

PORT COMMISSION SPECIAL JOINT BUSINESS MEETING – Tuesday, June 9, 2026

The Port of Port Townsend Commission and Jefferson County Board of Commissioners met for a special joint business meeting at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom).

Present: Commissioners Petranek, Hasse and Hanke
Executive Director Eron Berg, Deputy Director Eric Toews, and Port Recorder Joanna Sanders

Jefferson County Commissioners Heidi Eisenhour, Heather Dudley Nollette, Greg Brotherton, County Administrator Josh Peters, and Community Development Director Jeremy Williammee

I. CALL TO ORDER/ROLL CALL

Commissioner Petranek called the meeting to order at 11:00 a.m. A quorum was present.
Commissioner Brotherton called the meeting to order at 11:00 a.m. A quorum was present.

II. DISCUSSION AND POTENTIAL ACTION RE: ECONOMIC DEVELOPMENT OBJECTIVES/PROJECTS

Port and County met to discuss hopes and define roles for their work together on a collaborative framework meeting objectives for the jurisdictions and building the economy.

The Port Commission shared its desires for light industrial development, support for and affordability for start-up businesses, climate mitigation, and energy independence as well as potential partnerships with nonprofits. Staff shared drawings of the Industrial Development at and around Jefferson County Industrial Airport and reviewed the challenges surrounding processing of permits and approval of a binding site plan, including height, impervious surface, and 50-foot buffer requirements.

The County Commissioners expressed excitement about the JCIA industrial park. They asked about possibilities of a Port investment in Glen Cove, Port Hadlock, and or Chimacum where other business development opportunities exist as well as in Chimacum, where businesses are growing and where the potential for wastewater solutions exists. Discussion ensued about the effort to create an urban scale industrial development, including a sewer extension at Glen Cove. Options included expanding the UGA or arranging a UGA swap or bulb out. Some concern was expressed about any perception of special treatment of prioritizing government permitting over individuals and businesses. If there is an economic benefit, how might it also apply to individual businesses?

County Administrator Josh Peters spoke about the work toward a settlement agreement on the Port's appeal of the hearing examiner decision on the binding site plan. Following this reexamination of the issues or misperceptions of the intentions to date, he recommended working together to overlay the County's Comprehensive Plan with the Port projects and perhaps Airport Master Plan. The County also asked for any Port-suggested amendments to the economic development sections of the Comprehensive Plan and/or the development regulations in the County Code related to light industrial development to solidify the partnership.

Commissioner question about building resilience into industrial development for disaster recovery, shelter, and food storage. With the Port location at the airport as well as co-location of transit. Josh Peters asked the Port to consider where it sees itself in the emergency management structure.

Executive Director Eron Berg explained that as soon as 2027, the Port intends to pursue its third and last industrial development levy (IDD-3). IDD-2, which will expire next year, generated \$16.9 million and leveraging \$60 million for projects. He encouraged more thought in what other locations aside from the airport might be great for a targeted investment or opportunity.

The County requested an abbreviated list of issues from the Port so the Commission and Planning Commission can have them at hand for timely Comprehensive Plan and associated development code amendment discussions. Jeremy Williammee mentioned the Planning Commission will meet tomorrow about their Comprehensive Plan recommendations.

IV. PUBLIC COMMENT PERIOD (1:34:00)

Devin Gonzales spoke about the economic future as a homeowner and business owner and recommended evaluating whether the EDC is delivering meaningful value in light of rising gas prices and another round of state budget cuts. He urged making the EDC meetings more transparent and the Port becoming the ADO.

Jeff Randall commended the Port and County for their conversation/collaboration and also questioned the purpose behind the required 50-ft buffer.

V. ADJOURNMENT

At 12:50 p.m., the meeting adjourned, there being no further business before the Port and County Commission.

ATTEST:



Carol L. Hasse, Secretary