

Rocky Pointe

Marina

Boatyard

23586 NW St. Helens Hwy.
Portland, OR 97231

Multnomah County Commissioners
Deborah Kafoury-chair
Jules Bailey
Loretta Smith
Judy Shiprack
Diane Mckeel

TONNESON, Stan

August 27, 2015

Agenda #: R.1

RECEIVED

AUG 24 2015

at Rocky Pointe Marina

8-18-15

Marina
tel 503.543.7003
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Boatyard
tel 503.543.2785

Re: Sauvie Island/Multnomah Channel Planning/ Floating Home Expansions

I am a member of the CAC and the moorage/marina subcommittee that has brought this proposed policy too you. I have also been before the Multnomah County Board of Commissioners several times in my 5 year process to get approval for additional floating homes at my marina that you did approve in 2010 ,T3-06-005.

Today, nearly 5 years further in the process we are just starting to build homes. There are countless hoops and hurdles to getting permission including National Marine Fisheries, Army Corp of Engineers, Oregon Department of State Lands, ODFW, DEQ and City of Portland just to name a few. Nearly all require mitigation, upgrades or improvements. Faith in future financial returns from the floating homes drive this investment. There is little of no money in boat moorage. The Portland area has a surplus of boat moorage keeping rates very low and no money for improvements. For privately owned marinas, floating homes justify improvements that all enjoy. All the mitigation improvements provide for a better environment.

There are only 5 marinas on the Multnomah Channel that could add floating homes based on the 1 per 50 ft. Although I cannot predict the future there is only one marina that I know of actively seeking to add floating homes and that is Fred's Marina. Fred's is a multi-generation family marina just like Rocky Pointe. It takes years of planning to start an expansion process and then another 5 to 10 years to get permits. IN my personal situation the long term planning of exercising our property rights started with my father who passed onto to me. Fred's Marina is also a family business wishing to exercise their rights to pass on to their children. To take away the existing rights of marina owners that were clarified in 1996 is wrong. Fred's has spent an enormous amount of money fighting the battle to exercise their property rights.

I suggest that there be at least a last opportunity window of perhaps 5 years to exercise the right to add floating homes up to the 1 per 50 limits. The zoning approval is just the first hurdle. There are dozens more all of which will produce a better, safer and more environmental friendly facility.

Stan Tonneson

