

Friday Harbor Port District

Port Commission Meeting

San Juan Island Yacht Club

Friday October 24th at 10:00 AM

Regular Meeting Minutes

Commissioners Present:

Graham Black

Barbara Marrett

Richard Goodhart

Port Staff Present:

Todd Nicholson, Executive Director

Kyle Gropp, Deputy Director

Phyllis Johnson, Port Auditor

Mike Roling, IT Administrator

Megan Workman, Staff Accountant

Public Present:

Mike Byrne, Liveaboard

Jonet Sudduth, Liveaboard

Nico Otte, via Zoom

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.

Mike Byrne asked that the commission think about putting a hoist at the Cannery to allow people to launch their small boats. Commissioner Goodhart thanked him for the comment and noted that the Port has a page on the website set up to accept comments specifically for the Cannery property.

Consent Agenda:

A. Approval of Payroll & Vouchers

B. Approval of Minutes: October 10, 2025, Meeting.

Commissioner Black moved to approve the Minutes and Claims, Commissioner Marrett seconded. Motion passed unanimously.

Action Items:

A. Blake Marine First Lease Amendment

Commissioner Marrett moved to approve the lease amendment, Commissioner Black seconded the motion. Executive Director Nicholson pointed out that this was the same as the amendment that was looked at prior except for specifying that the Travelift must be down at least 48 hours to receive a higher abatement for those days. It was clarified that this was only a discount for the chandlery building rent. Commissioner Goodhart noted that this is partly due to the delays in getting the new Travelift pier up and running. Motion approved unanimously.

B. Personnel Policy Updates

Commissioner Marrett moved to adopt the updated personnel policy, Commissioner Black seconded. Executive Director Nicholson explained that it was primarily updated to reflect updated employment law and combining sick and vacation leave to a unified PTO format. Commissioner Goodhart noted 3 formatting errors to adjust. Motion approved unanimously.

Discussion Items:**A. Fee Changes for 2026**

Port Auditor Johnson explained that all staff level fees were changing by CPI except for the waste oil and bilge water recycling. Those will be increased to match disposal costs. Commissioner Goodhart asked about the plan for moorage adjustments for next year. Executive Director Nicholson explained that we have 40 to 50 different rates based on slip size, facility, depth of water and many other factors. While 2026 will just be adjusted by CPI it is hoped that a simplified rate structure will be in place for 2027. He noted that the commission will have the final say on any rate changes coming in 2027.

B. Consent to Assignment: Hangar V2 from Nigro to Althoff

Executive Director Nicholson explained that this was the second half of the hangar Nigro built. He already sold half of it to Althoff, he is now selling the second half to the same buyer. So, this will end up being basically the same as the other sale. The consent to assignment will be brought in a future meeting for the Commission approval.

Executive Director Report:

Executive Director Nicholson reported on an issue with the zoning of Shipyard Cove in the county's upcoming comprehensive plan. He has put in a comment and is appealing directly to the county council regarding the issue. He will be attending the council meeting on November 3rd. He is also going to be putting in a substantial development permit as well under the current non-conforming use.

Historical photos and uses show that the site has been an industrial site for 100 years and continues to be so it should be zoned properly. The rezoning has been recommended by county staff for approval.

Commissioner Marrett asked about zoning of the Cannery parcel and what zoning needs to be for raising shellfish. Executive Director Nicholson explained that the PMT zoning overlay is what currently restricts aquaculture. Any attempts to rezone will be with the goal of providing the widest possible uses.

Commissioner Marrett asked if there was any push to add the Cannery to the town's UGA. Executive Director Nicholson said that the town has not yet produced the final version of their demand study and have not made a formal request to expand the UGA. They may do so on the 2026 annual docket, which would mean possible annexation in 2027, but currently only the Airport and Shipyard Cove areas are included. The Cannery

is not going to be included in the UGA so zoning Rural General use will probably be the best option for the widest possible number of uses.

Port Commissioner and Committee Reports:

Commissioner Marrett attended the Climate and Sustainability meeting. She reported that there is not really any mechanism to fund the plan. The idea current is to have a way to allow people to voluntarily contribute.

She reported that San Juan Island deals with 30-tons of garbage every day in the summer additionally she said that green waste is a large issue countywide. She asked about what the Port could do on airport land to help address the green waste issue on the island. Commissioner Black is in favor of exploring the idea.

Executive Director Nicholson noted that we had a proposal for handling green waste a few years ago. The proposal didn't get followed through because the current zoning requires a conditional use permit and the neighbors would have blocked it. After the airport is annexed into town as industrial land it may be more viable.

Commissioner Goodhart noted that it isn't as simple as just getting a chipper. There are issues regarding compost, and chipping to have a viable product to sell. Commissioner Marrett also noted that noxious weeds also must be removed. Executive Director Nicholson also mentioned that some items would also be a wildlife attractant.

Lastly, she mentioned that she heard there was a large jump in agricultural revenue in the county driven mainly by shellfish farming.

Commissioner Black asked about the Weber Way proposal by Dave Shields and if it was still progressing. Executive Director Nicholson reported that he and Kyle recently met with Dave Shields and have been progressing forward. There will be additional site plans and details coming in a future meeting.

New Business: Commissioners May Share Information or Introduce Topics for Discussion at a Future Meeting.

None

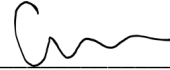
Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting.

Nico Otte commented that he'd like to see the Cannery used for a small boat and aquatic recreation facility. Commissioner Goodhart noted again that the Port will be launching a page in November to solicit comments for the Cannery and encouraged him to also submit his comment through the page when it is available.

Adjourn: 11:30a

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Barbara Marrett, Commissioner

A handwritten signature in black ink, appearing to read "Graham Black", written above a horizontal line.

Graham Black, Commissioner

A handwritten signature in black ink, appearing to read "Rich Goodhart", written above a horizontal line.

Rich Goodhart, Commissioner