

**MINUTES  
CITY OF LANGLEY  
SHORELINE ADVISORY COMMITTEE  
December 14, 2011**

The meeting was called to order at 10:00am

**ATTENDANCE**

Members Present: Roger Gage, Bob Gentz, Dennis Gregoire, John Lawson, Kevin Horan, Dominique Emerson

Members Absent: Marilyn Simmons

Staff Present: Jeff Arango

**MINUTES**

Motion by Dominique Emerson, Seconded by Bob Getz to approve the minutes as presented. The motion passed 6-0.

**WATERFRONT CIRCULATION AND PUBLIC ACCESS**

Jeff Arango presented the graphics from the 2004 Boat Harbor Master Plan for the marina and uplands including a sketch of a building that connects to the top of the bluff, improvements for public access at Nichols Brothers and the importance of updating the plan. Jeff also compared the parking at the Langley Marina to that of the Freeland boat ramp. The Freeland boat ramp has three times the amount of boat trailer parking and at least twice the amount of vehicle for a relatively small facility. The city and port will have to look at opportunities to better connect the marina to the uplands through the use of a funicular or other means to access remote parking facilities such as the CMA park and ride lot.

**RESTORATION**

Jeff Arango explained that restoration is a critical component of the SMP and a required element as part of the 2003 guidelines from the Department of Ecology. Restoration is based on the concept of “no net loss” whereby new development shall not result in a loss of ecological functions. A major consideration of the no net loss concept is the establishment of a baseline condition for which to assess potential new impacts. Restoration includes both protection of existing ecology as well as restoration of degraded areas. Impacts from new development should first be avoided and if that is not possible that mitigation may be acceptable. Mitigation alone cannot deal with cumulative impacts so restoration is also needed.

Langley is identified as a “least degraded” shoreline in the Island County Shoreline Master Program being updated currently. The inventory and characterization report for the Langley SMP update identifies some restoration opportunities by notes that many of the opportunities involve the removal of shoreline armoring, which is not likely to occur because of impacts to private properties. The major restoration opportunity is the removal of the Hein Dock and sunken tire reef at the Langley Marina, which is to be completed in future marina expansion projects as part of the mitigation plan.

Jeff Arango listed potential objectives for future restoration efforts including:

- Minimize future shoreline armoring and soften existing armoring
- Protect feeder bluffs to allow natural erosion

- Restore marine riparian vegetation where feasible
- Remove derelict overwater structures and pilings
- Minimize impacts from new overwater structures
- Water Quality

#### **AUDIENCE INPUT**

No audience input.

#### **ADJOURN**

The meeting was adjourned at 12:00 pm. The next regular meeting of the Shoreline Advisory Committee will occur on Wednesday January 11, 2012.