

PORT COMMISSION MEETING – July 23, 2003

The Port of Port Townsend Commission met in regular session at the Point Hudson Marina Room, Port Townsend, WA.

Present: Commissioners – Beck, Pirner and Sokol
Executive Director – Crockett
Auditor – Taylor
Facilities Manager – Pivarnik
Operations Manager – Radon

I. CALL TO ORDER: The meeting was called to order at 7:00 PM.

II. APPROVAL OF AGENDA:

Upon motion of Commissioner Pirner, the Amended Agenda was unanimously approved as written.

III. RECESS INTO EIS/SEPA SCOPING MEETING FOR COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS

At 7:03 PM, the Commission recessed into an EIS/SEPA Scoping Meeting and returned to open session at 7:36 PM.

IV. CONSENT AGENDA:

- A. Approval of Minutes – July 9, 2003
- B. Approval of Warrants:
 - #28401 through #28426 in the amount of \$29,398.99
 - #28427 through #28429 in the amount of \$12,973.68
 - #28430 through #28480 in the amount of \$140,595.08
- C. Resolution No. 398-03 – Authorizing the Sale of Abandoned Vessel
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Upon motion of Commissioner Pirner, the Consent Agenda was unanimously approved.

V. PUBLIC COMMENTS (not related to Agenda):

Ray Forsman (local fisherman):

Port's, by definition, are Ports of Commerce – much of which is fishing and crew boats. During his 33 years in the fishing business, people with various qualifications have been coming through the Ports looking for jobs. The fishing industry works through networking – you might get a bunk in the boat and someone in the boat provides food and maybe a little spending money for the 5-6 weeks before the boat goes out. He just found out about the policy that you are not allowed to stay on the boat unless you own it. This flies in the face of the whole culture of the fishing industry in the US and Canada and he believes this is malicious and mean to the guys that are looking for jobs. He would like there to be another look at this.

William Miller:

Said he is running for Port Commission and is glad to see so many in attendance.

VI. OLD BUSINESS:

Comprehensive Scheme Update

Mr. Crockett noted that although the Port has just completed the EIS Scoping Meeting, the comment period would continue until 4:30 PM on July 29. Staff would also be including the Comprehensive Scheme Update on subsequent agendas so that additional plan comments could be received. He reviewed the tally on comments received to date: 38 Kah Tai, 4 Point Hudson, 4 Boat Haven, 1 Gardiner and nothing on Quilcene or other boat ramps. He noted that the public is welcome to visit the Port office and view the comments submitted to-date.

Kathleen Snow asked to clarify whether that tally included the written comments

received at the open houses, which Staff confirmed. Commissioner Sokol noted that while over 200 attended the open houses, only 88 signed in.

Rosemary Sikes (Member of Admiralty Audubon and Kah Tai Alliance, and the City Parks Advisory Board) noted that the Parks Board is currently working on a master plan for the five City parks, one of which is Kah Tai Nature Park. She is pleased that a fourth alternative in the Comprehensive Scheme was that a public agency such as the City could purchase the Kah Tai property from the Port. She believes many would agree to it remaining as a park. Most people she meets in the park are shocked to learn that the Port owns the land and that there is a possibility that it might be developed. She believes that while most people despair and feel that it is just the way of progress and that there is nothing they can do, she disagrees. The alternatives do not mention mitigation. She noted that Randy Davis, a shorelines planner with the Department of Ecology, believes the Kah Tai Park would work well as a mitigation bank for the harbor expansion. She believes this should be considered. Mr. Crockett said mitigation was one of the first options considered because of the desire to expand the marina. Upon exploration, however, the Port found out that the State would not allow much mitigation credit for such a low quality (Class 3) wetland.

Barbara McColgan Pastore (member of the City Parks and Recreation Advisory Board) also pointed out that that Board is in the process of doing its own master planning for City Parks, the Kah Tai Park being the first to go through the process. Recognizing that the lease with the City for this property has several years to run, she urged the Port to keep its options open. She applauded the addition of option number 2 and asked that the Port, in making its plan for the lagoon area, attempt to dovetail its process with that of the Parks and Recreation Advisory Board.

Kees Kolff (Mayor of Port Townsend) thanked the Port for holding the meeting in Port Townsend, which he believes was an effort to allow more people in the community to comment. In hearing the Port's mission statement, economics and recreation appear to be equal components and he agrees that both are critical for the welfare of this community as well as for the future of shoreline properties in this community. He felt the diagram showing the different steps in the process – from Comp. Scheme, to individual sites and master planning, to development permits, and then building permits – was extremely helpful. Publishing or having copies of this chart might help the public understand how and when it would be most useful to provide input. He hopes the City and Port and citizens can figure out some way to learn to work better together to arrive at win-win-win solutions for the future generations of this community.

Caroleena Einarsen (Port Townsend Resident) said a question that came to mind after attending the open house was whether the Port could continue the present lease relationship with the City. While she understands that there would be a substantial amount of money involved in selling the Kah Tai property, she would be bothered by this poet-supporting-the-novelist relationship. We need balance business/work for people and recreation/preserving the environment and charm of Port Townsend. Commissioner Sokol noted that the lease expires in 2012.

Ray Forsman commented that in looking at the expansion plans, he thinks a Port with a lot of moorage would be nice for a lot of people, but he believes the line between moorage (in which people use and enjoy Port) and mere storage is an important distinction to make. Jefferson County has a median income of about \$17K, so when the Port tries to adjust its rates to compare with communities like Seattle and Bellingham, these modest income people are forced out of the enjoyment of using the Port. This Port, as a taxing authority, gets about \$628K annually from taxpayers and since at least 1996 has had massive rate increases approaching about 35-38%. He would like an explanation for why the rates keep rising. To expand the marina and add more storage and new facilities would put a strain on the budget and require further increases but the income is not here to support it. He does not see that it is advantageous to expand the marina for storage of out-of-town boats.

Dave Thompson (owner of a boat repair business in the Boat Haven) addressed Mr. Crockett's hope that the heavy haulout is going to work out by saying that it is not. Ours is the narrowest 330-ton travel lift in the country. All the big, modern boats on which Townsend Bay Marine would work cannot haul out here because they are too wide. He noted Delta Marine in Tacoma put in a new 38 foot-wide heavy haulout and they hauled

out 40 boats last month. While the Port has the expertise and the horsepower to do all the work and reap all the benefits, it is stuck with an inadequate travel lift. When asked by the Commissioners if he would like to add into the Plan an option of remedying this, Mr. Thompson said the Port would have to redo the dock and get new cross bars for the travel lift, but if the Port wants to make money with the lift, that is the only way to do it.

Jan Eagle (Port Townsend Resident) said her concern is what use may be made of the Kah Tai Nature Park in the future. The concepts of open space, of visual impact, of recreational issues are very fragile. She appreciates the park as do many others and pointed out that many seniors in this town who are unable to access many other hiking trails for various reasons – such as the uneven terrain – use the trails in this park. Because of Kah Tai, her mother, who moved here 20 years ago and lives at Claridge Court has been able to keep up an exercise regimen that would not have otherwise been possible. Becoming a birder in the Park has become an enormous source of pleasure. A facility like this offers great value. Recreation seems to be an aspect of the Port's authority without a constituency. She acknowledged the economic pressures to enlarge the marina and expand the opportunities for greater income from future commercial businesses that would be along those borders. Many people use that park and visitors come to Port Townsend because it is voted the most romantic city, the most romantic getaway by the Seattleites. The visual impact of adding to the existing McDonald's and Henery's an unbroken string of business all the way downtown – would be more like Silverdale, instead of a precious little bioregion that we love at Port Townsend. She hopes there would be some ingenuity and cleverness used on behalf of those who everyday appreciate the value of recreation, the open space, the birds, the visual impact of that jewel.

Commissioner Sokol thanked the public for making comment. There was a five-minute recess at 8:10 PM during which many of the public left the meeting.

VII. NEW BUSINESS:

Airport Overlay Map

Mr. Crockett reviewed the Commission's desire to incorporate into the latest map the noise contour of the Jefferson County International Airport produced by Bucher, Willis & Ratliff. Although this map would be in the updated Airport Master Plan, he believes we need to formally adopt it as the updated map of the airport, replacing the far less accurate 1994 map. Staff distributed copies of the referenced map and pointed out that it includes 50, 55, 65 and 75 Day-Night Average Sound Levels (DNLs), with 50 and 55 being the only two extending off Port property. The higher noise levels are on Port property.

Commissioner Sokol moved to adopt the noise contour map developed by Bucher, Willis & Ratliff, which is based on the 2022 contours, as the map that the Port would use as it goes forward with the County on the noise overlay district.

Referring to a sentence at the bottom of page one of the July 9 minutes, which says *Regarding the Port's proposed County Comprehensive Plan amendment, Staff presented a draft of a letter to the County and reviewed specific statements that reflect a change in the Port's position on proposed amendments*, Sylvia White asked if this proposed Comprehensive Plan amendment has gone before the County Planning Commission. She does not believe a letter to Al Scalf is sufficient. Commissioner Sokol explained that a Comprehensive Plan amendment has been submitted to the County and it has been to the Planning Commission for docketing. Last week, the BOCC docketed the amendment. The noise overlay amendment actually relates to an agreement between the Port and the County regarding a Growth Management Hearings Board appeal. This letter to the County states a position and plan that the Port would like to follow to settle the appeal. The proposed change is a Unified Development Code change, but still must go before the Planning Commission, who would then make a recommendation to the BOCC.

Mr. Crockett noted that since the Planning Department still has to consider this change, there might be further negotiations. Ms. White pointed out that her concern was that the Port work through the Planning Commission on amendments and that the process be worked through properly. **The motion carried by unanimous vote.**

VIII. STAFF COMMENTS: None

IX. PUBLIC COMMENT: None

X. COMMISSIONER COMMENTS:

Commissioner Beck:

He spoke with former dairy farmer Roger Short about the need for an agricultural processing center for milk and cream, meat, llama wool, and possibly a commercial kitchen. Given the Port's mission of supporting economic development, he suggested the Port might be able to get involved in providing a land lease or leasing a building for such a processing facility. Funding is available for rural economic development through the US Department of Agriculture, but a government sponsor is needed to qualify for this funding. He believes there are others in the community that would be interested and would provide the momentum for this concept as a job creation opportunity.

Commissioner Pirner:

He likes the comments he heard from David Thompson today about his ideas for expansion of the heavy haulout. He believes this should be part of the Comprehensive Scheme. He believes a 6-8 foot widening of that could be done on the south pier. According to Tike Hillman, this could be done relatively inexpensively. Staff agreed to pass this suggestion on to Reid Middleton.

Commissioner Sokol:

He attended the presentation by David King of Townsend Bay Marine at the Chamber of Commerce at which Mr. King said that the heavy haulout was one of the reasons his company was in Port Townsend.

XI. NEXT MEETING:

Wednesday, August 13, 2003, at 1:00 PM – Point Hudson Marina Room, Port Townsend, WA. Workshop begins at 9:30 AM.

XII. EXECUTIVE SESSION: None

XIII. ADJOURNMENT:

The meeting was adjourned at 8:32 PM, there being no further business to come before the Commission.

ATTEST:

President

Secretary

Vice President