

MINUTES OF SILVERDALE PORT MEETING ON OCTOBER 20, 2020

The meeting began at 11:00AM at the Port office at 3550 NW Byron Street, Silverdale, WA. Social distancing guidelines were adhered to. Those in attendance included: Commissioner Aus, Commissioner Reese, Commissioner Scholfield, Attorney Phil Best, Administrator Theresa Haaland, Steve Rice of Rice Fergus Miller (RFM), Carla Larson, Randy Hunt, and Mike Vasquez arrived at 11:35AM. Notice of the Special Meeting was placed on the Port office door several days prior to the meeting. A Waiver of Notice of Special Meeting was signed by all Commissioners and is attached to these minutes.

Commissioner Aus explained that the meeting was primarily being held to make a decision on the Waterfront Center building design and orientation. Steve Rice provided a summarization of each of the building designs. Mr. Rice explained that the price breakdown will be made available at the next Port meeting. Phil explained that if there was a big difference in costs of each of the designs it could be a factor in the decision. Mr. Rice said that all of the designs provide the same amenities and will accommodate the sailing and rowing programs nicely. All but design C provide roughly the same amount of square footage as design C is a bit smaller so would cost less to build. Commissioner Scholfield said that designs F1, F2, and F3 are the only ones that don't interfere with the County easement in that area. Randy Hunt said that since we are trying to accommodate sixty-four-foot rowing shells within the building it is limiting the design. He suggested that since the shells are currently stored outside just continue to have them be stored outside, which will make the design requirements much less burdensome and limiting what can or can't be built. Commissioner Scholfield said that whether they are stored inside or outside, the building will still need to accommodate the longer rowing shells because at times they will be brought into the building for maintenance, classes, etc. There will need to be an area they can be stored outside of the building because there will be times the building will be used for various other activities.

Mr. Rice questioned if we are planning to build a boating center or planning to build something else with the boats parked outside. If they were to be stored outside, there would still need to be a covering and a fence, which is practically a building.

Ms. Larson questioned the orientation of the building. She said that if it is built east to west it is going to block the view. Mr. Rice asked everyone to consider his thoughts. For a building sitting east to west basically parallel with the water, the main view that will be blocked will be that which is offered from upper Old Town and is usually seen from a vehicle as opposed to the view that will be gained from the viewing platform above the building, the view from the meeting room, which doesn't exist in Silverdale today, and of course the view from standing along the waterfront on the southside of the building. Even a building placed north to south will be blocking the view, but in either situation the Port is not obligated to allow for a view

from Byron Street. No matter what design is decided upon there will be give and take. The question is are you gaining more than what you are losing and, in his opinion, yes placing the building east to west is gaining a tremendous amount more than what is being lost. From a planning perspective Mr. Rice sees it as the better alternative taking full advantage of the view.

Commissioner Scholfield said with the County's Bayshore/Washington/Byron Street project providing large walker-friendly sidewalks, it shows that the County is advocating for more of a walking community. The walking community will be able to fully enjoy the view. Commissioner Scholfield said that he is in favor of moving forward with design F-2. Mr. Rice concurred that it will be of much value for the individuals who make the effort to get down there to the water. F-2 protects the view up and down the waterfront and the open space.

Commissioner Reese discussed design E, where the buildings are oriented from north to south keeping the majority of the view open and moving the buildings as far off the water as possible and using a few of the vehicle/boat trailer parking stalls in the overflow lot. Mr. Rice said that using a few of those parking stalls was discussed during the comp plan process, where it was determined it would be an issue with the Recreation Conservation Office (RCO). Commissioner Reese recalled that it would be a possibility to exchange the equal amount of parking stalls to a different area and there is room across the street from Port office. Ms. Larson asked if the shell house in design E could be moved from the building on the east to the building on the west. Mr. Rice said that in many discussions with rowers it was determined that having the shell house in the building on the eastside would be most convenient for them.

Phil suggested talks with the County be conducted about the possibility of moving the sewer mains so that the easement isn't an issue. Commissioner Scholfield said it would cost the County roughly \$250,000 to do that and although they might agree to it, they more than likely would expect the Port to pay for it.

Commissioner Scholfield again said that he is in favor of moving forward with design F-2. Ms. Larson said that it will obstruct the view from the parking lot. Commissioner Scholfield said that there could always be parking added to the area at the end of Pacific. It is currently barriered off because residents at the adjacent apartment complex complained of individuals down there late at night being loud. Mr. Rice said that at times in the past he too has enjoyed the view at the boat ramp while eating his lunch, but he wouldn't expect to have the view preserved from the parking lot. He feels the water improvements trump individuals who want to park and enjoy the view.

Commissioner Aus said that he too likes design F-2. He doesn't see blocking the view from the vehicle/boat trailer overflow lot as an issue. Commissioner Reese said that his concern is that we aren't listening to the public. He went through all of the notes from the Citizen's Advisory Committee meetings and the common thread was to keep the open space and not obstruct the

view. He asked if the buildings in F-2 could be moved closer together allowing more room on the ends, which would free up some of the view. Commissioner Aus said that he liked the open area between the two buildings. Commissioner Scholfield agreed. Commissioner Reese said that he is just concerned about not hearing the public and asked if something can be done with the Old Town Pub (OTP). Commissioner Scholfield said that that strip actually just overlooks the parking lot and the County now requires no upfront parking so that too will be an issue. Commissioner Aus said that he has thought about just putting the shells in the bottom of the OTP. At this point the rowing program is happy with their move to the southside of the OTP. There isn't an urgency to build building 1 of design F-2. Phil reminded that at a previous meeting it was agreed to move forward with building 2 since the County is on a timeline to move the pump station. Commissioner Scholfield said that building 1 can wait until the programs raise money to put towards it. He added that although not official, there had been discussion about replacing the OTP and the adjacent buildings with one large building that looks like three separate buildings, but if that is agreed to it would be at a later date.

Mr. Rice said that there is a public benefit within building 2 as it includes the public meeting room and viewing platform. This can be a one or two step project with the final outcome looking like it was made together with an Old Town feel. It creates the landmark that Silverdale is kind of missing. The details can include colors and materials that represent the past as a reference to the past is important.

Commissioner Aus said that he is in favor of moving forward with design F2 as a phased build starting with building 2 as County moves forward with the pump station, but hold off on building 1 at this point. Commissioner Scholfield added that it would be dependent upon grants. Commissioner Aus said that looking at the future of the OTP and that strip of land should also be considered.

Phil reported that Dave Tucker of the Kitsap County Public Works has been in contact and asking about who the Port will be using as a designer. Phil will be preparing a Request for Proposals (RFP) to be sent to several businesses.

Mr. Rice said that RFM can prepare a cost estimate breaking down the project into three projects: 1 – building 1; 2 – building 2; 3 – soft beach protection. Commissioner Scholfield informed Mr. Rice that the Port has an oil separator in the parking lot and all the water drains out into the bioswale, which will all need to be considered.

Commissioner Scholfield moved to implement Design F-2, Building 2. Commissioner Reese hesitantly second the motion. Discussion: Commissioner Reese said that he hates to see the development block off the view, but at the same time he doesn't want to be an obstacle in the Port moving forward. Commissioner Scholfield said that the design can include lots of windows. There was discussion of having glass roller-up windows similar to a glass garage door

on all sides of the building. Phil said that within the design, there can be a request for optimal viewing. Commissioner Reese said that although he is hesitant, he knows he will not change the other Commissioners minds as they will not change his. *The motion carried unanimously.*

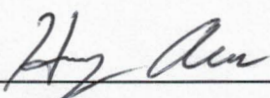
Mr. Rice thanked the Commissioners and said he will be preparing the cost estimates.

Lee of TIKAR had informed the Port that TIKAR is going to start using the lot on the east side of the Port office, formerly used by CIR, as a staging/storage area of large equipment and material. The fencing on the north and south side of the lot was installed by CIR, but it is not secure. Lee asked if new fencing, to include a privacy barrier, could be installed. The privacy barrier is just to keep the area from becoming an eyesore. It was thought fencing wouldn't be necessary and also Olympic Photography Group (OPG) was told earlier this year that they could park their work trailer in the south end of the lot in exchange for maintaining it and a fence would make that problematic. The counselor on the corner of the alley and McConnel parks two vehicles in the lot and that takes up quite a bit of space. Phil suggested this be added to the November agenda and in the meantime invite the counselor to the November meeting where it will be further discussed. Cleaning up the lot across the street from the Port office will also be added to the November agenda.


The grants were discussed. Commissioner Reese said that Kathleen Byrne-Barrantes of Grant Solutions had mentioned at the previous meeting that the electrical portion from the Aquatic Lands Enhancement Account (ALEA) grant and the Washington Wildlife and Recreation Program (WWRP) – water access grant will be moved to the upcoming Boating Facilities Program (BFP) grant. He said that the Port shouldn't have to pay Ms. Byrne-Barrantes again for the electrical and also there should be a credit because the dredging had to be dropped from the other two grants after payment had already been made to Grant Solutions. This will be monitored. Ms. Byrne-Barrantes will be asked to coordinate with Art Anderson for the cost estimates related to the new grant. Lee of TIKAR is also providing estimates. The BFP application is due November 1st. It was questioned that since the Port didn't rank very high with ALEA will the non-motorized float be pursued. The ranking isn't final at this point and will be monitored as well as the State budget once approved. With the Port planning to dredge, in need of upgrading the electrical on the floating moorage facility and now moving forward with the phase 1 of the Waterfront Recreation Center the Port's budget will need to be monitored closely.

At 12:15PM the meeting adjourned.


Approved:



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 Oct. 20, 2020, at 11:00AM- Port Office, is present at such meeting, and agrees to the conduct of the Port business as announced by the President in calling this meeting.



Commissioner



Commissioner



Commissioner

SPECIAL MEETING OF THE PORT OF SILVERDALE

**THE PURPOSE OF THE MEETING IS TO DISCUSS
THE DESIGN AND PLACEMENT OF THE WATERFRONT CENTER
THE MEETING WILL BE HELD ON TUESDAY, OCTOBER 20, 2020 AT 11:00AM
HERE AT THE PORT OFFICE**

*Posted on
Port office door
October 16, 2020*