

*The Port*  
**OF PORT TOWNSEND**  
SERVING ALL OF JEFFERSON COUNTY

**Port of Port Townsend**  
**1st Monthly Business Meeting – REVISED AGENDA**  
**Wednesday, August 8, 2018, 1:00 p.m.**  
**Port Commission Building**  
**333 Benedict Street**  
**Port Townsend, WA**

- I. Call to Order / Pledge of Allegiance
- II. Approval of Agenda
- III. Public Comments (related to/not related to the agenda)
- IV. Consent Agenda
  - A. Approval of Regular Meeting Minutes – July 25, 2018.....1-4
  - B. Approval of Warrants
- V. Second Reading
- VI. First Reading
- VII. Regular Business
  - A. Leasing Policy Advisory Committee Process.....5-8
  - B. Letter of Withdrawal - City Zoning Code Text Amendment
- VIII. Staff Comments
- IX. Commissioner Comments
- X. Next Public Workshop / Business Meeting:  
~~PUBLIC WORKSHOP: Tuesday, August 14, 2018, 1:00 pm (canceled)~~  
PUBLIC WORKSHOP: Wednesday, August 22, 2018, 3:00 pm  
BUSINESS MEETING: Wednesday, August 22, 2018, 5:30 pm  
Port Commission Building, 333 Benedict Street, Port Townsend, WA
- XI. Executive Session
  - A. Review the Performance of a Public Employee, RCW 42.30.110 (1) (g)
- XII. Adjournment

# PORT OF PORT TOWNSEND

## AGENDA COVER SHEET

<b>MEETING DATE</b>	August 8, 2018
<b>AGENDA ITEM</b>	<input type="checkbox"/> First Reading <input type="checkbox"/> Second Reading <input checked="" type="checkbox"/> Regular Business
<b>AGENDA TITLE</b>	VII. B) Letter of Withdrawal - City Zoning Code Text Amendment
<b>STAFF LEAD</b>	Eric Toews
<b>REQUESTED</b>	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Discussion
<b>ATTACHMENTS</b>	A. Draft Letter of Withdrawal

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HAND DELIVERED

August 9, 2018

Mr. Lance Bailey, Development Services Director  
City of Port Townsend  
250 Madison Street, Suite 2  
Port Townsend, WA 98368

Dear Lance,

On February 1, 2018, the Port of Port Townsend submitted an application to the City requesting amendments to the text of the use table found at §17.22.020 of the Port Townsend Municipal Code as part of the City's annual Plan/Code Update process. The application sought changes that would permit modest expansion of the recreational vehicle campground and allow open storage on that portion of the Port's Point Hudson property lying outside the jurisdiction of the Shoreline Management Act (approx. 2.75 acres on the northwest corner of the site).

The object of the proposed amendments was both to remedy an apparent code inconsistency, and to provide the Port with additional avenues to potentially increase its net operating income. These underlying issues remain, and additional income generation is critically necessary to help the Port fund its capital renewal and replacement efforts at Point Hudson.

**Nevertheless, the Port has decided to formally withdraw its 2018 text amendment application.** While the need to generate additional income from Point Hudson remains a high priority, it is clear that the City, Port and community would greatly benefit from a collaborative process that seeks to address the Port's financial needs while simultaneously ensuring that the unique maritime character of this iconic asset is maintained. For this reason, the Port has opted to withdraw its present application, and to participate fully in the wide ranging policy discussions that we anticipate as part of the City's Shoreline Master Program update process.

We look forward to work in partnership with you during the SMP Update in service to our community. Thank you for your consideration.

Sincerely,

Sam Gibboney, Executive Director

cc: Port Townsend Port Commission