

**Marina Roundtable Meeting**  
**Summary**  
**October 8, 2008**  
**10 AM – 2 PM**  
**Swinomish Yacht Club, La Conner, WA**

**PRESENT:** Staff Present: Patsy Martin, Sara Young, Scott Peterson, Kristin Garcia, Paul Stannert Karmen Hardy, Debbie Hamilton and Walt Meagher

Commission Present: Jerry Kaufman, Glenn Allen and Kevin Ware

Others: See attached sign in sheets

**Introductions:** Patsy Martin

**Meeting purpose:** To learn about marina industrial users needs, explain current port planning and review the following Agenda items:

1. Review of La Conner Marina Master Plan
2. Industrial Tenant Issues: What do you need to grow?
3. Open Discussion

**Item 1: Review of La Conner Marina Master Plan**

Patsy Martin introduced Sara Young, who described the master planning process, Phase I for the in-water, and Phase II for the uplands. She explained that currently the port is working on the pre-design of the North Basin, uplands and in-water.

Jon Kiser of PND Engineers, Inc. provided a PowerPoint presentation to the roundtable detailing the current status of the pre-design process.

Paul Sorenson of BST Associates discussed the economic impact of building a new marina along with discussion of current economics and future planning.

Gary Waters led a discussion of upland landscaping and loss of marina space. He stated that public access of the property has to be taken into consideration. Port staff is sensitive to the needs of the tenants to find a balance for property use. Port staff discussed the desire to have as much space as possible for revenue producing

operations however, per the Shoreline Management Act and the La Conner Shoreline Master Plan some shoreline landscaping stabilization and public access is required.

## **Item 2: Industrial Tenant Issues: What do you need to grow?**

Scott Peterson solicited questions and comments from the industrial tenants.

Tenants identified 3 issues:

- 1.) Parking
- 2.) Temporary Buildings
- 3.) Expansion

La Conner Maritime, Pacific Mariner and Tomco all expressed a need to grow significantly, not in the immediate future, but in the long-term. Art Kaplain identified a need for the preservation of some of the smaller boat slips as they are important for the marina and his business operations.

## **Item 3: Open Discussion**

There was extensive discussion about the 15 acres owned by the port immediately to the east of the marina. The overwhelming voice of the industrial users was to see that property rezoned and used for expansion of their facilities and their job base. Lengthy discussion took place with John Doyle of the Town of La Conner regarding the 15 acres and the potential of a new access road extending west from La Conner Whitney road to 3<sup>rd</sup> street just north of the drainage district. It could also serve as a part of a ring dike designed to protect the Town of La Conner during a flood event.

### **Temporary Buildings**

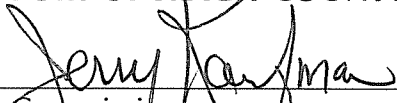
John Doyle indicated that he understood temporary buildings served a need for the marina industrial tenants as they continued to grow. He also indicated that those buildings must be temporary or they need to be appropriately permitted to be made permanent.

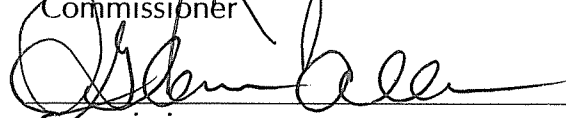
Roundtable concluded 12:15 p.m.

Staff and commission plan to have a similar roundtable meeting with the commercial users in the marina.

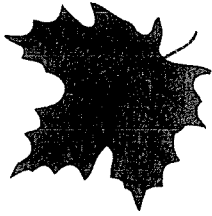
ADOPTED IN OPEN SESSION this 18th day of November, 2008 and duly authenticated by the signatures affixed hereto.

**PORT OF SKAGIT COUNTY**

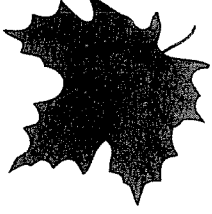
  
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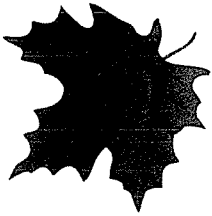
Kevin Ware - Absent  
Commissioner



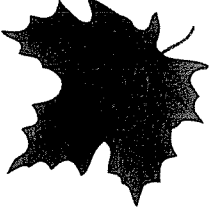
Port of Skagit County  
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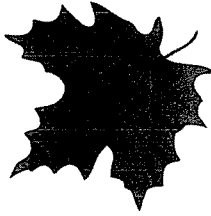
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MARCIE MILES	P.O. BOX 680, WACONNER	466-3300
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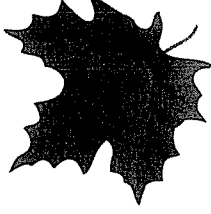


Name/Organization/Company	Mailing Address & Email Address	Phone Number
Paul Sorenson BST Associates	PO Box 82388 Kenmore WA 98028 bstasso@seawest.com	425-486-7722
Gary Watkins PND Engineers	811 First Ave, Suite 500 Seattle, WA	206-624-1387
Jon Hertz PND Engineers	A/A	206-629-1547
Dan Taylor	905 E PEARLE JENSEN WAY La Conner WA 98257	360 466 3683



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Name/Organization/Company	Mailing Address & Email Address	Phone Number
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