

## PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

March 26, 2007

Freeland, Washington

### **Present at the meeting were:**

Commissioner Geoff Tapert, Freeland  
Commissioner Rolf Seitle, Langley  
Commissioner Lynae Slinden, Clinton  
Ed Field, Port Manager

Phil Pearl, Open Space Resources  
Rich Parker, Comp Plan Fac/Ed.  
Helen Price-Johnson, Comp Plan Fac/Ed.  
Dennis Gregoire, Comp Plan Fac/Ed.

**Absent:** None

### **1. MEETING CALL TO ORDER:**

The Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on March 26, 2007, in the conference room at the Freeland Library in Freeland, WA. Commissioner Tapert, President, called the meeting to order at 9:05 am, followed by the Pledge of Allegiance. As announced, the primary purpose of the Special Meeting was for Commissioner review and discussion of the draft "Six-Year Comprehensive Plan 2007-2013 including the Comprehensive Scheme of Harbor Improvements" (collectively referred to as the "Comp Plan"), as well as other related issues that may be raised.

### **2. DRAFT COMP PLAN REVIEW (Part 1):**

The Port's lead facilitator/editor Rich Parker opened the Meeting by distributing copies of Version 4.0 of the draft Comp Plan (**EXHIBIT A**). Rich noted that the document was developed by multiple authors for internal use only so far, and had not yet been fully edited or reviewed for grammar, so there were undoubtedly corrections needed. He explained that the expectation was for the document to be reviewed and revised based on Commissioner discussions today, with the resultant final draft to be distributed for the SEPA review process and community input prior to finalization and the subsequent public hearing and adoption process. He noted that the community input would be accomplished by means of a Community Forum to be scheduled during the 30-day SEPA review process, so that both community and SEPA comments could be incorporated during one final revision effort prior to adoption. It was noted that the Langley Harbor Master Plan would be addressed separately in a subsequent project-specific effort. Detailed discussion and review of Sections I, II, and III then followed, as recorded by the facilitator/editor team (**EXHIBIT B**) and incorporated into subsequent draft(s).

### **3. PROJECT ACTION ISSUES:**

**A. Langley Harbor Negotiations:** Port Manager Ed Field reported that he had been contacted by Langley City Administrator Walt Blackford before the weekend and advised that City Attorney Dale Roundy had reviewed the draft Interim InterLocal Agreement for transfer of the harbor properties. Ed relayed the City Attorney's opinion that the draft agreement was more fully developed than a typical memo of

understanding, and it was recommended that the Interim ILA be further improved to constitute the full and final ILA for harbor property transfer. Dale indicated that a full ILA would bring more clarity and accountability with less vagueness, and if the supporting financial information from Phil Pearl was compelling in making a case for no-cost transfer, he would recommend the removal or de-emphasis of the controversial clause #23 which required Attorney General approval of the agreement. Dale also noted to Ed that he considered it likely that the document could be improved into an appropriate ILA which could be accomplished sooner and more efficiently than first conducting a Memo of Understanding followed by an ILA. Ed was advised that if the Commissioners concurred with this approach, the City would endeavor to finalize and approve the resultant ILA by their April 4<sup>th</sup> Council meeting.

The Commissioners discussed this issue, and Commissioner Slinden suggested getting the State Attorney General 's (AG's) preliminary opinion of the general agreement format as supported by supplemental information from Phil Pearl. There was concern over what response might be received when the agreement under review was not yet finalized. Since the supplemental information from Phil was viewed as a key factor, it was agreed that Phil would review and strengthen his report for presentation to the City and possible incorporation in the ILA and/or exploratory discussions with the State AG.

**ACTION: A Motion was made by Commissioner Slinden and seconded by Commissioner Seitle to authorize Phil Pearl (Open Space Resources) to modify and strengthen his previous report, adding supporting information as needed, for presentation to the City and/or Attorney General. The Motion passed unanimously.**

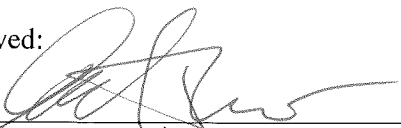
**4. DRAFT COMP PLAN REVIEW (Part 2):**

The Commissioners continued their review of the draft Comp Plan, including a detailed itemization of Goals and Objectives and a discussion of possible projects. It was agreed to continue to brainstorm and add possible projects to the list as the final Plan development continues. Recording of the agreed-upon revisions to the draft Comp Plan were conducted by the facilitator/editor team.

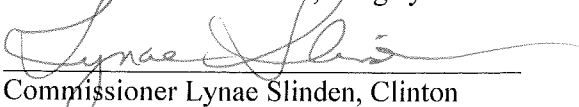
**5. ADJOURNMENT:**

The meeting was adjourned at 12:05 pm.

Approved:

  
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Commissioner Geoff Tapert, Freeland

  
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Commissioner Rolf Seitle, Langley

  
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Commissioner Lynae Slinden, Clinton

Minutes prepared by:

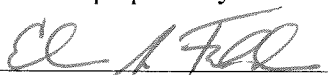
  
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Edwin S. Field, Port Manager

Exhibit A: "Six-Year Comprehensive Plan 2007-2013", draft version 4.0

Exhibit B: "Summary of Special Meeting, March 26, 2007", from Rich Parker/Big Mind Group