

present were: chair, Gail Fleming; Joann Quintana; Shanti Loustaunou; Marianne Edain recording  
staff: Kelsey Loch, assistant planner  
public: Guy Burneko; Bert Beusch, city council; Sharon Emerson, Seawall Park subcommittee, Kent Hanson, Island Trails

The meeting was called to order at 3:00.

The minutes of the 9-13-17 meeting were reviewed and approved as read.

Chair Gail reported on her presentation to city council, which accepted her report as presented and did not ask questions, discuss, or follow up.

In the absence of Public Works director Stan, the budget discussion was short. The issue of the \$225.00 payment to Frosty Hollow was raised. That has not yet been paid. Kelsey agreed to follow up. The POS reiterated its commitment to put \$4775.00 of its 2017 budget toward the Seawall Park project and to request \$7500.00 from the city council for 2018. Gail reported that she had in fact made that request at her council presentation but there was no response. Burt Beusch said he expected the item to be addressed at a special budget meeting of the city council this month. The \$7500.00 is requested for work on the proposed Middle Earth wetland boardwalk and trail.

Sharon Emerson reported on Seawall Park and the draft Request for Proposals. She explained that applicants must provide preliminary submissions. The Seawall Park committee and POS will then review those submissions and make a recommendation to the city council. The council will make the final decision.

The POS asked for more information about the potential cost of park furnishings. It was considered not possible to evaluate proposals without understanding the approximate cost of each. Since POS cannot do construction estimating, it was found that there needed to be guidelines for designers.

Sharon pointed out that "step 2" includes costs.

Shanti asked about dollar amount limits on designs.

Sharon said she didn't know, but that designs would have to be phasable.

Marianne wanted to assure that not only were native plants specified, but that those plants should constitute a functional native plant community. This led to some spirited discussion which was resolved by agreeing to amend the Seawall Park RFQ to reflect Marianne's concerns about native plant communities on the bluff and limited funds for park improvements, and to have Marianne review planting plans around the base of the bluff.

Kelsey offered a language change, to clarify the distinction between an RFP for design and one for construction. She said only people on the MRSC small works roster would be eligible to bid.

There were questions as to how to proceed and it was concluded that Stan's advice was necessary.

POS approved the RFP as amended, and asked Sharon to forward the final version to Stan.

Gail raised the matter of a whole separate RFP which has been making the rounds, this one specifically for park furniture. There was some confusion as to how this related to Seawall Park and the RFP under consideration.

Kelsey explained that this was \$2k which had been made available specifically for ADA access at Whale Bell Park, and she recognized that there is a fair amount of confusion.

POS agreed that there needs to be integration of Whale Bell and Seawall parks.

Kent Hansen reported on his Island Trails project. In particular, Mayor Tim had made a statement some time ago that the city was willing to accept liability on behalf of property owners who were willing to grant a revocable license for a trail across their property. Kent Hansen had tried to verify this with the mayor before approaching landowners. He reported that he had thus far had no response from the mayor to his various posts. Kent presented

the concept of a community trail system. He said Island County is interested, and Whidbey Camano Land Trust is willing to collaborate. An entity, whether the city, the county, or some other entity, holds either an easement or a license for a trail corridor while holding the landowner harmless. In the event of a mishap and/or litigation, the holder of the license defends the case. This obviates the need to purchase land or an interest (easement) in the land. There are benefits to the landowner as well. Kent has been working on presentation package which he is calling "Trails In A Box." The license holding entity provides consultation on trail siting and the hold-harmless agreement. Kent has been working with other entities outside Langley and is hoping for a working relationship with the city to allow the larger project to move forward. He reported that South Whidbey Parks & Rec was very encouraging and the Port District offered a grant. Different jurisdictions would hold licenses and/or easements within the larger context. Kent is hoping to take this project county-wide. A major component at this stage is outreach to landowners.

Kent wants to map all existing trails and add new ones as they are created. He reports that Island County uses a program called STRAVA, which is compatible with what he is doing but is not available to the public.

Guy said he loved the idea of an island-wide trail network and that he personally wants to find several miles of trails radiating from Langley. He has concerns that some trails use road shoulders which are not maintained, and it becomes a safety hazard.

Joann asked why there should be multiple license holders and Kent replied that each is limited to its own jurisdiction. This led to a discussion of the idea of "branding" the trails with the imprimatur of a single entity, with Joann suggesting WCLT as that entity. Kent said that WCLT does not see this as part of their mission.

Next steps: determine whether Langley wants to be a holder of revocable licenses and/or easements. The city attorney would need to review and sign off on any indemnity, which would involve discussions with the city's insurance carrier to assure that this is covered. Once that is done, locate trails and contact landowners. Kent offered to help with outreach and says he has volunteers available. He pointed out that speaking with landowners requires diplomacy and legal information.

POS proposes to hold an open house for landowners. Kent agreed to participate. He reiterated that the city needs to consider how it interfaces with other jurisdictions. He also proposed a single "brand" to identify trails. His cell phone application to locate and map trails is particularly inviting to school age children.

POS resolved to request the city attorney to develop easement and/or revocable license agreement language acceptable to the city and to landowners, in furtherance of developing a trail system.

Gail raised the issue that the city already owns various easements. Kelsey said the records are a mess and need to be untangled and the easements documented. Kelsey asked for information from POS members to know where to begin a search. There is a conceptual trails map in the draft comp plan which is grossly general. There is no single database or log of the relevant information. Kelsey asked for help identifying trails for her to research.

This led to discussion of the POS comp plan element. Kelsey mentioned that most of Langley's sidewalks are not ADA compliant. She also asked for definitions of the terms "safe" and "unsafe" as used in the Langley street/road/walking inventory. Kelsey handed out copies of a number of comp plan maps and a hard copy of the draft comp plan. There appears to be a color coding error on the parks map.

Kelsey said the wetland ordinance is in process of being updated, and the inventory update will include the "potential wetland" map. She has identified other Critical Areas Ordinance issues which need review.

The meeting was adjourned at 5:20.