

PORT COMMISSION WORKSHOP MEETING – Wednesday, April 12, 2023

The Port of Port Townsend Commission met in workshop session at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom.

Present: Commissioners Petranek, and Hasse with Commissioner Hanke excused.  
Executive Director Eron Berg  
Deputy Director Toews  
Operations Manager Sparks  
Harbormaster Ferrero  
Port Recorder Sanders  
Lease and Contracts Administrator Nelson

I. CALL TO ORDER (Rec. 00:00:00)

Commissioner Petranek called the meeting to order at 9:30 a.m.

II. CITY PRESENTATION TACTICAL INFILL HOUSING: BUILDING RESIDENTIAL CAPACITY (Rec. 00:01:20)

Planning and Community Development Director Emma Bolin, City Manager John Mauro, Long Range Planner Helena Smith, and Planning Manager Judy Surber gave a presentation and discussed their handout with excerpts on the Tiny House on Wheels and Employer-Provided Housing sections of the new City code. Changes in regulations would allow Port provided housing for marine trades. Their handout provided definitions for tiny houses on wheels.

Port staff noted that existing leases have tight use language on allowed activities that can occur within the leased premises prioritizing boat building, repair, and marine-related uses. Employer-provided housing is limited to Port employees not leasehold tenants. There was discussion about required connection to utilities, allowances for incremental housing for building your own tiny home, and design standard elements.

At 10:38 a.m., the workshop paused for the purposes of a break.

At 10:53 a.m., the workshop resumed.

III. WPPA, GOVERNANCE AND MANAGEMENT GUIDE –CHAPTER 2 ORIGIN & AUTHORITY OF WASHINGTON PORTS AND CHAPTER 8 PLANNING (Rec. 01:05:40)

Commissioner Hasse led a discussion of Chapter 8 Planning, noting particularly communications planning/tools and emergency planning.

Deputy Director Toews reviewed the Port's mission, vision, and strategic planning efforts. There was a distinction between strategic planning processes where there would be public participation versus Commission retreat topics where Staff provides updates on Port projects.

On the Short Farm, there would be a public hearing on amendments to the Comprehensive Scheme of harbor improvements ahead of adoption of annual budget. At the retreat, staff would outline the proposed process related to the Short farm purchase. Acquiring and managing ag land and resources would be a WPPA Spring Conference roundtable topic.

Regarding Chapter 2, Executive Director Eron Berg spoke about the review of Port history for the 100<sup>th</sup> Anniversary that led to the building of Hood Canal bridge.

IV. ADJOURNMENT (Rec. 01:32:20): The meeting adjourned at 11:20 p.m., there being no further business before the Commission.

ATTEST:

  
Peter W. Hanke, Secretary

  
Pamela A. Petranek, President

  
Carol L. Hasse, Vice President