

**PORT OF DEWATTO
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**PORT OF DEWATTO SPECIAL MEETING
MAY 17, 2005**

Chairperson Robert (Doug) Stevens called the meeting to order at 6:00PM. Commissioner Lorraine Kelly and Port Manager Chris Phalen were in attendance.

Guest present were: Ronald MacDonald, Beverly Wendell, Ted Edwards, Dave Haugen, Bonita & Ken Jarstad, Deanna Saylor. Also, present was our Guest Speaker Mr. Joe O'Leary.

This Special Meeting was held to discuss the Comprehensive Plan and the feasibility of developing a plan to present to Manke Timber for the Oyster House property.

Mr. Joe O'Leary of Puget sound Project Services, Inc., A Professional Engineer was involved with the Port when the Port building was built in 1997. He was contacted by Port of DEWATTO Port Manager at request of the Commissioners to discuss the possibilities for the property at the head of DEWATTO Bay.

Mr. O'Leary took the floor to discuss this issue. He stated that he is a Consultant with a background in planning as well as Civil Engineering and has been in the business for a number of years. After being contacted by the Port of DEWATTO about the feasibility of developing and doing improvement on the property as referred to as the DEWATTO River Estuary, he made a trip to the bay to see what the scope of the plan would be.

After talking with the Commissioners he thought the way to do this was to break it into two phases. The first phase is to understand the issue and what we were up against as far as improvements and whether it is feasible. If this appeared to be possible then the Port could move on to phase two.

Phase two would be doing a design and implementing the design.

As he reviews the issues, he had the following three phases.

- I. Understanding the issues
- II. Grant Availability
- III. Recommendations and Conclusions.

Some issues are the relevant jurisdiction requirements. One of the relevant issues of course would be the environment.

Mason County and Port Comprehensive Plan need to be reviewed and the Port Plan needs to cover the new shore line Management Act which is very controversial.

The existing Port of DEWATTO Comprehensive Plan was done in 2000 and the new one needs to incorporate the plan for the DEWATTO River Estuary in the plan.

The Shoreline Management Act, is again another component of this project. When a permit is applied for it is to the Ports benefits to have the DEWATTO Estuary plan in the Comprehensive Plan. This should help in getting the permit approved.

Grant Availability: Mr. O'Leary cited this as extremely important as you want to look at what opportunity there is to get grant funding from outside sources. Within this scope are the following:

A. Public Grants:

1. Federal Economic Development Administration Grants.
2. State Coastal Zone Management (CMG) Grant.
3. State Community Economic Revitalization Board (CERB).
4. State Community Development Block Grant (CDBG).

The first step in understanding the issues will lend itself in putting together the application for the second part on only does the first part help in finding out if you can get the permit but it will be the same information for your grant.

B. Private Grants:

1. Washington Water Trails Association. (WWTA)
2. Trusts for Public Lands . (TPL)
3. Mason Conservation District (MCD)

Mr. O'Leary stated he was not familiar with these Grant Programs but listed them with the idea that we might look into these if needed:

Recommendations and Conclusions: These two are very important as this would lead us to phase two.

A. Comprehensive Plan Amendment.

1. Make the changes to the Port Comprehensive Plan and also present it to Mason County for their approval.

B. Mason County shoreline Program: Mason County is required by the Growth Management Act to have a plan for the shoreline.

C. Scoping for DEWATTO River Estuary Sight Improvement.

These are the components for the process of deciding whether the Port of DEWATTO should continue with this project.

Commissioner Stevens inquired of the audience if they understood what the Commission was trying to accomplish with this project. This is the continuation of the Commission to acquire a long term lease from Manke Timber to manage this area.

Mr. O'Leary stated that the first order is researching if a permit is possible. If a permit is not possible than this project would not move forward.


Mr. O'Leary asked Port Manager Chris Phalen to get him a copy of the Mason County Comprehensive Plan, as well as the Port of DEWATTO Comprehensive Plan. He also requested the Port Manager got to Shelton and get the information on the SEPA procedure.

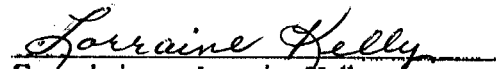
Mr. O'Leary stated he would try to have this information together in two weeks.

Ken Jarstad will continue to work on the Comprehensive Plan.

The Special Meeting was adjourned at 7:30PM.

The next regular Port of DEWATTO Meeting will be May 3, 2005 at 7:00pm. The meeting will be held in the Port of DEWATTO building.


Chairperson, Robert (Doug) Stevens


Commissioner, Lorraine Kelly


Port Manager, Christine F. Phalen