

Planning & Advisory Committee
Wednesday, May 16, 2007
7:00 p.m.
Port of Olympia - Large Conference Room

Present: Kevin Partlow, Lisa Cosmillo, Drew Phillips, Patti Moore, Len Trautman, Joe Raudebaugh, Darrel Webster, Keith Laws, Jim Smego, Commissioner Paul Telford, Jeff Lincoln Engineering Director, Heber Kennedy Sr. Manager of Properties, Patti Grant Communications Manager, Jennie Foglia-Jones, Special Projects Coordinator, Jessie Bensley Front Desk Coordinator and Jim Goche, Consultant.

Call to Order: Kevin called the meeting to order at 7:02 p.m.

Approval of Minutes: The PAC approved the May 9th minutes.

Public Comment: Kevin reminded the PAC and the audience that the PAC is an independent group of volunteers appointed by the Port Commission to advise the Commission on specific issues. The Commission sets the direction, staff provides recommendations, and the PAC discusses issues and provides recommendations to the Commission. The PAC can also generate items for discussion and recommendations to the Commission. However, the PAC is just a small part of the public process.

He also reminded everyone that the PAC decided not to accept public comment during their meetings in the interest of time. He stated that Port staff and PAC want to hear from the community, and that comment cards are available at each meeting along with staff business cards.

Work Session Announcement: Commissioner Telford announced that the Commission discussed an upcoming work session to discuss the PAC and its future direction to possibly be held in June.

NewMarket Industrial Campus: Heber presented background about NewMarket Industrial Campus and reviewed historic and current uses of property owned by the Port. He noted that the current Commission policy is lease this property, since sale is restricted by the FAA.

Heber discussed the goals for the NewMarket Industrial Campus and the uses currently identified for different areas with the Campus.

Patti Moore asked Heber to discuss why some people are more willing to purchase than lease the land. Heber stated that some people willing to invest a large sum of money would rather own the land than lease the land. People with a family owned business also tend to want to purchase rather than lease. Sometimes it makes more sense to lease, since it can be a business expense write-off.

FAA would prefer not to have residential properties around airports. The Port did buy out 31 residential properties that were in the airport approach. They mandated the Port invest the money back into the airport.

Kevin asked what the Port is doing to help mediate the effects the Prologis facility might have on the Salmon Creek Basin. Heber explained that flooding occurs due to the configuration of the water table and that removal of trees will not increase nor decrease the chances of flooding in that area. There is an executive summary that states this and Heber offered to send this out to any PAC member who is interested. The Port is currently considering the land on the airport as a possibility of a reservoir for the flooding overflow.

Heber stated that one area that needs to be changed in the Land Use Plan is eliminating the "circle/triangle" "Tumwater Capital Campus" and realign this property into Tumwater Town Center.

Budd Inlet Land Use Plan: Keith discussed his concern about the planned NorthPoint development. He does not feel an office building and a hotel are a good use of the land. He would rather see this area become a "Port of Call" such as San Pedro, CA. Keith also stated his disappointment with the new Anthony's restaurant.

Lisa added that she is very happy with the restaurant. She feels a boutique hotel will be a huge attraction to the area.

Len discussed taking part of the marine terminal that is currently marked as the Admiral District in the Comprehensive Plan for use as either an expansion of the marina or a seaplane dock. The PAC discussed how they would like to see more seaplanes in the Budd Inlet area.

Darrel discussed his concern with the possible draining of Capital Lake into Budd Inlet. He feels this is a waste of public money and that the lake should be dredged prior to draining.

Patti Moore requested that the PAC refer to the list of staff recommendations that was distributed a couple months back to help guide the PAC in what topics they needed to discuss. She felt this was a better use of the PAC's time. Patti would like to have the comments that came out of the East Bay workshops presented to refresh the memories of the PAC as to what the public wanted to see happen with the East Bay property.

Jeff stated that the staff presentations were intended to give a layout of what is currently developed and plans that are underway at this time. Some of these projects are not included in the Comp Plan at this time. These need to be brought into alignment, or if the PAC feels the plans are not what the community would like to see executed, then they should speak up and make recommendations to the Commission on the land use.

Jim Goche discussed the priority initiative approved by the Commission that states the Comprehensive Plan needs to be updated. Does the PAC agree with the recommendations being made by staff and if not, what does the PAC recommend?

Joe asked whether the Port would be responsible for a spill from the recently acquired Shell station? What if it goes into the ground water? Heber stated that the tenant would be responsible for any spill. Port staff will conduct environmental audits. There are strict guidelines that mandate this.

Heber discussed the reasoning behind the placement of the KGY tower. He discussed the requirements the tower needs to function. Len suggested the tower be placed at a different location further inland and would like to see NorthPoint land put to better use. Darrel asked why the Port is supporting something that is obviously a declining use.

Parking Lot & Other Business: Jim Goche is keeping a list of "parking lot" items that will be emailed to the PAC.

Follow-up Items:

- Distribute the new Tumwater Town Center design to the PAC.
- East Bay workshop documentation to be sent to the PAC.
- Staff to be ready to address specific parking lot items that will be discussed related to the New Market Industrial Campus and Budd Inlet land use plans.
- Jim Goche will put together a document that aligns the recommendations and the parking lot items. This will be distributed to the PAC.

Next Agenda: New Market Industrial Campus (also known as Airdustrial) and Budd Inlet Land use plans.

Next Meeting: The next scheduled meeting will take place on Wednesday, May 30, 2007 at 7:00 pm in the large conference room.

Adjourned: Kevin adjourned the meeting at 8:51p.m.