

MIDDLE CRAWFORD ROAD ASSOCIATION

BUILDING THE CRAWFORD ROAD COMMUNITY

BOARD MEETING AGENDA APRIL 22, 2019

4:00 pm: Jacobson/Howard house 3053 Forest

Call to order: 4:02pm

Attendees: Mary Jacobson, Max Foster, Charlotte Duke, Tara Rudolph

Approve March Minutes: Max Foster made a motion to approve the minutes, Charlotte Duke seconded the motion.

Treasurer's Report

- Max has organized the financial data and assessments into spreadsheets with the capability to easily access any of the necessary information the organization may need.
- Note: We'll be reviewing this data in spreadsheet training, later in the agenda.

Old Business:

- First round of signage complete.
- Website updated.
- **Bylaw Revision:**
 - o Eileen, current bylaw chairman, is teaching through summer so will be less available to work on the bylaws but the goal is to have them completely ready for approval by the generally membership at the annual meeting in February of 2020.
 - o Need to review bylaws filed with the county.
- **Emergency Preparedness:**
 - o John DeWit: Chairman
- **Bike Path:**
 - o Max Foster: Chairman
 - o Craig Izett has agreed to help build this community trail. MCRA will be responsible for building and maintaining of the trail so that needs to be kept in mind during the planning process.
- **Emergency Signage:**
 - o Installed.
- **Bump Revisions:**
 - o Mary has left a message with Krieg.
 - o Mary talked to Craig Izett and he said he has already talked with Global Paving and they will be replacing the bumps with humps this spring.

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- **Eradicate Scotch Broom:**
 - Rolfe unable to lead this effort at the moment.
 - Scotch broom is starting to bloom in areas along 525.
 - Cutting the large plants will kill them 95% of the time.
 - The smaller brooms should be pulled.
 - Interim steward is needed to manage this project, but work needs to be done ASAP. Work party to remove Scotchbroom along Crawford road will try to be scheduled for this upcoming weekend 4/27/2019 or 4/28/2019
- **Whidbey Airpark Access Project:**
 - Met with FCS 4/18/2019 at Porter's Public House.
 - The FCS consultant determined that 4 to 6 new full-time jobs / year would be created by developing the area. Based on their economic formula.
 - If the septic problems are resolved, potential for 3X this many. Question to the community would be is if we want this kind of growth in this small community?
 - FCS opinion is that 4-6 new jobs / year would result in approval of the grant.
 - If funding approved, final building in 2024.
 - **Zoning Change – (Note: this is a Big Deal.)**
 - Becky of the planning department is embarking on an overhaul of Development Guidelines for the county's gateways.
 - They have included our area as a Gateway in part because we have an airport but also because we potentially have a commercial development center.
 - The review of guidelines will be for the purpose of making corrective zoning changes and design guidelines.
 - Freeland has created a new zoning category that allows manufacturing, living, retail, and education in the same space.
 - For example: Fernanda Furnituremaker has a building with a shop and show room downstairs and living space upstairs. Periodically, Fernanda holds workshops to teach others her craft.
 - Becky believed that this type of zoning would be perfect here. Note that this use is currently NOT permitted here.
 - FCS also advanced branding the nascent Porter District as an environmental or green business district.
 - Primarily branding and sustainability programs.
 - Can attract possible grant money.
 - The biggest limiter to use of the airport-zoned property is waste water removal.
 - On site septic systems are cheaper but reduce the square footage of buildable sites.

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- Alternatives being considered:
 - Hooking up to Langley Sewer at a cost of approximately 3 million.
 - Distance is a factor in cost.
- The second is a membrane bioreactor or MBR.
 - Biggest barrier is how to handle the water outflow from the system.
 - Only 5 approved outflow handling systems by the state.
 - Max is investigating further regarding water handling.
- Our next meeting with FCS will be the beginning of June.
 - FCS will review funding possibilities at this time.
- Road Maintenance:
 - The work on the north section of Crawford continues.
 - There will be another grading of Crawford and Forest.
 - Charlotte brought up the idea for Mitch to start prepping Forest Lane for the future by cutting it slowly back during his next grading event.
 - Met with Mitch and Gayle March 27.
 - Mitch would like to add more material to the south part of the road between Lake Leo and before Venturi at a cost of \$8,000.
 - This money would come from Betty Carlson and the Association.
 - Gayle has a potential buyer for Moose Ridge, the buyer is extremely interested in the road.
 - So – Gayle and Betty Carlson are motivated to get the road done.
 - Mary is sending them info on our plans to create a slow manageable road.
- Trash Day and Road Design:
 - Good turnout, extremely effective.
- Research for North Crawford Lots and Membership
 - Largely complete, map and spreadsheet in final stages.
- Update needed on our contacts with Paul Tshetter
- Greg Heinz, Catherine Costello, Seely's membership and billing.
 - Map and spreadsheet in final stages.
- Update needed on mock up designs for boxes using paint and reflectors.
- No word from Lower Crawford about joining us since the last meeting.

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New Business

- A Fire Truck is now based at the airport
- Projects List:
 - Ideas from Road Design Meeting
 - Project List has been created and outlines the ongoing MCRA projects
 - See list for more detail about each project.
 - Action items related to the project list:
 - Mary to check with Connie at the county to see if there are any materials like reflectors or other road materials that are not being utilized by the county and if they are willing to give MCRA access to them.
 - Need propeller suitable for outdoor signage
 - Timeline and priorities for projects will continue to be discussed and resource availability will impact some of these decisions.
- Creative Arts District requirements:
 - City of Langley in the process of applying for this status
 - Reviewed application. The Porter District currently can not meet the criteria outlined but can use it as a guideline.
- North Crawford:
 - Brock Williamson
 - We believe Brock Williamson does not own the current road.
 - We believe he owns the easement to the west of the current road.
 - We need a survey to prove this and are getting cost estimates.
 - First estimate for a complete boundary survey is \$2100 dollars.
 - 4/22 - Discussed an updated estimate for just the east half of the parcel that might intersect with Crawford.
 - Suggestion to put a metal stake where Lee Smith's property stake is on the west side of Crawford road as he just had his property surveyed and the wooden marker may deteriorate too quickly.
 - Before we take on the responsibility of the northern section of Crawford Road, we need to have contributing members from that section of the road.
 - We need to prove we can slow the traffic down.

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- If we can't slow the traffic, the resulting speed damage will make maintaining the road unsustainable.
 - Extremely difficult to estimate and budget road maintenance since so many factors play a role in how quickly the road will deteriorate. Slowing people down is essential in keeping the road maintenance costs down.
- North Crawford (cont'd)
 - MCRA needs to source the tool recommended by the county to measure the moisture in the ground.
 - Need to introduce a process to notify landowners along impacted sections and incorporate their feedback early in the process.
- Membership and Assessments:
 - Master spreadsheet mostly complete.
 - Ties into map.
 - Spreadsheet review
 - Need to decide on billing cycle.
 - Currently assess in Feb, and nag until the end of the year.
 - Prefer to switch to a predictable cycle.
 - Greg Heinz, Catherine Costello, Seely, Lattila need to be contacted for dues and membership agreements.
- Additional signs:
 - Mary going to come up with more signage ideas
- Forest Health:
 - Eileen is having a meeting to discuss the Forest health of her property and will share what she has learned to see if it will benefit the community.
- Yard Sale
 - Little BIG Fest Aug 2 - 4
 - Suggestion to have the yard sale on the new trail for visibility and education about our new community identity.
- Lower Crawford Road Association:
 - Nothing to add to this discussion yet.

Adjourn: 6:15pm