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**Port of Port Townsend
1st Monthly Special Meeting Agenda
Monday, April 11, 2016, 1:00 PM
Port Commission Building
333 Benedict Street, Port Townsend, WA**

- I. Call to Order / Pledge of Allegiance
- II. Approval of Agenda
- III. Consent Agenda
 - A. Approval of Workshop Minutes – March 23, 2016..... 1-2
 - Approval of Meeting Minutes – March 23, 2016..... 3-5
 - Approval of Special Meeting Minutes – April 7, 2016..... 6
 - B. Operations Reports – March 2016..... 7-9
 - C. Approval of Warrants
- IV. Public Comments (not related to Agenda)
- V. Second Reading
- VI. First Reading
 - A. Commission Code of Conduct..... 10-12
- VII. Potential Immediate Action Items
- VIII. Other Business
 - A. Mapletree LLC..... 13-17
- IX. Staff Comments
- X. Public Comments
- XI. Commissioner Comments
- XII. **Next Meeting: Wednesday, April 27, 2016 at 5:30 PM, Port Commission Building,
333 Benedict Street, Port Townsend, WA**
- XIII. Executive Session (if called):
- XIV. Adjournment

PORT COMMISSION SPECIAL PUBLIC WORKSHOP – March 23, 2016

The Port of Port Townsend Commission met for the Public Workshop session in the Commission Building, 333 Benedict Street, Port Townsend, WA.

Present: Commissioners Tucker, Clinefelter and Hanke
Executive Director - Crockett
Auditor – Berg
Attorney – O’Malley
Minutes Nelson

I. CALL TO ORDER:

The Special Workshop was called to order at 4:00 PM.

II. AGENDA:

Refer to attached workshop agenda for items discussed.

Public comments were provided by: Sky Aisling, Melinda Bryden, Bertram Levy, Bill Putney, George Yount, Ron Hayes, Pete Langley and Pete Fish.

III. EXECUTIVE SESSION WORKSHOP:

The public workshop recessed into an Executive Session Workshop at 4:34 PM, with no action to be taken, pursuant to RCW 42.30.110 (g) – to evaluate the qualifications of an applicant for public employment.

IV. RECONVENING AND ADJOURNMENT OF PUBLIC WORKSHOP:

The Workshop reconvened and adjourned at 5:21 PM.

ATTEST:

Peter W. Hanke, President

Brad A. Clinefelter, Secretary

Stephen R. Tucker, Vice President

**Port of Port Townsend
Special Public Workshop
Wednesday, March 23, 2016, 4:00 PM
Commission Building
333 Benedict Street
Port Townsend, WA**

AGENDA

➤ **Public Comment Regarding the New Executive Director Selection:**

The Commission continues the process of compiling interview questions and developing a scoring matrix to be used in the final selection of a new Executive Director. Comments, suggestions and recommendations from the public are welcome at today's workshop to help the Commission in this task.

➤ **Executive Session Workshop:**

The Commission will adjourn to executive session per RCW 42.30.110 (g).

Note: This is a Public Port Commission Workshop. Workshops are for information sharing only and no decisions will be made during the session. Public input may be taken at the Commissions' discretion.

PORT COMMISSION MEETING– March 23, 2016

The Port of Port Townsend Commission met in regular session at the Commission Building, 333 Benedict Street, Port Townsend, WA

Present: Commissioners – Tucker, Clinefelter and Hanke
Executive Director – Crockett
Deputy Director - Pivarnik
Auditor – Berg
Planning Analyst – Toews
Attorney – O'Malley
Minutes – Nelson

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Hanke called the meeting to order at 5:30 PM.

II. APPROVAL OF AGENDA:

Proposed addition to the agenda includes VII – Potential Immediate Action, Item C – Extension of Executive Director Job Application Period.

Commissioner Tucker moved to approve the Agenda as amended.

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA:

A. Approval of Public Workshop Minutes – March 9, 2016

Approval of Meeting Minutes – March 9, 2016

B. Resolution No. 643-16 – Declaring Certain Items Surplus

C. Approval of Warrants

Warrant #055913 through #055923 in the amount of \$15,191.95 for Payroll & Benefits

Electronic Payment in the amount of \$57,467.38 for Payroll & Benefits

Warrant #055924 through #055969 in the amount of \$69,545.21 for Accounts Payable

Electronic Debit in the amount of \$4,213.99 for WA State Dept. of Revenue Combined

Excise Tax Return for February 2016

Commissioner Tucker moved to approve the Consent Agenda as presented.

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

IV. PUBLIC COMMENTS (Not related to agenda) (1:24):

Bill Putney reported he is in the process of relocating the AWOS transmitter at the airport.

Brenda McMillan commented on the Navy “Right of Entry Agreement”.

Marc Landry read his letter to Mr. Crockett regarding his situation with his boat, “Patrol No. 1”.

V. SECOND READING (Action Items):

A. US Navy “Right of Entry Agreement” (7:24):

Mr. Crockett read from a list of ten questions (with replies) that he asked the Navy, regarding their proposed operations at the Mats Mats Bay boat ramp. He explained he passed on concerns from citizens regarding their use of this ramp. Mr. Crockett reported that the Navy has been using the Port’s public ramps for training for years but the Navy wanted to formalize with an agreement. He added that the Port could agree on a “test” period of possibly one year instead of the proposed three years, or deny the request, but even if the request is denied, the Navy still may use the ramp since it is a public facility. Discussions continued amongst staff and the commission.

The following audience members provided public comment: Doug Campbell, Pete Langley, Annette Huenke, Julie Jaman, Rick Giardi, Bill Putney, Melinda Bryden, and Lawrence Berger.

Further discussion ensued, including comments from the commission that in the event of a Cascadia Rising catastrophe, our community would be relying on the majority of help coming from the military, and would the public not want the military to be familiar with our area?

Commissioner Tucker stated he agrees with Mr. Crockett in signing a one-year “test” agreement.

Commissioner Clinefelter added the Navy would use the public ramp whether the Port Commission approves the agreement or not.

Mr. Crockett stated, “There may be money in this”, explaining that many of the Port’s infrastructure projects have been funded with Federal money and it may be easier to receive future grant money if the Port can show its’ properties are used by all parties.

VI. FIRST READING (Discussion Only):
None

VII. POTENTIAL IMMEDIATE ACTION ITEMS:

Commissioner Hanke moved to approve the following three items for immediate action.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

A. Legal Defense & Indemnification – Resolution No. 644-16 (37:44):

Mr. Crockett reported that a couple staff members received summons related to ongoing legal action. RCW 53.08.208 authorizes the Port to defend and indemnify its employees/officers arising from good faith performance in their employment/duties with the Port. He added this resolution allows an attorney to provide legal defense to those individuals. Mr. Toews discussed this further in more detail.

Commissioner Clinefelter moved to adopt Resolution No. 644-16 – Legal Defense & Indemnification.

Commissioner Hanke seconded the motion.

Motion carried by unanimous vote.

B. Legal Defense & Indemnification Authorization Request, Pursuant to Resolution No. 644-16 (43:08):

Mr. Toews explained this is a request to authorize defense and indemnification for said employee. Mr. Crockett added he was served but as a representative of the Port of Port Townsend, not as an individual.

C. Extension of Executive Director Job Application Period (44:20):

Commissioner Hanke moved to extend the application period by two weeks if the Port has received only four or less applications by Wednesday, March 30, 2016.

Commissioner Tucker seconded the motion.

Motion carried by unanimous vote.

VIII. OTHER BUSINESS:

A. Boatyard General Permit (46:35):

Mr. Crockett stated this is the renewal year with Department of Ecology for the Boatyard NPDES permit, which all boatyards operate under. He reported the draft permit was released March 16 and the public comment period is open until April 29, 2016. He said he would attend the NMTA Boatyard meeting on April 6, when boatyards will air their concerns. He discussed the benchmark reduction of lead in stormwater. He reminded five years ago, Puget Sound Partnership sued the DOE, but so far, they know of no groups who have filed any action. Mr. Crockett announced that this April 20 DOE is hosting a workshop and public hearing in Lacey, which he might attend. He added the Permit is updated every five years. Mr. Crockett then stated the next commission workshop agenda would include discussions of a recent visit from DOE and water samples that are “missing the mark”. The Port anticipates receiving a DOE Administrative Order this summer, which he would provide an update at that workshop. He informed this order would require the Port to hire an engineer for a feasibility study looking at options such as rain gardens and/or detention ponds.

B. April 13, 2016 Workshop & Meeting – Proposed Date Change (52:39):

Due to scheduling conflicts with some of the commissioners, it was proposed to move the workshop and meeting to MONDAY, APRIL 11, 2016. Special Workshop hours for April 11 will be from 8:30 AM to 11:30 AM (a longer workshop to discuss stormwater and the Executive Director hiring process). The Special Meeting will begin at 1:00 PM. All commissioners accepted this change.

VIII. STAFF COMMENTS (54:00):

Ms. Berg announced the fiber optics continues to be worked on at Point Hudson, but she hopes to have this up and running soon. She reported to the commission that February financial reports would be available this Friday.

Mr. Toews stated he met with David Goldsmith (moderator of the Commission retreats) to discuss the outcome of the most recent retreat. Mr. Goldsmith is preparing a summary with recommendations for the commissioners.

Commissioner Hanke added that he likes comments from Ron Hayes suggesting the commissioners should be tasked with preparing a one-page sheet on the Port's Strategic Plan.

Mr. Pivarnik thanked the commissioners for agreeing to indemnify him.

Mr. Crockett reported he would attend tomorrow's NODC meeting in Sequim and this Monday he would leave for Seattle to attend the FAA conference. He informed he met with one of Patty Murray's staff earlier today. She asked what federal money the Port plans on going after. Mr. Crockett replied the airport runway repaving and the Point Hudson breakwater replacement. He told her the Port was granted \$1.1M in Federal funds for the breakwater, but has also submitted a second application for an additional \$600K. She told Mr. Crockett she would keep an eye out for that grant application. Mr. Crockett then told her of the airport industrial park and that the Port had received some federal funding for a feasibility study a few years back. He told her the Port needs \$2M more for infrastructure work there, but the concern is the 100% match by the Port.

IX. PUBLIC COMMENTS:

None

X. COMMISSIONER COMMENTS (1:00:30):

Commissioner Clinefelter asked for an update on the stormwater lift station. Discussions ensued.

Mr. Pivarnik added he received the City permit for the fire escape system at the Sail Loft Building, after a 3-1/2 month wait.

XI. NEXT SPECIAL PUBLIC WORKSHOP / SPECIAL MEETING:

Monday, April 11, 2016: Special Public Workshop from 8:30 – 11:30 AM, Special Meeting at 1:00 PM in the Port Commission Building, 333 Benedict St, Port Townsend.

XII. EXECUTIVE SESSION:

(Prior to recessing into Executive Session, the audience was informed the session would run thirty minutes, with no action.) The regular session recessed into Executive Session at 6:35 PM to discuss litigation, pursuant to RCW 42.30.110 (i).

XIII. RECONVENING AND ADJOURNMENT OF REGULAR MEETING:

The meeting reconvened and adjourned at 7:05 PM there being no further business to come before the Commission.

ATTEST:

Brad A. Clinefelter, Secretary

Peter W. Hanke, President

Stephen R. Tucker, Vice President

PORT COMMISSION SPECIAL MEETING– April 7, 2016

The Port of Port Townsend Commission met in special session at the Commission Building, 333 Benedict Street, Port Townsend, WA

Present: Commissioners – Hanke, Tucker & Clinefelter
Executive Director – Crockett
Deputy Director - Pivarnik
Planning Analyst – Toews
Minutes - Nelson

Present by Phone: Attorney Seth Goodstein

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Hanke called the special meeting to order at 5:30 PM.

II. RECESS TO EXECUTIVE SESSION:

A. Personnel - to evaluate the qualifications of applicants for public employment, pursuant to RCW 42.30.110 (g), duration fifteen minutes, with possible action.

At 5:45 PM, Ms. Nelson informed the public outside the meeting was extended another ten minutes.

Ms. Nelson informed the public outside of the following meeting extensions:

5:55 PM, extended ten minutes.

6:05 PM, extended ten minutes.

6:15 PM, extended fifteen minutes.

III. RECONVENING OF REGULAR SESSION:

The regular meeting reconvened at 6:30 PM.

Attorney Goodstein informed the public the subject of the executive session was to discuss mitigation and no action had been taken.

Commissioner Hanke moved that the Port Commission delegate to the Executive Director, or his designee, the authority to settle the Landry lawsuit, in which the Port of Port Townsend and Port staff are named as defendants.

IV. NEXT SPECIAL WORKSHOP/ SPECIAL MEETING: Monday, April 11, 2016 – workshop at 8:30 AM, meeting at 1:00 PM, in the Port Commission Building, 333 Benedict Street, Port Townsend, WA.

V. ADJOURNMENT:

The Special Meeting adjourned at 6:31 PM with no further business to come before the commission.

ATTEST:

Brad A. Clinefelter, Secretary

Peter W. Hanke, President

Stephen R. Tucker, Vice President

BOATHAVEN OPERATIONS REPORT/MOORAGE

MONTH: MARCH 2016

DATE: 4/1/2016

MONTHLY PERMS: 348

MONTHLY GUESTS: 27

# OF SLIPS BY SIZE	OCCUPIED	empty	% occ.
25' <u>34</u>	<u>32</u>	2	94%
27' <u>11</u>	<u>10</u>	1	91%
30' <u>105</u>	<u>103</u>	2	98%
35' <u>24</u>	<u>24</u>	0	100%
40' <u>44</u>	<u>43</u>	1	98%
45' <u>41</u>	<u>40</u>	1	98%
50' <u>32</u>	<u>31</u>	1	97%
OVER 52' <u>7</u>	<u>7</u>	0	100%
TOTAL: <u>298</u>	<u>290</u>	8	AVG: 97%

LINEAR SPACE/FT	OCCUPIED	% OCCUPIED
LIMITED ACC. <u>1455</u>	<u>1351</u>	93%
TOTAL: <u>3806</u>	<u>3626</u>	AVG: 97%

	CURR	PREV MO	YTD
NIGHTLY GUESTS:	196	251	547
CREDIT SYSTEM:	25	23	72
TEMP TIE UP:	0	3	4
FREE NIGHTS:	0	0	0
PTYC:	6	5	15
RAMP/DAILY:	36	55	112
RAMP/ANNUAL:	40	52	158
RAMP NOT PAID:	2	10	12

WAIT LISTS	
25' PLEA:	<u>20</u>
27' PLEA:	<u>0</u>
30' PLEA:	<u>56</u>
35' PLEA:	<u>32</u>
40' PLEA:	<u>45</u>
45' PLEA:	<u>20</u>
50' PLEA:	<u>22</u>
OVER 52':	<u>9</u>
OVERWID	<u>0</u>
30' COMM.	<u>0</u>
40' COMM.	<u>0</u>
50' COMM:	<u>0</u>

TOTAL OCCUPANCY %: 97%

Port of Port Townsend

POINT HUDSON MARINA & RV PARK

MONTHLY OCCUPANCY REPORT

2016

& 5 YEAR COMPARISON

MARINA NIGHTLY GUEST NIGHTS

	2012		2013		2014		2015		2016		
	MNTH.	CUM.	MNTH.	CUM.	MNTH.	CUM.	MNTH.	CUM.	MNTH.	CUM.	
JAN	28	28	58	58	53	53	83	83	70	70	JAN
FEB	96	124	80	138	57	110	104	187	92	162	FEB
MAR	73	197	95	233	77	187	101	288	56	218	MAR
APRIL	240	437	159	392	209	396	163	451	0		APRIL
MAY	541	978	605	997	585	981	619	1070	0		MAY
JUNE	749	1727	606	1603	520	1501	537	1607	0		JUNE
JULY	1035	2762	1089	2692	993	2494	1018	2625	0		JULY
AUG	1178	3940	1188	3880	996	3490	1033	3658	0		AUG
SEPT	831	4771	899	4779	778	4268	958	4616	0		SEPT
OCT	175	4946	214	4993	120	4388	221	4837	0		OCT
NOV	86	5032	138	5131	114	4502	73	4910	0		NOV
DEC	65	5097	64	5195	52	4554	60	4970	0		DEC

RV NIGHTLY GUEST NIGHTS

	2012		2013		2014		2015		2016		
	MNTH.	CUM.	MNTH.	CUM.	MNTH.	CUM.	MNTH.	CUM.	MNTH.	CUM.	
JAN	176	176	180	180	285	285	304	304	286	286	JAN
FEB	221	397	261	441	150	435	291	595	281	567	FEB
MAR	229	626	359	800	249	684	244	839	392	959	MAR
APRIL	445	1071	209	1009	546	1230	652	1491	0		APRIL
MAY	638	1709	637	1646	706	1936	955	2446	0		MAY
JUNE	645	2354	910	2556	1015	2951	1036	3482	0		JUNE
JULY	1247	3601	1275	3831	1169	4120	1202	4684	0		JULY
AUG	1300	4901	1293	5124	1228	5348	1287	5971	0		AUG
SEPT	1076	5977	1079	6203	1120	6468	1072	7043	0		SEPT
OCT	580	6557	694	6897	796	7264	771	7814	0		OCT
NOV	290	6847	352	7249	432	7696	403	8217	0		NOV
DEC	246	7093	165	7414	269	7965	269	8486	0		DEC

PERMANENT & SEASONAL TENANT SUMMARY

	AVAIL/GOAL	OCCUPIED	%
LTD ACCESS MOORAGE	40 SLIPS	34 34	85%
COMMERCIAL MOORAGE	850 FEET	839 839	99%
SEASONAL MOORAGE	32 SLIPS	23 23	72%
SEASONAL RV'S	10 SITES	10 10	100%
UNDESIRABLE	3 SLIPS	0 0	0%

PORT OF PORT TOWNSEND

MEETING OF: April 11, 2016

AGENDA ITEM: VI. First Reading
A. Commission Code of Conduct

BACKGROUND:

During the WPPA (Washington Public Ports Association) Winter Meeting this topic was discussed. At the January 2016 Public Workshop we discussed this as an item to be brought to the Commission. Attached is a draft Commission Code of Conduct. Our legal counsel has looked at it. It is based on similar codes recently adopted by the Ports of Olympia and Kingston. Other ports are considering similar codes. A resolution will be forth coming for adoption by the Commission.

Staff "Standards of Conduct" is covered in the Port's Personnel Policy. That policy is under revision and updating at this time.

Executive Director's Recommendation:

Agree to move the Commission Code of Conduct to a second reading at the next regularly scheduled commission meeting.

Commission Code of Conduct

With accountability to the citizens of Jefferson County, as Port Commissioners we will conduct ourselves lawfully, with integrity and high ethical standards, also to establish a sustainable model of appropriate behaviors to build public confidence and credibility.

We will conduct the Port's official business with social and fiduciary responsibility that fosters and maintains public trust.

1. To build trust among citizens, fellow Commissioners and to ensure an environment conducive to effective governance, we will:

- a. focus on issues rather than personalities;
- b. exercise honesty in all written and interpersonal interaction, never intentionally misleading or misinforming each other;
- c. respect decisions of the "Commission" and will not undermine those decisions. A Commissioner may express his or her vote on an issue, but underscore that the decision of the "Commission" will move forward;
- d. come prepared to meetings, reading materials in advance, engaging with staff with questions prior to the meetings;
- e. make every reasonable effort to protect the integrity, and promote the positive image, of the Port and one another; and
- f. maintain confidentiality appropriate to sensitive issues and information that otherwise may tend to compromise the integrity of legal standing of the Commission and the Port of Port Townsend, especially those matters discussed in executive session,

2. We will not attempt to exercise individual authority over the organization. The Commission has hired an Executive Director to manage all aspects of the organization.

- a. We will not attempt to assume personal responsibility for resolving operational problems or complaints;
- b. We will not personally direct any and all parts of the operational organization;
- c. We will not publicly express individual negative judgments about the staff performance. Any such judgments of the staff performance will be expressed in executive session;
- d. We will refer any requests for access to Port records to the Executive Director; and

e. We will treat Port employees with respect, using appropriate tone and language, when personal interaction (spoken and written) is involved.

3. We will serve the interests of the entire organization. We recognize this responsibility to the whole to be greater than:

a. any loyalty a Commissioner may have as an elected official; or

b. loyalty based upon public perception.

4. Process for Addressing Commissioner Violations. The Commission and each of its Commissioners are committed to faithful compliance with the provisions of the Commission's Code of Conduct. The Commission recognizes that its failure to deal with deliberate or continuing violations of its policies risks the loss of confidence in the Commission's ability to govern effectively. Therefore, in the event of an allegation of a Commissioner's extraordinary, willful and/or continuing violation of the Code of Conduct, the Commission shall investigate the issue and may use the following process:

a. Discussion in executive session between the alleged offending Commissioner and the full Commission per RCW 42.30.0110 (f) and upon request, Legal Counsel;

b. If the Commission determines the alleged violation(s) are well founded, and that circumstances warrant action, the Commission may take appropriate action in public session to include, verbal warning, written warning, letter of censure, and or removal by the Commission from one or more leadership or committee positions to which the offending Commissioner has been appointed; (i.e., removal from President or Vice President standing, removal from representing the Port on various boards and committees).

This Code of Conduct includes compliance with the adopted Commission Ethics Resolution no. ____

Signed by the Port of Port Townsend Commission on this ____ day of _____.

PORT OF PORT TOWNSEND

MEETING OF: April 11, 2016

AGENDA ITEM: VII. Other Business
A. Mapletree LLC

BACKGROUND:

Mr. Paul Schutt, owner of Mapletree LLC contacted staff recently regarding a proposal to build three residential units on property adjacent to the Port's maintenance shop. Attached is a letter from Mr. Schutt.

Mr. Schutt also requested time to make a presentation to the Commission regarding this project. Staff has scheduled time at our public workshop on May 9, 2016.

Staff will discuss some concerns and other details of the project.

Executive Director's Recommendation:

Discuss and provide staff with guidance as appropriate.

**Mapletree LLC
1018 Water Street
Port Townsend, WA 98368**

RECEIVED

APR 06 2016

Port of Port Townsend
Administration Office

6 April 2016

Port of Port Townsend
Board of Directors
333 Benedict Street
Port Townsend, WA 98368

Subject: Easement Proposal

Dear Sirs:

Port Executive Director Larry Crockett recommended that I forward this proposal for the Board's consideration after we met along with Eric Toews (Port Planning Analyst) and Michael Anderson (Civil Engineer) on 25 March 2016.

Mapletree LLC owns, or is under contract to purchase, a total of 3.5 acres located immediately adjacent to, and west of, the Port Maintenance Facility. We would appreciate the opportunity to begin a direct dialog with the Board to explore the best ways to develop this unique property that is consistent with and enhances Port objectives.

The 3.5 acre parcel is currently zoned "R-II" for residential development, which allows for conforming lots as small as 5,000 square feet. However, Mapletree will not propose to maximize the number of lots, dwelling units, or improvements the City might permit. On the contrary, our goal is to propose a low density, low impact green design for the property that utilizes best available technologies and sustainable operating practices for residences located near sensitive coastal zones. Mapletree proposes to develop a maximum of three homes to be built upon concrete columns at the base of the slope.

The initial concept for development of the lower portion of the property envisions access through the Port along the current Haines Street driveway. Accordingly, Mapletree proposes to upgrade and maintain both the sewage lift station and security gate currently servicing the Port's Maintenance Facility in a neighborly exchange for approving access to the Port's water and sewer system. The improved lift station and gate would be engineered and constructed in a manner that is consistent with the Port's operating and security requirements. The costs for operating and maintaining the improved lift station and gate would be borne by the property owner(s) of the home sites on a continuing basis. All of the aforementioned can be accomplished through conventional easements and covenants to title.

Mapletree is also prepared to collaborate with the Port in planning and implementing projects designed to mitigate storm water impacts and enhance native wetlands species in the area. We are open to considering all ideas the Port may propose for the property; including those that may require re-zoning acreage for uses other than home sites.

Mapletree's opportunity to develop this unique site is a responsibility we do not take lightly. Accordingly, the following team of leading local professionals is currently working together on the project plan; please don't hesitate to contact anyone:

Michael Anderson: Civil Engineer & Land Surveyor
Richard Hiner: Richard Hiner Architects
Everett Sorensen: Streamline Environmental-Water Systems Engineering
Jan Hopfenbeck: Building & Development Services
Dan McShane: Stratum Group Inc. Geotechnical Assessment
Nam Siu: Marine Surveys & Assessments
David Faber: Faber Feinson PLLC - Attorneys at Law
Paul Schutt: Mapletree LLC - Owner & Project Manager

Our team is currently planning an environmentally sensitive project designed to minimize negative impacts, to conserve energy and potable water; and to protect and enhance critical habitats. Specifically, the project plan calls for accomplishing significant habitat enhancements by actively controlling the invasive ivy threatening the native plants on the slopes and by building and maintaining rain gardens in the low land areas designed to mitigate the impacts of storm water and to foster growth of diverse native wetlands species. The team is also investigating the feasibility of including photovoltaic panels and wind generators designed to operate in parallel to the grid and storm water retention tanks designed to supply water for drip irrigation.

We realize that our ambitious goals will take many months if not years to realize. However, we believe that with the help and support of our neighbors at the Port, we can build and operate a model project that will encourage continuing stewardship of this special area of Port Townsend for generations to come.

We appreciate your taking the time to consider this proposal and look forward to discussing it with Board members at a scheduled work session meeting or at your convenience. Thank you for your service as Board Members of our Port.

Sincerely,



Paul Schutt
Mapletree LLC - Owner & Project Manager

cc: Larry Crockett; Eric Toews; Michael Anderson

Attachments: Preliminary survey plat

Satellite image indicating approximate property boundaries

Google Maps



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, Map data ©2016 Google 100 ft

Google Maps

