

present were chair Gail Fleming, Joann Quintana, Marianne Edain recording
staff: Stan Berryman
public: Peter Morton, Guy Burneko, Tom Fox

The meeting was called to order and the minutes of the 11-8-17 meeting were reviewed and approved.

In accordance with a new directive it was determined that there were no conflicts of interest and the commissioners so stated.

Joann reported on the Seawall Committee. A Request for Qualifications was published. There were 2 submittals, one from Mr David Price of Flat Rock, and one from Jay Davenny. Sharon Emerson and Joann followed up. Ross Chapin, though invited to submit, was not interested. Joann spoke with Eric at Flat Rock who said he was avoiding public projects. Sharon spoke with Matthew Swett of Taproot Architects, asking how the RFQ could have been improved. Matthew thought the RFQ and RFP (request for proposals) had been confused. He said and RFP requires a good deal of work and should be compensated. He felt the proper order should have been the RFQ, based upon which a designer would be chosen, then and RFP to design a master plan. There is no doubt any plan will require funding so a fundraising plan would follow, based on the design.

The two proposals received are rather general in nature. One is very serene, easy on the earth, organic. The other is rather busy, with illuminated displays. The Seawall Subcommittee will review these proposals in January and rank them. POS will then decide the next steps.

Gail reported on Mr Kent Hanson's trails project, involving revocable licenses instead of irrevocable easements across private property, with indemnification of landowners. POS has agreed to call a planning meeting, to invite landowners of potential trail segments. The intent is to educate the landowners about the value of trails across their properties. Kent Hanson and Planner Kelsey are involved. Gail and Joann met for a brainstorming session, and Gail recommended a book, On Trails by Mr Robert Moore as a source of information. Guy Burneko suggested following property lines where possible. Joann proposed a pamphlet, "25 best hikes in Langley" with private property segments marked as "not for now." Guy asked where trails created by native peoples might fit in. Gail suggested an inquiry of the County Museum in Coupeville, which has much of that information. Mr Tom Fox asked if the proposed trails map in the 2013 comp plan was indicative and Gail responded that it had to be dropped because it identified trails on private property. Mr Fox pointed out the situation between the end of 6th Street and Coles Road. He said there was a sewer line Right of Way which might be used as a trail corridor. That ROW includes an easement through a major wetland. Peter Morton asked how trails could traverse wetlands, which led to a major discussion of the environmental impacts and the costs of avoiding those impacts. Gail read a statement from Kent Hanson and pointed out that all new developments will require granting of trail easements. Gail and Joann will continue to plan for the landowner information meeting. Peter Morton suggested including trails in utility easements. Joann asked for a digital layered map which would show roads, ownerships, topography, and which could be blown up and used to sketch in informal trails.

Marianne reported briefly on Langley's plans to acquire roughly ½ mile of tidelands below 1st Street from Park to DeBruyn.

The Potential Wetlands map, ordinance, and Certification Forms were reviewed. Gail explained that this would require review for the presence of wetlands before any proposed development. The map will be adopted with the comp plan, which will be followed up with the supporting ordinance. It was agreed to ask Kelsey to include cross-references to the Critical Areas Ordinance in the development portion of the code. Joann asked how property owners would be notified after adoption. Notice would occur when a landowner requests a development permit.

There was brief discussion of the budget. POS was informed that the request for \$7500.00 was not approved, but that the unspent \$5k which had been allocated for work at Seawall Park had been re-allocated. Gail asked if POS could apply for a portion of the hotel/motel tax. Stan reported that the tax had already been allocated for the coming year, and that POS was likely ineligible.

There was discussion of the proposal to daylight a portion of Brookhaven Creek. The area to be daylighted is only that portion north of 1st Street. Joann questioned the timing of this project, as having the creek in the open would then trigger buffer requirements which might impinge on the proposed re-design of 1st Street. The matter was not resolved. Marianne brought up new information to the effect that there are old fuel tanks buried under Mike's Place and that contamination of the area needs to be looked into before construction. Stan agreed to look into it.

The 2018 work plan was discussed and the following priorities were agreed:

1. planning and carrying out the trails information meeting
2. there being no money for it, there will be no further work on Middle Earth
3. review of the tree protection ordinance, including an Urban Forest Strategy
4. new Parks & Open Space public survey

The meeting adjourned at 4:55 pm.