Marina Advisory Committee Meeting Notes

8 October 2026
4:00 PM - 6:00 PM

Meeting Outcomes

- Share marina and waterfront parking study results
- Committee recommendation on a Port parking program
- Share Economic Impact results for the marina and parks
- Understanding who the marina manual is for

Committee Members Present:
Alan Dayley
Jasen McEathron
Carol Collier
Lori Reed
Tina Sillers
Leslie DeShaver
Bob Holloway
Dalton Fry

Committee Members Absent:
Tom Leaptrott
John Green

Port of Camas-Washougal Staff:
Marlo Maroon, Deputy Director, Facilitator
Mackenzey Thomason, Marina & Leasing Administrator
Larry Keister, Port Commissioner

Community Members:
David Parker

I. Welcome & Meeting Overview

- The facilitator opened the meeting by reviewing the outcomes for the meeting.
  - Share marina and waterfront parking study results
  - Committee recommendation on a Port parking program
  - Share Economic Impact results for the marina and parks
  - Understanding who the marina manual is for

Updates & Question Tracking

- The facilitator asked the committee members to introduce themselves and share their interest in the committee's work due to a new member joining. The discussion drew on diverse experience in waterfront use, business, finance, tourism, community service, public-sector initiatives, communications, and design, as well as personal connections to the marina and surrounding area.
- The facilitator shared that there weren't any new questions added to the tracker, so the one committee member has is current.
- The facilitator gave an update on the Port's aquatic weeds issue in the marina, explaining that it has been challenging to navigate and noting that the Port has spoken with a handful of marinas on the Columbia, all of which are experiencing this issue this year. The facilitator highlighted that in July a company came into the marina and removed approximately 17,000 gallons of aquatic weeds. The Port shared before-and-after photos on its social media page. She noted that the company returned shortly after, on September 22, to remove more. She noted the Port knows the marina is experiencing this issue and is still seeking longer-term solutions.

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II. Economic Impact Results
- The facilitator presented the Port's Economic Impact results for the marina and waterfront, which are conducted every five years. The full study assesses the Port as a whole, including the impact of all businesses on Port property, such as tenants with intellectual property, the marina, and related operations. This year, the study included the entire Steigerwald industrial park, not just Port tenants. Results: businesses on marina property support 107 jobs in Clark County, generating $3.7 million in labor income and $16.3 million in annual economic output. Leasehold tax totaled $124,000; this tax applies when a private entity occupies public property, and the revenue goes to state and local governments. For the first time, the study also quantified public access using location-tracking data from Placer.ai. The boat launch saw approximately 100,000 launches annually, or about 277 per day, with 24% of users from out of state. The Port's waterfront park recorded 30,600 visits annually, or about 85 per day. Hyas Point was also highlighted and quantified as a construction site, with 300 people employed on site over one year. Phase one is nearly complete and includes 276 apartments, 55,000 square feet of retail space, and 12,500 square feet of office space. The committee discussed future phases, including what they may look like.

III. Committee Activity
- The facilitator reviewed the Port's Marina Manual's table of contents with the committee. She asked the committee to identify the manual's current audience. They shared that the manual's rules target the Port's marina tenants, not everyday boaters and visitors, and that the information in the

manual for non-tenants could live in better places for these users to see. Ex. Website, social media, QR code linking to fuel use, and signage.

- The committee discussed what some principles could be for staff to establish enforcement of the manual. Members recognized the need for language that addresses fairness, safety first, accountability, and setting expectations. The committee also discussed adjusting some rules to consider keeping certain items at tenants' slips, such as brooms for knocking down spider webs, and the potential for a community dock box for buoys.

IV. Parking Study

- The facilitator noted that the committee discussed parking constraints at the April meeting. With the grand opening of Hyas Point in the summer of 2027, and Hyas will charge for parking, the Port needed to collect data this summer from both Placer.ai and a parking study in which people on the ground counted vehicles on the port-owned marina lots. Typical parking users visit the Port for business, visit other businesses, use the marina, or to attend events. William Reynolds from Rick Williams Consulting explained that his team surveyed the port-owned parking lots on a Saturday and a Tuesday in August. The lot was 41% full on Saturday and had lower vehicle occupancy on Tuesday. On the day of the Port's summer concert, all port-owned and overflow lots around the marina were at capacity.
- Reynolds recommended a pilot parking program for 2027, implementing a seasonal paid parking program from April 1 through September 30, 12 p.m. to 8 p.m., with no payment required in the off-season. He added that clear lot delineation and signage would support this strategy.

V. Committee Activity

- Committee members discussed matching Hyas Point's rates and potentially doing a year-round parking program alongside Hyas, with some viewing paid parking as a necessary marina revenue generator and others as a defensive response to Hyas Point's pricing. They acknowledged the Port's obligation to serve different demographics as a public space. They also expressed concern that charging could drive customers away from local businesses. Pilot program opportunities included whether to charge after a 1-hour or 2-hour free period, whether to charge for off-season fishing (such as mid-March), and whether to designate overnight parking with permits required for tenants' camping vehicles. Members also asked whether free events should charge for parking and whether to offer priority or designated event parking. The committee also discussed promoting biking and carpooling to events.
- The committee discussed a communication timeline for paid parking, with messaging beginning in January. The Port will coordinate with onsite commercial businesses to discuss their employees and customers in the pilot parking program. The committee agreed that communications should

name the parking technology used and include messaging on rates and fees. An outstanding question is whether WSDOT can permit parking along the street.

- The committee considered recommending a paid parking proposal for commission approval. An initial card vote resulted in two yellow cards and all others green. Members requested review of the draft plan before commission consideration and emphasized a balanced approach for the Port and its business tenants. After further discussion, the committee voted unanimously by green card to advance the pilot parking program to the commission for implementation in 2027.
  10.08.26 Meeting Recording

VI. The meeting adjourned at 6:00 p.m.

- Meeting feedback
- Next meeting: Thursday, December 10: 4:00-6:00 p.m.