

# MEETING MINUTES

**DATE:** September 8, 2020

**MEETING TOPIC:** Port of Silverdale Predesign Workshop #4

**MEETING TIME AND LOCATION:** 5:45 virtual meeting available; 6pm start-7:45pm

**ATTENDEES:**

Abigail Overton, RFM  
Ron Easterday, RFM  
Mike Wright, RFM  
Steve Rice, RFM  
Commissioner Caleb Reese  
Commissioner Henry Aus  
Commissioner Ed Scholfield  
Theresa Haaland, POS  
Phil Best, POS  
Kathy Ozimek  
Mark Hughes  
Carrie  
Julie Jablonski  
Vanessa Allison  
Stella Vakarc

Steve Trunkey  
Greg Jacobs  
Ron Gillespie  
Mark  
W. Dean Smith  
Niko Twilla  
Bridget Burke  
Barbara Zaroff  
Michael Fowler  
Carla Larson  
Rhonda  
Kay  
iPad (2  
Randy  
Ellen Strong

---

**1. Open Meeting**

- Comm. Henry Aus opens meeting
- State agenda for tonight – *Steve Rice*

**2. Preamble**

- Overview of feedback and design team direction from Workshop 3 – *Ron Easterday*
- Review of sailing/rowing facilities: Mount Baker, Renton, Bainbridge Island  
– *Mike Wright*  
Steve Rice: Mt Baker hosts hydroplane races and has a good balance of green, paved, and building. Renton is advertised as a rowing center, but as sailing friendly. It's a garage for watercraft and not much else—our program elements are different. Bainbridge comes the closest to our vision/program, but is specifically a rowing club.
- Program comparison between Comp. Plan Waterfront Center and where we are now  
– *Ron Easterday*  
Ron Easterday: Comparing the total SF of the Waterfront Center in the Comprehensive Plan with what we understand the needs are now is very close. Updates are mostly in in the description of uses/activities.

**3. Design Review**

- Brief review of previous options A-E – *Mike Wright*
- Review and explanation of identified project goals from Workshop 3 – *Steve Rice*



- Presentation of Option F and site map with restrictions/parameters for public comment - *Mike Wright*  
**Steve Rice:** Think about this site as having connection. Pieces are almost all equal size. Two buildings allows for separation between uses, but connection between uses will provide clean and crisp approach to the site. Appreciate feedback emphasis on boat storage—it helped a lot with programming.  
**Ron Easterday:** We realized a lot of comments/suggestions really made a lot of sense. Thank you for your feedback.

**Stella Vakarcs:** There are actually two easements for sewer pipes. One is for a gravity installed when it was Sewer District 6 and one for a forcemain to the pump station. The forcemain was installed along vacated alley back when there was a Commercial Street parallel to Byron, between Byron and the water.

**Steve Trunkey:** Looks like a very promising plan. Question: priority of use? We need to have kids get into gear, then leave gear and go out on water for 2-2 ½ hours. Storage needs to be secure—is that addressed here? What if a wedding or event books the area? Who gets priority?

**Caleb Reese:** Will depend on scheduling. Weekdays vs. weekends. How many weekend events does sailing group have?

**Steve Trunkey:** Only a few weekends a season.

**Caleb Reese:** We can work it out logistically

**Comm. Henry Aus:** Get sailing schedule beforehand for the season, then work it out on those weekends.

**Niko Twilla:** Thinking about use of space on the land. Think Plan E might be a better orientation for the buildings—more outdoor space for different uses.

**Julie Jablonski:** Plan F has interesting aspects. Wonder if Building 1 is moved to north side of easement it would keep a larger open space and accommodate more outside usage? What is yellow on building 1? Elevator access? I've seen other places with small covered areas that work well.

**Mike Wright:** Yellow is restroom facilities.

**Ed Scholfield:** If one building was moved back and had a 10 foot overhang on all buildings, it could be helpful shelter for regattas or bad weather.

**Bridget Burke:** Really like this plan. Looks really nice. Understand what Niko is saying, but I think this will be used more than big greenspace. Talk about boat wash area? Were you envisioning doors on both sides of the buildings? Or one side?

**Mike Wright:** Covered area is for motorized craft to pull in and wash off, as necessary. Doors on all four sides, but large doors on right and left.

**Steve Rice:** Bridget, we have space programmed into building 1 that isn't just for rowing shells. About 1/3 of the building would be open area for doing other things. Is it possible that if you had one long side open and you had 1 end that you could pull long boats in and out of, moving the orange rectangle to the north, could you move your boats into the motorized area? That's why we moved that building closer to the water for better both-side access.

**Bridget Burke:** Agree and both ends would be great. Would prefer space to be closer to the water, too.



**Greg Jacobs:** Do like flexibility with different utilized spaces. Looks like easement drives the whole thing. Stella, is that actually in service? Does it continue east and west? Or just space for future expansion.

**Stella Vakarc:** It's the forcemain that comes from McDonald east on easement that used to be an alley parallel with Commercial Street and goes to the pump station.

**Greg Jacobs:** Fixed asset that cannot be violated, okay. Covered spaces near gazebo can turn into a wind tunnel. If there is some provision for a wall or blockage for wind and would create additional semi-sheltered space. When wind comes off the bay, it drives rain horizontally.

**Kathy Ozimek:** Greg's point was one of my points. Open to the south is not useful because coverage is needed when wind is coming from the south. Storage for sails/gear? Is building 1 just be open and up to programs to figure out what to do on the inside? Why does boat wash need to be covered? Will cover be high enough to rinse sailboats?

**Mike Wright:** Intention is for Building 2 to have dedicated storage for the program. Actual sail storage in Building 2.

**Ed Scholfield:** If a boat is washed, anything that they are washed with, has to go into county sewer. KC does not allow rainwater in the sewer, hence the cover. 14 feet high at the most, so sailboats would need to be on the side. Still being worked out. Should probably be called rinse-out, not wash.

**Kathy Ozimek:** Bridget, if building were moved to the north, would it be a problem for rowers to be in traffic?

**Bridget Burke:** Hesitant to say yes, it depends on measurements. Could be manageable, but against traffic. I prefer current location, but it's not a dealbreaker. What about laying out sails in front of Building 1? Looks like there's room.

**Kathy Ozimek:** My worry is that when we host regattas, a lot of teams use grassy areas for setup—this layout seems confusing for them. Prefer more greenspace.

**Bridget Burke:** What about moving north/south?

**Steve Rice:** Can't go across the easement.

**Caleb Aus:** <sup>Reese</sup> Concerned we weren't listening to public during comp. plan. Doesn't look like there's enough area for concert or large event gathering space. Still concerned about the view—this was in every community comment from meetings before workshops.

**Ed Scholfield:** Views would only be blocked for illegal parkers. By City ordinance, drive-by views must also be blocked. Moving Building 1 back will allow for more view opportunities. Option D gave this same opportunity.

**Caleb Aus:** <sup>Reese</sup> Just want to make sure public is being heard.

**Randy:** I agree, I went to all those meetings and the view was one of the major concerns. Moving building 1 north would be helpful. Do you need a bathroom in both buildings?

**Ed Scholfield:** The old turn around at the end will be opened up for views.

**Julie Jablonski:** What if you turned Building 1 to N/S orientation?

**Ed Scholfield:** Then we're on the easement.

**Steve Rice:** Thought you wouldn't have any outdoor space and be right on the beach.



**Julie Jablonski:** Roll-up doors on the south side? How would you access space?  
**Ed Scholfield:** What would be the chance of having glass doors/or windows alongside so people could see through the building.

**Steve Rice:** Scope of exercise is to do predesign. Buildings would be designed in the next step, to include windows, doors, etc. We need to make boating easier, not harder. So we need to make sure we have the best option for all.

**Bridget Burke:** When boats had to come out onto the alley, we took two lanes of traffic and took up the whole street. If we move building 1 all the way back, it's going to be difficult and maybe not even possible. It's more than just the length of the boats, we have to accommodate angles, and turns.

**Steve Trunkey:** If building 1 was moved up by building 2, angled slightly, would that be a possible design move? With the corner angled slightly?

**Steve Rice:** Parking rules this move and we cannot make this change.

**Julie Jablonski:** Is easement ground only? Or can you have a building over it?  
**Ed Scholfield:** We have to be able to dig into it at any time.

**Kathy Ozimek:** If you move building 1 over where boat wash is, then you could extend cover of the building for the boat wash.

**Ellen Strong:** Curious where rowing shells would be washed? Carry past building 1 to boat rinse?

**Mike Wright:** In front of building 2 would be designated for shell rinse

**Rhonda:** I really like the plan you came up with after taking all the feedback. Definitely see point about open area for events, however, as a community member who has used the park for many different reasons, sometimes a whole event takes over the entire park, and so broken up green space makes a lot of sense. Viewing platform on top of pump station is a great use of space. Because facility looks awesome, I'm sure there will be a lot of interest in using it. People will want to have events and weddings which means a ton of money. Having partition in middle covered area is good idea!

**Ed Scholfield:** Port and County parks coordinate events to make sure there is always an area open; there are not events scheduled at the Park and Port property at the same time. Events except Whaling Days are capped at max 100 people due to parking.

**Greg Jacobs:** Greg's wife: appreciate everything that you're doing. Rowing is very complicated as far as physics of moving shells. It'd be great to have some numbers and diagrams. Maybe a 3D model to look at options for rowers?

**Steve Rice:** Rowing discussions during the Comprehensive Plan were critical and we'd like to help.

**Julie Jablonski:** Thinking about covered areas in front of storage at different locations. Can there be some sort of removable covered awning on buildings to provide more covered space?

**Mike Wright:** During session last week, thought about covering entire area with some sort of covering. Anything removable could be an option.

**Henry Aus:** We're trying to put a lot of this small piece of property. This scheme F is very good, but we do have the Pub. What if we replaced that building and put shells



over there?

**Greg Jacobs:** People walking around the Port don't differentiate between ownership. We have hard lines drawn here, but try to envision how someone who doesn't have the information that we do, would use the whole thing. How does this whole area flow? What about through-and-through parking? You enter from the south and exit across the parking lot and into Byron street.

**Mike Wright:** This might become an issue with pedestrians?

**Greg Jacobs:** Idea is to relocate trailer parking, not lose it. Would be happy to sketch it out and work with.

**Caleb Reese:** I'm almost on same page with Henry—concerned this is getting too big and that the Port is going to put a lot of money into the viewing platform over the pump house.

**Joyce Merkle:** I live in Old Town and seems that many uses are trying to be accommodated, but it looks like rowing is taking over. Would like to see large gathering area take over the Old Town pub, and would like all people to be considered. Agree with Mr. Hunt and Mr. Reese.

**Randy:** Agree with Henry about Pub question. What could we do there?

**Bridget Burke:** Responding to Joyce - Rowing and sailing groups are here, but we're spread out. 4 groups use the area. General public uses watercraft, too. This exercise condenses the boating groups and will improve Old Town in the long run.

**Kathy Ozimek:** Is there a plan for the Pub?

**Ron Easterday:** *Brief review of Comp Plan focus areas.*

**Steve Rice:** Byron Street Port properties would be more retail-oriented. This means pushing water related uses closer to the water. Thank you, everyone for weighing in. Always lots of viewpoints and struggles over big picture in Old Town: What is this rectangle for? What about the view? Is this a park for passive or recreational use? There's still an opportunity to massage this out and find an answer that makes most everyone happy.

**Ron Easterday:** These questions depend on funding and phasing. Certainly, all ideas can be easily phased. The purpose of predesign is not to design the building in all forms and details. It's basically to get blocks of space and understand usage so budgets can be put together for grant applications. In this area, I feel we are getting close.

**Henry Aus:** Scheme F is certainly going in the right direction. Thank you for all your input!

---

*Meeting chat transcript. Answers to questions may be found in minutes above.*

Theresa Haaland : just an FYI my system is lagging badly - unable to understand when anyone talks 😊

Bridget Burke : click on participants

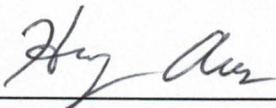
Michael Wright : We will be taking questions at the end of the presentation.



Vanessa Allison : An 8 person rowing shell is 62-65 ft long.  
Julie Jablonski : Can you turn Building 1 to north south orientation?  
Greg Jacobs : Roll up garage type door or tent like fabric wall to add wind protection to the covered spaces?  
Julie Jablonski : I think Port Townsend boat wash is a rinse and no soap.  
Julie Jablonski : Rollup garage doors for access to storage/program space on building 2?  
Julie Jablonski : Agreed. I can send a photo of the boats filling the green space and parking for an event with 60+ boats and 200 sailors.  
Greg Jacobs : Can more rooftop area be used as viewing platform space? Especially useful for bigger events!  
Julie Jablonski : Can you turn building 1 to north south?  
Julie Jablonski : D would need maybe covered outdoor over the hardscape pump area?  
Steve Trunkey : Does D take the easement into account?  
Abigail Overton : Hi All, Comments will be noted, but we are unable to respond via chat. Please raise your hand to speak if you'd like.  
Ellen Strong : Where will we be able to wash the rowing shells?  
Abigail Overton : Please raise your hand to ask questions. Full meeting minutes are being taken during this call. Thank you!  
Julie Jablonski : The problem is not being able to take parking spaces it appears to get the distance and open spaces needed.  
Julie Jablonski : If the public is using the east side green area of building 1 are we setting up potential conflicts in getting boats or washing in?  
Steve Trunkey : You mean we haven't needed to pay for the pavilion when we host a regatta?  
Julie Jablonski : Port Townsend Maritime Center faces the street and blocks the view, but has a corridor that allows people to the waterfront and waterfront gathering events. It seems to work despite a big building.  
Julie Jablonski : So no trailer parking can be moved to the old building spaces on Byron with retail in the front?  
Steve Trunkey : Phase deal means minimal now and nothing later  
Julie Jablonski : Sailing uses the waterfront from Feb - Nov. weekly.  
Mark Hughes : Caleb - Thank you for remembering the community responded to the survey with prioritizing green space for all to use.  
Mark Hughes : Great work balancing all of our voices RFM.  
Niko Twilla : Thank you for hearing our voices!

#### 4. Close Meeting

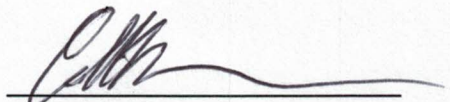
Commissioner Caleb Reese makes motion to close meeting. Commissioner Henry Aus seconds. All in favor.



Commissioner




Commissioner

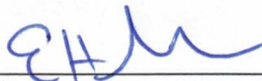



Commissioner

## 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 September 8, 2020, at Rice Fergus Miller hosted, is present at such meeting, Zoom meeting and agrees to the conduct of the Port business as announced by the President in calling this meeting.

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner

  
\_\_\_\_\_  
Commissioner