

Port of Dewatto
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Special Meeting
January 25, 2006

Chairman Robert D. Stevens called the meeting to order at 7:42 PM. Commissioner Lynnett McLean, Commissioner Sally Lambert and Port Manager Chris Phalen were in attendance.

Guests Present: Mr. and Mrs. Joe O'Leary and Mr. Peat Lambert

The purpose of this meeting is our lease on the park with Manke is coming up for renewal, and we would like to expand the area, and we need help with that from Mr. O'Leary who we have asked to represent us. Mr. O'Leary stated we would need to lay out a plan as follows:

I. Understanding the issues.

Mr. O'Leary said some critical background work needs to be done like reviewing the county development and conservation policies (which he has already done). We need to have a meeting with the county and talk about feasibilities, tax incentives, development restrictions, conservation easements. We need to refer to our Comprehensive Plan to see what we want to include including trails, parks and the Oyster House. We need to find out how flexible the county will be in regard to that. We need to discuss negotiating a break for the conservation easement that lies on Manke Properties and what the port could do as far as development. We also need to know what Manke's intentions are. Going down to Shelton and talking to the county planners might allow us, for instance, to present to Manke possible tax incentives if they grant the port a conservation easement. Chairman Stevens suggested they check what they did over at Thallar Center in the wetlands and Mr. O'Leary said that was an excellent example. Mr. O'Leary went on to explain how the timber companies work as Manke, like Weyerhaeuser, has large timber holdings. Chairman Stevens said at one time Manke was talking about developing the area down on the bay but the couldn't do it now because of the restrictions but maybe their grandkids could. Mr. O'Leary said that if a conservation easement is granted by the county on behalf the port, the land that has been dedicated as an easement can then be converted someplace else to allow larger densities in a different area. The value of your land is directly related to how much you can subdivide so that is the reason urban properties are so much more expensive. Chairman Stevens said he

remembered Manke was trying to get land rezoned out here. Mr. O'Leary explained about the Growth Management Act and that it was more advantageous in urban areas than in rural areas where it limits growth.. Commissioner Lambert asked if the area from the park to the Oyster House was wetlands, but Mr. O'Leary said it was not but it would still be very hard to develop. Commissioner Lambert asked if we got all the land around the Oyster House, couldn't he develop the land across the street. Mr. O'Leary said he would doubt that they would go commercial. Mr. O'Leary said he and Port Manager Chris Phalen made arrangements for Allan Borden to come down from the Planning Department to show us where the high water mark is so that he could figure out where the buffer is. Chairman Stevens said we need at least a 25 year lease on the property. Mr. O'Leary said after we do the research, we can come back and he will report on his findings and we can decide on the next step and make a decision and develop a plan.

1. Presentation and Plan Development – sometimes called PUD
2. Once the plan was reviewed, he would prepare for phase two.
3. Presentation for Manke Timber.

Commissioner Lambert asked Mr. O'Leary if he would take Port Manager Chris Phalen to Shelton with him, and he said she was welcome to come as is anyone from the port. He will send us a copy of his agenda.

Mr. O'Leary said he talked to Jon Byerly from DNR when doing the Comprehensive Plan and he was very helpful. Mr. Byerly could point us to the people we need to work with in DNR on property in Dewatto. We need to get on the docket for transferring property as DNR is obligated to negotiate with ports to transfer properties. Ms. Lambert said there is a trust company out of Illinois that owns property on the bay that we might be interested in. Mr. O'Leary said the first phase will take about a month to 90 days to set up. Then we will know the alternatives.

A motion was made to hire Joe O'Leary to write up a proposal for the Port. Motion was carried.

Our next meeting will be February 7, 2006 at 7:00 PM.

The meeting was adjourned at 8:40 PM.

Robert D. Stevens, Chairman

Lynett McLean, Commissioner

Sally Lambert, Commissioner

Christine Phalen, Port Manager