

**Waterfront Recreation Committee  
Marina Planning  
Minutes  
January 15, 2008**

Attending: Members Steve Gates, Lori Stirn, Laney Gale, Doug Archbald (Absent: Michael Schock, Richard Sassara, Ann Frodel, Commissioner Sherry Bohn); Commissioner Hoby Streich; Staff Members: Michael McElwee, Linda Hull, and Laurie Borton; Guests: Josh Sceva, Andy Mack, Mike Byrne, Scott Sutherland, and Bart Vervloet.

Commissioner Hoby Streich opened the meeting with introductions of the committee members and staff present.

1. **Overall:** Michael McElwee, Port Executive Director, thanked guests for attending and stated the discussion today was the last round of discussion as staff finalizes its recommendation on Marina expansion to the Port Commission. The impetus for the Marina expansion study was driven by the long waiting list for slips. The Port's objectives are to expand the Marina in measured steps to reduce that waiting list, encourage more activity in and around the Marina, enhance Marina safety and security, and improve overall maintenance of the Marina.

Streich asked if those in attendance had any comments regarding the safety issues. Identified as safety hazards were: power cords and water hoses on the docks (tripping), use of extension cords and multiple cords plugged into one socket, lack of dock boxes to store miscellaneous gear, anchors, etc., and bad condition of electrical hookups. Suggestions regarding utility upgrades included running conduit for water and electric underneath the docks so cords/hoses would not be on the decking, eliminating power on A Dock for those who never use it, and to consider solar panels in electrical upgrade project.

2. **Planning & Capital Projects:** McElwee explained the projects that could be accomplished in 2008 as high priority items: Installing 16-24 slips at C Dock South, upgrading electrical system throughout the Marina, and constructing security upgrades and a card locking system at the main entry gate. Also in 2008, the Port can start planning for future projects, such as constructing a dinghy/kayak dock along the southwest corner, expanding A Dock, and collaborating with the Hood River Yacht Club regarding use of the Port's maintenance building for a center of Marina activity. These projects would be planned for 2009-10 and require more time due to in-water permitting work and financial feasibility.

Doug Archbald asked if C Dock South would have kayak/shell storage as depicted in the diagram. McElwee said, yes, it was designed to allow for flexibility based on the determination if there was a need for it. Andy Mack, Columbia Gorge Racing Association, commented their program could use additional space to expand their kids sailing activities and classes. He said the floatplane dock is ideal based on the wind patterns, but the guests agreed there is a need for more of this type of space in the Marina for smaller vessels. It would be more difficult for small craft to launch/land from the west side of the C Dock South due to the boathouses blocking the wind. It was suggested a low floating dock without piers could be extended west from the floatplane area to accommodate these types, with secured access through the south gate.

The Port maintenance shop/yard was discussed as an area for dry storage, Yacht Club, kayak schools and Marina activity center. McElwee explained dry storage presents multiple challenges to operations and management and it's not likely the Port could provide any other space. Mack said he could use the building for classroom space. Also discussed was a hand-launch area on the south end with a ramp to facilitate this activity.

Mike Byrne suggested if the demand was for more small boats, that C Dock South could be designed for that type only. Bart Vervloet stated the waiting list could be substantially affected and made more "real" by requiring a deposit of an annual moorage fee into a trust account that would be applied when the slip was secured. Marina Manager, Laurie Borton, said at the

current time there are 129 waiting for under 30' slips (60 sail, 52 power, 17 misc) and 44 waiting for over 30' slips (19 sail, 13 power, 12 misc). Lori Stirn felt a financial commitment would give a more accurate view of the wait list numbers. McElwee felt once the C Dock South expansion occurred and filled, the Port would evaluate the dynamics of the wait list and see if there is still a need for additional A Dock expansion. Josh Sceva felt that a dock similar to the fuel dock that anchors to the riprap with no piers would be ideal for small vessel usage and a dolly ramp could lead up to the Port maintenance area for dry storage opportunities as well. He felt a fenced lock-up area right by the ramp would also be feasible.

McElwee asked if it would be of interest to the Hood River Yacht Club to collaborate with the Port regarding the use of the Port maintenance area. Archbald thought they would be interested and also thought if they managed dry storage that it might free up spaces on a wait list.

McElwee told the committee that the Port would be deferring the jib hoist project pending understanding of impacts to the wait list from 2008 capital projects. It also presents challenges for logistics and safety. Vervloet suggested McElwee look at the Edmonds Marina, who uses that system. They are easily operated by one switch and could be placed in an area that would not impact pedestrians on the Riverfront Trail System.

3. **Financing:** McElwee asked the committee if they felt it was appropriate to amortize and apportion the costs of electrical upgrades and the entry gate improvements to all slips. Consensus was that would be reasonable to do so. There was disagreement about whether C Dock South expansion should be apportioned solely to the new tenants with a higher lease rate than other Marina users (except for Eastside C preferred slips' higher rate). Like any other capital project it should be analyzed as to total cost with a reasonable rate of return over time for the whole Marina asset center.

It was also suggested there may be some grants for alternative energy (solar) sources that might be available. Linda Hull stated she had contact with the State Marine Board and any project associated with public access could be considered for its grant program.

4. **Operations:** McElwee asked for opinions on sub-leasing of slips. Archbald said he would obtain copies of other marina's subletting agreements, but that it is a common practice. Those wishing to sublet would work with Port administration to occupy the slips. Agreement for responsibilities would have to be reviewed by Port legal counsel. Consensus was that this would increase Marina activity, decrease the wait list and have a positive effect on the Marina. McElwee also stated the Port would be evaluating the existing launch ramp for improvements. Linda Hull said the Oregon State Marine Board would inspect the public boat ramp this spring to see how the drop off can be corrected to ease the situation with off-loading boats. It was asked if new signage for fishermen could be put up at the ramp area stating "No Fish Cleaning Allowed" as that is a big stinky problem all season.

Meeting was adjourned at 5:15 p.m.

**Next Meeting:** Date to be determined.

*Prepared by Linda Hull*