

SHORELINE ACCESS STUDY
ISLAND COUNTY, WASHINGTON

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INTRODUCTION

INTRODUCTION

This study was prepared as a result of on-going shoreline management planning in Island County, planning which is required by the State Shoreline Management Act of 1971.

Each local governmental agency within the State of Washington, having jurisdiction within the coastal zone, was required to address seven basic planning elements in the preparation of their Shoreline Master Program. These elements are: 1/ economy, 2/ public access, 3/ circulation, 4/ recreation, 5/ shoreline use, 6/ conservation, and 7/ history/culture. This study is a refinement of the public access and recreational elements within Island County's Shoreline Master Program.

In June of 1976, Island County entered into a planning contract with the State of Washington, Department of Ecology to undertake and prepare a study selecting potential sites that would increase public accessibility to the shorelines. The study is to address the need for shoreline parks, shoreline trails and boat launching facilities. It was prepared by a committee of County citizens, concerned about the existing and future availability of adequate shoreline access for the general public, and reflects their views and expressed concerns for an Island environment which is urbanizing at an accelerated rate, often eliminating the only logical sites which could provide adequate public access.

The major obstacle to developing adequate public access within the shorelines is not the rate of urbanization in Island County, but the high vertical sea bluffs which encompass a large percentage of the County's shorelines. Urbanization, in the form of residential subdivisions and shoreline dependent commercial and industrial uses all compete for the same low bank/no bank waterfront property. Local government, if it is to meet anticipated growth demands for public open-space and recreational facilities, must compete with the private sector for acquiring the most accessible shoreline properties.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

I. SUMMARY OF FINDINGS AND RECOMMENDATIONS

General Findings

Island County, being an island environment, is unique to the State of Washington and the Puget Sound region. Five islands make up the County - Whidbey, Camano, Ben Ure, Strawberry and Smith. The last three are extremely small and only Ben Ure is inhabited.

Whidbey and Camano Islands comprise a total land area of 212 square miles bounded by 200 miles of saltwater shoreline with approximately 2.1 square miles of fresh and saltwater lakes with associated wetlands. Both islands are elongated with no place being more than 2.5 miles from the shoreline. Whidbey is the largest island in Puget Sound with a land area of 172 square miles. Approximately 148 miles of saltwater shorelines surround this land mass which extends 40 miles in a north-south direction and varies from one to ten miles in width between shorelines.

Camano Island, lying east of Whidbey and separated by Saratoga Passage, is 16 miles long in a north-south direction, ranging from one to seven miles in width, and has a land area of 40 square miles with 52 miles of saltwater shorelines.

Island County, because of its scenic beauty and many miles of shorelines, attracts thousands of tourists and permanent inhabitants each year. From 1970 to 1977, the County's base population increased by approximately 10,000 persons. The seasonal population of the County varies tremendously between summer and winter months. The seasonal population influx begins during the summer vacation months, starting in the latter part of May and continuing into early September. Fluctuations in summer residents are estimated to be as high as 40 percent of the County's permanent population with potential increases nearing 160 percent on Camano Island. Summer tourist visiting State Parks and other facilities in the County can contribute an estimated additional 40,000 people to the population during summer weekends. Most of this recreational population load is oriented toward shoreline areas.

Island County adopted a comprehensive park and recreation plan in 1969, a plan which identifies existing and potential recreational needs and demands to the year 2000. At the time of plan adoption, the County's base population was 27,000 people.

Plate 6 of Island County's 1969 Park and Recreation Plan entitled "Existing Park Sites, Island County", identifies some sixty-one State, County and City parks. These sixty-one sites are to

serve a regional and local recreational user population. A close analysis of these sites will show that a lack of adequate shoreline access exists within the County for use by the general public.

The park plan identifies 38 County park sites, seven of which are developed and only five of which provide adequate shoreline access. Thirty of the 38 identified sites are undeveloped; 28 of this number are County road ends, alleys and drainage easements in heavily populated residential plats. These sites would be difficult or impossible to improve for public use.

Boat launching facilities provided by Island County number seven; of this total, five are located on Whidbey Island, the remaining two on Camano Island. The State of Washington Parks and Recreation Commission and the Towns of Oak Harbor, Coupeville and Langley provide an additional 13 boat launch lanes.

North Whidbey Island

The boat launch ramps provided for North Whidbey Island are sites #7 and #15, Mariner's Cove and Monroe's Landing. These sites are located on the east side of the island in the protected waters of Saratoga Passage and Penn Cove. Sites #11 and #18 are located on the west side of the island, exposed to extreme wind and water conditions, and are no longer usable for safe launching by the public. The State of Washington Parks and Recreation Commission provides launching and temporary dockside moorage at Deception Pass State Park in Cornet Bay. This facility provides a last-chance stop for a large boating population which recreates in the San Juan Islands. Its prime user period is the summer months, June through August.

The Town of Oak Harbor makes available to the public a large boat ramp which can safely be used to launch three boats simultaneously. The Oak Harbor city marina also provides a hydraulic lift for larger boats and dockside moorage for transient boaters.

Central Whidbey Island

Central Whidbey Island has three boat launch ramps available for public use. The State Park & Recreation Commission, at Fort Casey State Park, in Keystone Harbor, has two usable all-season ramps. These ramps receive heavy use, because of their potential for providing access to the west side of Whidbey Island, an extensively sports fished area. They are usable at any stage of the tide.

South Whidbey Island

South Whidbey Island has four boat launch ramps available to the public. These sites are identified as #41 - Freeland Beach Park, #55 - Dave Mackie Memorial Park, #46 - Mutiny Bay Beach, and #44A - Langley City Dock and Park. Sites 41, 46, & 55 are often rendered unusable by low tides and continual maintenance

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and repair problems. Site #44A provides, at this time, the most dependable ramp facility on South Whidbey Island.

Camano Island

There are four boat launch ramps available for public use on Camano Island. They are identified as #71 - Cavalero Beach Park, #63 - Maple Grove, Camano Island State Park, and #64 - Utsalady Beach improvements. Cavalero Beach Park is the only developed day-use County park on the island. Site #63 is rendered unusable during extreme high water conditions. Site #64, though it has no concrete ramp, is used by individuals with four-wheel-drive vehicles to launch boats.

The Washington State Parks & Recreation Commission provides two boat launch lanes at Camano Island State Park. These two ramps experience accretion problems which require continual maintenance. The State Parks Commission has future plans for removing the two existing ramps and replacing them with one three-lane ramp.

Walking Access

As mentioned earlier in this study, Island County has 200 miles of saltwater shorelines. Ninety of these 200 miles are publicly owned, mostly by the State of Washington.

Whidbey Island has approximately 80 miles of public tides, the majority of which are inaccessible to the general public for beach walking purposes. Camano Island has the remaining ten miles of State-managed tides with approximately two miles accessible to the general public for beach walking.

The history of marine land ownership dates back to the adoption of the Washington State Constitution in 1889. Upon entering statehood, Washington asserted its ownership on the beds and shores of all navigable waters up to and including the line of ordinary high water. In the coastal zone, this ownership included all non-federal ocean tidelands from the mouth of the Columbia River north to the Strait of Juan de Fuca and the inward tidelands encompassing Puget Sound.

Following statehood, all of the tidelands were publicly owned. However, since the new state's constitution contained no provision allowing upland property owners access rights to saltwater for shipping, fish and shellfish propagation, or other water-oriented industry; the legislature, as a remedy for the situation, authorized the sale of public tidelands to private individuals. In the ensuing years, approximately 60 percent of all state owned beaches were sold to private parties. That practice was restricted in 1968 by policy and discontinued in 1971 by law. The Department of Natural Resources continues to lease some tidelands for purposes of aquaculture and for various marine-related uses, but has designated nearly 75 percent of its remaining beaches for public use. Today, approximately 1,160 miles of

saltwater beach remain in State ownership. Some 400 miles of these tidelands, including all State-owned Pacific coastal beaches, are managed by the Parks and Recreation Commission or the Departments of Game and Fisheries. The remainder are managed by the Department of Natural Resources.

Tideland Marking

Island County, in its attempt to provide adequate boat launching facilities and walking beaches, must provide some means of identifying public tidelands, as opposed to those which are private. The majority of Island County's undeveloped points of shoreline access are road-ends which terminate into publicly-owned tidelands, normally 60 feet in width, which lie contiguous to private property.

The Department of Natural Resources has embarked on an extensive program of marking state-owned public beaches. In many cases, this program has met with resistance from abutting upland private property owners. Upland access constitutes a continuing problem hindering full public utilization of saltwater beaches available for public use. Of the Department of Natural Resources' 425 marine beaches designated for recreational purposes, nearly all are accessible only by boat. The Department is marking many of those areas so that they can be recognized from the seaward side and also to discourage trespassing on neighboring private property.

The Department of Natural Resources will make available to local governments tideland markers at no cost, and the United States Army, Corps of Engineers has issued a general permit to the Department of Natural Resources for installation of markers in Island County.

Summary of Recommendations

The findings of this study indicate that public access to public tide and shorelands on saltwater and lakes should be increased, including adequate facility development appropriate to the type of access area being provided. Street ends on water should be maintained as water access sites and adequate parking areas provided. Property trades may sometimes be used for obtaining sites.

Emphasis should be given to increasing the number of public boat launching sites on salt water. Wherever feasible, launching facilities should be provided in conjunction with public moorage. The State Departments of Fisheries and Natural Resources should be encouraged to develop upland access to tides under their respective management controls.

Publicly owned tide and shorelands should be retained for public use. Additional acquisitions should be made in key locations in order to insure adequate distribution of recreational opportunities in relation to the resource potential.

Wetlands (swamps, marsh, and bog sites) and wetland perimeters with locational and/or natural qualities which have value for wildlife habitat and harvesting, and scientific, educational, or other recreational purposes, should be identified and priorities established for an acquisition program.

Protected water locations should be identified and established for sites of sheltered harborage. A system of buoys could be utilized to provide temporary overnight moorage. Emphasis should also be given to increasing the number of public fishing piers and docks on salt water, with special consideration being given to design excellence for all the various forms of shore-line access.

GOALS AND OBJECTIVES

II. GOALS AND OBJECTIVES

The goal and policy statements of this study reflect the incorporated statements and thoughts of the Shoreline Access Committee, general public, and Island County's Comprehensive Park, Land Use, and Shoreline Master Plans. To meet present public access problems and aid the development of future access facilities, the following goals and general policies were established.

Goal

It shall be the goal of Island County to provide quality public access to the shoreline in such amount and so located and developed as to meet the diverse needs of the citizens of Island County.

General Policies

1. To acquire and/or develop such uplands and tidelands as necessary to make more usable those lands which are not publicly owned, while establishing totally new public ownership only in those areas which provide unique and important recreational opportunities or which fill significant gaps between existing sites.
2. To give a slightly higher priority to acquisition than to development in order to anticipate the greater competition for accessible shorelines in the future.
3. To rectify the problems of trespass on private lands by a/ purchasing such lands, b/ providing access in other areas sufficient to offset such trespass, and c/ signing all public accesses so as to delineate public ownership from private ownership of both uplands and tidelands.
4. To give special consideration to a/ shorelines of State-wide significance and b/ areas with a history of public access.
5. To develop and maintain public accesses for the specific purpose of satisfying one or more of the following shoreline-oriented recreational needs:
 - a/ boat launching (from ramp or by hand)
 - b/ boat moorage (buoy or dock)
 - c/ fishing (from shore, pier, or boat) and shellfishing
 - d/ beach walks
 - e/ scenic access
 - f/ nature study
 - g/ picnicking
 - h/ skin and scuba diving

Furthermore, sites shall receive priority according to their potential for the above uses.

6. To encourage, if possible, commercial development to meet a portion of the shoreline-oriented recreational needs stated in Policy #5.

7. To provide public access to the shoreline in active cooperation with the Island County Park Board, the various port districts, and the various incorporated towns and State agencies.

To implement the above goal and policy statements, Island County discussed and investigated various funding and planning alternatives. First, local government could place before the citizens a County-wide special levy to obtain monies as its contribution for securing State and/or Federal dollars for acquisition and development of recreational shoreline facilities. Secondly, if a special levy failed to be approved County-wide, individual park districts could be formed which would utilize the various school district boundaries within the County. By forming special park districts, each district could inventory its facilities and project need based on district demand, rather than having the most populous districts, with adequate recreational access, dictate County-wide need.

Thirdly, Island County could enter into inter-governmental agreements with the various Port Districts and incorporated cities to do joint planning and/or pooling of local funds to match State and Federal recreational development and acquisition dollars.

This study was closely coordinated with Island County's Comprehensive Land Use and Shoreline Master Plans. Reference appendices 2 and 3 for specific excerpts from those programs.

DESCRIPTION OF PLANNING AREA

III. DESCRIPTION OF PLANNING AREA

For the purpose of this study, Island County was divided into four geographical districts, which are also distinct economic activity centers:

- 1/ North Whidbey Island
- 2/ Central Whidbey Island
- 3/ South Whidbey Island
- 4/ Camano Island

As identified earlier in this study, Whidbey Island has a land area of 172 square miles bounded by 148 miles of saltwater shoreline; Camano Island has a land area of 40 square miles with 52 miles of saltwater shorelines.

North Whidbey Island

The economy on North Whidbey Island centers around the Naval Air Station located in close proximity to Oak Harbor, the most populous and commercially oriented center in the County. Each time the Naval Air Station expands its facility (such as for World War II, Korean War), new demands are placed upon the local economy to provide additional labor, housing, goods and services. The Naval Air Station employs a large civilian labor force directly from the local labor market or indirectly by related service oriented industries.

Oak Harbor has approximately one and one half miles of shoreline within its incorporated city limits, of which the largest percentage has been developed both commercially and recreationally. The Navy is the single largest property owner in Island County, with 7,055 acres, all on Whidbey Island. The bulk of this ownership lies contiguous to Puget Sound. North Whidbey Planning District contains a land area of 38,568 acres, 1238 acres or 3.20% of which is utilized for open-space or park purposes.

Central Whidbey Island

Central Whidbey Island gains its economic impetus from large acreage farms, real estate sales and home construction, tourism, timber harvesting and local and Federal government employment. Coupeville, the County Seat, is a service oriented center for a characteristically agrarian community. The town is divided by State Highway 20 into two distinct business districts.

The business district of greatest commercial activity is located on a portion of the shoreline overlooking scenic Penn Cove. The Central Whidbey Island area is sparsely populated (5,430 people) with the largest portion of the local labor force commuting to

jobs in the Oak Harbor area. The remaining segments of the employable labor force is either self-employed or employed by city and county governments. The Central Whidbey Planning District has a total land area of 28,693 acres, of which 583 acres or 2.03% is utilized for open-space and park purposes.

South Whidbey Island

South Whidbey provides some local employment but principally serves as the home for commuters with jobs in the Everett vicinity. It also includes many recreational plats. During the ten year period from 1960 to 1970, 70% of all platting on the south end of Whidbey Island was for second home recreational units.

This trend in recreational and retirement development should continue through the year 2000. The major commercial centers on South Whidbey are Langley, Clinton, and Freeland with several smaller centers serving the needs of citizens immediately contiguous to their locations. Each of the above communities, except Freeland, utilize shoreline locations for at least a portion of their central business districts. The demand to provide additional commercial services has increased proportionately with the overall increase in population and annexations to their specific political jurisdictions. South Whidbey has established as secondary industries -- Agriculture -- dairy farming, holly tree farms, poultry farming, small acreage truck farming; Timber Harvesting, and Tourism.

Tourism is a seasonal industry which has a significant impact on the entire county's economic base. Island County serves as a major recreational outlet for the entire State and Pacific Northwest. Services available to the public are State, County, and city parks which are principally located within or in close proximity to fresh-water lakes and saltwater shorelines. The day-night user rate for these facilities is ever increasing, thus requiring each entity with jurisdiction to provide for additional services within the parks as well as alternate park sites.

The South Whidbey Planning District has a land area of 41,182 acres, of which 292 acres or .71% is dedicated for park and recreation purposes.

Camano Island

Camano Island gravitates toward Snohomish County for its goods and services and is residential in character. It is populated by commuters, retirees, and by summer residents from throughout the Puget Sound Basin. Residential development at this time can be cited as the largest single stimulator to its base economy. There is a strong site relation of shorelines, wetlands, and the various bodies of water to single home construction. Camano Island has little or no on-site commercial or industrial activities competing with residential home construction for shoreline locations. The only limiting factors to shoreline

residential living are intermittent large farms and the bio-limitations of the shorelines to accommodate high density single unit construction.

Camano Island Planning District has a land area of 24,736 acres, of which 232 acres or .95% are dedicated for park and recreation purposes.

County Over-View

The overall economy of the County has departed from its early agricultural and logging base to an economy focusing on the impact of the Whidbey Naval Air Station, commuter, recreational and retirement homesites. The agricultural and, to a lesser degree, logging origins are still in evidence. There appears little prospect of significant change in economic conditions in the next decade. Island County faces unique problems for future economic growth as economic development relates to shorelines. View shoreline property for residential home construction and adequate shoreline locations for light industry and commerce is slowly becoming a rare and diminished resource. Location, the siting of homes, recreation, industry and commerce can be and is in Island County a prime selling resource. Shorelines are sought after for their uniqueness and resource value, thus demanding and selling for inflated dollar prices. Before Island County can enjoy a balanced economic base, county-wide decisions must be made relevant to industrial-commercial site locations, cost factors as they relate to raw materials; transportation and labor and foremost citizen demands and needs for economic growth.

The economic goals and policies as outlined in Island County's Shoreline Master Program will have a direct effect on economic development and shoreline utilization within this County.

PUBLIC INVOLVEMENT

IV. PUBLIC INVOLVEMENT

In the preparation of this study, Island County utilized the services of a citizen task force. This task force was made up of citizen representatives from a broad spectrum of interests and backgrounds. The citizen task force was divided into two separate committees, one each representing Whidbey and Camano Islands. There was a total of twelve members on the two committees, each member having been selected to serve because of his or her professional background and/or understanding of the planning area.

Each of the 86 sites identified in the study were personally visited by each member of the committees in order for them to gain a greater understanding of each individual site.

As a means of informing the general public about the intent of the access study and to secure their input, press releases were prepared by the planning staff. The committee held twenty-four meetings which were open to the general public for their input and comment on the developing study.

A preliminary draft of the study was presented to the public on May 23, May 25, and May 31, 1977, at information meetings which were well attended. A great deal of input was thus received. This final study document does express the public's concerns and needs for shoreline access.

DEMAND AND NEED

V. DEMAND & NEED

Introduction

To determine Island County's shoreline recreational access demand and need, the following sources were used:

1. Island County Park and Recreation Plan, 1969, updated with data from a 1977 Special Census for the County.
2. Input provided by a citizens task force and the general public through a series of informational meetings.

As determined by the objectives of this study, various activities requiring shoreline access were investigated:

1. boat launching
2. fishing
3. beach walking
4. scenic vista points
5. nature study areas
6. picnicking
7. skin and scuba diving

In terms of needed facilities, the above activities broadly translate into boat launching facilities and general, non-boating access.

Population

Island County is a rapidly growing, predominantly rural county. Its population, with the exception of the more urbanized areas of Oak Harbor, Coupeville, and Langley, is widely scattered, with the highest concentrations of population residing near or on the shoreline. In addition to the County's permanent population, each year during the summer months of June through August, a large seasonal resident population visits the County. This seasonal population is particularly significant on Camano Island, Central and South Whidbey Island. Finally, it is estimated that general tourism boosts the base population an additional 40,000 people during peak summer weekends.

Between 1940 and 1960, Island County's population tripled, due primarily to the expansion of the Whidbey Naval Air Station during World War II and the Korean conflict. Since 1960, natural increases (births over deaths) have surpassed immigration. This has occurred because of a stabilization in the rate of Naval facility expansion and some out-migration of persons between the ages of 18 and 35 years. Today, immigration is largely attributable to persons of retirement age who have converted summer homes to year-around dwellings. Figure 1 depicts yearly growth rates for various time spans since 1950.

FIGURE #1 - YEARLY GROWTH RATES

1950-1960-----	5.59%
1960-1970-----	3.23%
1970-1977-----	4.80%
Average annual growth rate, 1950-1977-----	4.63%

Island County's permanent population as of April, 1977, is 37,526. Given the land area of the County (206 square miles) and its permanent population, a density of 182 persons per square mile is established. This density becomes even higher during the summer, as the resident population at that time of the year has a potential of 48,128 persons (assuming a seasonal unit household size of 3 persons). Figure #2 breaks down these figures among the four planning districts of North Whidbey (Whidbey Island exclusive of the Ports of Coupeville and Langley), Central Whidbey (comprising the Port of Coupeville), South Whidbey (comprising the Port of Langley), and Camano Island.

FIGURE #2 - PERMANENT AND SEASONAL POPULATIONS IN THE FOUR PLANNING DISTRICTS

	<u>Permanent</u>	<u>Seasonal</u>	<u>Total</u>
North Whidbey	24,124	264	24,388
Central Whidbey	3,653	1,914	5,567
South Whidbey	6,160	4,182	10,342
Camano	3,589	4,242	7,831
	<hr/>	<hr/>	<hr/>
	37,526	10,602	48,128

Figure #3 contains mid-range population and recreational demand projections for Island County as of June, 1977.

FIGURE #3 - MID-RANGE PROJECTIONS FOR POPULATION & RECREATIONAL FACILITY DEMAND ISLAND COUNTY, JUNE, 1977

<u>Population</u>	<u>Percent Increase in Demand for Recreational Facilities Relative to 1977*</u>
1977 37,500	0%
1980 42,700	17%
1985 51,600	49%
1990 62,100	89%
2000 83,700	182%

*Rate of Growth in Demand for Recreational Facilities= Annual Rate of Growth of Population plus 1%

Boat Launching Facilities

The 1969 Island County Park and Recreation Plan relies heavily upon the 1968 Pleasure Boating Study prepared by the U. S. Army Corps of Engineers. That study divided Puget Sound into smaller areas for the purpose of defining need. The North Division, of

which Whidbey Island was a part, has approximately 120 boats per 1000 population. The Central Division, including Camano Island, showed 88 boats per 1,000 population. By applying a 1% annual increase in boat ownership over population, it is estimated that Island County residents now have approximately 120 boats per 1,000 population for a summertime total of 5,775 boats. This excludes the large influx of transient boaters and motorists trailering boats.

The Pleasure Boating Study utilized a questionnaire survey to determine demand for boat launching facilities in different areas. Demand was arrived at by a statistical analysis of responses to questions such as "How many times do you use such and such facilities in such and such area, or would you use them if facilities were ideal?"

The results were tabulated in terms of ramp lanes. North Whidbey and South Whidbey, divided at Lake Hancock, showed demands of 10 and 11 ramp lanes, respectively. Camano Island was included with the Stanwood area for a demand of 12 ramp lanes. By subtracting existing lanes from demand need, Figure #4 was established.

FIGURE #4 - DEMAND AND NEED FOR RAMP LANES, 1966

	<u>Demand</u>	<u>Existing</u>	<u>Need</u>
North Whidbey	10	11	-1
South Whidbey	11	3	8
Stanwood Area	12	4	8

These figures demonstrate that a large deficiency existed in 1966. Yet, in 1977, with much higher demand, Island County actually has fewer serviceable ramp lanes. Figure #5 is an inventory of existing ramp lanes as of 1977. They are categorized as being in serviceable condition or in need of repair or replacement.

FIGURE #5 - INVENTORY OF RAMP LANES, JUNE, 1977

<u>Site No.</u>		<u>Serviceable</u>	<u>Repair Need or Replacement</u>
	<u>NORTH WHIDBEY</u>		
NA	Deception Pass State Park	3	
11	Hastie Lake Road		1
NA	Oak Harbor Marina	3	
7	Mariners Cove	1	
		<hr/>	
		7	+ 1 = 8
	<u>CENTRAL WHIDBEY</u>		
15	Monroe's Landing	1	
NA	Coupeville	1	1
NA	Keystone	2	1
		<hr/>	
		4	+ 2 = 6

Figure #5 continued:

<u>Site No.</u>		<u>Serviceable</u>		<u>Repair Need or Replacement</u>
	<u>SOUTH WHIDBEY</u>			
41	Freeland			1
46	Mutiny Bay			1
NA	Langley	1		
55	Maxwelton	1		
		<u>2</u>	+	<u>2 = 4</u>
	WHIDBEY ISLAND TOTAL	13	+	5 = 18
	<u>CAMANO ISLAND</u>			
63	Maple Grove			1
71	Cavalero Beach	1		
NA	Camano Island State Park	2		
		<u>3</u>	+	<u>1 = 4</u>

The Pleasure Boating Study utilized an estimated annual growth in demand for boat launching facilities of 3%. With this low growth rate, the following current estimates can be made for demand and need on Whidbey and Camano Islands.

FIGURE #6 - CURRENT ESTIMATES OF DEMAND AND NEED FOR RAMP LANES, EXTRAPOLATED FROM THE PLEASURE BOATING STUDY

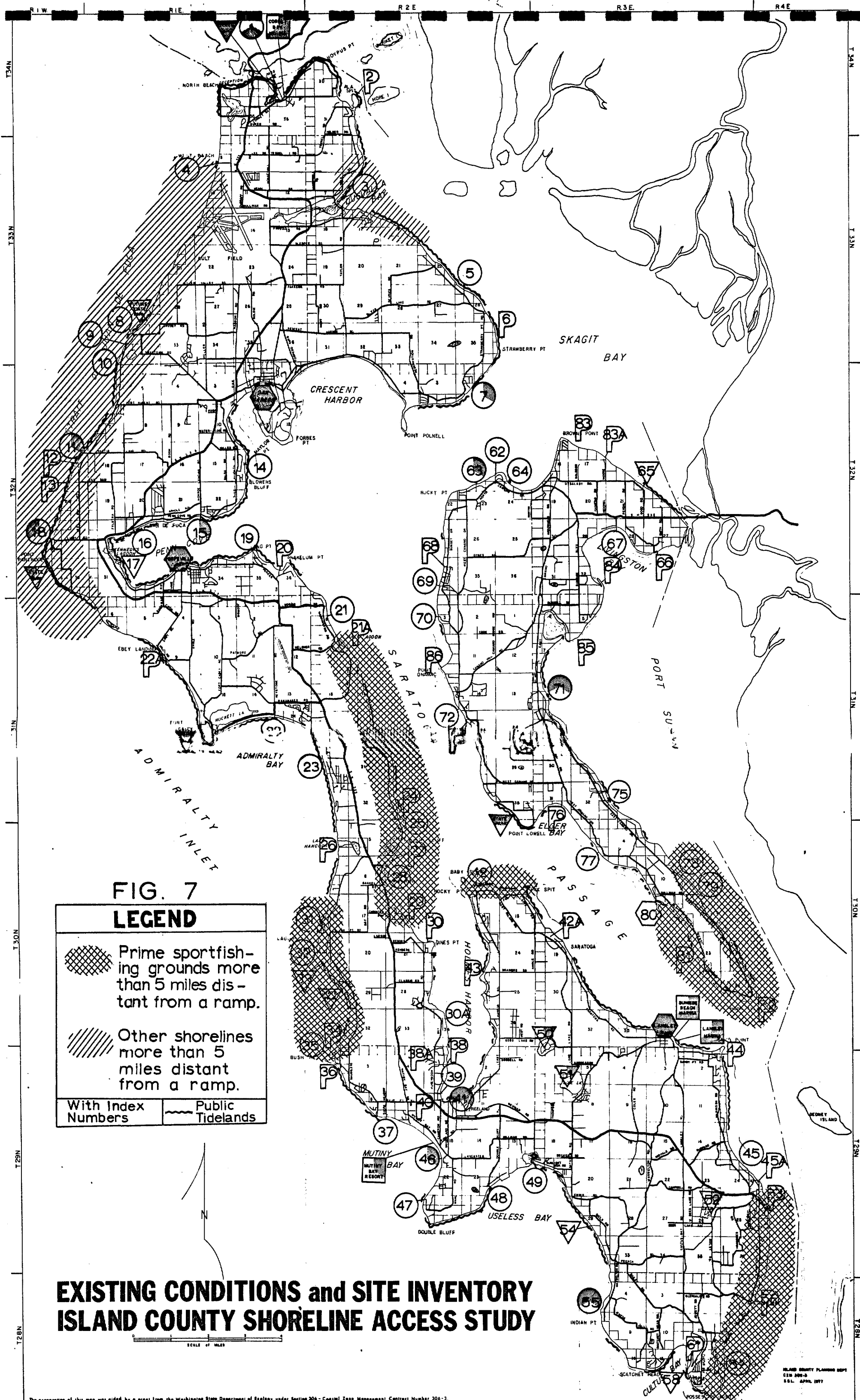
	<u>Demand</u>	-	<u>Existing</u>	=	<u>Need</u>
Whidbey Island	29	-	13 + 5*	=	11 new, 5 repaired or replaced
Camano Island	11	-	3 + 1*	=	7 new, 1 repaired or replaced

* In need of repair or replacement





Thus, it would appear safe to assume that there is a high demand for additional and improved boat launching facilities. However, location is equally important as the number of ramp lanes. Island County boaters are largely oriented toward fishing. By constructing a standard that no part of the County's shoreline should be more than five miles distant from a boat ramp and by further identifying which areas are prime sport-fishing grounds, areas of highest priority for establishment of ramps can be determined. Figure #7 identifies four such areas. Two of the areas identified, Race Lagoon/Greenbank and Baby Island/Fox Spit, could be served by a common ramp in the Greenbank area. In addition, parking and related facilities must be supplied and existing ramps must be improved.

Non-Boating Access

Non-boating access refers to the general recreational use of the shoreline by the public. The bulk of this use is in the form of



**FIG. 7
LEGEND**

-  Prime sportfishing grounds more than 5 miles distant from a ramp.
-  Other shorelines more than 5 miles distant from a ramp.
-  With Index Numbers
-  Public Tidelands

**EXISTING CONDITIONS and SITE INVENTORY
ISLAND COUNTY SHORELINE ACCESS STUDY**

SCALE OF MILES

beachwalks and simply enjoying the environment from a pleasant spot. More specialized uses include picnicking, nature study, skin and scuba diving, pier fishing, steelhead fishing and shellfishing. Figure #8 shows the total miles of shoreline and miles of accessible shoreline in each planning district. It also shows 1977 permanent plus seasonal population and population per linear mile of accessible shoreline. Accessible shoreline is further broken down into Class I beach (accessible at all stages of tide) and Class II beach (use restricted during high tides by a bluff or bank situation). Figure #9 breaks this information down into sites.

"Accessible" is herein defined as publicly-owned, non-restricted tidelands within a one mile walking distance for a usable point of shoreline access (not the top of a bluff), without having at any time to trespass on private uplands or tidelands. It is important to note that not all these accessible beaches are commonly used. This is generally due to lack of any way of knowing public tidelands from private tidelands, and to the lack of supportive facilities, especially parking.

From this analysis, several things are apparent. First, only 20.45 of the County's 90 miles of publicly owned tidelands are accessible. Second, the districts vary widely in their population densities per linear mile of accessible beach. Third, due to the sea bluffs common to Island County, most of our accessible shoreline is in the Class II category.

It is extremely difficult to set a standard for the amount of shoreline which should be accessible to the public, but a reasonable minimum figure might be 2,000 people per linear mile. By this criterion the most deficient planning district is Camano Island, followed by North Whidbey and South Whidbey.

As in boat launching facilities, location and quality are equally as important as quantity. For this reason, sites have been examined for their recreational potential according to the activities stated in the objectives. Thus, sites have been selected for their beauty or uniqueness of shoreline formation, scenic vistas, wildlife resources, and so on.

Any strategy for increasing public accessibility to the County's shorelines must further recognize that to get the most with the least amount of capital expenditure, tidelands already in public ownership must be made accessible by either obtaining the intervening tidelands, or by providing a new upland access. For this reason, Camano Island, with only 10 miles of public tidelands, will be the most difficult to provide for.

FIGURE #8 - NON-BOATING ACCESS STATISTICS BY PLANNING DISTRICT

District	Miles of Shoreline	Miles of Accessible Shoreline			1977 Permanent-plus-Seasonal Population	Population per Linear Mile of Accessible Shoreline
		Class I	Class II	Total		
North Whidbey	48	.48	4.77	5.25	24,388	4,654
Central Whidbey	46.5	2.34	8.71	11.05	5,567	504
South Whidbey	53	.40	3.13	3.53	10,342	2,930
Camano	52.5	1.02	.37	1.39	7,831	5,634
TOTAL	200.0	4.24	16.98	21.22	48,128	2,269

FIGURE #9 - FEET OF ACCESSIBLE SHORELINE BY SITE

	Site #	Class I	Class II	Total	
North Whidbey	3	66		66	
	4	100		100	
	5	40	3,750	3,790	
	7	100	2,250	2,350	
	8	72	900	972	
	9	50		50	
	10		5,280	5,280	
	11		10,560	10,560	
	15	90		90	
	Oak Harbor	2,000	2,435	4,435	
TOTAL		2,518	25,175	27,693	
Central Whidbey	16		70	70	
	17	400	4,330	4,730	
	18		5,280	5,280	
	19	120	9,820	9,940	
	22	8,200		8,200	
	22A	3,510		3,510	
	23	50	10,510	10,560	
	28	20		20	
	30A		1,350	1,350	
	31	50	400	450	
	32	30		30	
	North of Ft. Casey			5,280	5,280
	Coupeville			8,930	8,930
	TOTAL		12,380	45,970	58,350
South Whidbey	35	50		50	
	39		50	50	
	41		750	750	
	45	20		20	
	46	66		66	
	47	25		25	
	49	1,500	1,900	3,400	
	54		7,128	7,128	
	55	420		420	
	57	66		66	
	58		5,280	5,280	
	Langley		1,400	1,400	
	TOTAL		2,147	16,508	18,655

Figure #9 continued:

	Site #	Class I	Class II	Total
Camano	63		30	30
	64		153	153
	65	5,280		5,280
	67	90		90
	69		40	40
	70	20		20
	71		300	300
	72		50	50
	75		100	100
	78		60	60
	80		1,220	1,220
		TOTAL	5,390	1,953

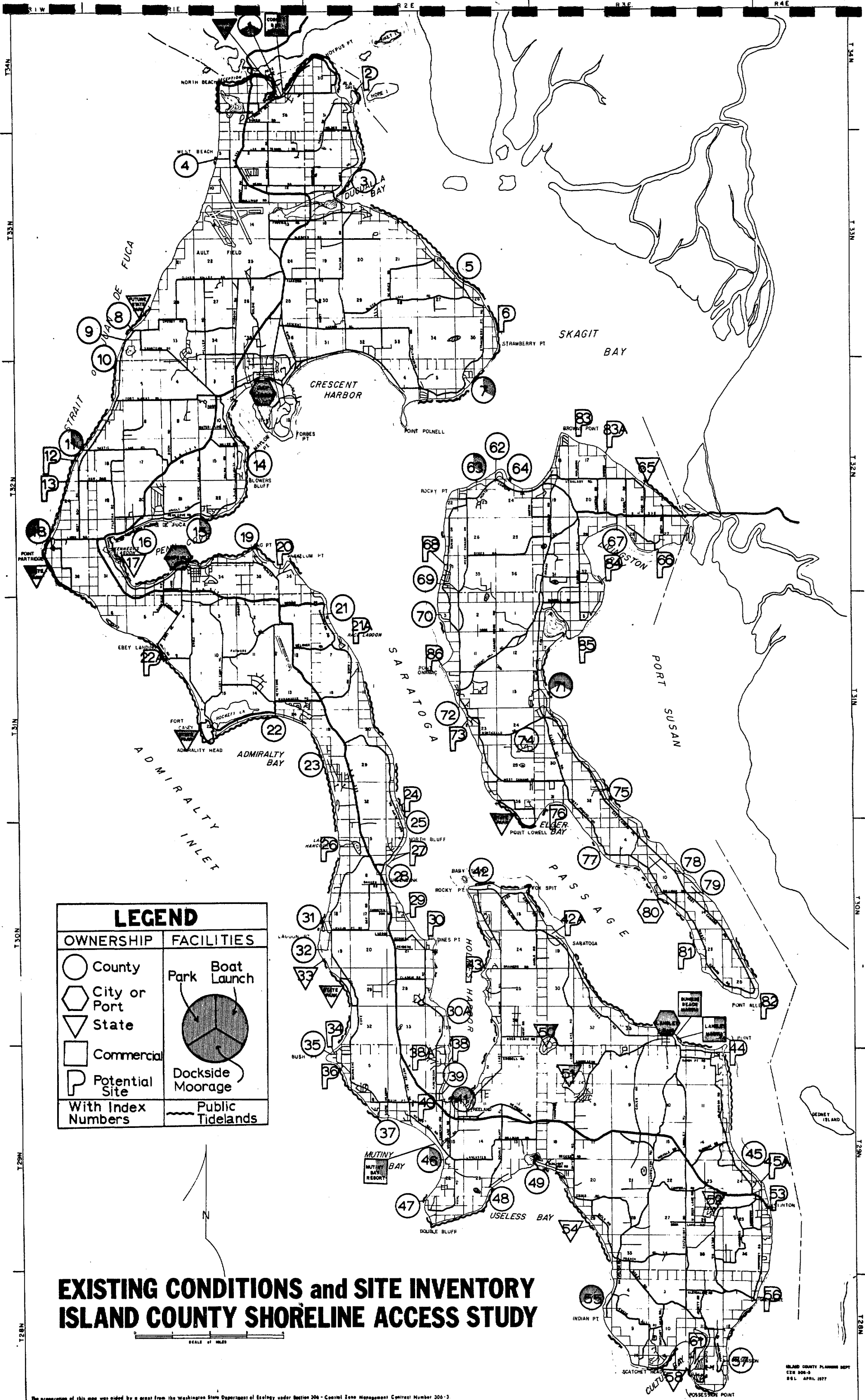
INVENTORY

VI. INVENTORY

The data collected for this inventory relates to privately and publicly owned shoreline access. Any site which could remotely provide access to the water was investigated in the course of this study and evaluated for its potential as a public shoreline access.

Many of the private properties inventoried are sites with histories of public use or prevented public use of vast holdings of State tidelands. The largest percentage of public sites inventoried were public road ends, alley ways and drainage easements. These publicly dedicated lands often provide direct walking or visual access to the water.

Each of the 86 sites inventoried was evaluated by a citizens task force which made recommendations for future land acquisition and individual site development.



LEGEND

OWNERSHIP	FACILITIES
○ County	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> Park </div> <div style="text-align: center;"> Boat Launch </div> </div>
⬡ City or Port	<div style="text-align: center;"> Dockside Moorage </div>
▽ State	
□ Commercial	<div style="text-align: center;"> Public Tidelands </div>
P Potential Site	
With Index Numbers	

**EXISTING CONDITIONS and SITE INVENTORY
ISLAND COUNTY SHORELINE ACCESS STUDY**

SCALE OF MAPS

Index of Inventory

<u>Number & Description</u>	<u>Section</u>	<u>Twp.</u>	<u>Range</u>
1 Cornet Bay-Deception Pass State Park	36	34N	2E
2 Ala Spit proposed beach park	32	34N	2E
3 Dugualla Bay Roadside access	7	33N	2E
4 Moran Beach improvements	3	34N	1E
5 El Capitan Beach proposed vista	26	33N	2E
6 Strawberry Point proposed vista	35&36	33N	2E
7 Mariners Cove beach improvements	2	32N	2E
8 Crosby Road proposed vista	32	33N	1E
9 Sunset Beach drainage easement	32	33N	1E
10 West Beach #2 vista improvements	31	33N	1E
11 Hastie Lake Road vista improvements	13	32N	1W
12 Beach access drainage easement	13	32N	1W
13 Van Dam Road proposed vista	24	32N	1E
14 Scenic Heights proposed vista	14	32N	1E
15 Monroe's Landing beach park improvements	22	32N	1E
16 San de Fuca fishing pier improvements	29	32N	1E
17 Penn Cove beach improvements	31	32N	1E
17A Penn Cove private marina site	30	32N	1E
18 Libbey Road end County park	26	32N	1W
19 Long Point beach improvements	26	30N	1E
20 Snakelum Point road end	36	32N	1E
21 North of Race Lagoon drainage easement	6	31N	2E
21A Race Lagoon proposed marina site (private)	11	31N	2E
22 Keystone Beach proposed extension to State Park	14&15 22&23	31N	1E
23 Ledgewood Beach improvements	30	30N	1E
24 Beachcombers-Hidden Beach improvements	33	31N	2E
25 North Bluff Road south of Hidden Beach road end	4	30N	2E
26 Lake Hancock proposed State park	5,6&7	30N	2E
27 North Bluff Road end	4	30N	2E
28 Greenbank Community proposed beach park	8&9	30N	2E
29 Aqua View subdivision drainage easement	16	30N	2E
30 Dines Point private marina	22	30N	2E

<u>Number & Description</u>	<u>Section</u>	<u>Twp.</u>	<u>Range</u>
31 Lagoon Point North beach improvements	18	30N	2E
32 Lagoon Point Salmon Road end	19	30N	2E
33 Lagoon Point proposed beach park	19	30N	2E
34 Bush Point beach improvements	31	30N	2E
35 Bush Point beach improvements	6	29N	2E
36 Bush Point Haps boathouse (private dev.)	4	29N	2E
37 Shore Meadows Road end	9	29N	2E
38 Holmes Harbor Golf Course Road end	3	29N	2E
38A Holmes Harbor proposed vista	3	29N	2E
39 Holmes Harbor Shores Road end	3	29N	2E
40 Holmes Harbor Roadside access	10	29N	2E
41 Freeland park beach improvements	11	29N	2E
42 Baby Island public clam bed	11	30N	2E
42A Bell Beach proposed vista	23	30N	3E
43 Beverly Beach pedestrian access	26	30N	2E
44 Sandy Point pedestrian access	1	29N	3E
44A Langley City dock and beach improvements	34	30N	3E
45 Brighton Beach Clinton pedestrian access	24	29N	3E
45A Clinton proposed vista	24	29N	3E
46 Mutiny Bay proposed beach park	15	29N	2E
47 Mutiny Bay Shores beach improvements	28	29N	2E
48 Double Bluff East beach improvements	23	29N	2E
49 Sunlight Beach pedestrian access	19	29N	2E
50 Goss Lake Road end access	31	30N	2E
51 Lone Lake fresh water park	5	29N	3E
52 Deer Lake Road end access	26	29N	3E
53 Clinton shoreline via ferry terminal	30	29N	3E
54 Taylor Lane drainage way	29	29N	2E
54A Useless Bay Beach & Country Club marina (private)	13	29N	2E
55 Dave Mackie Memorial Park (Maxwelton) improvements	5	28N	3E
56 Glendale Road end	1	28N	3E
57 Possession Point proposed beach park	13	28N	3E
58 Cultus Bay West state park extension	10	28N	3E
59 Ebey's Landing beach improvements	8&9	32N	1E
61 Cultus Bay East proposed state park	14	28N	3E

<u>Number & Description</u>	<u>Section</u>	<u>Twp.</u>	<u>Range</u>
62 Bayview Lane	13	32N	2E
63 Maple Grove beach improvements	23	32N	2E
64 Utsalady Beach improvements	24	32N	2E
65 Utsalady Road	16	32N	3E
66 Domerude subdivision road end	27	32N	2E
67 Livingston Beach improvements	28	32N	3E
68 Fifth Street	34	32N	2E
69 High Road	34	32N	2E
70 Woodland Beach	3	31N	2E
71 Cavalero Beach park improvements	18	31N	3E
72 Camano View Terrace	14	31N	2E
73 Camp Comfort	23	31N	2E
74 Lost Lake Community park	24	31N	2E
75 Mt. View Road side access	33	31N	3E
76 Elger Bay	31	31N	3E
77 Saratoga Vista	5	30N	3E
78 Tillicum Beach improvements	10	30N	3E
79 Tyee road side access	14	30N	3E
80 Mabana Beach park improvements	10&15	30N	3E
81 Arreyo Camano	23	30N	3E
82 Camano Head proposed park and vista	25	30N	3E
83 Brownes Point proposed beach park	17	31N	3E
83A Stanwood Yacht Club proposed marina (private)	16	32N	3E
84 Iversons proposed shoreline vista	32	32N	3E
85 Barnum Point proposed beach park	5&6	31N	3E
86 Onamac Point	10	31N	2E

SITE SUMMARY

SITE NUMBER: 1

LOCATION: In the North Whidbey Planning District at Cornet Bay in Deception Pass State Park. It is approximately 7 miles north of the City of Oak Harbor and 3.5 miles north of the Naval Air Station in Section 36, Township 34 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	X	X
PRIVATE	X	X

EXISTING FACILITIES: Private marine, Cornet Bay Marine Company. Island County dock, which is leased to private parties for marine oriented activities. Washington State parks: parking lot, floats, dock and three boat launch lanes.

ADJACENT LAND USE: Residential subdivision, limited commercial boat building and repair business

BANK TYPE & ACCESS: Beach-mud; Bank-low. Access available is excellent.

RECREATIONAL AMENITIES: This site provides access to a large boating public which fishes the west side of Whidbey Island and the San Juan Islands

SHORELINE DESIGNATION: Conservancy/Aquatic

COMMENTS & RECOMMENDATIONS: It does not appear that any improvements are necessary at Site #1 beyond what may be within the present plans of private investors or the Washington State Parks and Recreation Commission.

SITE SUMMARY

SITE NUMBER: 2

LOCATION: On the east side and north end of Whidbey Island, approximately 2 miles east of Deception Pass State Park. Access to the proposed site is via Jones Road. In Section 32, Township 34 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	X - east side of spit	
PRIVATE		X

EXISTING FACILITIES: The spit exists in its natural state, with an area which is utilized for parking although there is no developed parking area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-Low. Accessibility of the site is excellent.

RECREATIONAL AMENITIES: The channel between the spit and Hope Island has provided excellent fishing grounds for recreational fishermen.

SHORELINE DESIGNATION: Natural

COMMENTS & RECOMMENDATIONS: At the present time there is no public access into Ala Spit. A narrow gravel road and unimproved parking lot have developed by public use. The spit is covered with driftwood and natural vegetation. Private individuals have projected a rock groin out from the shoreline some 600 feet south of the beginning of the spit. There is a potential for developing sheltered anchorage on the west side of the spit by using buoys. Development of adequate public access road and parking lot for 10 to 15 cars could convert this site into a good general use shoreline park. It is recommended that consideration be given to the purchase of the spit for a County park. The upland and tidelands to the south, beyond the rock groin, should be purchased and the groin removed.

SITE SUMMARY

SITE NUMBER: 3

LOCATION: Adjacent to Dike Road, at Dugualla Bay, in Section 7, Township 33 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	X	X
PRIVATE	X	

EXISTING FACILITIES: Island County has a boat ramp at this location which was, on February 2, 1977, covered by some 3 feet of floating debris. Adequate parking is not provided.

ADJACENT LAND USE: Rural farming and residential development

BANK TYPE & ACCESS: Bank-dike. Accessibility of the site is poor.

RECREATIONAL AMENITIES: None

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: There does not appear to be a practical use of this site for general recreational purposes.

SITE SUMMARY

SITE NUMBER: 4

LOCATION: Moran Beach is located on the west side of Whidbey Island, adjacent to the north boundary of the Naval Air Station, at the end of Powell Road, a dead-end road. In Section 3, Township 34 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	2 small parcels	X
PRIVATE	X	X

EXISTING FACILITIES: Parking lot developed to accommodate 10 to 15 cars. Beach in front of parking area is public. Beach walking.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent

RECREATIONAL AMENITIES: Beach walking, excellent view of San Juan Island, Vancouver Island and Olympic Mountain range

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that the parking lot be expanded by purchase of vacant lots both north and south of the site. Tidelands should be purchased to the south to the boundary of the Naval Air Station.

SITE SUMMARY

SITE NUMBER: 5

LOCATION: El Capitan Beach Vista Point on the east side of Whidbey Island on the north end. In the Plat of El Capitan Beach at the end of Borgman Road. In Section 26, Township 33 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		county road end
PRIVATE	X	

EXISTING FACILITIES: None - undeveloped parking area

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessibility fair.

RECREATIONAL AMENITIES: This site would make accessible to the public several miles of State owned tidelands for beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This access is a County road end in a residential subdivision. The right-of-way is 40 feet wide. The site would provide a good low level vista point of the Skagit River Delta and Mt. Baker. The tidelands on either side of this site are state owned. It is recommended that one lot on the southeast side of this site be purchased to improve parking.

SITE SUMMARY

SITE NUMBER: 6

LOCATION: Strawberry Point Vista is located on the east side of the north end of Whidbey Island. Sections 35 & 36, Township 33 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	State
PRIVATE		

EXISTING FACILITIES: None

ADJACENT LAND USE: Rural farm, low density residential

BANK TYPE & ACCESS: Bank-high. Site not accessible.

RECREATIONAL AMENITIES: Vista point, natural trails

SHORELINE DESIGNATION: Natural

COMMENTS & RECOMMENDATIONS: At the present time, there are 13.5 acres of school lands (DNR) in Section 35, between the County road and the shoreline. It is covered with young second growth trees. The surface is fairly even to the top of the bluff overlooking Strawberry Point. Presently, there does not appear to be any public use of the area. The potential use of the land would appear to be for a vista point, The construction of 1,500 feet of access road, a parking lot and possibly an access trail to the beach would give some public utility to the land.

SITE SUMMARY

SITE NUMBER: 7

LOCATION: Mariners Cove is located on the east side of North Whidbey Island within the Plat of Mariners Cove. In Section 2, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County
PRIVATE		

EXISTING FACILITIES: Boat ramp and small parking area.

ADJACENT LAND USE: Residential subdivision

BANK TYPE & ACCESS: Bank-low. Accessibility excellent

RECREATIONAL AMENITIES: Beach walking, sports fishing

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: The small size of the parking lot suggests that expansion is necessary. It would be possible to double the ramp capacity if additional parking space were made available. There is a good view of Mt. Baker and Glacier Peak from this site. The beach also appears attractive for beach combing. It is recommended that vacant land to the northeast be purchased for extra parking. It is also desirable to purchase the tidelands to the northeast as far as Strawberry Point. Much of this distance is high bank bluff which creates a natural barrier between public users and private owners.

SITE SUMMARY

SITE NUMBER: 8

LOCATION: On the West side of Whidbey Island in the Swantown area. In Section 32, Township 33 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent

RECREATIONAL AMENITIES: Beach walking, vista point

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that the undeveloped lot immediately south of the County road end be purchased and improved as a shoreline parking area.

SITE SUMMARY

SITE NUMBER: 9

LOCATION: Sunset Beach. In Section 32, Township 33 North,
Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County-drainage easement
PRIVATE	X	

EXISTING FACILITIES: Drainage pipeline

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good, but limited

RECREATIONAL AMENITIES: None

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This dedicated public easement to
the beach has no practical public use.

SITE SUMMARY

SITE NUMBER: 10

LOCATION: West Beach #2. In Section 31, Township 33 North,
Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: Vista Parking area

ADJACENT LAND USE: Residential, rural farming

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Vista point, beach walking access

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS:

SITE SUMMARY

SITE NUMBER: 11

LOCATION: Hastie Lake Road Vista. In Section 13, Township
32 North, Range 1 West, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: Parking area, boat ramp

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent

RECREATIONAL AMENITIES: Sports fishing, beach walking, vista
point

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site has a boat ramp which is limited to use during conditions of slack water and no winds. Provisions of signing, additional trash cans and regular inspection and clean up appear to be the only requirements necessary.

SITE SUMMARY

SITE NUMBER: 12

LOCATION: Beach Access West Beach Road. In Section 13,
Township 32 North, Range 1 West, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessibility very poor.

RECREATIONAL AMENITIES: None

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This dedicated access is a drainage easement which terminates at the crest of a very high bluff. There appears no practical use for the general public.

SITE SUMMARY

SITE NUMBER: 13

LOCATION: Van Dam Road proposed vista. In Section 24,
Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County-40' right-of-way
PRIVATE		

EXISTING FACILITIES: None

ADJACENT LAND USE: Rural farming

BANK TYPE & ACCESS: Bank-high. Not accessible.

RECREATIONAL AMENITIES: Vista point if improved access were to be constructed.

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: At the present time Island County owns a 40-foot right-of-way as an extension of Van Dam Road, west from West Beach Road. The right-of-way is fenced with adjoining properties presently being utilized for farming. This right-of-way, if developed, would provide an excellent vista point.

SITE SUMMARY

SITE NUMBER: 14

LOCATION: Scenic Heights proposed vista. In Section 14,
Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County-20' drainage ease-
PRIVATE		ment

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessibility none.

RECREATIONAL AMENITIES: None

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that two acres
contiguous to the drainage easement be purchased and converted
into a scenic vista area.

SITE SUMMARY

SITE NUMBER: 15

LOCATION: Monroes Landing beach park improvements. In
Section 22, Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County
PRIVATE	X	X

EXISTING FACILITIES: Boat ramp & parking lot

ADJACENT LAND USE: Residential, rural farming

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing, shellfishing, beach walking

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: The potential of this site is favorable. A scenic County road provides access to the beach. It is no more than five miles to the center of population on the north end of the island. The purchase of a few parcels of tidelands on either side of the site will give access to two miles of shoreline in one direction and three miles in the other direction. Purchase of some uplands is necessary to provide space for increased parking and restrooms.

SITE SUMMARY

SITE NUMBER: 16

LOCATION: San de Fuca fishing pier improvements. In Section 29, Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	
PRIVATE		X

EXISTING FACILITIES: Pier

ADJACENT LAND USE: Commercial, residential.

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Pier fishing

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This pier is in private ownership. In the past it was open to the general public for fishing, but is now closed to public use.

SITE SUMMARY

SITE NUMBER: 17

LOCATION: Penn Cove Beach improvements. In Section 31,
Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	State
PRIVATE		

EXISTING FACILITIES: Bulkheaded parking area, unimproved.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent

RECREATIONAL AMENITIES: Sports fishing, shellfishing, beach walking.

SHORELINE DESIGNATION: Shoreline Residential.

COMMENTS & RECOMMENDATIONS: The State Department of Fisheries holds title to this site. The lot is 25 feet in elevation above high tide and has gentle slope to the County highway. The property does provide access to at least a mile of public tidelands. It appears that the lack of use is due in part to the appearance that it is privately owned. It is recommended that State Fisheries purchase additional property and develop a mini-park.

SITE SUMMARY

SITE NUMBER: 17A

LOCATION: Penn Cove Marina. In Section 30, Township 32 North,
Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	
PRIVATE	X	Penn Cove Associates

EXISTING FACILITIES: None

ADJACENT LAND USE: Rural farm land, residential.

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Shellfishing, sports bottom fishing,
recreational pleasure boating

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: This site is a proposed marina site.
If built, the marina will provide approximately 300 wet
moorage spaces.

SITE SUMMARY

SITE NUMBER: 18

LOCATION: Libbey Road and County Park. In Section 26, Township 32 North, Range 1 West, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County Park
PRIVATE		

EXISTING FACILITIES: Day-use park - restroom facilities, parking lot, picnic area. The existing boat ramp is in a state of disrepair.

ADJACENT LAND USE: Residential, recreational.

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Beach walking, picnicking.

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: There are no recommended changes or improvements needs at this site.

SITE SUMMARY

SITE NUMBER: 19

LOCATION: Long Point beach improvements. In Section 26,
Township 30 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		X

EXISTING FACILITIES: Small parking and turn-around area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Surf smelt raking, beach walking, scenic vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This access is a road end in the built-up residential subdivision. The beach is a favorite smelt raking site during fall and winter months. Additional upland property is needed at this site to provide additional parking.

SITE SUMMARY

SITE NUMBER: 20

LOCATION: Snakeum Point road improvements. In Section 36,
Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Roadway
PRIVATE	X	X

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Smelt fishing area.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This access point ends on private property. The public has trespassed across vacant but private property to gain access to popular smelting beaches. It appears that in general this road end invites trespass on privately owned uplands.

The site appears impractical for future development.

SITE SUMMARY

SITE NUMBER: 21

LOCATION: Lawana Beach - drainage easement

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County-40' right-of-way
PRIVATE	X	

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessibility poor.

RECREATIONAL AMENITIES: Vista point.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This drainage easement could not be safely developed for general public access.

SITE SUMMARY

SITE NUMBER: 21A

LOCATION: Race Lagoon proposed marina site (private)

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: None - proposed site

ADJACENT LAND USE: Residential, rural farm

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Sports fishing, pleasure boating.

SHORELINE DESIGNATION: Conservancy.

COMMENTS & RECOMMENDATIONS: This site does appear to be quite environmentally sensitive. It is doubtful that a marina could be constructed at this site without extensive long-term damage to the natural environment.

SITE SUMMARY

SITE NUMBER: 22

LOCATION: Keystone Beach proposed extension to County/State park system. In Sections 14, 15, 23, and 24 in Township 31 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	
PRIVATE		X

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential, commercial, recreational

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Beach walking, surf fishing, vista.

SHORELINE DESIGNATION: Shoreline Residential.

COMMENTS & RECOMMENDATIONS: This site should be acquired as a County or State natural day use area. The site now has a network of improved roads which could be utilized by the public for parking and beach access.

SITE SUMMARY

SITE NUMBER: 23

LOCATION: Ledgewood Beach improvements. In Section 30, Township 30 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: Parking and turn-around area, approximately four cars.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Spear fishing, beach walking, vista.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site is located in a residentially developed area at the end of a County road. The area in question has problems of mass earth movement. If the site were to be expanded, the lot immediately adjacent to the parking area should be purchased to expand parking. The site now is used by locals who are aware of the County's existing point of access.

SITE SUMMARY

SITE NUMBER: 24

LOCATION: Beachcombers - Hidden Beach improvements. In Section 33, Township 31 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		Beachcombers Association

EXISTING FACILITIES: Parking area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Beach walking, sports fishing, vista.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that this site be maintained for general public use by improving the existing parking area and bulkhead. Trash cans and signing would be necessary.

SITE SUMMARY

SITE NUMBER: 25

LOCATION: North Bluff Road, south of Hidden Beach Road end.
In Section 4, Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County road - 30' X 600'
PRIVATE	X	

EXISTING FACILITIES: County road, dead ends at crest of high shoreline bluff

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high, accessibility poor

RECREATIONAL AMENITIES: Vista point

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: The access is a 30' X 600' service road in an existing subdivision. It appears that any use of this property in connection with general shoreline use by the public would cause local conflicts with adjoining property owners.

SITE SUMMARY

SITE NUMBER: 26

LOCATION: Lake Hancock proposed State park. In Sections 5, 6, & 7, Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	Federal	Federal
PRIVATE		

EXISTING FACILITIES: None

ADJACENT LAND USE: Rural forest, limited residential, agricultural.

BANK TYPE & ACCESS: Bank-low. Accessibility excellent

RECREATIONAL AMENITIES: Nature trails, fishing, beach walking, vista

SHORELINE DESIGNATION: Natural

COMMENTS & RECOMMENDATIONS: This site should be acquired by the Washington State Parks & Recreation Commission when it becomes available.

SITE SUMMARY

SITE NUMBER: 27

LOCATION: North Bluff Road end. In Section 4, Township 30
North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Road-end
PRIVATE	X	

EXISTING FACILITIES: County Road

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: High bank. Accessibility poor.

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline residential

COMMENTS & RECOMMENDATIONS: This site has no potential at this time for providing adequate shoreline access to the public.

SITE SUMMARY

SITE NUMBER: 28

LOCATION: Greenbank Community proposed beach park. In Sections 8 & 9, Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County Road
PRIVATE		

EXISTING FACILITIES: County road way

ADJACENT LAND USE: Residential, agriculture

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing, shellfishing, beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site should be improved by purchasing contiguous properties for additional parking. This site should be considered for providing boat launch potential.

SITE SUMMARY

SITE NUMBER: 29

LOCATION: Aqua View subdivision, drainage easement. In
Section 16, Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County drainage easement
PRIVATE	X	

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessibility poor.

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site should not be considered for improvement to provide recreational access to the shorelines at this time.

SITE SUMMARY

SITE NUMBER: 30

LOCATION: Dines Point, private marina. In Section 22,
Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: Float system for moorage of small boats

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Sports fishing, beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site is not available to the general public for use. It provides access to a number of Dines Point private property owners.

SITE SUMMARY

SITE NUMBER: 31

LOCATION: Lagoon Point, north beach improvements. In Section 18, Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County Road end
PRIVATE		

EXISTING FACILITIES: Road end

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - low. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing, beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that adjacent upland property be purchased to provide parking, also, all scattered privately owned tidelands northerly of the site should be secured to open several miles of State managed tidelands.

SITE SUMMARY

SITE NUMBER: 32

LOCATION: Lagoon Point Salmon Road end. In Section 19,
Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	20' County	County road end
PRIVATE		

EXISTING FACILITIES: County road end

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - low. Accessibility good

RECREATIONAL AMENITIES: Sports fishing

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: There appears to be no justification
to change or improve this access.

SITE SUMMARY

SITE NUMBER: 33

LOCATION: Lagoon Point, proposed beach park. In Section 19,
Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	State - DNR
PRIVATE		X

EXISTING FACILITIES: The State Department of Natural Resources manages 11 acres of upland school lands.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good

RECREATIONAL AMENITIES: Sports fishing, protected harborage,
beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: The potential exists for a major improvement to state park property owned by the Department of Natural Resources by constructing an adequate access road from Smugglers Cove Road and Salmon Road in Lagoon Point subdivision. Purchase of additional property would be required to build a boat ramp, parking lot and low level access road to the proposed site.

SITE SUMMARY

SITE NUMBER: 34 & 35

LOCATION: Bush Point Beach improvements. In Section 31,
Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County Road end
PRIVATE		

EXISTING FACILITIES: The County has two County roadways:
1/ Main Street and 2/ Admiralty Avenue, which terminate into
the shorelines.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - low. Accessibility fair.

RECREATIONAL AMENITIES: Sports fishing, limited beach walking

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that the following
actions be taken: 1/ purchase a small vacant lot immediately
north of the resort and develop it into a parking lot to
accommodate from 5 to 15 cars, 2/ purchase all tidelands from
the point light house to the South Whidbey State Park, 3/
develop a walking path on the beach between the parking lot and
South Whidbey State Park, 4/ consider the boating requirements
of the Bush Point bar with those of Mutiny Bay improvements.

SITE SUMMARY

SITE NUMBER: 36

LOCATION: Bush Point, Haps Boathouse (private). In Section 4, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: Boat ramp and storage building

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - low. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This ramp facility is restricted to private use of property owners in the Bush Point Home Owners Association. This site not open to the general public.

SITE SUMMARY

SITE NUMBER: 37

LOCATION: Shore Meadows road end. In Section 9, Township
29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Road end
PRIVATE	X	

EXISTING FACILITIES: County road end and turn-around area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - moderate. Accessibility poor

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: The County road end lies immediately adjacent to a condominium development. The most reasonable use of this road ending would be to sell the right-of-way and reinvest the money in other more desirable sites.

SITE SUMMARY

SITE NUMBER: 38

LOCATION: Holmes Harbor Golf Course road end. In Section 3,
Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County roadway
PRIVATE	X	

EXISTING FACILITIES: County road end.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - high. Accessibility poor

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: Use of this site for general recreational shoreline access would cause local conflicts with adjoining property owners.

SITE SUMMARY

SITE NUMBER: 38A

LOCATION: Holmes Harbor Proposed Vista. In Section 3, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County roadway
PRIVATE		

EXISTING FACILITIES: County road way

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: None. Accessibility excellent

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: None

COMMENTS & RECOMMENDATIONS: This site has the potential to be developed into a roadside mini-park which overlooks Holmes Harbor. To develop this site, land adjacent to Sea Lawn and Fairway Place would have to be purchased for parking, picnic tables, trash cans.

SITE SUMMARY

SITE NUMBER: 39

LOCATION: Holmes Harbor Shore Road end. In Section 3,
Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Road
PRIVATE	X	

EXISTING FACILITIES: County road end

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank - high. Accessibility poor.

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This access consists of an unimproved County road (Central Avenue), beginning at Bercot Road and terminating at the shoreline. Adjacent to this County Road properties are residentially developed. There is no recommended change for this access.

SITE SUMMARY

SITE NUMBER: 40

LOCATION: Holmes' Harbor Roadside Access. In Section 10,
Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Road
PRIVATE	X	

EXISTING FACILITIES: County Road

ADJACENT LAND USE: Industrial, residential, recreational

BANK TYPE & ACCESS: Bank-high. Accessibility good.

RECREATIONAL AMENITIES: Sports fishing

SHORELINE DESIGNATION: Urban

COMMENTS & RECOMMENDATIONS: There is no practical use for this site for general recreational purposes.

SITE SUMMARY

SITE NUMBER: 41

LOCATION: Freeland Park Beach improvements. In Section 11,
Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: Day-use park with restroom facilities,
meeting hall. Contiguous to the park is a County Boat Ramp.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing, pleasure boating,
picnicking.

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: It is recommended that the following
action be taken: a/ acquire unimproved land between County
road and shoreline east of the County park, extending the park
shoreline about 800 feet; b/ resurface and extend the existing
ramp to 0.0 tide well; c/ construct sidewalks to protect
fragile dune vegetation and outline limits of parking lot;
d/ upgrade parking lot within property to be acquired; e/ secure
installation of public telephone near boat ramp.

SITE SUMMARY

SITE NUMBER: 42

LOCATION: Baby Island, public clam beds. In Section 11,
Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	
PRIVATE		X

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessible by water only.

RECREATIONAL AMENITIES: Beach walking, shellfishing.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: Island County owns several thousand feet of shoreline with no upland access. These tidelands are usable only by boat. Within the uplands, Island County has a dedicated drainage easement which could not be safely developed for public use.

SITE SUMMARY

SITE NUMBER: 42A

LOCATION: Bell Beach proposed vista. In Section 23, Township
30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Road
PRIVATE		

EXISTING FACILITIES: County Road

ADJACENT LAND USE: Rural

BANK TYPE & ACCESS: None. Accessibility excellent.

RECREATIONAL AMENITIES: Vista area

SHORELINE DESIGNATION: None

COMMENTS & RECOMMENDATIONS: The location of the scenic County road would favor the development of a vista point overlooking Saratoga Passage above the residential plat of Bells Beach. The site is .4 miles northwest of the fire station at the junction of Saratoga and Wells Roads. Development would consist of leveling the top of a highway through cut to provide off-highway parking.

SITE SUMMARY

SITE NUMBER: 43

LOCATION: Beverly Beach pedestrian access. In Section 26,
Township 30 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County-20' access lane
PRIVATE		

EXISTING FACILITIES: Narrow 20'+ access lane from County road to the beach.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-high. Accessibility fair.

RECREATIONAL AMENITIES: Beach walking.

SHORELINE DESIGNATION: Shoreline Residential/Conservancy

COMMENTS & RECOMMENDATIONS: The developer in platting Beverly Beach dedicated a narrow lane (20'+) to the beach within the subdivision. Series of wooden steps have been placed to facilitate climbing up and down the steep incline between the County road and the beach. Present usage of the site appears to be exclusive to adjoining property owners or their guests. There appears no reason to change the usage of this access site.

SITE SUMMARY

SITE NUMBER: 44

LOCATION: Sandy Point pedestrian access. In Section 1,
Township 29 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		Dedicated public alley
PRIVATE	X	

EXISTING FACILITIES: County dedicated public alley way

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility poor.

RECREATIONAL AMENITIES: None

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This beach access is a 20' X 500' strip of land in a residential subdivision. There is no vacant property adjacent to the site which could be utilized to provide parking. It appears that this alley provides a walking access to the beach for local residents within the plat. It is recommended that no action be taken to change the present use rate of this site.

SITE SUMMARY

SITE NUMBER: 44A

LOCATION: Langley City Dock and beach improvements. In
Section 34, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	City of Langley
PRIVATE		

EXISTING FACILITIES: Boat supplies, moorage, launch ramp,
dry and wet storage.

ADJACENT LAND USE: Urban commercial

BANK TYPE & ACCESS: Bank-high. Accessibility good.

RECREATIONAL AMENITIES: Sports fishing, pleasure boating.

SHORELINE DESIGNATION: Urban

COMMENTS & RECOMMENDATIONS: The City of Langley proposes to modernize and update their existing facility to include a 90' pier extension and waste holding tanks. Purchase additional property to increase the parking area.

SITE SUMMARY

SITE NUMBER: 45

LOCATION: Brighton Beach, Clinton, pedestrian access. In
Section 24, Township 29 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County road
PRIVATE	X	

EXISTING FACILITIES: Walking access to beach

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility poor

RECREATIONAL AMENITIES: None

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site should not be considered
for alteration or expansion.

SITE SUMMARY

SITE NUMBER: 45A

LOCATION: Clinton proposed vista. In Section 24, Township
29 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County road
PRIVATE		

EXISTING FACILITIES: County road

ADJACENT LAND USE: Rural forest, residential.

BANK TYPE & ACCESS: None. Accessibility good

RECREATIONAL AMENITIES: Scenic vista

SHORELINE DESIGNATION: Not within SMA jurisdiction.

COMMENTS & RECOMMENDATIONS: It would be necessary to purchase about 1/2 acre of private property adjacent to County road. Leveling and preparation of the land for the parking area would be necessary. The view would be of the City of Everett, Saratoga Passage, Mt. Baker, Mt. Tacoma and a large segment of the Cascade Range.

SITE SUMMARY

SITE NUMBER: 46

LOCATION: Mutiny Bay proposed beach park. In Section 24,
Township 29 North, Range 2 East, WM

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County road & parking area
PRIVATE	X	

EXISTING FACILITIES: Boat ramp and parking area.

ADJACENT LAND USE: Residential/resort.

BANK TYPE & ACCESS: Low bank. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing, beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: The recommended development plan for this includes the construction of a double lane boat ramp with breakwater and floats, adequate restroom facilities, improved parking and proper signing.

SITE SUMMARY

SITE NUMBER: 47

LOCATION: Mutiny Bay Shores beach improvements. In Section 28, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County 60'	County road end
PRIVATE		

EXISTING FACILITIES: Beach access adjacent to private tidelands

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility excellent.

RECREATIONAL AMENITIES: Sports fishing, shellfishing, beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that property adjacent to this site be purchased to improve parking. Tidelands south of the site should be purchased to provide access to very popular shellfishing areas.

SITE SUMMARY

SITE NUMBER: 48

LOCATION: Double Bluff East Beach improvements. In Section 23, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County road end
PRIVATE		

EXISTING FACILITIES: Parking and turn around area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Shellfishing, beach walking, swimming in tidal pools.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site could be improved by purchase of lands lying south west and contiguous to the site.

SITE SUMMARY

SITE NUMBER: 49

LOCATION: Sunlight Beach pedestrian access. In Section 19,
Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County dedicated access
PRIVATE	X	

EXISTING FACILITIES: Dedicated points of pedestrian access within residentially platted area. Primary use is to provide shoreline access to local residents within platted area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Low bank. Accessibility good.

RECREATIONAL AMENITIES: Beach walking.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that no action be taken at this site.

SITE SUMMARY

SITE NUMBER: 50

LOCATION: Goss Lake Roadend Access
Section 31, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Roadend
PRIVATE	X	

EXISTING FACILITIES: County Roadend

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility good

RECREATIONAL AMENITIES: Sports fishing

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: No action is recommended for this site.

SITE SUMMARY

SITE NUMBER: 51

LOCATION: Lone Lake Fresh Water Park
Section 5, Township 29 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		State and Game Dept.
PRIVATE	X	

EXISTING FACILITIES: Parking area and public access

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility excellent

RECREATIONAL AMENITIES: Freshwater sports fishing

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: It is recommended that Island County and the State Department of Game jointly evolve a plan to increase the useability of this recreational park.

SITE SUMMARY

SITE NUMBER: 52

LOCATION: Deer Lake Roadend Access
Section 26, Township 29 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		State Game
PRIVATE	X	

EXISTING FACILITIES: Parking area and small boat launch ramp.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility excellent

RECREATIONAL AMENITIES: Freshwater sports fishing

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site need not be considered further in this access study.

SITE SUMMARY

SITE NUMBER: 53

LOCATION: Clinton Shoreline Via Ferry Terminal
Section 30, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State & County	State Highway Dept.
PRIVATE		

EXISTING FACILITIES: State Ferry Terminal

ADJACENT LAND USE: Commercial/Residential

BANK TYPE & ACCESS: Bank low - Accessibility poor

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that no attempt be made to utilize various public tidelands adjacent to the Ferry terminal in fear that public use would interfere with ferry operations.

SITE SUMMARY

SITE NUMBER: 54

LOCATION: Taylor Lane Drainage Way
Section 29, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County drainage easement
PRIVATE		

EXISTING FACILITIES: Drainage easement

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank high - Accessibility poor

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: No action!

SITE SUMMARY

SITE NUMBER: 54A

LOCATION: Useless Bay Beach & Country Club Marina
(Private) Section 13, Township 29 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: none - Marina proposed

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility none

RECREATIONAL AMENITIES: Pleasure boating - Sports fishing

SHORELINE DESIGNATION: Aquatic/Shoreline Residential

COMMENTS & RECOMMENDATIONS:

SITE SUMMARY

SITE NUMBER: 55

LOCATION: Dave Mackie Memorial Park (Maxwelton)
Improvements, Section 5, Township 28 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County Park
PRIVATE		

EXISTING FACILITIES: Tennis courts, baseball field, parking area and boat ramp

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility excellent

RECREATIONAL AMENITIES: Day use - recreational - Sports fishing - Beach walking

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: It is recommended that the following actions be taken: A) purchase the residential property immediately south of the park and reduce the height of the existing timber groin; B) Rebuild the existing boat ramp to a double lane facility with breakwater and loading floats; C) rip rap at high water level adjacent to the park shoreline as erosion control measure; D) acquire added space for tennis courts.

SITE SUMMARY

SITE NUMBER: 56

LOCATION: Glendale Roadend
Section 1, Township 28 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County roadend
PRIVATE	X	

EXISTING FACILITIES: County Roadend

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility good

RECREATIONAL AMENITIES: none

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: No action!

SITE SUMMARY

SITE NUMBER: 57

LOCATION: Possession Point Proposed Beach Park
Section 13, Township 28 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State/County	County roadend
PRIVATE		

EXISTING FACILITIES: County roadend

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank low - Accessibility excellent

RECREATIONAL AMENITIES: Sports fishing - Beach walking

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site has an excellent potential to provide boat launch capabilities to some of the most popular fishing areas in Puget Sound. A boat ramp would have to be built plus lands would have to be acquired adjacent to the County road for parking and day use.

SITE SUMMARY

SITE NUMBER: 58

LOCATION: Cultus Bay West State Park Extension
Section 10, Township 28 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	State DNR
PRIVATE		

EXISTING FACILITIES: None at present time

ADJACENT LAND USE: Rural Forest/Limited Residential

BANK TYPE & ACCESS: Bank moderate sloping - Accessibility good

RECREATIONAL AMENITIES: Day use recreational - Vista

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: This facility is proposed by the Department of Natural Resources as a future day use recreational area. There is some concern relative to the tideflats, possible danger to public use. In some areas the tideflats have quicksand characteristics.

SITE SUMMARY

SITE NUMBER: 59

LOCATION: Ebey's Landing Beach Improvements
Sections 8 & 9, Township 32 North, Range 1 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County
PRIVATE		

EXISTING FACILITIES: County road and pull-over area.
Access to public tidelands.

ADJACENT LAND USE: Rural agriculture

BANK TYPE & ACCESS: Bank low - Accessibility excellent

RECREATIONAL AMENITIES: Beach walking - Vista

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: Certain holdings of private uplands and tidelands should be acquired to make this site more acceptable to the general public

SITE SUMMARY

SITE NUMBER: 61

LOCATION: Cultus Bay East Proposed State Park
Section 14, Township 28 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: Private access road from County road to beach elevation.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank high - Accessibility fair

RECREATIONAL AMENITIES: Day use

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that the State of Washington consider this site for future park development.

SITE SUMMARY

SITE NUMBER: 62

LOCATION: Bayview Lane
Section 13, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County
PRIVATE	X	

EXISTING FACILITIES: County roadend, picnic table, trash cans

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank high - Accessibility excellent

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site provides a limited day use recreational service to the general public. Adjacent lands to the east could be purchased to expand the existing parking facility. Consideration was given to constructing a stairway to the beach from this site to provide access to popular smelting beaches.

SITE SUMMARY

SITE NUMBER: 63

LOCATION: Maple Grove Beach Improvements. In Section 23,
Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	X	X
PRIVATE	X	X

EXISTING FACILITIES: Boat ramp and private parking for a fee.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank-low. Accessibility good.

RECREATIONAL AMENITIES: Sports fishing, pleasure boating.

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: To improve this site, it is recommended that lands which are contiguous and west of the existing boat ramp be purchased for improved parking. The site should be fenced, signed and provided with adequate restroom facilities. If public use of this area were increased, the County would have to make improvements to the existing County road.

SITE SUMMARY

SITE NUMBER: 64

LOCATION: Utsalady Beach Improvements
Section 24, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	X	County Road
PRIVATE	X	

EXISTING FACILITIES: Unimproved boat launch area, parking

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Sports fishing - Pleasure boating

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site has excellent potential to provide launching capability for small boats by constructing a ramp at this site. Additional lands should be purchased west of the site to provide for improved parking. Because of this sites close proximity to existing residential homes, screening and signing is a must to control public noise and movement.

SITE SUMMARY

SITE NUMBER: 65

LOCATION: Utsalady Road
Section 16, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State Game	State
PRIVATE		

EXISTING FACILITIES: Trail system in wildlife refuge

ADJACENT LAND USE: Rural Farm

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Nature trail walks - Game, waterfowl
hunting

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: No action.

SITE SUMMARY

SITE NUMBER: 66

LOCATION: Domerude Subdivision Road End
Section 27, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County Roadend. (20+-)
PRIVATE	X	

EXISTING FACILITIES: A very narrow County roadend which
dead-ends into private tidelands

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/low - Accessibility poor

RECREATIONAL AMENITIES: none

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that no action
be taken to improve this access for general public use.

SITE SUMMARY

SITE NUMBER: 67

LOCATION: Livingston Beach Improvements
Section 28, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County
PRIVATE	X	

EXISTING FACILITIES: County roadend and limited parking area

ADJACENT LAND USE: Rural Farm

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Beach Walking - Vista

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: It is recommended that land lying to the east of this site be purchased to expand parking and develop an adequate day-use facility.

SITE SUMMARY

SITE NUMBER: 68

LOCATION: Fifth street
Section 34, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County
PRIVATE	X	

EXISTING FACILITIES: County roadway into private tidelands

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that no action be taken to develop this site for general public use.

SITE SUMMARY

SITE NUMBER: 69

LOCATION: High Road
Section 34, Township 32 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County
PRIVATE	X	

EXISTING FACILITIES: County roadend

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Vista

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that this site not be developed for general public use.

SITE SUMMARY

SITE NUMBER: 70

LOCATION: Woodland Beach in Section 3,
Township 31 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County
PRIVATE		

EXISTING FACILITIES: Road ending 20' wide

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Low Bank - Accessibility fair

RECREATIONAL AMENITIES: Sports fishing - Beach walking

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site is located at the end of a County roadway in a residential subdivision. It is recommended that no action be taken to develop this site for general public use.

SITE SUMMARY

SITE NUMBER: 71

LOCATION: Cavalero Beach, Park improvements
Section 18, Township 31 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County
PRIVATE	X	

EXISTING FACILITIES: County day use park and boat launch ramp

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Pleasure boating - Sports fishing -
Beach walking

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: It is recommended that private holding or tidelands north of the park be purchased to make accessible several miles of State tidelands. The boat ramp should be lengthened and the bulk-head repaired.

SITE SUMMARY

SITE NUMBER: 72

LOCATION: Camano View Terrace
Section 14, Township 31 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County	County
PRIVATE		

EXISTING FACILITIES: 50' County roadend

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/high - accessibility poor

RECREATIONAL AMENITIES: Sports fishing

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that no action be taken to develop this site for general public use because of its close proximity to existing residential structures and limited expansion area.

SITE SUMMARY

SITE NUMBER: 73

LOCATION: Camp Comfort

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: This site is a privately owned resort

ADJACENT LAND USE: Shoreline Residential

BANK TYPE & ACCESS: Bank/low - Accessibility good

RECREATIONAL AMENITIES: Day use

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS:

SITE SUMMARY

SITE NUMBER: 74

LOCATION: Lost Lake Community Park
Section 24, Township 31 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		X
PRIVATE	X	

EXISTING FACILITIES: Dedicated community fresh water park.
The use of this facility is for the residents of
Lost Lake subdivision

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/Low - Accessibility good

RECREATIONAL AMENITIES: Day use - Boating

SHORELINE DESIGNATION: Not within jurisdiction of S.M.A.

COMMENTS & RECOMMENDATIONS: It is recommended that no action
be taken to develop this site for general public
use.

SITE SUMMARY

SITE NUMBER: 75

LOCATION: Mountain View Roadside Access
Section 33, Township 31 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	Dedicated Public Use
PRIVATE		

EXISTING FACILITIES: Reserve B, in the Plat of Mountain View is dedicated to the people of the plat for general recreational use.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/high - Accessibility poor

RECREATIONAL AMENITIES: Vista - limited beach access for walking

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is not recommended that this site be developed for general public use.

SITE SUMMARY

SITE NUMBER: 76

LOCATION: Elger Bay, Section 31, Township 31 North, Range
3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: None

ADJACENT LAND USE: Residential, rural.

BANK TYPE & ACCESS: Bank-low. Accessibility - none.

RECREATIONAL AMENITIES: Pleasure boating, beach walking

SHORELINE DESIGNATION: Conservancy, Rural, Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site has very good potential for serving the general public needs for a limited day-use area. At the present time, this property is in private ownership with no trespass allowed. The United States Army, Corps of Engineers reviewed this site from the standpoint of a private marina utilizing this area, but ruled it out because of the area's environmental sensitivity.

SITE SUMMARY

SITE NUMBER: 77

LOCATION: Saratoga Vista
Section 5, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		County
PRIVATE	Community	

EXISTING FACILITIES: This access is an unimproved 20' wide alley way within the plat of Saratoga Vista.

ADJACENT LAND USE: Residential/Rural Forest

BANK TYPE & ACCESS: Bank/high and steep - Accessibility none

RECREATIONAL AMENITIES: none

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: There should be no attempt to develop this alley way for general public use.

SITE SUMMARY

SITE NUMBER: 78

LOCATION: Tillicum Beach
Section 10, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	State	County
PRIVATE		

EXISTING FACILITIES: Dedicated community beach about .14
acres

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: High Bank/Accessibility good

RECREATIONAL AMENITIES: Pleasure boating - Sports fishing
Limited day use

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site should be expanded and improved by purchasing three lots to the south and a triangle parcel to the west. The site would require an expanded parking facility and boat launch ramp. If the three southerly lots were to be acquired, bulkhead repair would be necessary.

SITE SUMMARY

SITE NUMBER: 79

LOCATION: Tyee Beach Park Improvements
Section 10 and 15, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	County to Extreme Low	County: 85' Roadending
PRIVATE		

EXISTING FACILITIES: County Roadend

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: High Bank - Accessibility poor

RECREATIONAL AMENITIES: none

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: It is recommended that no action be taken at this time to improve this site for public use.

SITE SUMMARY

SITE NUMBER: 80

LOCATION: Mabana Beach Park Improvements
Section 10 & 15, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	Port of Mabana	County
PRIVATE		

EXISTING FACILITIES: County Roadend and parking area.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: High Bank - Accessibility good

RECREATIONAL AMENITIES: Sports fishing - Future pleasure boating - Beach walking

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: To improve this site for public use, private tidelands lying south of the site should be purchased to provide public access to several miles of State tidelands. One lot lying north of the existing turn around area should be purchased to provide expanded parking. A boat ramp should be constructed to provide a launching capability to sports fisherman.

SITE SUMMARY

SITE NUMBER: 81

LOCATION: Arreyo Camano
Section 23, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC	Unknown	Unkown
PRIVATE		

EXISTING FACILITIES: This site consists of a large drainage revine which runs from the County road down slope to the shoreline. County tax records show this land as not belonging to anyone.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank/high - Accessibility poor

RECREATIONAL AMENITIES: none

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This would be difficult to develop for public use. It is recommended that no action be taken to acquire this for public use.

SITE SUMMARY

SITE NUMBER: 82

LOCATION: Camano Head Proposed Park & Vista
Section 25, Township 30 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: Limited private access road and man-made trails

ADJACENT LAND USE: Residential/Rural Forest

BANK TYPE & ACCESS: Bank High to Shoreline - Accessibility none

RECREATIONAL AMENITIES: Vista Point - Day use area

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site would make an excellent public vista point and day use facility. It is recommended that either Island County or the State of Washington purchase this site for public use. This site is divided into two different physiographic regimes, very high bank and inaccessible shoreline. The beach area could be developed into a marine park and the high bluff could be developed into a vista area.

SITE SUMMARY

SITE NUMBER: 83

LOCATION: Brown's Point Proposed Beach Park
Section 17, Township 31 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: none

ADJACENT LAND USE: Residential/Rural Forest

BANK TYPE & ACCESS: Bank High - Accessibility good

RECREATIONAL AMENITIES: Day use - Pleasure boating - Beach walking.

SHORELINE DESIGNATION: Conservancy/Rural

COMMENTS & RECOMMENDATIONS: This site is in the private ownership of the Pope & Talbot Paper Co. It is a sizable tract of upland and accreted lowlands. It is recommended that the lowlands be purchased for a day use shoreline park facility. A portion of the uplands would have to be purchased to provide a road right-of-way.

SITE SUMMARY

SITE NUMBER: 83A

LOCATION: Stanwood Yacht Club Proposed Marina
(private) Section 16, Township 32 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: This site will provide dry and wet moorage when developed. It will be a private facility.

ADJACENT LAND USE: Rural Forest

BANK TYPE & ACCESS: Bank High - Accessibility good

RECREATIONAL AMENITIES: Pleasure boating - Boat storage, fueling - Sports fishing

SHORELINE DESIGNATION: Rural

COMMENTS & RECOMMENDATIONS: This site was approved for a marina facility several years ago. To date no construction on the marina has taken place.

SITE SUMMARY

SITE NUMBER: 84

LOCATION: Iverson's Proposed Shoreline Vista
Section 32, Township 32 North, Range 3 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: A County roadway abuts the proposed vista site.

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank Low - Accessibility good

RECREATIONAL AMENITIES: Vista point

SHORELINE DESIGNATION: Conservancy

COMMENTS & RECOMMENDATIONS: It is recommended that private lands north of the County roadend be purchased to provide parking.

SITE SUMMARY

SITE NUMBER: 85

LOCATION: Barnum Point Proposed Beach Park
Sections 5 & 6, Township 31 North, Range 2 East, W.M.

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: none

ADJACENT LAND USE: Rural

BANK TYPE & ACCESS: Bank high - Accessibility good

RECREATIONAL AMENITIES: Day use - Vista point

SHORELINE DESIGNATION: Rural/Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site would make an excellent day use park, however, the property is in private ownership and not attainable.

SITE SUMMARY

SITE NUMBER: 86

LOCATION: Onamac Point

OWNERSHIP	TIDELANDS	UPLANDS
PUBLIC		
PRIVATE	X	X

EXISTING FACILITIES: Private roadway to low bank beach property

ADJACENT LAND USE: Residential

BANK TYPE & ACCESS: Bank High - Accessibility good

RECREATIONAL AMENITIES: Sports fishing - Beach walking

SHORELINE DESIGNATION: Shoreline Residential

COMMENTS & RECOMMENDATIONS: This site will serve the future recreational needs of those persons residing in the plat of Onamac

THE ACTION PROGRAM

VII. THE ACTION PROGRAM

Introduction

To meet the needs identified in this study, local, State and Federal agencies must coordinate their planning activities to provide shoreline recreational accesses for all Island County citizens and visitors.

It is clear that funds which are anticipated from existing sources for the acquisition of sites and for the development of those sites are far from sufficient. Land which could provide adequate shoreline access and scenic vista points is becoming more difficult to obtain each year because of the very stiff competition between the prime users of land, single-family home construction, commerce, industry, etc. Rising land, construction and labor costs all restrict local governments ability to provide the kind and quality of shoreline access demanded by its citizens. However, by playing a waiting game before acquiring and developing sites, local government subjects itself to spiraling inflationary costs of 12 to 18 percent a year. This inflation level could conceivably double or triple by the year 2000.

Action must be taken now before the most accessible shoreline properties are lost forever. Even while acquiring access sites there is an important need to develop and improve facilities for our growing population and out-of-County visitors who make up such an important part of our local economy.

Agency Responsibilities

In order for Island County to provide the general public with good quality, quantity and variety of shoreline recreational access and services, there must be a recognition of those local, State and Federal agencies which provide planning and funding assistance for public recreational development.

The General Role of Federal Government

The primary recreational role of the many agencies of the Federal government is the preservation and development of natural and historic areas that are of value to the nation-wide public and by research, planning and financing programs to encourage State and local agencies to provide needed public recreational facilities and services.

Department of the Interior - Bureau of Outdoor Recreation

The bureau is responsible for preparing and maintaining a continuing inventory and evaluation of the outdoor recreational needs and resources of the United States, promoting coordination of Federal plans and activities relating to outdoor recreation, cooperating with and providing technical assistance to states' political subdivisions and private interests, and sponsoring, engaging in, and assisting with research relating to outdoor recreation. Under the Land and Water Conservation Fund Act of 1965, the bureau also administers a program of financial assistance grants to states and local agencies for the purpose of facilitating outdoor recreational planning, acquisition and development.

Department of the Army - U.S. Army Corps of Engineers

The primary responsibility of the Corps includes water resource development activities, providing, on a cooperative basis with State and local agencies, for the restoration and protection of shore parks and conservation areas, planning, constructing and maintaining harbors and channels serving harbors for purposes of navigation and recreational boating benefits, planning and construction and maintenance of water-oriented recreational facilities together with the enhancement of fish and wildlife resources.

NOAA - Coastal Zone Management Act of 1972 (P.L. 92-583)

The 1976 amendments to the Coastal Zone Management Act of 1972 were signed into law, establishing a Coastal Energy Impact Fund. This fund makes available to State agencies and ultimately local government \$1.2 billion which is to be funded over a 10-year period. This money is to be used to assist any State or County which is affected by off-shore oil exploration. The 1976 amendments to the Coastal Zone Management Act also requires that any State with an approved Coastal Zone Management Act develop three additional planning elements by October 1978. One of these elements requires that a planning process be developed for the protection of and access to public beaches and other public coastal areas of environmental, recreational, historical, aesthetic, ecological or cultural value. By developing and incorporating a public recreational element into the State Coastal Zone Management Program, the State of Washington would be eligible to receive Federal funding to acquire lands to provide access to public beaches. The Federal government will make available \$25 million nationally for four years at a 50% Federal/State match ratio.

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State Agencies

The principal role of the State recreation agencies is to acquire and maintain the preservation of spacious, outstanding, scenic, historic or wilderness areas of Statewide significance as nearly as possible in original or natural condition and to provide the opportunity for appropriate types of recreation which will not destroy or impair the basic values for which the areas were acquired.

Department of Fisheries

The Department's responsible for protecting, propagating, perpetuating and otherwise managing food fish and shellfish resources in the waters of the State and offshore, acquiring land and water resources, constructing facilities, administering water use in connection with the Departments of Conservation, Natural Resources and Game, and conducting research on food fish and shellfish. By statute the Department of Fisheries is empowered to regulate commercial and sport fishing for food fish and shellfish and to enforce the laws and regulations pertaining to same.

Department of Game

The primary role of the Department of Game is the management of wildlife resources throughout the State. The Department may acquire property by purchase, lease or gift, restock and improve lakes, streams and game-lands, operate fish hatcheries, ponds, and fishing areas together with rights-of-way for access to all such facilities.

Department of Natural Resources

Consistent with purposes for which the lands are held, and in compliance with the Statewide Outdoor Recreation and Open Space Plan, the Department may construct, operate and maintain primitive outdoor recreational facilities and may acquire and develop public access to lands under the jurisdiction of the Department that are suitable for public outdoor recreation.

State Parks and Recreation Commission

The State Parks and Recreation Commission has a responsibility to acquire, develop, maintain, and operate park and recreational areas and facilities including waterfront, tidelands and parkway lands, serve in an advisory capacity to other State and local agencies in order to coordinate and provide park and recreational needs and services, assemble and distribute recreation-related information, and plan for Statewide park and recreational areas, facilities and programs.

Local Agencies

Local agencies have the responsibility to acquire, develop and maintain open-space areas and facilities on a regional, metropolitan, community and neighborhood level for residents of all ages, and to cooperate with public or private agencies in supplying special facilities for the cultural, educational, historical and aesthetic aspects of public recreation.

Cities and Towns

Municipalities in the State of Washington have legal authority to provide park and recreational facilities both inside and outside the corporate boundaries. Of specific concern is the provision for parks, playgrounds, bathing beaches, public boat ramps, parkways, parkdrives, athletic fields, golf courses and marinas.

Port Districts

Port Districts' responsibility in outdoor recreation includes the construction, operation and maintenance of wharves, piers and boat landings of all types.

School Districts

Schools are generally responsible for providing recreational facilities for educational purposes.

Each of the above identified local, State and Federal agencies have one thing in common and that is the public's recreational needs. Island County has a responsibility to its' citizens to provide the most convenient, properly administered and diversified public access to shoreline and tidelands it can. This can only be accomplished by inter-governmental cooperation.

This study identifies eighty-six existing and potential sources of access to Island County's shorelines. Through the efforts of a Citizens Task Force and the general public, the County's needs and demands were identified. The Capitol Improvements Program is divided into four study districts; North Whidbey, Central Whidbey and South Whidbey Island and Camano Island. Those sites within each respective district which demonstrated some potential to provide access to the public were given a priority rating for acquisition and/or development and its recommended sponsor named.

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SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

CAMANO ISLAND

Project Number	Name of Project	1977 Costs for Land Acquisition (**)	1977 Costs for Improvement (*)	Recommended Project Start by Year					Priority	Recommended Sponsor
				78	79	80	81	82		
62	Bayview Lane Vista Improvements	\$12,000	\$ 2,000							County
63	Maple Grove Beach Improvements	32,000	15,500			**	*		6	County
64	Utsalady Beach Improvements	0	0			**	*		8	County
67	Livingston Beach Improvements	5,000	1,000							County
71	Cavalero Beach Park Improvements	40,000	19,500							County
76	Elger Bay Ext. to State Park	4,000	1,000							State Parks & Rec. Comm.
78	Tillicum Beach Improvement	19,000	4,500							County
80	Mabana Beach Park Improvements	57,000	71,000			**	*		7	Port District of Mabana
82	Camano Head Prop. Park & Vista	67,000	9,000							State Parks & Rec. Comm.
83	Browns Point Prop. Beach Park	74,000	85,000							State Parks & Rec. Comm.
84	Iversons Prop. Beach Park	9,000	9,000							County
85	Barnum Point	84,000	17,000							County

(Note) Add 12% per year to the above costs.

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SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

South Whidbey Island

Project Number	Name of Project	1977 Costs for Land Acquisition (**)	1977 Costs for Improvement (*)	Recommended Project Start by Year						Priority	Recommended Sponsor
				78	79	80	81	82	83		
34	Bush Point										
35	Beach Improvements	\$13,000	5,000								County
38A	Holmes Harbor Proposed Vista	55,000	5,000								County
41	Freeland Park Beach Improvements	98,000	14,000	**	*				2		Port District of Langley
42	Baby Island Public Clam Bed	19,000	4,000								County
42A	Bell's Beach Proposed Vista	11,000	5,000								County
44A	Langley City Dock & Beach Park Improvement	72,000	458,000	**	*				4		Langley City & Port Dist.
45A	Clinton Proposed Vista	300	3,700								County
46	Mutiny Bay Proposed Beach Park	125,000	266,000	**	*				5		Port District of Langley
47	Mutiny Bay Shores Beach Improvement	14,000	6,000								County
48	Double Bluff East Beach Improvement	11,000	2,000								County
55	Dave Mackie Memorial Maxwellton Beach Park Improvement	49,000	68,000	**	*				3		Port District of Langley

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SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

South Whidbey Island (cont'd)

Project Number	Name of Project	1977 Costs for Land Acquisition (**)	1977 Costs for Improvement (*)	Recommended Project Start by Year						Priority	Recommended Sponsor
				78	79	80	81	82	83		
57	Possession Point Proposed Beach Park	92,000	66,000								Port District of Langley
58	Cultus Bay West Ext. to State Park	83,000	57,000								State Parks & Rec. Comm.
61	Cultus Bay East Proposed State Park	166,000	40,000								State Parks & Rec. Comm.

(Note) Add 36% per year to the above costs.

SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

CENTRAL WHIDBEY ISLAND

Project Number	Name of Project	1977 Costs for Land Acquisition (**)	1977 Costs for Improvement (*)	Recommended Project Start by Year						Priority	Recommended Sponsor
				78	79	80	81	82	83		
16	San De Fuca Fishing Pier	\$10,500	\$25,000								County
17	Penn Cove Beach Improvements	54,000	3,000								State
18	Libbey Road County Beach Park Improvement	0	1,000								County
19	Long Point Beach Improvements	25,000	3,000								County
-126- 22	Keystone Beach Proposed Ext. to State Park	400,000	0	**	*					1	State
23	Ledgewood Beach Improvements	10,000	5,000								County
24	Beach Combers - Hidden Beach Beach Improvements	100	20,900								County
26	Lake Hancock Proposed State Park	0	69,000								State
28	Greenbnak Community Proposed Beach Park	20,000	70,000			**	*			10	Port District of Coupeville
31	Lagoon Point North Beach Improvements	11,000	4,000								County

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SIX-YEAR CAPITAL IMPROVEMENT PROGRAM
CENTRAL WHIDBEY ISLAND (cont'd)

Project Number	Name of Project	1977 Costs for Land Acquisition (**)	1977 Costs for improvement (*)	Recommended Project Start by Year					Priority	Recommended Sponsor
				78	79	80	81	82		
33	Lagoon Point South Beach Improvements	58,000	91,000							State Parks & Rec. Comm.
59	Ebey's Landing Beach Improvements	3,000	3,000							State & County

(Note) Add 12% per year to the above costs.

SIX-YEAR CAPITAL IMPROVEMENT PROGRAM
NORTH WHIDBEY ISLAND

Project Number	Name of Project	1977 Costs for Land Acquisition (**)	1977 Costs for Improvement (*)	Recommended Project Start by Year						Priority	Recommended Sponsor
				78	79	80	81	82	83		
2	Ala Spit Proposed Beach Park	\$125,000	\$26,000								State
4	Moran Beach Improvements	8,000	3,000								County
5	El Capitan Beach Improvements	4,000	3,000								County
6	Strawberry Point Proposed Vista	2,000	19,000								County
7	Mariner's Cove Beach Improvements	8,000	5,000								County
8	Crosby Road Vista Improvements	5,000	2,000								County
10	West Beach Vista Improvements	0	1,500								County
11	Hastie Lake Road Vista Improvements	0	1,000								County
13	Van Dam Road Proposed Vista	4,000	15,000								County
14	Scenic Heights Proposed Vista	3,000	7,000								County
15	Monroe's Landing Beach Improvements	47,000	23,000				**	*		9	County

(Note) Add 12% per year to the above costs

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APPENDIX

COMMUNITY SERVICES

Parks, Open Space and Recreation

GOAL: PROVIDE ALL RESIDENTS WITH AMPLE PARK, RECREATIONAL AND OPEN SPACE AMENITIES TO SATISFY THEIR NEEDS.

To achieve this goal, Island County should:

POLICIES:

- PLANNING PROGRAM**
1. Maintain a comprehensive parks and open space program based on local standards which are suited to meet the long range needs of Island County. Natural features, population distribution, types of facilities, user group needs, standards for access and travel time should be considered in such planning.
 2. Maintain rural - open space patterns which are supportive of recreational planning needs.
 - a. Agricultural, forest lands, and areas with severe developmental limitations should be considered as an integral part of open-space planning.
 - b. Parks, trails and other recreational facilities should be planned within the open-space framework.
- OPEN PATTERN**
3. Develop a variety of public and private park facilities designed to serve passive, active and multi-purpose users.
- VARIETY**
4. Adhere to the goals and policies of the Island County Shoreline Master Program in increasing residents' accessibility and recreational use of publicly-owned shorelines.
- SHORELINE ACCESS**
5. Locate public greenbelts and other designated recreational open-spaces within convenient walking distance of all homes in urban portions of the County. Residential developments are encouraged to develop designs which satisfy these recreational needs.
- GREENBELTS**
6. Utilize school lands under multiple use concepts which optimize public recreational benefits.
- SCHOOL LAND**

**PUBLIC
LAND**

7. Consider the availability of utility and road rights-of-way, as well as other public lands for compatible recreational use.
8. Develop bicycle, horse, pedestrian and other trail systems in a compatible manner.

TRAILS

- a. Trail systems should be encouraged providing necessary linkages with public parks in a safe, convenient manner.
- b. The development of trail systems should be in accordance with community needs and desires.

9. Consider the most outstanding and unique natural features of Island County for public acquisition; use and enjoyment.

**UNIQUE
FEATURES**

- a. Natural features to consider should include those areas possessing severe development limitations such as steep slopes, unstable soils, wetlands, lakes, streamways, and other desirable greenbelts.
- b. Areas having unique physical and historical characteristics should be considered for park acquisition.

10. Design recreational facilities to be of adequate size to serve intended user groups without generating conflicts between activities.

FACILITIES

- a. Recreational facilities should include, but not be limited to the following: Pocket parks and play lots, neighborhood playgrounds, greenbelts, special purpose parks, walkways, trails and paths, community and regional parks and other quasi-public facilities such as marinas, recreational vehicle parks, and resorts.
- b. Recreational facilities should be developed within the overall conformity of the Comprehensive Plan. Sites designated for park, open-space or trail development should be given current use tax assessment status, if desired by the land owner.