

## MINUTES OF SILVERDALE PORT MEETING ON November 18, 2019

Commissioner Scholfield called the meeting to order at 4:01PM at the Port office – 3550 NW Byron Street, Silverdale, WA. It was explained that the meeting was being held to discuss the draft updated Comprehensive Plan and other Port business. The Waiver of Notice of Special Meeting and a Notice of the Special Meeting, that was taped to the Port office door the Friday prior to the meeting, are both attached hereto. Also in attendance were Commissioner Aus; Commissioner Reese; Attorney Phil Best; Administrator Theresa Haaland; Dave Montoure of Kettle Fish; Community Advisory Committee (CAC) members: Ruth Harris, Phil Havers, Mark Hughes, Marvel Hunt, Carla Larson, Joyce Merkel, Vickie Sontag, Mike Vasquez, Kay Wilson, and Monica Downen attended via telephone.

Phil Havers had provided a Settlement Agreement between the Port and Fred Lanouette. It was reviewed. Commissioner Scholfield explained that the settlement was in favor of Mr. Lanouette receiving \$18,000 from the Port for an alleged breach of the Port's obligations under the Purchase and Sale Agreement and subsequent lease of the 3473 Byron Street property. ***It was agreed to accept the written Settlement Agreement (Superior Court, Cause No. 19-2-01997-18) and that Port commission chair Ed Scholfield sign the agreement on behalf of the Port*** (motion by Reese; second by Aus; unanimous).

The Executive Summary Plan and enlarged Focus Area Plans that were prepared by Rice Fergus Miller (RFM) were on display. The Capital Improvement Program (CIP) handout that was prepared by the Port's grant writer, Katheleen Byrne-Barrantes, was provided to the attendees. Commissioner Reese presented the Port's draft Comprehensive Plan.

Phil Havers said that he was concerned about the plan because nearly eighty percent of it seems to be aimed at boating facilities, with a new dock for non-motorized boats and upland storage for sailboats and/or rowing shells. He recalled when the CAC members met sometime ago, one of the main topics was how to draw the public to the Old Town area and he doesn't see the focus on boat storage doing that. It's good for the Port to put some focus on the non-motorized boating facility and the boating community, but he was surprised that there wasn't more focus on items to support economic development to the area. Others agreed. Marvel Hunt said that this plan isn't too different than the Port's 2006 Comp Plan. She provided a Port plan from 1974 which included a lot of improvements including tennis courts and a much larger area. She is concerned that this new plan will just lay dormant like past plans. Commissioner Scholfield reviewed the plan and said that actually quite a bit did come to fruition with 1974 plan, such as the brownfields were mitigated, the pier was constructed, forty additional parking stalls were added, the boat launch was installed, etc. Ms. Hunt said that there are several historical buildings along Byron Street alone and part of the Port's position should be to recognize and keep the history of Silverdale. Old Town Silverdale was Silverdale back in the day

and if the Port is not intentional about the history it is sure to be lost. She said that the Port should provide guidelines to property owners when remodeling and/or new construction in Old Town. The new building at the corner of Byron Street and Washington Avenue doesn't really fit with the Old Town feel. Commissioner Scholfield explained that the Port has no jurisdiction over what property owners do with their property. The County is responsible for that and they do have certain guidelines, such as new construction is not allowed to include parking visible from the streets. Ms. Hunt said that she just thinks that this comp plan should include a broader view of the historical area.

It was questioned why the Port purchased all the properties in the Old Town area. Joyce Merkel said that she worked as a County Planner for over thirty-two years and she remembers longtime Port Commissioner Harry Knapp purchasing several lots in Old Town. She wasn't even sure if the Port had a plan for all the properties. Commissioner Scholfield explained that the main purpose is to allow water access to the public. There is one privately-owned parcel along the east portion of Lowell Street adjacent to Port owned properties. If/when the Port purchases that property, plans can begin for that area, but until then those rentals provide a decent revenue stream.

Mark Hughes said that he likes the over-the-water work that is planned. He was fond of RFM's suggestion of making Old Town the front porch of Silverdale, but the plans reflect a large building that is taking up key open space and it doesn't really offer a front porch feel. It was explained that there will still be quite a bit of open space on the front side of the pump station building and since the building will be about fifty feet back from where it currently sits, it will open up that part of the waterfront. Ms. Merkel questioned the height of the building. It was explained that would not be determined until the design phase sometime in the future. Commissioner Aus said that at that time the old-time façade can also be determined. Commissioner Reese said that at this time we do not know the specifics. This is just the general concept.

Monica (via phone) said that she also is interested in seeing the Port draw the public to the Old Town area. Commissioner Scholfield said that an issue he is aware of for Old Town is that most of the businesses are closed on Sundays. When he has been asked by the public on a Sunday where they can get a bite to eat, he has had to direct them up to the mall area. Dave Montoure of Kettle Fish said that they are opened on Sundays. Commissioner Scholfield took note. Mr. Hughes asked what the draw was for the non-motorized boating community. He was surprised by the focus on non-motorized boating. Commissioner Scholfield said that the regattas that are held at the Port have drawn a lot of the public including people from out of town, but he has noticed that the regatta crowds seem to be self-sufficient by bringing their own refreshments, etc. as a lot of other venues don't offer any stores and/or restaurants. Commissioner Scholfield said that the draw is just to come down and sit on the beach and that is one reason the Port

plans to enhance the beachfront. Commissioner Reese added that the Port wants to make that area more user friendly. Mr. Havers said that the plan seems to be lacking other improvements as there is no non-boat related concrete plan and that's an issue. Ms. Hunt asked why, other than the Waterfront Park, would families want to bring their kids to this area.

The future of the Old Town Pub (OTP) was questioned. Ms. Merkel suggested a building similar in size to the OTP be built in that area and include an upstairs restaurant. The view is so stunning, it would surely be a draw. The downstairs could be retail. Commissioner Scholfield said that the building that houses the pump station may include a large open area on the upper floor with a commercial kitchen to accommodate community functions, weddings, receptions, etc. Mr. Hughes suggested having a stage on the top of that building. Phil Best said that it is intended to be a multi-use facility with the main floor housing the pump station and a shell house. Commissioner Scholfield said that he would refer to it more as an activity center rather than shell house so that as future needs change so can the use of the building. Ms. Merkel questioned parking. Commissioner Scholfield explained that the Port has about 100 parking stalls if you include the property along Lowell Street and permission may be granted from the Recreation Conservation Office (RCO) to use the boat trailer parking at times. Mr. Havers said that there was also discussion about working with the Central Kitsap School District (CKSD) to possibly use the Jenne-Wright parking area.

Phil Best explained that the CIP is aimed at projects that are inclined to receive RCO grant funding. The plan is wide ranged and generalized to avoid having to continually amend it. The plan is basically a five-year plan. Commissioner Reese added that RCO funding cannot be used for retail projects. Ms. Downen asked how the potential plan will affect the Port's existing tenants. Commissioner Scholfield said that he would hope the existing tenants could temporarily be relocated to other Port properties at the time of construction and then they would be offered first option to lease once construction is complete, but he doesn't see any of this happening anytime soon as it probably won't be included until the next comp plan update. Ms. Downen questioned if the OTP would remain as is for the next five years. Commissioner Scholfield said that he views it as a placeholder because the Port doesn't want to do anything too soon and lose the building's footprint if/when future construction is decided. Phil Best said that maybe the Port could discuss this with the County and possibly obtain an agreement with them so that the building can be taken down soon without losing anything for the future. Mr. Havers suggested the Port do just that. Commissioner Reese said that the Port would not be eligible for any kind of refund from the RCO if the building is torn down prior to the award of grant funding. Mr. Havers said that the building has a negative effect on the community as it sits. He sees it as money well spent to do it sooner rather than waiting for possible grant funding. Mr. Hughes agreed that if the public sees progress with the removal of a derelict building it sends a big positive message. The thought of waiting five years for something to possibly take place is a little disheartening. Commissioner Scholfield said that if the Board

agrees to move forward with the demo of the building the first item that will need to take place is removal of the asbestos.

Commissioner Scholfield explained to everyone that the land the pump station currently sits on will still be County land after it is moved from that area. The Port will have no authority on the future of that property. Ms. Hunt said that it is important for the Port, the County and the CKSD to form partnerships in an effort to work together for the betterment of the taxpayers. She doesn't see the necessary communication for that to happen and that is a concern. It was agreed that there are many players including the library, Old Town property owners/residents, Old Town business owners, etc. Mr. Hughes agreed partnerships are key. He gave an example of when the library was able to save over five million dollars by partnering with the CKSD.

Phil Best asked if the attendees thought the Port was at least on the right track? Mr. Hughes said that the more the plan was discussed, the more comfortable he became especially hearing that the building that houses the pump station can be used for many things. Ms. Hunt said that the Port needs to show something being done down here. She suggested the Commissioners widen their view other than just the waterfront. Commissioner Scholfield said that there is a requirement that any construction within 200 feet of the water must be water related. And currently all of the Port properties are rented. Ms. Hunt mentioned that maybe they shouldn't be so that the Port can move forward with other development.

Kay Wilson explained that she was a City Planner for Bremerton for many years. She said that they have constructed a stage on top of one of their pump stations. She isn't sure of how it turned out, but this shows it can be done. Gig Harbor's Skansie Brothers Park is similar with an observation area on top of the pump station. It seemed to be agreed that having an area to be used as an entertainment stage/observation deck would be a nice addition to the area. Ms. Hunt liked the idea of having the area a walkable community. Commissioner Scholfield said that once the County's Bayshore Drive/Washington Avenue project is complete the area will definitely be more walkable with the wider sidewalks and lighting, but that is about two to three years out. Ms. Hunt said that the public wants something sooner than that.

Mr. Hughes asked what is the next step. Phil Best said that Steve Rice with RFM is planning to provide the Port with a proposal for a preliminary design of the pump station building. The Port may need the support of the CAC members and community by writing letters to the County supporting demolishing the Old Town Pub building and requesting them to allow the Port to keep the current footprint for future use. If that is the case, they will be notified and asked to help.

Commissioner Scholfield asked if anyone in the group was adamantly against the plan. Ms. Merkel said that she just doesn't want anything too tall near the waterfront. She would like to have an unobstructed view for everyone to enjoy. She would rather the boat storage be built

to the west and thought that was discussed at one point. Phil Best explained that there were mixed reactions from the Department of Fish and Wildlife (DFW) having anything near the wetlands, even having a boardwalk within the wetlands was not favored.

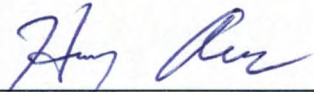
Everyone was thanked for their support and input on this effort.

At 5:20PM this portion of the meeting ended.

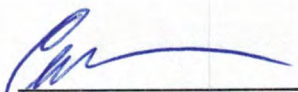
Phil explained that the Washington Public Ports Association (WPPA) is hosting a four hour Continuing Legal Education (CLE) session catered to attorneys representing Ports. It is scheduled for tomorrow in Tacoma and Phil asked if the Commissioners would like for him to attend. ***Phil Best was authorized to attend the WPPA sponsored CLE session at the Hotel Murano in Tacoma on November 19, 2019;*** Commissioner Reese looked up the agenda for the CLE via his cell phone. He questioned if the items presented would be beneficial to the Port. This was discussed. ***The motion carried*** (motion by Aus; second by Reese; unanimous).

Phil has been working on the permit for the paving of the alley between 9004 Washington Avenue and Silverdale Auto Works. The project covers approximately 11,000 square feet and requires a special permit that cost over \$4,000. It was decided that the area of paving should be reduced to just under 5,000 square feet. Phil will work on this and will be in communication with Lakeside Industries, LLC.

***At 5:40PM the meeting adjourned*** (motion by Reese, second by Aus, unanimous).

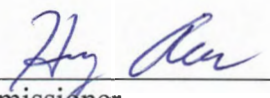
  
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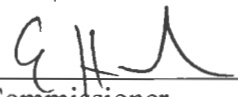
  
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WAIVER OF NOTICE OF SPECIAL MEETING

The undersigned, Port Commissioners for the Port of Silverdale, hereby waive the requirement of notice in writing of the special meeting of the Port of Silverdale held on 11/18/2019, at 4:00 PM Port of Silverdale <sup>office</sup> present at such meeting, and agrees to the conduct of the Port business as announced by the President in calling this meeting.

  
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# **SPECIAL MEETING**

## **OF THE PORT OF SILVERDALE**

**WILL TAKE PLACE HERE AT THE PORT OFFICE ON**

**MONDAY, NOVEMBER 18, 2019 AT 4:00PM**

**THE MEETING WILL PROVIDE THE PUBLIC WITH AN UPDATE OF THE  
PORT'S DRAFT COMPREHENSIVE PLAN**