

It's January in the Northwest, winter, which is normally a slow time for marine activities in our part of Puget Sound. Many of you probably thought all the work in marina was done this summer and little else was needed...

Last year the community spent over \$400,000 repairing the damage done by sea lions and installing new LED lighting fixtures in the marina because the state required us to do so. Many thanks again to the volunteers who were generous with their time and saved us \$40,000 when we did this. We also replaced the 110V grounded electrical system and repaired the gates and fences on A and B Dock. We refreshed postings, fire extinguishers, spill kits and water systems. When sea lions showed up again this fall, our generous volunteers jumped back into action and not only prevented significant damage to our docks, but they also made a HUGE donation of time and materials for new sea lion barriers on B Dock. This system is now about 90% complete, and we are cautiously optimistic it will make sea lion abatement much simpler in the future. We also put down new gravel in the Boat Launch Area and along the seawall and updated the kayak racks. This is all good news for the future of our marina.

Unfortunately, not all marina news is as optimistic. Carlyon Beach has a 550-foot-long floating log boom supported by 26 creosote pilings that protects the marina from heavy swells coming from the Squaxin Passage. The logs in this log boom are near their end of life, which means they are thinning, losing buoyancy and breaking up. On several occasions in 2024 and in 2025, crews and volunteers were dispatched in a small boat to secure logs that had broken loose. The condition of this structure has forced us to start planning yet another project in the marina, this time to repair the log boom. Permitting activity started in September and is still in progress as of this update. We have initiated an updated underwater survey and geo-survey of the marina, spoken with the Corps of Engineers, Thurston County, the Department of Fish and Game, and the Department of Natural Resources. We have also developed repair estimates to replace the log boom that range from simple to complex (~\$60,00 to > \$1,000,000).

Unfortunately, none of these cost estimates include actions to address the 26 creosote treated pilings that support the log boom, which are required to be replaced or remediated before 2030 by our lease from the DNR. There are also 15 other pilings in the marina that bring this population to 41 creosote treated pilings that must be removed, replaced or remediated by 2030. As a result, the board of Trustees will be considering a range of options over the next several months that will affect the marina and the community.

Although no specific plans are in place at this time, options include: (1) sleeving, removing and replacing the 15 creosote pilings in the marina with steel, concrete or composite pilings; and removing and replacing the 26 creosote log-boom pilings with steel, concrete or composite pilings, then replacing the degraded logs with new logs, and (2) sleeving, removing and replacing the 15 creosote pilings in the marina with steel, concrete or composite pilings; and removing the log boom and all associated creosote pilings. This would require changing from a year-round to a 6-month marina to minimize the winter damage potential from heavy swells.

None of these final options will be made without providing the community with opportunities for input into the decision. In addition, because the costs associated with some of the options are significant, this issue may be placed on the June 2026 Ballot. In the interim, if you have an opinion or potential solution to these problems, please come to a Marina Committee meeting, or a Board Workshop or Regular Board Meeting. Dates and times for these meetings are posted on the reader boards at the south entrance to the community and at the clubhouse.

Marina Rates: Repaying the 2025 and future costs for the marina are a potentially significant issue. Everyone with a slip in our marina knows our lease rates are a bargain, and they are even if you factored them for a 6 month vs. instead of 12-month lease. However, the current rates are NOT sustainable indefinitely. The revenue we collect from current leases does not cover the current costs - even if you take re-payment of costs for recent projects out of the equation. Consequently, you can expect the 2026 / 2027 marina lease rates to go up. However, we will do everything we can do to make sure they are equitable to boaters and members of the community.

One way we may address this is by starting to charge by the actual overall length measured for each vessel, with the minimum starting at 18 feet. The rate sheet on the left below is available to the public and is for slips without electrical service in the closest marina to Carlyon Beach by driving distance. It's an OK marina, not the nicest, and does not have fuel or a boat launch ramp. The second chart (top right) is from another local marina within close driving distance whose rates are also available online. The third chart (bottom right) is what we currently charge in the Carlyon Beach Marina.

Size	Open slip	\$ / Foot
18	\$ 209	\$ 11.61
19	\$ 219	\$ 11.52
20	\$ 231	\$ 11.55
21	\$ 242	\$ 11.52
22	\$ 251	\$ 11.40
23	\$ 263	\$ 11.43
24	\$ 273	\$ 11.37
25	\$ 284	\$ 11.36
26	\$ 297	\$ 11.42
27	\$ 317	\$ 11.74
28	\$ 325	\$ 11.60
29	\$ 337	\$ 11.62

Slip Size	11.73/ft	Slip Size	13.87/ft
20	\$234.60	40	\$554.80
24	\$281.52	42	\$582.54
28	\$328.44	44	\$610.28
Slip Size	13.11/ft	Slip Size	14.29/ft
32	\$419.52	50	\$714.50
36	\$471.96	>50	\$14.84/ft
		Limited Access	\$10.19/ft

- Dinghy Rack (tenants only)\$10.00 per month
- Monthly moorage fee is based on overall slip length
- Vessel overhang is not permissible
- Leasehold tax of 12.84% included in rates

2025 / 2026 Carlyon Beach Marina Rated		
Slip Length	Current Annual Rate	\$ / foot
18 (18' to 21')	\$648	\$5.40
22 (22' to 25')	\$792	\$6.60
26' (26' to 29')	\$936	\$7.80

If you have an opinion about this article or a different solution to these problems, please come to a Marina Committee meeting, or a Board Workshop or Regular Board Meeting. Dates and times for these meetings are posted on the reader boards at the south entrance to the community and at the clubhouse.

Vern Jensen - Marina Trustee