



COMPREHENSIVE PLAN

DECEMBER 2019

The Port of Dewatto
2501 NE Dewatto Road
Tahuya, WA 98588

Port Commissioners

Ray Mow
Ted Edwards
Dave Haugen

Port Manager

Jeana Crosby

THE PORT OF DEWATTO COMPREHENSIVE PLAN
2019 UPDATE DRAFT

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The Port of Dewatto exists for the benefit of the residents and landowners within its boundaries. The Comprehensive Plan acts as a guide for future decision-making processes by the Port Commission and residents. Goals are the important considerations and Policies are the operational functions of the Port to achieve those Goals.

I. GOALS AND POLICIES

A. The Port will recognize and respect all in the community and their opinions.

Policies

1. Regular meetings and special meetings will be held as needed on important concerns. All attendees shall be given an equal opportunity to express opinions. All meeting times and place posted for inspection.
2. Upon request all documents maintained by the Port will be made available.

B. Preserve the scenic beauty of our area for the enjoyment of all residents.

Policies

1. Ensure that any future activities do not detract from the quality of life of the residents or negatively affect the natural environment.
 2. Improve the appearance of the Campground and Port Building.
 3. Protect river and creek habitat at the campground.
 4. Cleanup and repair vandalism and littering on Port property.
- C. Port operations should not burden or benefit the residents of one area within the Port boundaries at the expense of another area.

Policies

1. Future developments such as buildings or campgrounds will be distributed to the districts where none exist.
 2. Emergency medical airlift helicopter landings should be encouraged at the Port building/emergency shelter.
- D. The current Port building will be maintained in good condition and available for public use.

Policies

1. Maintain and repair damage or worn materials inside and out.
 2. Regular testing of safety, security and generator.
 3. Advertise locally for event rental.
- E. Maintain and improve Dewatto River campground for seasonal camping and off-season day use.

Policies

1. Maintain effective reservation and camp fee collection.
2. Management of camper behavior to ensure rules are followed.
3. Improve fire pits, picnic tables, and electrical systems.
4. WIFI, if practical, could be implemented.

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5. Maintain overall cleanliness.
6. Improve safety of campers and general public.
7. Maintain and improve roads.
- F. Pursue opportunities for a boat launch in the bay.
- G. Citizen comments and inputs will be sought for planning
 1. Community meetings were held at the Port Building for Plan input on: April 8, 2017, about 30 attendees; March 16, 2019 about 21 attendees; April 27, 2019 about 16 attendees; and July 27, 2019 about 15 attendees. (See appendicies.)
- H. Review of the Port of Dewatto Comprehensive Plan should be done every five years to be replaced, amended or remain the same as needed.

II. BACKGROUND AND AREA CHARACTERISTICS

A. HISTORY AND BACKGROUND

The Dewatto area is located on the Tahuya Peninsula in northern Mason County, across Hood Canal from the Olympic Mountains. This western exposure to the Olympic Peninsula brings abundant snow and rainfall providing a good environment for evergreen forests. These forests have supported a local economy with harvesting opportunities of lumber logs, Christmas trees and floral greens. The waters of Hood Canal and the many lakes, rivers, creeks and wetlands are important habitat for many species of mammals, birds, fish and shellfish.

The first people of southern Hood Canal, the Twana, called the area Du'wa'tax^w and had camping settlements for summer and fall fishing.¹ Their families enjoyed the bounties of the region for countless generations.

The first European contact with the Twana culture was made in May 1792. Boats from British Captains Vancouver's exploring ships Discovery and Chatham came down the inlet, he named Hood Canal and charted its extent as far as the Skokomish estuary.²

In May 1841, Lt. Charles Wilkes, in command of the US Exploring Expedition ships Vincennes and Porpoise, sent Lt. Case in boats to more extensively survey and chart Hood Canal. Wilkes placed the names Lynch Cove, Annas Bay, Ayres Point, Ayock Point and Dabop Bay among many other places on the chart of Hood Canal.³ His chart named a point near Little Dewatto, Dadah Point, but the name was dropped on all later official charts. Dewatto Bay was plotted on charts but remained unnamed. Dewatto as a place name did not appear on an official chart until 1891.⁴

¹ Twana Culture, William Elmendorf, WSU Press 1992

² NOAA's Office Coast Survey Historical Map and Chart Collection, Puget Sound <http://historicalcharts.noaa.gov>, 1792 and Vancouver in Inland Waters Journals, Blumenthal, 2007 pp101-105

³ NOAA Historical Chart 1841 and Charles Wilkes Exploration of Inland Waters, Blumenthal 2009 pp105-110

⁴ NOAA Historical Chart 1891

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By 1880 settlers had arrived to take homesteads, farm, fish, log the hills. The Green, Miller and Nance families were some of the earlier settlers. Lumber mills, stores, a post office, cemetery and schools followed.⁵ Individuals and families spread around the hills and many lakes. Most early transport of people, logs and supplies was enabled by steam-powered, and later gas and diesel, ships, the Mosquito Fleet, that transited Hood Canal and Puget Sound. Several small ships made stops at Dewatto and at least one was constructed in Dewatto.⁶ The residents of the area voted to establish the Port of Dewatto in to build a dock to host the water traffic.⁷ Road systems were created that move people and materials more efficiently and the need for the dock faded. Telephone, electrical and now cellular service arrived in Dewatto since the 1980's.

B. GEOGRAPHY INFORMATION

The Port District's topography was heavily influenced by prehistoric glacial activity. After the ice retreated northward, a more temperate and humid climate helped to evolve dense forestland of the Pacific Northwest. Past glacial activity accounts for the many kettle lakes that dot the Port District. Kettle lakes are formed from large chunks of glacial ice left behind by the receding glaciers.

The largest river within the Port District is the Dewatto River. Starting north of the District border about a mile southeast of Holly, the river follows a glacial outwash channel as it flows southwesterly and parallel to Hood Canal for approximately 9 miles. The Dewatto River gradient is low to moderate throughout its length flowing between gently rolling hills. The river enters Hood Canal through a mostly undisturbed estuary at Dewatto Bay. The Dewatto River watershed area is approximately 22 square miles and there are approximately 30 miles of tributary streams.

C. DISTRICT COMMUNITY INFORMATION

The communities making up the Port of Dewatto area are centered mainly on lakes, rivers and salt-water in-lands of Hood Canal. Dewatto Bay, Burma Road, Collins Lake, Tee Lake, Aldridge Lake, Erickson Lake, Haven Lake, Wooten Lake, other lakes comprise loose-knit communities with some forming home-owners associations, road-improvement districts and an emergency Community Response Team.

⁵ History of Belfair and the Tahuya Peninsula , Irene Davis , Mason County Historical Society 2001, pp53-68

⁶ Seabeck ,Perry, Perry Publishing 1993, pp88-89

⁷ History of Belfair and Tahuya, pp147-148

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D. DISTRICT BOUNDARIES

The Port District map is included in this document. The map is based on RCW 53.04.020, where commissioner districts are made up of three divisions of approximately the same population. Further, the Port Commission has the authority, under RCW 53.16.015, to redraw the commissioner district boundaries at any time and submit the redrawn boundaries to the county auditor. Redistricting does not affect existing terms. However, the new commissioner districts shall be used at the next election at which a port commissioner is regularly elected, and must occur at least one hundred eighty days after the redrawn boundaries have been submitted to the auditor.

The Port District of Dewatto boundaries reside beginning at a point in the center of Hood Canal located in Township 23 North, range 3 West, proceeding East along the Northern border of Township 23 North to the Eastern border of Section 4 Township 23 North, Range 2 West, thence South along the Eastern borders of Sections 4, 9, 16, 21, 28 and 33, proceeding West along the Southern border of Township 23 North to a point in the center of Hood Canal, Range 3 West, thence North following the center of Hood Canal back to the point of beginning.

E. INVENTORY OF PORT ASSETS

1. Port Campground

The Port of Dewatto Campground is located at the confluence of White Creek and the Dewatto River just off of 1001 Dewatto-Holly Road. The campground is about a 40 minute drive time from Belfair. The campground is approximately two acres in area. One acre of campground land was purchased in May of 1985 and then an additional acre, along the Dewatto River, is leased by the Port from Manke Lumber Company. The lease is for 5 years and renewable.

Many of the 44 campsites are nestled among groves of tall trees and along the creek and river. There is no water system, sewage dump or garbage facilities; however there are RV electrical hookups at 20 of the 44 campsites and 4-6 maintained portable toilets, one of which is handicapped accessible. Also available is a centrally located covered community kitchen area, the pavilion, with electricity.

2. Port Office Building

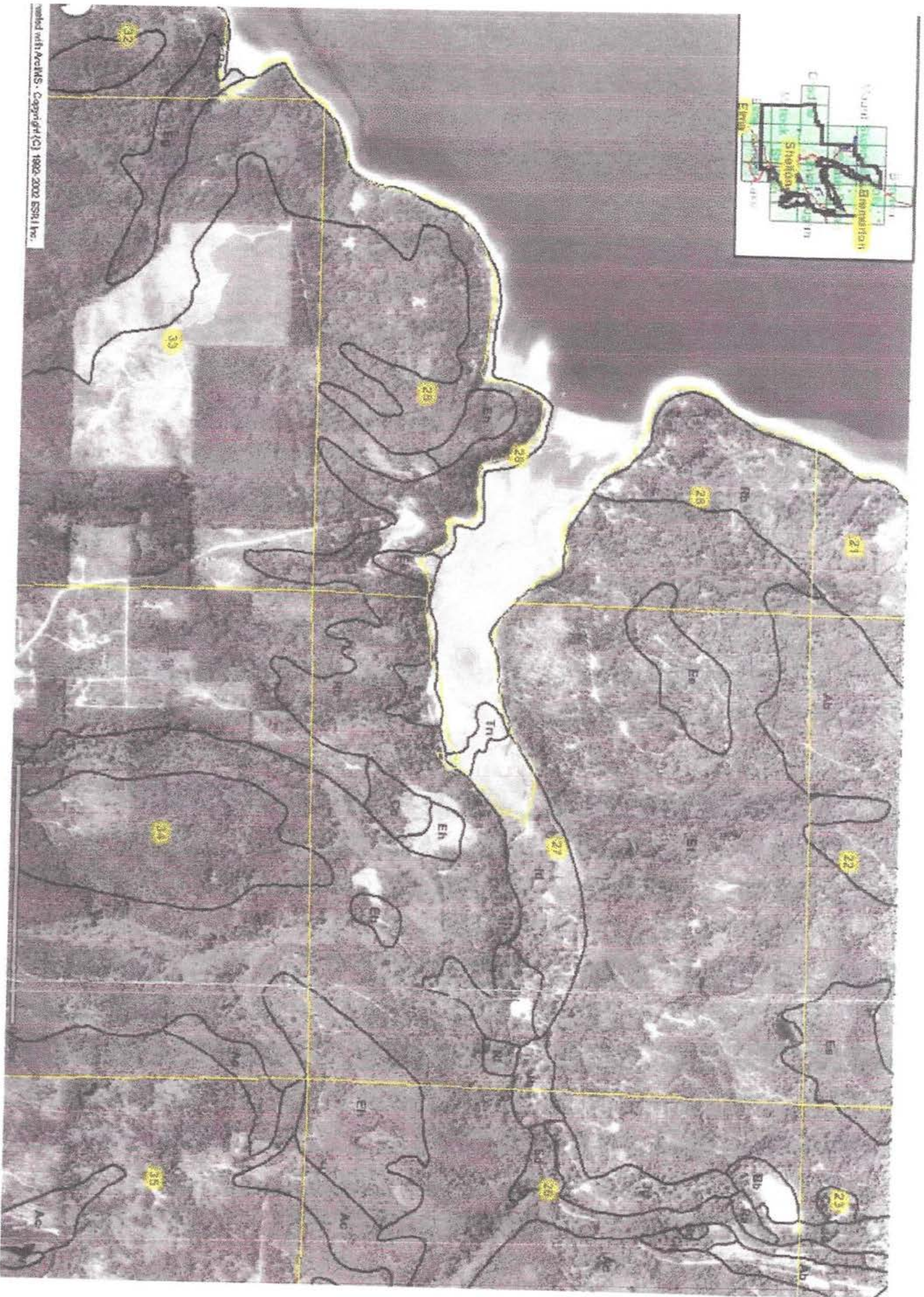
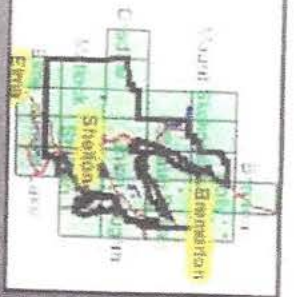
The Port Office Building, located 2501 NE Dewatto Road, was constructed in 1997 on the raw land that it sits, which was purchased around 1991. The County has assessed the building at a value of around \$288,000. The building is approximately 1,600 square feet with a water well and septic system. The building is used for regularly scheduled Port meetings and other

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important public events. The building is also popular for community social events because of its modern kitchen facilities and available parking. The building space will accommodate 87 people. In times of local emergency the building with its communications equipment and auxiliary backup generator serves as a command center.

3. Port Raw Land Holdings

The Port raw land holdings consist of a 1½ acre lot that the Port Office Building sits on, assessed at approximately \$16,000. The Port added three 1¼ acre lots directly behind the Port Office Building site in 1992, each assessed at approximately \$15,000. An additional two-acre lot, assessed at approximately \$20,000, was purchased in 2005 and is contiguous to the Port Office Building land. In 2013 an additional piece of property contiguous to the other land was acquired and is assessed at approximately \$13,000. All lots have second growth timber stands.



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Map of Mason County 2018-2023 Capital Facilities Plan

This map illustrates the capital facilities plan for Mason County from 2018 to 2023. It highlights various parks, trails, and infrastructure projects across the county. Key features include:

- Parks and Recreation:** Sunset Bluff Park, Union Park, Kennedy Creek Park, and several smaller parks like Phillips Lake Park and Rustlewood Water System Improvements.
- Trails:** The Sturgeon to Better Trail is prominently featured running through the center of the county.
- Infrastructure:** Projects such as the Rustlewood Water System Improvements and the Sturgeon River Bridge are marked.
- Geography:** The Sturgeon River and various lakes (e.g., Union Lake, Phillips Lake) are shown.
- Inset Map:** A small map in the bottom left corner shows the county's location within the state of Washington, bordered by Jefferson, Pierce, and Kitsap counties.

11/27/17

PORT OF DEWATTO
2501 NE Dewatto Rd
Tahuya, WA 98588
COMPREHENSIVE PLAN FORUM
April 8, 2017

Commissioner: Lynnett McLean
Port Director: Leanna Krotzer

Forum started at 10:00 am.

Listening to community; overview of community's concerns:

- Growth and Community
 - No commercial growth
 - No government or commercial business
 - Concentrate on the community
 - Listen to the community more
 - No growth
 - Respect what growth there may be
 - Keep Dewatto rural
 - Gated community
 - Uses for community – how to strengthen our community
 - Preserve and protect local resources instead of growth
 - Transparency
 - Change agenda – make a whole NEW comprehensive plan
 - Change the vision
- Port Building
 - Emergency shelter
 - Loading zone – disaster shelter
 - No weekend warriors – NO RV park up here
- Campground
 - Maintain current campground
 - Disband campground
 - Continue campground but clean up garbage – get dumpster
 - Garbage control - dumpsters
 - No more campground
 - Keep park primitive
 - Keep the campground clean and safe
 - Have a permanent host when open; must make sure doesn't homestead with side buildings, etc.
 - Permanent host and let stay for free with specific rules
 - Police the area with our own rent a cop
 - Law enforcement – rent a cop or Dewatto Citizen Patrol instead of Mason County Sheriff
 - Have the game wardens check more frequently to keep the Indians out
 - Close campground from October 1 – April 1
 - Mid-September closure to give time to clean up prior to closure
 - Close before fishing season begins

- Campground must be self-sustaining to continue – user fees
- Miscellaneous
 - Educational opportunities
 - Keep noise and traffic low
 - Traffic control
 - Temporary speed bumps
 - Control ATV/ORV's (all-terrain vehicles, off road vehicles)
 - Limit boat launch to local community
 - No storage buildings
 - No storage
 - Brush picker controls
 - Clean up North Shore
 - Clean up crews - volunteers
 - Mission Creek
 - No general public access
 - Fragile bay
 - No Oyster House
 - Duplicate service that Mason County offers, why duplicate?
 - Sign a petition if you want to voice a certain opinion but talk it out first

Comments, Questions and Answers:

- Comment – Commissioner Edwards is pro-growth, no one wants it; get area paved.
- Comment – Comprehensive Plan needs to clearly say that we defend our Port against the Port of Allyn annexing our district and not let them take over.
- Comment – Opposed to any lots or RV campground; No mini storage; Saw his friend die so is pro helipad; need to have the parking lot area paved.
- Comment – Wants the community to continue to stay strong; feels things went downhill with Chris Phalen; understands it is her opinion; stay on tasks and stay involved.
- Comment – specific rules and aide by them.
- Comment – Is an architect and has designed helipads before. It takes time to develop; has to be surveyed and there will be a lot of work to do. He likes a lot of the ideas that were thrown out today. This is why we need Comprehensive Plans.
- Question – How will we know about how things are going on? Will there be flyers? Will it be posted on Facebook, not everyone has Facebook? Will it be in the journal?
- Leanna Krotzer responded – it will be in the Herald and the Kitsap Sun and will post on the website. She will also send private emails to those who ask.
- Leanna Krotzer – The regular Commissioner meetings are currently on the third Wednesday of the month. We would like to try and change them to earlier in the month as the bills are being paid by the expense account and having to be replenished as the cutoff date for bills is before the warrants (vouchers) are back to pay the bills. She was not exactly sure of the days and times the Port is open at this time. People have stopped in to complain that it was hard to find the building and to complain that they call and come by the Port and not one is there. They want a map of the Port with directions to be put on the website and posted at the Port building.
- Question – Why is the Port open every day? We pay more for lights than worth being open.
- Leanna Krotzer responded – The light bill has stayed pretty much the same and I am here 4 days a week. The Port is open daily as business is conducted here.

- Lynn McLean – Leanna conducts the Port business here. People like to have face to face contact.
- Response from attendee – Chris Phalen worked out of her home and was never here. People complained they could not get answers. This is a million dollar restroom.
- Question: Do we rent enough to even cover the cost of you being here. Is it all give and no take?
- Response: We do need to utilize the building more; however we do rent the building for parties and weddings.
- Question: What is the Port? I still do not understand why we have this building and what it is and why we pay our tax dollars. Who are the Commissioners and how are they elected? Where did everyone come from? Did the community vote them in? How was the community and Port developed?
- Lynn McLean responded: The Port of Dewatto is 90 years old. It was developed in 1927. We have 3 districts and 3 commissioners; one for each district. When a commissioner resigns or finishes their term we get requests to fill the position. The new commissioner is appointed by the remaining commissioners and when the election time is here they have to be voted in by the community. They have to live in the district they are applying for. The permanent terms are six years. Appointed are two years and then will be voted in for longer. They can resign at any time and are not held to the six year term. The districts are population based. There has to be a special meeting to vote the commissioner in.
- Response: The map on the website needs to be changed. Also a link needs to be added so people can watch the meeting.
- Question: What is the mission statement of the Port?
- Response: Economic growth and viability
- Question: How do we approve the helipad?
- Response: A special meeting will be held to vote on it and then will go forward from there.
- Question: Could we please publish the answers to these questions so we can all have them.
- Leanna Krotzer responded: I can email the specific answers to you and it will be posted on our website.
- Question: Who is our game warden? Please post the answer.
- Comment: If we choose to get the speed bumps, we will need to contact Manke.
- Response: Manke would be contacted.
- Question: What rules do the commissioners need to abide by? When are we due for change of commissioners?
- Leanna Krotzer responded: They have the same governing rules as other counties. The commissioners have a five year term, I think.
- Question: I don't think we need a Port to have economic development. What would happen if the Port disbands?
- Response: If the Port disbands other ports may want to annex us. The Port of Allyn is already interested. The community does not want the Port of Allyn to annex us.
- Comment: We need a controlled campground.

The attendees were thanked for coming and for their input and the forum was adjourned.
See portofdewatto.com for full video of forum.

PORT OF DEWATTO
2501 NE Dewatto Rd
Tahuya, WA 98588
Email: info@portofdewatto.com
COMPREHENSIVE PLAN FORUM SUMMARY
March 16, 2019

Commissioner: David Haugen
Port Manager: Jeana Crosby
Campground Coordinator: Joe Newman
Volunteer: Kris Tompkins

Forum started at 10:00 am with a break between 11:15 – 11:32 and adjourned at 11:50 am.
21 other people in attendance.

Suggested Items for Possible Port Discussion/Action:

- Need another Comprehensive Plan Meeting with all Commissioners on weekend
- Professional or consultant to run meeting
- Copies of current/past Comprehensive Plan made available by hardcopy or on website
- Maps of property that is being discussed especially at Dewatto Bay made available
- Additional park & campground in current Plan
- Campground/Development by Haven Lake and/or Collins Lake
- No more development in the Dewatto area
- Boat Launch
 - Size: Large boats or 12' - 14' boats
 - Road Improvements
 - Parking for cars and trailers
 - Maintain existing floats
 - School property
 - 10 acres owned by DNR
 - Acquiring/Leasing boat launch from Manke
- Derelict Boat Sunk in Dewatto Bay
 - On DNR priority list; DNR gets funding in July
 - Could local resources get boat floating and off the bottom
- Port Building
 - Designation for emergencies and disasters
 - Community Emergency Response Team (CERT) training
 - Helipad in parking lot
 - Market building availability for rent
 - Hold community events/social gatherings such as picnic to meet your neighbors
- Campground
 - Close during burn bans
 - If fires during burn bans, call Sheriff or Fire Department; Port will ask violators to leave and not rent to them again
 - Security patrols
 - Hire summer full time campground host
 - Increase campground fees
 - Set up paying online when reservations are made

PORT OF DEWATTO

2501 NE Dewatto Rd

Tahuya, WA 98588

Email: info@portofdewatto.com

COMPREHENSIVE PLAN FORUM FOLLOW UP April 27, 2019

Commissioners: Ray Mow (10:20 arrival)
David Haugen
Ted Edwards
Port Manager: Jeana Crosby
Campground Coordinator: Joe Newman
Volunteer: Kris Tompkins

Forum started at 10:08 am with a break between 11:11–11:20 am and adjourned at 11:35 am.
15 other people in attendance

Possible Port discussion/action/information supporting new Comprehensive Plan decision making:

- Next Comprehensive Plan Meeting to have community input on draft plan
- The old Comprehensive Plan will be replaced except for the factual demographics
- New draft Comprehensive Plan to only be several pages
- Maps of property that is being discussed especially at Dewatto Bay
- Map showing all three district boundaries
- Campground
 - Can campground be made private?
 - Have a Campground host and provide them with utility services
 - Can water/sewer be put on lease property one acre in size?
 - Water Tank/Transport of Water
 - Cost of pumping sewer tanks
 - Garbage Service
 - Check with Sherriff's Department for drive through
 - Cost of Security patrol
 - Steps/Cost of set up for online reservations and electronic payment
 - Update camping fee schedule
 - Campers not following posted rules, need penalties of no longer using
- Port Building
 - Community Emergency Response Team (CERT) training
 - Helicopter Emergency Landing Zone on Port property or DNR property (Auxiliary Site – Main airlift site is Bremerton Airport)
 - Focus on community and kids - Playground
 - BBQ Pits
 - Hold community events/social gatherings such as picnic to meet your neighbors
- Disaster Emergencies & Life Safety Issues
 - Fire Fighting
 - Helicopters dipping water out of Bay
 - Haven Lake and Collins Lake have standpipes to pump out water
 - Maybe put a standpipe at the river
 - Roads washed out and alternative routes

- Miscellaneous
 - Gather trash along the roads
 - Make a little parking spot for clam diggers at Bay property
 - Non-profit partnerships – Great Peninsula Conservancy
 - Day uses of trails
 - First maintain what the Port already has before new development
 - Maintain historical value
 - Preservation of lands for future

PORT OF DEWATTO
2501 NE Dewatto Rd
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Email: info@portofdewatto.com
COMPREHENSIVE PLAN FORUM
July 27, 2019

Commissioners: Ray Mow
David Haugen
Ted Edwards
Port Manager: Jeana Crosby
Campground Coordinator: Joe Newman
Volunteer: Kris Tompkins

Forum started at 11:00 am and adjourned at 12:12 pm.

15 other people in attendance

Listening to Community; discuss and take input for new Comprehensive Plan:

- Presented proposed Comprehensive Plan draft written by Dave Haugen
- New Comprehensive Plan will only be several pages, need to add factual demographics and some historical data
- Clearly state policy and goals in Plan
- Need to review Guidelines for Washington Public Ports
- Submit proposed Port Comprehensive Plan to Mason County
- Need map showing all three district boundaries
- Goal to have Comprehensive Plan ready to adopt at the September regular meeting
- Campground
 - Some people want campground closed permanently
 - During extreme fire danger close campground; it is posted reserve right to close during extreme fire danger; no open flames, period, at campground
 - During moderate/medium fire danger, ban fires
 - If fires are larger than fire rings, implement fines
 - Have 18 new fire rings, continue to purchase and replace old rings
 - Support from some for the campground; fires can start anywhere
 - Purchase extra insurance to cover fires on surrounding properties; Port meeting with insurance carrier on August 6
 - Have a Campground host for custodial entity at all times and enhance presence
 - Local property owner volunteer patrols; sign up for rotating weeks to help protect Dewatto's resources and feel safe
 - Working on brochure stating rules, to be handed out to campers as they do not always read the posted rules
 - Raise campground fees and limit length of stay
 - Change name of campground by removing the Phalen name
 - Playground at campground
 - Develop campground pros and cons list
 - River at campground is not public and should be posted; put up sign to respect private property

- Port Building
 - Community Response Team (CRT) training
 - Helicopter Emergency Landing Zone on Port property; Dave has this in place now
 - Volunteer to plant flower pots; set budget for flowers/landscaping
 - Developing Free Little Neighborhood Library
- Disaster Emergencies & Life Safety Issues
 - Emergency planning is good
 - Clear cut properties by DNR and Menke create fire hazards
 - Have DNR study under growth and fire hazard; to provide prevention
 - Port building being designated as emergency shelter
- Miscellaneous
 - Community trash pick-up along the roads; schedule in September
 - Promote educational opportunities
 - Look at other two districts for recreational opportunities; possible donation of property to develop
 - Access to Dewatto Bay beaches; when will stairs be replaced; property ownership still in dispute