



## DRAYTON HARBOR SHELLFISH PROTECTION DISTRICT ADVISORY COMMITTEE

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### MEETING SUMMARY

Date: May 21, 2003  
Time: 4:00 – 6:00 p.m.  
Place: Blaine Harbor Meeting Room, Marine Drive

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### AGENDA

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| 1. | 4:00 | Public Comment Period                                     |
| 2. | 4:05 | Review Agenda and April Meeting Summary                   |
| 3. | 4:10 | Proposed Seagrass Cottage Development Discussion          |
| 4. | 5:10 | Blaine Harbor Circulation Studies – Report and Discussion |
| 5. | 5:30 | Additional Dye Study Work                                 |
| 6. | 5:40 | Water Quality Update                                      |
| 7. | 5:55 | New Business / Next Meeting's Agenda                      |

### MEETING ATTENDANCE

#### Committee Members

Janet Hansen  
Geoff Menzies  
Bjorn Hrutfiord  
Charlie Hawkins  
Kathy Cullen  
Alan Birdsall – Port of Bellingham (POB)  
Bonnie Onyon – Blaine City Council

#### Public

Ami Stillings – Water Resources  
Courtney Sterkel – Anvil Corporation  
Russell Nelson – City of Blaine  
Sharon Roy – Whatcom County Council  
Mark Henderson – Department of Ecology (DOE)

### DOCUMENTS DISTRIBUTED

- 5/21/03 Drayton Harbor (DH) Shellfish Protection District Advisory Committee (AC) Meeting Agenda
- 4/16/03 IFA DH Shellfish Protection District AC Meeting Summary
- 4/30/03 Peace Portal Dye Test Report
- 4/30/03 Blaine Harbor Circulation Studies Report
- City of Blaine, Community and Economic Development Preliminary Plat Approval Process Flowchart
- 5/7/03 Northwest Indian College (NWIC) Freshwater Quality Data
- DOH Water Quality Data Through 5/03
- POB Water Quality Data Through 4/03
- Summary of DOH, POB, NWIC Water Quality Data



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### MEETING CONTENTS

#### 1. Public Comment Period

##### Storm Drain Decals

Alan Birdsall informed AC members that the POB is planning to post storm drain decals near several storm drains in Blaine Harbor and asked AC members about participating in this effort. Alan invited AC members to volunteer for posting these decals and encouraged AC members to report any individuals or committees that may be interested in participating in this effort.

One AC member suggested the POB invite the Boys and Girls Club or any other community organizations to help complete this task. Another member suggested contacting George Kaas who teaches at Blaine High School and is the garden columnist for the Bellingham Herald to find out about possible volunteers.

- *Action:* Geoff will contact George about recruiting volunteers to post storm drain decals around the marina. If George is interested, Geoff will forward the appropriate contact information to George.

#### 2. Review Agenda and Previous Meeting Summary

##### Review Meeting Summary

AC members reviewed the 4/16/03 IFA summary but did not suggest revisions.

- *Action:* Distribute the 4/16/03 meeting summary as Final.

#### 3. Proposed Seagrass Cottage Development Discussion

Russell Nelson of the City of Blaine Community and Economic Development sector gave AC members an overview of the proposed residential development for a portion of the Semiahmoo Spit. He reported that the applicant for this proposal has requested that the review process be put on hold. As of 5/21/03, the application was two-thirds of the way into the 120-day application process.

The 30-day public comment period for the proposal has just begun and will not close until the open record hearing has been completed. Russell reminded AC members that SEPA determinations cannot be made until the public comment period is done and noted that the applicants will likely need to gather additional information before a determination is made.

Geoff wondered how City of Blaine planned to deal with the already submitted comments if a revised application is put forward. Russell reported that a notice would be mailed to individuals who have submitted comments or have expressed an interest in the project.

Several AC members asked how DOE and the Shoreline Management Act would be tied in with this project. The initial review process includes a review of the application in relation to every regulation or standard that applies to the project. The DOE review occurs during a 21-day period after Blaine has issued a notice of final decision and the appeal period has passed.



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One AC member suggested compiling a list of contacts for this project (agencies that were contacted to be part of the SEPA review) and distributing the list to AC members.

Russell noted that the Planning Commission believes that a number of elements are lacking from the original Environmental Impact Statement (EIS) that was developed in 1984 as part of the comprehensive plan. Russell was uncertain if an entirely new EIS will need to be developed or if an addendum will be sufficient.

Russell reported the possible location included in the proposal to AC members. The Semiahmoo Spit is divided into 2 sub-areas, the Spit tip (about 10 acres) and the remaining area from the County Park to the marina access area (about 45 acres), which are then divided into 4 zones. If approved, 62-unit residential condos would be built on 15 acres within Area A and a select portion of Area C.

The total number of residential units allowed on the spit under the 1984 Master Plan is a range of from 260-375 units. This includes build-out to date (Beach Walker Condos, 33 units) and the proposed 62-unit Seagrass Cottages. Therefore, if Seagrass Cottages was built as proposed, the 1984 Master Plan allows for an additional 165 to 280 units.

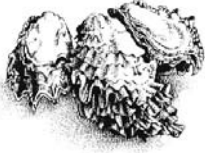
One AC member asked about the relationship between the determinations made for one location and the proposed developments for the other three locations. Various changes and statutes have been enacted since the master/comprehensive plan for this development has been completed, which constrains the original proposal. However, any decisions made on the 62-unit Seagrass Cottage proposal would more clearly define the critical issues and set the bar for subsequent development proposals on the spit.

Another AC member wondered about public or shoreline access to the proposed sites and whether the existing rules will be revised. This is a significant issue for planning commission staff. A 90-foot setback (~30 meter) will be required for the project: a 30' easement from the normal high water mark landward will be for public access, the next 35' will be a conservation easement and the final 25' will be considered private space with no impervious surfaces. The City of Blaine still has to work with the Inn owners to improve signs in the area clarifying areas of public access.

The proposed development will increase impervious surface to just under the allowable 40% set by regulations. Several members expressed concern about the final destination of runoff, specifically stating that any mistakes could lead to contaminants leaking into the ground and traveling laterally to local waters.

Geoff asked if Blaine was planning to set low impact development standards. Russell was unsure about the city's plans.

Another member wondered if any county agencies were involved with this proposal and Russell noted that County Parks have commented on this issue related to parking.



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Geoff asked that Russell notify the committee when the applicants have decided on their next steps.

- *Action:* Geoff and Ami will draft a letter on behalf of the committee to Washington Department of Fish and Wildlife regarding the committee's position on the Seagrass Cottages Proposal. The draft letter will be distributed to AC members for review by the end of the month.

#### 4. Blaine Harbor Circulation Studies - Report and Discussion

Geoff distributed the final report and summarized his significant findings from the circulation studies conducted in March and April 2003 by the Puget Sound Restoration Fund (PSRF). The purpose of this study was to gain a better understanding of how water is exchanged from the commercial portion of the Blaine Harbor to surrounding marine waters.

Geoff tracked the variation in the behavior and movement of the water at different depths. He mentioned that neither upper surface drogoue (surface and 21") exited Blaine Harbor during ebb tides and it is the deeper water that moves outside the marina. For a complete description of the findings, please refer to the 4/30/03 Blaine Harbor Circulations Studies Final Report.

The report also includes Geoff's following recommendations for the next steps to improve DH water quality:

- Meet with DOH Office of Shellfish Programs to discuss these findings and discuss any follow-up work needed
- Encourage DOH to conduct dye tests in the near future, which may supplement these findings; further discuss how they relate to the water quality at shellfish growing locations
- Conduct stratified fecal coliform sampling within the harbor at each of the three drogoue depths

Geoff also noted that the dye testing of the sanitary sewage system (near the commercial portion of the marina) would begin on 5/26/03. He plans to coordinate his work with this effort in order to obtain the baseline levels of dye that occur naturally in the system.

#### 5. Additional Dye Study Work

Geoff distributed his 4/30/03 Peace Portal Dye Test Final Report to AC members for their review. The committee did not have time to discuss the report but agreed to direct all questions or concerns to Geoff.

#### 6. New Business / Next Meeting's Agenda

##### New Business

##### *Whatcom County Special Management Areas*

Ami informed AC members of the 6/3/03 public hearing regarding the three Special Management Areas in Whatcom County and the possible removal of Drayton Harbor from this list. Members were encouraged to attend the hearing and voice their concerns.



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AC members could not reach a consensus about the possible grounds for the exclusion, but several AC members speculated that it might be due to staff and resource limitations as well as the concern that due to the differences between Drayton and Lake Whatcom and Lake Samish, the requirements may be more than is necessary in the Drayton Harbor watershed.

### *Water Quality Results*

Ami supplied tables summarizing the water quality sampling results to date. She reported that there is some improvement from those samples collected in 1/03. She also mentioned that the POB data indicates that DH's new breakwater has not improved the water quality in the marina.

One AC member expressed concern about the accuracy of the results from site 6 considering the results of nearby sites. It was noted that the reason Site #6 might be lower than Sites #4 and #8 is it is not being influenced by flow either from the creeks or from the marina area.

The member also suggested that site 8 be revised to represent one, uniform location among those who collect samples at this location. Another member stressed the importance of clarifying the locations where NWIC is collecting samples.

- *Action:* Ami will follow-up with Michael Cochrane regarding the exact location of the sites sampled by NWIC.

### Next Meeting's Agenda

AC members discussed the need to meet in June and agreed to postpone the next AC meeting until July.

- Seagrass Cottage Development Update
- Whatcom County Special Management Areas
- Water Quality Update- Don Lennartson