

**THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND**

**PUBLIC HEARING FOR 2022 REDISTRICTING  
&  
SPECIAL MEETING**

Held at Freeland Library Meeting Room, 5495 Harbor Avenue, Freeland WA 98249  
With virtual access via Zoom Meeting Service  
Monday, August 1, 2022

Public Redistricting Hearing at 4:00 p.m.

Special Meeting (immediately following the Public Hearing at approx. 4:15 p.m.)

**AGENDA**

Join Zoom Meeting

<https://us02web.zoom.us/j/89789422065?pwd=SExBZmsrY1AwT0s4dWhGOE5qRlJkQT09>

Meeting ID: 897 8942 2065

Passcode: 980804

One tap mobile

+12532158782,,89789422065#,,, \*980804# US (Tacoma)

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 897 8942 2065

Passcode: 980804

Find your local number: <https://us02web.zoom.us/j/89789422065?pwd=SExBZmsrY1AwT0s4dWhGOE5qRlJkQT09>

4:00 PM: PUBLIC HEARING ON 2022 REDISTRICTING

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SPECIAL MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE (Approximately 4:15 p.m.)

**Fairgrounds Workforce Housing – update**

**Comprehensive Scheme of Harbor Improvements + Strategic Plan – update**

**Clinton Dock/Surface Transportation Block Grant – update**

ADJOURNMENT (Approximately 4:30 p.m.)

## PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

August 1, 2022

Held in Freeland, Washington  
and online via Zoom Meeting Service

**Commissioners Present:** Curt Gordon (Clinton), Ed Halloran (Langley) and Jack Ng (Freeland)

**Port Staff Present:** Stan Reeves (Executive Director) and Molly MacLeod-Roberts (Port Clerk/Accountant)

**MEETING CALL TO ORDER:** Immediately following the Public Hearing for 2022 Redistricting, the Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on Monday, August 1, 2022, in person at the meeting room of the Freeland Library at 5495 Harbor Avenue in Freeland, Washington and online via Zoom Meeting Service. As announced, the primary purpose of the Special Meeting was for the Commission to address the items on the Agenda. Although the Meeting was of course open to the public, it was scheduled primarily for Commission consideration, discussion and action on those specific issues and public participation was not on the Agenda.

Commissioner Curt Gordon (President) called the Special Meeting to order at 4:15 p.m., followed by the Pledge of Allegiance.

### COMMISSION DISCUSSION/ACTION

**Fairgrounds Workforce Housing Update:** Executive Director Stan Reeves reported that Meredith Penny (Director of Community Planning, Langley) sent a Master Planning Permit Application and a SEPA Environmental Checklist. He explained that this is the first step in getting the process started to modify the Fairgrounds Overlay to allow housing on the Fairgrounds property. He believes once he submits the paperwork to the City, the Planning Department will review it and if there are no objections it will be put on the City Council's docket for approval. He has some procedural questions for Penny regarding the forms and hopes to hear back soon.

Gordon noted the Port presented an application to the Board of Island County Commissioners (BOICC) for Rural County Economic Development funds for the engineering & design of the concession stands. The total estimated cost is \$150,000, with the Port providing \$15,000 (10% match). The BOICC said they would award the grant if they know the City of Langley is actively working on changing the zoning so the whole workforce housing project can occur. The BOICC said a letter from Langley is not enough; the zoning change must be on the City Council's docket. Gordon believes that once the zoning is changed, the Port can ask for another \$350,000 for the design & engineering of the housing above the concession stands from ARPA funds. He noted that \$9 million of the \$16 million the County received in ARPA funds is dedicated to housing.

**Comprehensive Scheme of Harbor Improvements + Strategic Plan Update:** Reeves met with Julie Bassuk of Makers Architecture & Urban Design, LLP earlier in the day via Zoom and she provided a cost estimate of just under \$50,000. She will try to get a formal proposal submitted in time for the regular meeting on August 9<sup>th</sup>. Reeves noted the Port is also interested in a Harbor Master Plan and an Economic Study. Within that proposal, Makers will include additional items/add-ins so it will be a "living contract."

Gordon reiterated that it would be in the best interest of the City of Langley and the Port to partner in developing a specific Harbor Master Plan, as discussed for several years. South Whidbey Harbor is the Port's to run and expand, and he would like to get the Terms & Conditions laid out for any future expansion. Once the cost for that Plan is identified, the Port can ask the City if they would like to partner with us and have the

opportunity to say what is wanted for the future. Gordon emphasized the importance of agreeing on a lot of the basic concepts and principles of expansion now so it fits with the City's codes, etc.

Gordon added that Makers is very good at getting information and feedback from stakeholders. Reeves noted that in the interest of cost savings, Makers will do as much as possible virtually, but the estimate does include some visits to South Whidbey for public meetings and surveys.

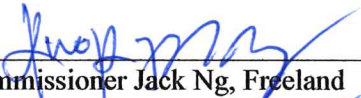
**Clinton Dock/Surface Transportation Block Grant Update:** Wednesday, August 3<sup>rd</sup> will be the 30% Design Review. Last Friday, KPFF sent a construction estimate which is actually lower than expected. The total cost is estimated at \$4.1 million (\$4,148,000), with an escalation of 5% per year, so by 2025 the estimate is \$4.8 million. Reeves believes the Port should seek \$5 million for construction funding for the project. Everything is on schedule as far as the design goes and progress continues. Gordon will also attend the 30% design review meeting. He noted that the City of Des Moines is spending \$500,000 to run a ferry to Seattle for 6 months using ARPA funds; just like the Port wanted to run a ferry between Langley and Everett.

ADJOURNMENT: The Special Meeting was adjourned at 4:31 p.m.

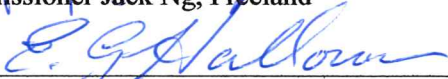
Approved:



Commissioner Curt Gordon, Clinton

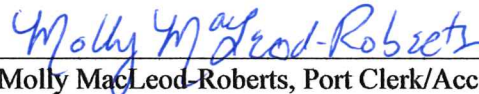


Commissioner Jack Ng, Freeland



Commissioner Ed Halloran, Langley

Minutes prepared and submitted by:



Molly MacLeod-Roberts, Port Clerk/Accountant

**Public Disclosure Statement:** The foregoing Meeting Minutes, audio recording and all supporting documents presented are available at the Port of South Whidbey, 1804 Scott Rd., Suite 303, Freeland WA 98249.