

Friday Harbor Port District

Port Commission Meeting Minutes

San Juan Island Yacht Club

Wednesday June 08, 2022 at 12:00 pm

With Covid-19 restrictions lifted, the public is now able to attend the meeting in person. You may also dial into the meeting via Zoom. Please note that if you are attending via Zoom, it will be in listen only mode, and comments will not be able to be made. Comments can be e-mailed to the Port to be addressed to the commission during the public comment section.

Commissioners Present: Barbara Marrett (via Zoom)
Graham Black
Victoria Compton

Port Staff Present: Todd Nicolson, Executive Director
Phyllis Johnson, Auditor
Tami Hayes, Harbormaster
Amber Garcia, Executive Assistant
Mike Roling, IT System Administrator

Public Present: Angie Light, Citizen
Anita Barrela, Citizen
Bill Cumming, Citizen
Chris Reed, SJYC
Daniel Frymire, SJ Excavating
Eric Eisenhardt, Citizen
Forrest Dick, SJ Excavating
Jim Crossley, Citizen
Katie Fleming, SJC Solid Waste Program
Marilyn Gresseth, Citizen
Steve Simpson, Citizen
Randy Lowley, RCYC LLC
Wally Trace, Trace Real Estate Services

Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting. **None**

Public Hearing: The Commission held a public hearing regarding the Port of Friday Harbor's Strategic Plan.

Citizen, Marilyn Gresseth read the letter she had submitted to the Commission regarding her concerns about the non-aeronautical land south of the Airport.

The Commission requested to shorten things up a bit and asked for anybody else who wanted to make public comment with the knowledge that anything that's been sent in by

e-mail has been read by the Commission at least once and they're digesting those in the next phase of our process, which is to go back and rework the strategic plan as necessary.

Citizen, Eric Eisenhardt stated he is really excited about all the stuff that Port is doing at Shipyard Cove and Jensen. He added he thinks the Port should focus on creating stuff that is for the public good, like working waterfront and jobs and marine trades, and avoid the temptation of the lucrative cash that could be generated from something like another Roche Harbor.

Forrest Dick with SJ Excavating addressed the Commission about potentially leasing some of the industrial land south of the Airport. He would like to see a recycling solid waste facility. They already grind and screen wood products and make mulch and soil products and are looking for a permanent home for that operation. They are open to any number of solid waste solutions, and are very environmentally sensitive. Any operation would be done with proper buffers. They would also be very careful not to let anything go to the shoreline. They do not have a prepared proposal yet but wanted to introduce themselves.

Katie Fleming with SJC Solid Waste Program introduced herself to the Commission and acknowledged that there are a lot of solid waste issues that are being addressed and could be addressed more. She looks forward to partnering so that we have consistency within our community, within the county and the Port. She would love to talk more with anybody who does have ideas for how we might use that land for solid waste solutions.

Angie Light shared that she's excited to see the Strategic Plan, specifically on page 22 about Environmental Stewardship. The Port is literally the first point of contact for visitors and people coming to the island and we have the opportunity to really teach them how we want our island treated and what we stand for around the environment. Having very visible recycling and waste reduction measures, is important.

The Commission concluded the Public Hearing and explained the email and public comments will be considered in our next step in the strategic planning process.

(See attached Public Comments received by email)

Consent Agenda:

- A. Approval of Minutes: May 11, 2022 Special Commission Meeting.
- B. Approval of Minutes: May 25, 2022 Special Commission Meeting.
- C. Approval of Vouchers: Payroll and Bills Vouchers #02795-02832 for \$149,777.23

Commissioner Black moved to approve all items in the Consent Agenda, Commissioner Marrett seconded, all items approved unanimously.

Action Items:

- A. Strategic Plan: Adopt with edits, and/or schedule additional meetings to edit draft document.

The Commission discussed and decided since they have received such great feedback from the community, they would like to have another working meeting for reviewing the Strategic Plan. They will schedule this meeting once Commissioner Marrett returns from traveling.

Discussion Items:

- A. Consider Fly Guys land lease proposal moving to 777 Spring Street.

Commissioner Compton suggested that the Spring Street parcel where Office Supply used to be located could be a better location for the Fly Guys proposal than the Mullis – Argyle corner.

The Executive Director added that Fly Guys think this is a better parcel for their purposes. It gives them direct access to the airport where they do a lot of work and move materials through. It also gives them good visibility and is less susceptible to vandalism or other problems.

The majority of the Commission is in favor of potentially having Fly Guys lease 777 Spring Street depending on site plan. They recommend Fly Guys pull the building towards the street and have parking in the back of the building.

The Executive Director will inform Fly Guys of the Commission’s recommendations and if they chose to move forward the next step would be presenting a site plan to the Commission.

- B. Status of the June 22, 2022 Commission Meeting.

The Executive Director discussed the Commissions schedules for the upcoming meeting. There will be at least two Commissioners available for the June 22, 2022 meeting and therefore the meeting will remain a regularly scheduled meeting.

Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting. **None**

Port Commissioner and Committee Reports:

Commissioner Black stated that he’s had multiple conversations about the Fly Guys situation with various constituents and everything is super positive. He’s also received positive feedback about Mike, the Airport Operations Manager doing a great job.

Commissioner Marrett shared that it's been great for her to visit different marinas to get new ideas from other boaters. Friday harbor has a great reputation.

Commissioner Compton reported that Tim Judkins told her how amazing everybody at the marina is and how pleased he is with the great customer service. She added, she attended Jim Crossley's honoring at the Pilots Association Meeting and that was fantastic. Commissioner Compton announced that she is excited to be part of the WPPA Broadband Action Team.

Staff Reports:

- A. Mike Otis, the Airport Operations Manager, gave an airport update to the Commission. Safety is a high priority at the airport; keeping wildlife off the runways and making sure all lights are working properly. One the biggest challenges is having the hanger project being completed in a timely manner. It would help free up more tie down space. In addition, he's been conducting a Pilots Survey for visiting pilots showcasing the revenue they spend at local businesses while they are here visiting.

- B. Executive Director shared with the Commission, depending on what the outcome of future planning and additional capital projects are, the Port may need to hire a couple of additional staff members. He also added that the Port Auditor will provide a Financial Report to the Commission in July.

He added, due to supply chain issues, the Jensen rebuild is in a holding pattern. The electrical should hopefully be restored by the end of the summer. The contractors for the A&B Hanger Replacement Foundation will be beginning the foundation work imminently.

Adjourn: 12:50


Graham, Black, Commissioner

Barbara Marrett, Commissioner


Victoria Compton, Commissioner

Public Comments as of 12:00 6/6/2022

America's Boating Club of the San Juans

May 25, 2022

Todd Nicholson
Port of Friday Harbor
Friday Harbor, WA 98250

Via email: ToddN@PortFH.org

Re: Comment on POFH Strategic Plan

Hello Todd

The executive committee of America's Boating Club of the San Juans (aka Friday Harbor Power Squadron) would like to join the San Juan Island Yacht Club in requesting the Port engage in a collaborative effort with island boating organizations to create new opportunities for island residents to participate in boating activities.

We provide this comment to the Port of Friday Harbor Strategic Planning process.

Given limited moorage and escalating costs boating is becoming less accessible to residents, weakening our traditional bonds to the Salish Sea and excluding many from the community served by the Port. We propose that the Port's Strategy Plan, in the context of its Community and Regional Involvement mission, proactively support the development of new approaches to lower barriers for residents to safely access and enjoy our marine environment.

We ask that the Port add a goal in its plan to implement strategies to increase marine access to residents with limited financial resources or limited time due to career and family demands, collaborating with island boating organizations such as the San Juan Island Yacht Club, America's Boating Club of the San Juan Islands (Friday Harbor Power Squadron), the Friday Harbor Sailing Club and the Sea Scouts, as well as private operators. The goal of the collaboration would be to implement new models of boating access such as a "boating center" providing rental and subscription access to boats with boater education, boating communities, and other services to those with limited funds or time to commit to boating.

Sincerely,

Dick Warren

Commander, ABCSJI
dw442olds@gmail.com
(860) 853-8016

Marilyn Gresseth

Outline of concerns regarding the non-aeronautical land south of the airstrip

RE: Development of airport property south of the current airport field

Currently the property is underdeveloped rural acreage located in an environmentally sensitive area per the Port's own report titled 'The Airport Master Plan 2020'.

- The Port wants to develop this land for light industry to produce more revenue. Apparently, the seaport pays for itself with the moorage fees, but the airport does not.

Concerns:

Since the airport's tower is unmanned, probably not all flights in and out are documented and so probably not all are actually paid. If the airfield was manned during the busy months of the year, could it generate more revenue by making sure that the pilots pay their fair share?

Increase the rents on the airplane hangars. We live in an expensive place and our prices should reflect this. They should be more than at Arlington or other small airports on the mainland .

Light industry along Cattle Point Road south of the airfield is a bad idea. It should be maintained rural and agricultural. Keeping the area south of the airport rural and agricultural might be best for the Island. Tourism is a major employer on the Island. Tourists come here for a rural experience, the beauty of nature, not for our shopping. There are non-industrial uses that could go in there .

Non-industrial uses for the property could include leased garden plots, setting up semi-permanent stalls for farmers to sell their products all week long, not just for a few hours on Saturday. (rafters and artists could rent these stalls also. This would be a draw for the locals and the tourists. A picnic area would be inviting.

- There are environmental concerns regarding the near proximity of the shoreline to these acres that the Port wants to develop into light industry. At one point this proposed land south of the runway is within 735 feet of the shoreline and any runoff is going straight downhill. In the 401 page "Airport Master Plan 2020" that the airport had commissioned for over \$400,000, the writers of the study also had many environmental concerns (See their report). I have heard from people that have lived on the Island their whole lives that there used to be shellfish in the areas off Wilks Way and Mill St. That is all gone. (Apparently when they lengthened the runway.)

Regards,



Marilyn Gresseth

Properties at

140 Wilks Way &

597 Cattle Pt. Rd.

Friday Harbor, WA 98250

(360) 298-1472 (cell)

June 3, 2022

Community Canoe Club Request

I am writing you with the hope of creating a conversation that results in a supportive and long lasting relationship between the Port of Friday Harbor and our non-profit community canoe club. Our club, Hui Wa'a Puget Sound North, was founded in 2006 and shared the Jackson Beach Net Shed with the sailors until we were relocated to Shipyard Cove last year you.

Prior to that move we served the community with free access and instruction in outrigger canoeing and open-water kayaking. We have always been a non-profit, community canoe club offering regular afternoon workouts, 'Moms and Tots' programs for parents and their elementary aged kids to learn about canoesport, water safety programs as well as a community-supported race series around Dinner Island.

Once at Shipyard Cove we were able to partner with Island Rec and offer youth and adult classes in beginning outrigger canoeing as well as a water safety course for young teens. Our class offerings sold out and were a huge success, allowing us to introduce over 50 community members just last summer to a safe way to enjoy human powered boating in our island area.

While outrigger is relatively new to the northwest, canoes have a long and critical history in the islands, both economically and culturally. If you are not familiar with outriggers, the long boats are 44ft and seat six paddlers. They all have a supporting ama, like a training wheel is to a bicycle, that makes them impossible to capsize in our waters. They are, without a doubt, the most stable human-powered boat there is. Perfect for instruction. The paddler steering the boat is the group instructor or coach, responsible for teaching, guiding and most of all safety of the group.

When the Port moved us to Shipyard Cove they did so without warning or prior conversation and without treating us equally to others using that facility, all of

which I believe was inconsistent with the Port's stated mission and policies. The transition was frustrating, forcing us to lose access to some of our boats and to rework all our routes. Despite the challenge of the adjustment, we have come to appreciate some key benefits of that location for a community canoe club like ours. It is with that appreciation that I write you today in the hope of establishing a lasting presence at that location. We know things are busy at Shipyard. And we know there is more 'busy' to come before the project there is complete. That said, we are hoping we can remain at that location through the improvement phase and continue to provide safe canoesport access for our community.

The Port's Master plan spotlights the goal of enhancing the "experience of residents and visitors by providing recreation facilities" and the Shipyard Master plan mission statement reiterates the need for educational and community facilities and public access waterfront. These Port goals reflect the community outreach and successes our club has had since it was founded.

Given the close proximity of Shipyard Cove to town, the uniquely wind-protected paddling routes available there and the potential for water access for human powered boats, it is without comparison the safest and most accessible location for our activities. And we believe our club is uniquely positioned to help the Port meet it's mission goals. We have several ideas of how we can work out of Shipyard during the transition and more permanently establish much needed small boat community recreation opportunities. Please let us know how to approach the Port, you and the Commissioners to ensure we are a part of this important conversation moving forward.

Sincerely, *David*

David Halpern

1984 Olympian, kayak

Former Head Coach US Olympic Development Team

President, Hui Wa'a Puget Sound North (locally known as San Juan Outrigger Club)



Friends *of the* San Juans

360.378.2319
www.sanjuans.org

P.O. Box 1344
Friday Harbor, WA 98250

Port of Friday Harbor Commissioners
PO Box 889

Friday Harbor, WA 98250

Submitted via email to: toddn@portfridayharbor.org and victoriac@portfridayharbor.org

6 June 2022

Dear Port of Friday Harbor Commissioners,

Thank you for the opportunity to comment on the Port of Friday Harbor's Draft Strategic Plan. We appreciate the many ways that the Port of Friday Harbor brings benefit to our local communities. We are encouraged by Todd Nicholson's spirit of partnership and environmental responsibility, and we thank the Port for including "environmental stewardship and sustainability" in its Mission Statement.

As the Port considers development on its various properties, we hope that a strong emphasis on long-term environmental stewardship and climate-change resiliency will be incorporated. "Doing it right the first time" clearly helps save expense and time over the long-term, in addition to the support it gives to our fragile habitats and natural resources. Also, while the Port's Friday Harbor Marina is in a more urban setting, most of the Port's properties are not, so we suggest that development plans on other Port properties should strive to reflect the rural nature and character of those locations and neighborhoods.

Friends of the San Juans, a recognized authority on local, near-shore habitats and environmental stewardship, hereby provides the following suggestions, organized by plan section:

Friday Harbor Marina, page 7:

Please consider the following edit to The Vision:

- "...providing economic opportunities for the community in an environmentally sensitive way, while providing convenience..."

Please consider including an additional short-term priority project:

- *Continue and explore opportunities to expand boater education and awareness in support of environmental stewardship objectives (interpretive signage, programming, etc.).*

Spring Street Landing, page 8:

Please consider including an additional long-term priority project:

- *Explore opportunities to expand interpretive signage in support of environmental stewardship objectives.*

Albert Jensen and Sons Marina; Jensen Property / Shipyard Cove; and Shipyard Cove, pages 10–15:

Please consider modifying the Vision statements for these three properties:

Friends of the San Juans applauds the inclusion of environmental stewardship in these Vision statements. However, the Vision statements for these three properties do not mention public education or access. Please consider modifying them to address these important community needs.

Please consider additions to the Project Goals at these three properties:

We suggest including consideration of sea-level rise resiliency into the planning phases for all aspects of marina upgrades, and, importantly, making that consideration explicit in this Strategic Plan document. This directly relates to opportunities for the shoreline restoration and environmental stewardship goals, and proactive planning now can also avoid the financial and environmental expense of needing to fortify the shoreline at marina facilities in the future.

Jackson Beach, page 16:

Please consider including an additional short-term priority project:

- *Continue and explore opportunities to expand education and awareness for recreational users and boaters in support of environmental stewardship objectives (interpretive signage, programming, etc.)*

Communications Plan, page 19:

Please consider including an additional goal:

- *Develop and disseminate environmental stewardship information for key audiences.*

Environmental Stewardship, pages 22–23:

Please consider including two additional project goals:

- *Explore opportunities to protect and restore habitats at Port facilities.*
- *Provide leadership to the community in the area of climate resiliency and adaptation.*

NOTE: Raising or hardening shoreline facilities is usually not an effective long-term solution to the challenges of sea-level rise. Therefore, please consider these edits to the long-term priorities:

- ~~*Raise or harden shoreside facilities in preparation for sea level rise.*~~
- *Prepare for sea-level rise by exploring cost-effective and environmentally friendly options for all Port facilities. Options explored should include re-alignment — especially at Jensen Marina and Shipyard Cove, which are less urban and where major re-designs are already underway, and at Jackson Beach, which is much more rural.*

Thank you! If I can answer any questions or provide the Commissioners with any additional information, please don't hesitate to reach out to me.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Brent Lyles". The signature is stylized with a large initial "R" and a long horizontal stroke at the end.

R. Brent Lyles, Executive Director

Forrest Dick

Todd,

It was great meeting with you last Thursday and discussing wood waste recycling and other solid waste solutions.

As you know, we currently grind and screen wood waste and green waste and make a topsoil blend as well as a couple of mulch products. We spoke about the possibility of moving this operation to the space at the south end of the airport. In conjunction with what we already do, we are interested in exploring expanding into Glass recycling, Biochar generation, food waste composting, and possibly even methane digestion/co-generation.

I look forward to continuing the conversation and seeing if we can put something together that works for everyone and provides a stable basis for some much needed services here on our little rock!

Regards,

Forrest

Forrest Dick
Owner
Forrest and Erin Ent.
DBA San Juan Island Excavating

360-622-6436
360-378-3626

Kristina Fisher

Thank you for the opportunity to comment on your upcoming 5 year plan.

Here are a few thoughts;

Environmental integrity needs to be the first consideration in all planning. Climate change is here and so all planned projects need to have the environmental impact of each plan front and center.

For example;

Building showers and laundry facilities; what amount of water use are we looking at?

Grey water collection and use .

Solar to heat water.

Monies provided for this type of solution.

I want to hear how buildings are to be repurposed.

Lautenbach(our recycler and dump managers) need to be involved in the management and hauling of waste / recyclables.

Reinstall recycling at your facilities now for use immediately. Again lautenbach will help you set it up.

Did I see an increase in parking spaces??

Partner with our local bicycle rental companies to implement easy rental from your doorstep... or partner with our local bus to have an easy pick up at the dock... or provide you own shuttle service ... or/and install an ev charging station .

Studies show more car parks get filled as fast as they are provided; the need is never reduced!

No more building until solutions to your already massive waste and recycling dilemmas are solved.

Please partner with lautenbach to recycle now before more waste in the form of construction and debris are added.

Summer tourists need to have good signs and a receptacle for recycling! Look at the parks! Get those signs and recycle! Staff need to set the example.

We need to think "simply sustainable"

Monies need to be spent in managing systems up front not after the fact!

Simple; just start doing it.

What about a water bottle refill station...now!

Thank you

Kristina Fisher

Steven Simpson

Port of Friday Harbor Draft Master Plan 2022

General comments: I believe the Port should have a stated goal of using architectural design to create an image of quality and competence. The impression the port gives to visitors and its constituents is made of hundreds of details from bulletin boards kept up to date, to trash disposal, paint, potholes, signing, printed materials, etc. Attention to details create the big picture of quality which has the respect of everyone who uses Port facilities and reduce vandalism and disrespectful behavior.

Architectural design should be biased toward creating small spaces where people feel comfortable and interpersonal interchange is encouraged. Friday Harbor and our island is attractive to residents and visitors due to its human (small) scale in development in contrast to most of the cities in our region. We need to resist the temptation to be like of island communities and instead emphasize island sensibilities, norms and culture.

Things that can be emphasized are entrances to Port facilities which create an identity as a special place that has a boundary where people cross to enter. Entrances can be markers, trees or other such markers in addition to signage.

The Port has a tradition of using business practices that set a standard for fairness, openness, and responsiveness to community rather than maximizing income. This strategy should be acknowledged as a means to sustainability for the Port.

Details:

Page 7 - Port should be open to an opportunity for a second access to the downtown marina to First Street or other outlet. Crowding on Front and Spring Street hinders access to the Port and in the event of emergencies access becomes impossible. At a minimum there needs to be an emergency route away from the marina if Front Street is blocked.

Page 8 Regarding art/sculpture. Emphasize the idea of touchable, whimsical sculpture that invites people into it.

Page 11 Jensen's Boatyard. I think it would be good to emphasize a commitment to maintain the facility as a working boatyard.

Page 13 Shipyard Cove. For the short term goal should be simply to clean the place up from clutter (the entrance road need work too).

Page 16 Jackson Beach. There should be a mention of purchasing the Cannery if it comes up for sale.

Page 17 Airport. Perhaps a mention of the critical role the airport plays in medi-vac and a commitment to maintain that capability.

Page 18 Airport goals. Give priority to land use proposals that support and complement existing island businesses.

Page 20 Economic goals. In addition provide support for the arts and agriculture businesses when feasible.

Page 22 Environmental Stewardship. Include the Island culture as part of the environment in which the Port exists and needs to be maintained.

Bill Severson

Suggest added as a high priority:

Relocating the Waste Pump-out station to a floating facility outside the Port breakwater to reduce traffic, increase safety and enhance environmental stewardship.

Thank you,

Bill Severson

Port of Friday Harbor slip M6

Travis Ayers

I understand from the draft Strategic Plan that the Port of Friday Harbor plans to pursue, and maintain indefinitely, a Modification to Standard B2 at the airport.

The 2020 Master Plan identified a large unmet need for additional hangar space. Even if the terminal, runway, and taxiway configurations are maintained, I would like to hear the Port's stance on additional hangar developments south of the existing Executive Hangars (in addition to those few mentioned in the last meeting.)

Thank you,

Travis Ayers

360.298.2897

Bruce Clarke

Scanned through the Plan Draft. Water-facing property plans seem reasonably well thought out. The plans for the airport, however, are extremely slim. Is there going to be more detail before the June meeting?

Bruce Clarke

Friday Harbor

San Juan Safaris / Brian Goodremont

Regarding booths on the pier. I understand what the POFH is trying to do. I support more activity. I just didn't anticipate a food purveyor / espresso stand in direct competition. I have intentionally not served food in competition with Debbie even though we could secure (with the port's permission) a liquor license and compete by serving food, Bloody Mary's and Mimosas. I've also sat quietly while the Port surrounds me with tenants that are not water-based use which were the conditions when I signed my lease. I'm the last tenant on the water front that is truly water-based use.

The second issue I have that I'd like to forward to the commissioners is I probably would not have an issue with more commerce on the port grounds if they had pursued the items in the master plan after the building was finished that encouraged traffic flow from the marina to the waterfront businesses. Unfortunately people walk along the sidewalk from NW to SE from the marina towards 10 Front Street and never understand there are additional businesses. There were discussions about a cantilevered boardwalk, sidewalk signage, corner post signage and so forth. It just feels like people still are not using the waterfront as we all hope and are directed up town.

I will strongly oppose future espresso / coffee on the pier in the future. Instead of diluting the small amount of business we receive from boaters who are already diverted up town by poor signage and master planning I think the POFH should be supported the tenants who have year-round employees, have invested hundreds of thousands into their lease space build outs, and already operate on thin margins relying on the heavy seasonal traffic to make it through the winter.

Bob Brunkow

I've read over the strategic plan as it relates to the airport or Aviation and a couple things I think should be included or maybe included that is the need to preserve both the NDB and the GPS approach for the airport and to have a plan for additional hangers within the 20 year outlook

.. Did not see a mention of the FAA funding for the seaplane base maintenance facility

Scott Benedict

I went in and spoke with the port director a while ago about my concerns. My concern is for the land where the old shelter was and north and west of that. In a long ago battle with the port, that land was all found to be wetland, as this whole valley I am in drains into there and the creek to griffin bay.

Anyway, he said there are plans to lease to industry as far west, north and south as they can go and the wetlands can be mitigated etc. etc. There are a few of us out in this valley that were here before the airport moved south. We have tolerated a lot. Now we have the whole Daniel Lane disaster hammering at us day and night. A whole bunch more of the same would be sad.

My feeling is that there is no stopping "progress", but maybe cooler heads will prevail and at least keep it to less parcels, with fewer, quieter, businesses etc.

The ports of Washington have mandates I know, but I feel they are antiquated at best. Quality of life for all, not just the port, pilots and industry should be considered.

Sincerely,

Scott Benedict
264 Burton Ln
Friday Harbor WA 98250
360 378 3435

Hi again.

Here is a shot of the area in question along with a soil description. The map shows it follows the creek all the way to griffin bay. The soil description is pretty clear. The only thing I am not sure of is the category. The map is color coded and it is very hard to tell if you have a direct match. That would need to be verified. The soil description sounds correct though for that area. I outlined the airport property in white and put an arrow to the brown soil. Hope this helps on some level if nothing else just to help you understand. That area filters pollutants and it is considered a violation of the clean water act to damage it. Myron Williams got stopped for grading and piling fill on it by the Army Corp of Engineers, along with the State DOE and the Friends of the San Juans. I have noticed that the port has already covered a large portion of land with a large amount of dumped fill. That may be a problem in the future.

Thanks for your time,

Scott

Rock outcrop

Percentage of map unit: 5 percent

Major Uses

Livestock grazing, forage production, forestry

1013—Bazal-Mitchellbay complex, 0 to 5 percent slopes

Map Unit Setting

General landscape: Drift plains

Elevation: 0 to 300 feet

Mean annual precipitation: 25 to 40 inches

Mean annual air temperature: 48 to 50 degrees F

Frost-free period: 200 to 240 days

Map Unit Composition

Bazal and similar soils: 50 percent

Mitchellbay and similar soils: 40 percent

Dissimilar minor components: 10 percent

Characteristics of Bazal

Setting

Landform: Drainageways, valleys

Aspect (range): All aspects

Properties and qualities

Parent material: Glacial drift over dense glaciomarine deposits

Slope range: 0 to 2 percent

Depth to restrictive feature: 20 to 40 inches to dense material

Drainage class: Poorly drained

Capacity to transmit water (Ksat): Low to very high (see Physical Properties table)

Flooding frequency: None

Ponding frequency: Frequent (see Water Features table)

Seasonal high water table (minimum depth): At the soil surface to a depth of 8 inches
(see Water Features table)

Available water capacity (entire profile): Moderate (about 7 inches)

Interpretive groups

Land capability subclass (nonirrigated): 5w

Land capability subclass (irrigated): 5w

Forage suitability group: Wet Soils (G002XN102WA)

Ecological site: Sitka spruce - red alder/salmonberry/field horsetail (F002XN904WA)

Common trees

Sitka spruce, grand fir, lodgepole pine, red alder, western hemlock, western redcedar

Typical profile

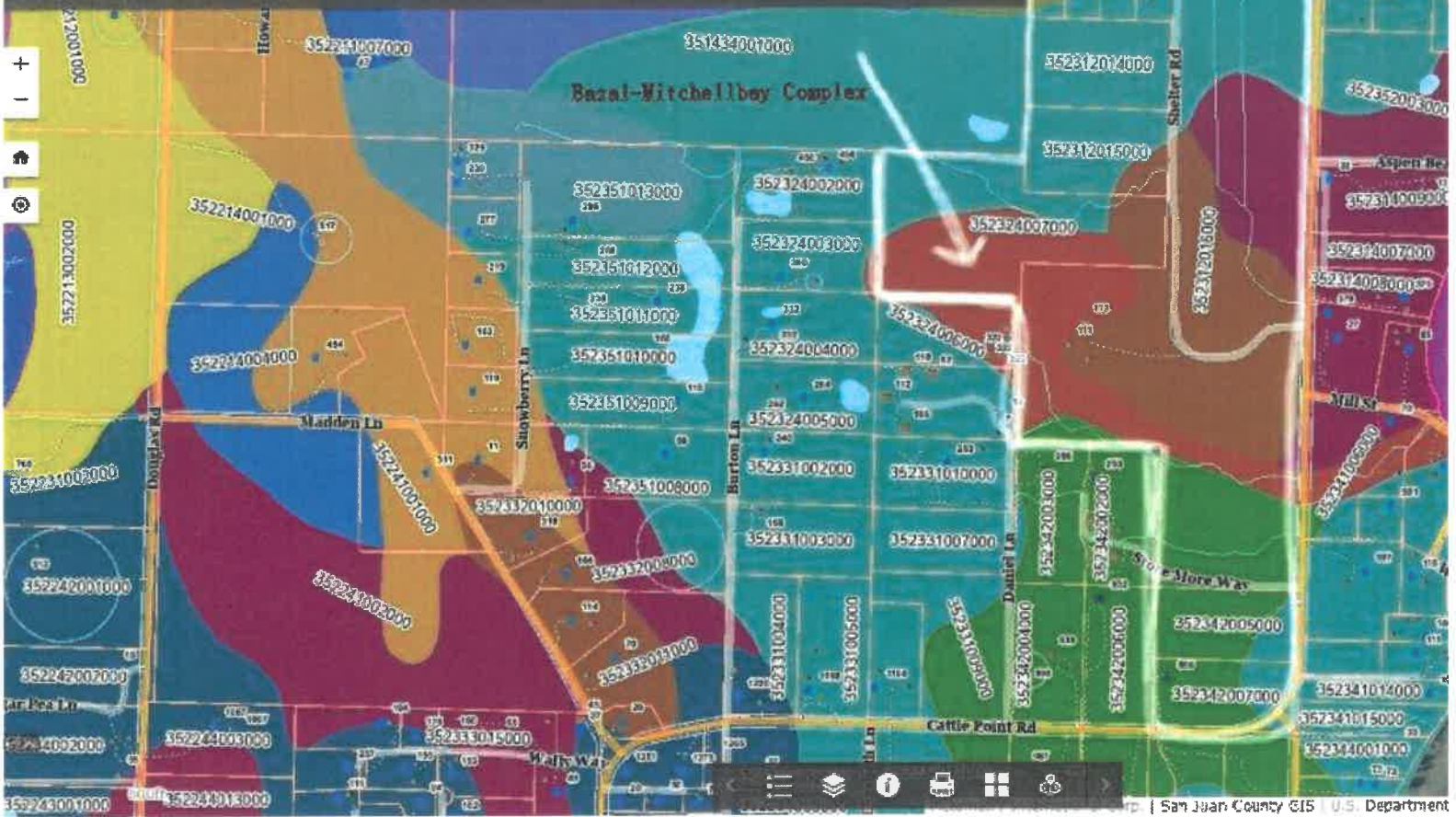
O_i—0 to 1 inch; slightly decomposed plant material

A₁—1 to 4 inches; mucky loam

A₂—4 to 10 inches; loam

B_w—10 to 17 inches; loam

E—17 to 24 inches; loamy coarse sand



Bill Appel

COMMENT TO BOARD OF PORT OF FRIDAY HARBOR

Port of Friday Harbor Commission might want to consider broadening how it proposes to fulfill its stated mission: “To maintain a healthy economy with family wage jobs and to improve the social, economic and natural environments of the island” in adoption of its Strategic Plan under consideration.

Use of Port properties are limited by the priority of maritime and amenity uses of waterfront properties, and by regulatory and contractual restrictions. While that would seem to restrict the Port’s options to operating maritime and aviation enterprises, I would like to suggest that the Port Commission consider broadening its economic stewardship to include elements that I believe would both comply with existing contractual and regulatory restrictions, and improve the social and economic environment of San Juan Island. Specifically:

Economic: It is generally agreed that the economy of San Juan County (and therefore San Juan Island) is lacking in elements that support year-round economic activity, particularly activity involving island export of high-value low mass goods, products and services.

The Port’s property in Friday Harbor has reliable power and communications. A warehouse-type building which is within the Port’s construction authority would be a practical small business incubator. Here is a discussion looking at it from both ends:
<https://www.profitableventure.com/business-incubator-model-examples/> While there are limitations on how tax monies are applied, there is far more latitude in the case of state, and even wider from federal grants.

Since only discussion of the Port’s Strategic Plan is involved, insertion of appropriate language reserves the option that could lead to investigation of this avenue.

Social: San Juan Island, more particularly Friday Harbor, and most particularly for this discussion, the Friday Harbor Airport has a past that incorporates the grand tradition of early (and hair-raising) aviation in these islands. This writer, a former resident of Waldron Island, remembers Roy Franklin and his Beaver, a combination of reliability that tied remote homesteads into a community.

I would like to suggest that in its present architecture, or in a new building that may house other ventures such as suggested first above, the Roy Franklin Museum and its adjunct Ernie’s Café be enabled to continue to operate as a stabilizing reminder of the past social environment of the island. As before, the insertion of such a provision does not make its implementation inevitable, but prevents its foreclosure.

Full disclosure: I am a lawyer and have offered to render good offices to these organizations pro bono.

Bill Appel
740 Guard Street #1
Friday Harbor

June 7, 2022

Scott Boye

I was able to review the Strategic Plan. I didn't see anything that raised red flags for me. One suggestion I'd make is to attach some sort of economic statement to each of the action items; for example, "Rebuild finger piers at marina - maintain capital asset in safe working order. Plan on xx% of capital value per year." Or, "Add public art to Fairweather Park - enhance visitor experience and interaction. Budget xx% of marina revenue per year."

This provides a financial roadmap along with an action plan.

I won't be able to attend the public hearing. Dad has a doctor's appointment that day.

From the tablet, excuse the typing.

Scott Boye