

News Flash from Lagoon Point

August 19, 2007

Dredging update

Permitting firm selected LPCA and the Division 234 Architectural Committee have selected Grette and Associates to assist us in obtaining our dredging permits. It will probably take at least two years to get all the permits we need to start the actual dredging.

Grette was one of four firms that submitted bids in response to our Request For Proposals. A contract with Grette has been signed, and Grette is on the job.

Grette started its work by doing a site visit to Lagoon Point and having exploratory discussions about our project with Washington Fish and Wildlife and (separately) with Island County Planning. Grette tells us that the agencies are expecting our dredging project, and seem willing to work with us to accomplish a maximum dredge but with minimal environmental damage.

The board and Architectural Committee decided that further geologic and dredge design work for us by Jim Johannessen and further biologic work by Amy Leitman should be routed through subcontracts with Grette. This arrangement will better assure that this work is well coordinated with Grette's tasks.

Early tasks Grette's has several other tasks to do for us in the near future: (i) reviewing with us our initially proposed dredge footprint and depths and identifying the broadest dredge area for which sediment samples should be taken for analysis, (ii) using that information, preparing a sediment analysis plan for submission for approval by the various agencies that have to approve the plan before sediment sampling can be done, (iii) beginning discussions with Washington Fish and Wildlife about how best to avoid or minimize damage to eelgrass in the dredge area, and how we might compensate for ('mitigate') the eelgrass that is likely to be damaged with our maximum dredge, (iv) draft a description of the proposed dredging project, for distribution to agencies that need to be informed and the public, and (v) review with us the need and opportunities for an early multi-agency meeting to inform the agencies of what we want to do and get their initial reactions.

We have not yet decided the size and boundaries of the dredge. The above activities will be based on a maximum practical dredge, so that we are sure our permitting will be adequate for whatever dredge we then decide to do. Depending on practicalities, economies and cost, the actual dredge we settle on may be less than the maximum practical one we're starting out with.

Beach nourishment? Last month Jim Johannessen's crew surveyed the full length of the south beach facing Admiralty Inlet. Using this survey data Jim will soon provide us with estimates of the amount of dredge sediment that we might use to rebuild the years of erosion of the south beach area. This is all preliminary. We know that we would have to discuss this option and gain

the cooperation of the owners of those beachfront properties. But before we enter into any such discussions we need to find out whether this option for disposing of the dredge sediment is practical and economical.

The dredging of our central basin is by far the largest and most complicated and expensive maintenance project our community has ever undertaken. We want the community to always be informed and involved with the project. If you have questions, concerns or comments about how we're going about the design work and permitting, step up and contact one of the three Lagoon Point permitting team members:

Bill Brown 360-222-3178 or bbrown99@whidbey.com

Bob VonDrachek 360-222-3309 or bv1@whidbey.com

Aaron Lowin 206-498-8090 or alowin@earthlink.net

How to share cost of dredging our commonly-owned Lot C The board continues to work toward developing a proposal for allocating the cost of the Lot C dredging. We have pledged to get the proposal out by October. Right now we are seeking legal opinions on what cost-sharing arrangements are and are not permitted by our land documents, our bylaws, and the state's Homeowners Act. When we have this information, we will proceed with developing the proposal.