harbormaster's request in these situations.

The Harbor Commissioners accepted the report and agreed to consider the items on the above memo and discuss the topic at the March 25th Harbor Commission meeting.

5. Public Comment :

Ben Tate (2012 dock host) showed photos that gave a good example of the variety of activities in the park and on the dock. He emphasized the diverse uses that are happening now and that adding the rowers carrying the shells up and down the dock would create too much of a conflict. He suggested the rowing launching happen on a float west of the launch ramp.

Ben voiced his concern for the drawing that shows the floats running east and west as opposed to north and south. He voiced his concern that vessels would still get caught in the long narrow "U." This type of design might work for vessels with bow thrusters, but there are many more frequent users of the dock.

Jeff Ozmiek BIPRD introduced himself and thanked the Commission for taking public comment. He asked that they also allow for comment at the end of the meeting so the audience has a chance to hear the engineer's ideas and comment on the design. He agreed with the concept of including many diverse boating groups including sailing, rowing, paddleboarding. He said he is very interested in pedestrian flow and a gathering area near the dock but away from the boat trailer's backing down the ramp. Jeff pointed to the view area northwest of the kiosk.

Jeff Kanter asked if the pump out could be combined with a load/unload area on one float.

6. Waterfront Park and Dock project:

Bill Grimes responded to the group that they hoped to get ideas to the point of a conceptual design this evenings, and that the deadline for the upland grant is May 1, and the deadline for the Boating Facility Grant is July 1. He said he would like to see the Design Review Board and City Council approach both elements at 30% design, and assured the Harbor Commission and boaters that both elements, even if at a different pace, will be included in this year's grant cycle.

The group started with a list of elements that could be considered a given in the 30% drawing. They were:

1. Extend the length of the launch ramp.
2. Replace and extend the City dock out to the Construction Limit Line, less one boat width.
3. Replace and widen the main dock from the shoreline as much as possible (10')
4. Pursue permits for the full layout even if grant is for a phased approach.
5. Accommodate existing user groups.

The group then began to work on the list of elements that need to be resolved to get to 30% design. They were:

1. Orientation of second phase floats. (North and South from a main East-west finger? Or northwest to southeast parallel with the construction limit line. It was decided to draw a 30% design with a northwest-southeast orientation.
2. Remove float plane tie up as a design element.
3. Location of a low free board float. It was decided to show a low lying float on the west side of the dock.
4. Show a pump out on the dock that is easy to access. Hard plumbed sewage disposal was discussed and it was decided to use one main pump with a several stanchions for pumping out.
5. Show a place for sailing program
6. Show a place for wakeless support vessels (chase boats.)
7. Assume 30 amp and 50 amp power and water utility even it not shown on 30% drawings.
8. Assume 60% light penetration.

** draft minutes. Will need to add drawing that Jon sketched during the meeting.

Adjourn 7:15 pm. Next meeting will be March 25th.