

**Draft minutes\* for  
Quarterly Kitsap All Ports Meeting  
July 29, 2019 at Port of Brownsville**

In Attendance:

Lary Coppola	Allyn
James Weaver	Bremerton
Shawn Nye	Brownsville
Jack Bailey	Brownsville
Jim Aho	Illahee
Jonathan Buesch	Illahee
John Burton	Illahee
Brian Watne	Keyport
Mary McClure	Kingston
Laura Gronnvoll	Kingston
Raymond Carpenter	Kingston - staff
Austin Goff	Kingston - staff
Greg Englin	Kingston - staff
Liz Williams	Kitsap County DCD
James Strode	Manchester
Robert Ballard	Manchester
Caleb Reese	Silverdale
Henry Aus	Silverdale
Ed Scholfield	Silverdale
Phil Best	Silverdale
William Mooney	Tracyton
Jeff Reynolds	Waterman
James Thompson	Washington Public Ports Assn

After a potluck hosted by the Port of Brownsville, the meeting was called to order at 6:45 PM by Port of Brownsville Commissioner Jack Bailey.

Pledge of Allegiance – everyone stood for the pledge.

Introductions were made.

**PUBLIC COMMENT**

**Liz Williams, Long Range Planner with Kitsap County Department of Community Development**, said that DCD is creating a list of allowed uses in order to reduce the level of permit review, with a focus on Urban Growth Areas and commercial/industrial zones in rural areas. For instance, some conditional use permits may be reduced to administrative approval or outright permits; and

updated uses may include tiny homes and other recent innovations. They also seek to reduce the footnoted criteria in the allowed use tables to simplify and reduce surprises, cost and time. Sept 2019 will be community workshops followed by public hearings and completion targeted for March 2020. Then density requirements and set backs will be reviewed. Liz said the DCD could look at the Ports' 5-year comprehensive plans, and that Ports should be aware of the DCD annual consideration of projects that might qualify for land use amendment. One thought was to consider a Port's entire comprehensive plan at one time, like a master plan, to make the permitting in implementation go smoother.

**James Thompson, Interim Executive Director, Washington Public Ports Association**, said that the selection process for WPPA Executive Director is ongoing and that he is an applicant. WPPA represents ports to the legislature and state agencies and promotes a legislative agenda for which port participation is needed. WPPA holds an annual small ports seminar in Leavenworth in October, and an annual meeting in Tacoma in the second week of November which includes a seminar for new port commissioners. Of interest to ports are: proposed Opportunity Improvement Zones where private investors with a port project can defer capital gain, Community Economic Reinvestment Board (CERB), transportation related programs, brownfields cleanup, very large developments, and various financing tools for ports. WPPA can facilitate communication among ports to share information and expertise. Changes to public records request laws could make it less onerous for ports. Municipal Research and Services Center (MSRC) is a valuable resource to ports. Tax increment financing (TIF) subsidies to pay off development bonds may become available to ports in Washington. WPPA is tracking Army Corps permitting issues for ports – maintenance will become a permitted activity and is getting more restrictive - Jerry O'Keefe on the WPPA staff is very knowledgeable in this area and a good resource to call. Jim committed to a yearly meeting between WPPA staff and Kitsap All Ports and reminded all to contact WPPA, which works for us.

## PORT UPDATES

**Port of Silverdale** ([www.portofsilverdale.com](http://www.portofsilverdale.com)) – Ed Scholfield said Whaling Days was successful; County personnel are helping to clean up an oil mess left in the parking lot; port rules are being consolidated; legal custody of a derelict boat is being completed; electrical work on the pier needs to be done and suggested contractors were Bronco Electric in Silverdale, Bainbridge Electric, and George's Electric in Port Orchard.

**Port of Keyport** – ([www.portofkeyport.com](http://www.portofkeyport.com)) Brian Watne said they have got a grant from RCO for a new boat ramp, which is out for bid now and they hope to complete this fall. It is designed by John Piccone at Sound West Engineering.

**Port of Tracyton** ([www.portoftracyton.com](http://www.portoftracyton.com)) - William Mooney said the Tracyton port is a small district with low tax revenue, and is “plugging along” with local improvements, including a new kayak rack that he is designing and building.

**Port of Illahee** ([www.portofillahee.com](http://www.portofillahee.com)) - Jim Aho and John Burton said that an ocean-going tug has been at the port but is just too big. A neighbor with his own buoy insists on tying to the port’s dock for long periods. They are writing rules that may deal with such issues and had questions about enforcement.

Suggestions included publishing the rules and hand them out, then if the rules are violated seek help from the Sheriff for a trespass citation; be consistent to keep Sheriff cooperation. Jerry Farmer runs the DNR derelict boat program and may be a good resource for rule language as well as enforcement. At last, the Sheriff sale of the old gas station to the port of Illahee is scheduled for Sept 6, with cost of \$540,000 to clean up the waste site with a grant – they don’t anticipate anyone else bidding at the Sheriff sale if they knew the cleanup cost.

**Port of Waterman** – Jeff Reynolds said that Commissioner Jack McCarn is doing better after his stroke and has been able to attend the last couple of Port meetings in person. Commissioner Brian Moran has resigned his position due to plans to move out of the area. His term would have expired at the end of the year, and Ben Compton was the only one running for the opening. Ben was appointed to the position to complete the term. He is well qualified, and the Port is looking forward to having him aboard. The pier has been very busy with fishing and crabbing, and it has been a struggle to keep up with the garbage left behind. No major vandalism is occurring.

**Port of Kingston** ([www.portofkingston.org](http://www.portofkingston.org)) - Laura Gronnvoll and Mary McClure said the 4<sup>th</sup> of July event went well. They are now planning for storm water, with a feasibility study for the proposed new car holding lot for the ferry terminal and the county and state agencies working well with the port. They are pleased things are running smoothly.

**Port of Allyn** ([www.portofallyn.com](http://www.portofallyn.com)) - Lary Coppola said the insurance claim with Enduris is still an ongoing problem; the new dock is great; they have a new parking lot on the North Shore Road; this Sunday Allyn will be celebrating 100 years. Lary suggested that the Industrial Development District (IDD) law could be more flexible to allow this funding source for more than a total of two projects cap ever. The new gravel pit mining activity next to the port’s launch and pier on the North Shore Road is very controversial, and evidently to remove the gravel and store it for the Belfair by-pass project later.

**Port of Manchester** ([www.portofmanchester.com](http://www.portofmanchester.com)) - James Strode reported that the port is very busy. Large commercial ships tie up to change pilots, and there is some risk to the pier that was not designed for such large vessels. They are

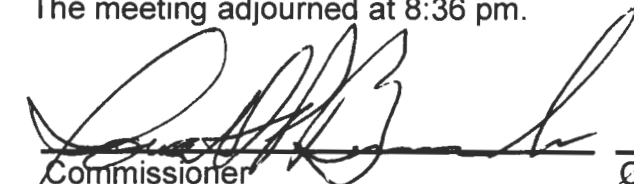


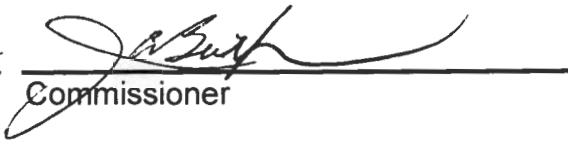
contemplating a large buoy for bigger boats and charging for its use at a kiosk for credit cards.

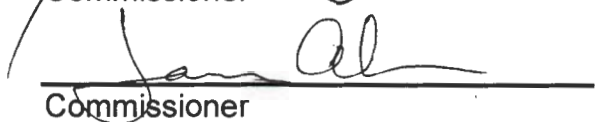
**Port of Bremerton** ([www.portofbremerton.org](http://www.portofbremerton.org)) - Jim Weaver, Director of Marine Facilities, said that the port had sold the parking lot near the Bremerton marina, which will be replaced with 6 floors of apartments above 3 floors of parking. Now they have a parking problem with offsite parking used blocks away. The new construction will include a new connection to the boardwalk. The 300 passenger "Great American Cruise" ship stopped five times this year with another 3 stops involving transit to Alaska; golf carts are used on the dock to carry passengers and luggage, and it seems to be working well. Both the Bremerton and Port Orchard marinas were filled for the large fireworks display off the bridge this year. The port is bidding a contract for design for the breakwater at the Port Orchard marina, with an estimated construction cost of about \$14 million. The port is working with the Suquamish Tribe for a joint use. Some recent issues include homeless camping on the port facilities, a car crashed, a vessel crashed, and vandalism. Next year the port anticipates becoming involved with a small nonmotorized boats program.

**Port of Brownsville** ([www.portofbrownsville.org](http://www.portofbrownsville.org)) - Shawn Nye and Jack Bailey reported that the Brownsville Days was a good celebration, with activities at the pier and money raised for several area grade schools. A boat ran into a fuel pump, which is still being fixed. Boats have run aground, indicating the need for maintenance dredging. Boats waiting for gas have difficulty keeping in place and the port may have a system where a waiting boat could tie up while waiting and be called when its turn came.

The meeting adjourned at 8:36 pm.

  
Commissioner

  
Commissioner

  
Commissioner