

PORT OF ANACORTES

Minutes-Special Meeting

March 3, 2011

The Port Commission of the Port of Anacortes held a Special Commission Meeting on March 3, 2011. The purpose of the meeting was for the Commission to continue discussions in regards to establishing a Port parking policy. The meeting was held in the Commission Meeting Room of the Port Main Warehouse Building, 1st & Commercial Avenue, Anacortes, Washington.

In Attendance: Commission President Rubin, Commission Secretary Niver, Commissioner Hopley, and Commissioner Short. Commission Vice President Mooney was present via speakerphone.

Also in attendance: Director of Finance & Administration and Acting Executive Director Johnson, Director of Operations & Facilities Hachey, and Executive Assistant Lindsey.

CALL TO ORDER

At 5:00 P.M. Port Commission President Rubin called the Special Meeting of March 3, 2011 to order and announced the purpose of the Special Meeting. He noted that Commissioner Mooney was present via speakerphone.

PUBLIC COMMENT PERIOD

Commissioner Rubin welcomed all in attendance and opened the floor for public comment pertaining to items on the special agenda.

1. Mr. Edward Bradley, 1403 7th Street, Anacortes, addressed the Commission. Mr. Bradley noted he had seen the initial draft of a parking policy in progress by the Commission on the Port's website and stated he would like to know more about the item "parking leased to others."

Commissioner Rubin thanked Mr. Bradley for his comment, hearing no others, the floor was closed.

SPECIAL AGENDA

STUDY SESSION

Discussion Item: Port Parking Policy – Developing Criteria -

Commissioner Rubin explained this was the Commission's fourth meeting to discuss parking on Port property and the development of a Port parking policy. He noted the Commission and staff had developed a draft policy for use in discussions and asked for comments from the Commissioners.

Commissioner Niver observed that parking for the Port's Transit Shed was not sufficiently addressed and should be added as a specific use. Commissioner Rubin noted use of the Transit Shed for the public was noted in the Comprehensive Plan, although not to the degree it is currently used, and as it is a public meeting place, adequate parking is needed. Commissioner Niver also wished to discuss parking for expansion of existing tenants. Commissioner Mooney agreed, believing expanded parking for existing tenants should be discussed as this was not sufficiently addressed in the Comprehensive Plan. Commissioner Niver believed the Comprehensive Plan should be updated to address these expanded uses. Commissioner Short added a need to address the additional parking for the new office building planned for Puget Sound Rope as well.

Commissioner Hopley noted that the Commission's discussions thus far had largely centered on the area around Cap Sante Boat Haven. He recalled that during the last meeting, Executive Director Hyde had included parking numbers for expanded marina tenants, but that analysis did not include the marine terminal area near the Transit Shed or future parking needs at the Anacortes Airport. He wished to see the same exercise done for these areas, and all Port properties, as was done for the Boat Haven. Commissioner Rubin acknowledged that Commissioner Hopley recommended an inventory of parking for all areas. He noted he thought the Commission could put together a policy that was Port wide and not specific to each operating area.

Director Johnson noted that the draft document being viewed by the Commission was a working draft product to memorialize discussion from the last meeting and was not a final product.

Commissioner Short cautioned against attempting to have one policy fit all areas since each was unique. He reiterated the need for planning parking for future expansion. Commissioner Rubin wanted to see a policy that would provide Port staff with guidance in prioritizing parking. Commissioner Mooney voiced concern over planning for future expansion in all areas and primarily the Boat Haven.

Commissioner Rubin believed Commissioner Hopley's suggestion of a parking inventory of all Port properties was a good one and would allow for comparison to the Comprehensive Plan and how the previous priorities discussed by the Commission fit into that inventory.

Discussion continued with items touched on including parking currently leased by the Port for specific uses, such as UPS's lease on Curtis Wharf, an e-mail from a member of the City Council voicing a need for parking for car-poolers, and thinking the Port's public property should be available for this use (although the Commission noted that use was not in the Comprehensive Plan). Commissioner Hopley suggested that value also be placed on traffic reduction, noting some parking plans could reduce traffic while others could increase it.

The Commission also discussed assumptions about parking scarcity, fuel costs and their impact on vehicle use, future development, and short-term versus long term uses. The Commissioners noted that the Port obtains funds from current short-term uses such as additional steel lay down space in the Boat Haven's north end for Dakota Creek

Industries. Commissioner Rubin noted the Executive Director has the authority to sign leases of one year or shorter without the need for additional Commission approval, so the focus of discussion should be policy for uses longer than one year. Commissioner Short saw no problems with short term or month-to-month parking leases, but was concerned about committing to any long-term parking that could tie up property which could be used for future development. He and Commissioner Niver also noted the need for any policy to be consistent with City regulations for parking. Commissioner Rubin and Hopley agreed, with Commissioner Hopley noting that the duration and location of any leased area would have to be such that it would not interfere with the Port meeting its higher level priorities based on projected growth and need.

Commissioner Short noted that some parking uses might have to be excluded over time, such as those who park at the Boat Haven at no charge and then take the bus to the state ferry terminal. He didn't wish to see the Port have to issue stickers to approved users, such as marina moorage and business tenants, noting parking is not critical currently, but that in the future a policy would be needed. In the meanwhile, Commissioner Short believed the Commission should permit staff to lease out property for short term uses and to look for additional parking in the marine terminal area.

Commissioner Rubin reiterated what he had heard from the Commission, including that the Port should make sure even short-term uses would not interfere with the Comprehensive Plan. The Commission had also observed a Comprehensive Plan update would be needed to address parking at the Transit Shed, and that expansion space could be needed for existing and future tenants. He acknowledged it might be difficult to have one single policy for parking, and that increases and reductions in traffic should be a factor in considerations for parking.

From the audience, an attendee asked how far Port property ran up by Marine Hardware. Commissioner Rubin responded that property was not the Port's but belonged to the Demopoulos family.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the floor for a second public comment pertaining to items on the special agenda.

1. Mrs. Arlene French, 1411 8th Street, Anacortes, addressed the Commission. Mrs. French noted that these were good issues for discussion and that one plan might not necessarily fill all. She observed that a plan that makes sense for the future is the most important thing. She inquired if and where the draft policy was posted on the website. Commissioner Rubin responded that it was posted on the website along with the meeting notice.

2. Mr. Clay Leming, 1913 22nd Street, Anacortes, addressed the Commission. Mr. Leming was of the opinion that the Commission could come up with wording for an overall parking policy for the Comprehensive Plan. He suggested that since all operating areas were different, these could be sub-areas in the policy and deal with the requirements for each of these areas separately.

3. Mrs. Virginia “Bunny” Heiner, 804 K Avenue, Anacortes, addressed the Commission. Mrs. Heiner inquired about future building spaces at the Boat Haven discussed by Commissioner Mooney and how many parking spaces such build out would take up.

Commissioner Hopley explained that Executive Director Hyde had explained this in his analysis at the last discussion, in which none of the building pads were included as parking spaces in calculating available parking. Director Hachey affirmed that the building pads and parking spaces were separate calculations.

4. Mrs. Brenda Lavender, 210 Mansfield Court, Anacortes, addressed the Commission. Mrs. Lavender noted she was impressed with the comments made by the Commission. She observed the Commission had only considered parking in terms of automobiles and that some cities were also planning for non-automobile parking and alternate methods of transportation, and urged the Commission not to rule that out in terms of parking. She also urged that a Commission policy reflect the environment and prioritize things such as proximity and the reduction of air pollution, making choices favoring non-polluting uses. She closed by stating she appreciated the work the Commission was doing.

Commissioner Hopley noted the Commissioners were not parking or planning experts, but wished to improve at governing within established policy. He acknowledged it was difficult to decide where policy stops and where planning based on that policy begins. Commissioner Hopley explained that as the Commission works up a policy, it was best to frame the strategic issues in that policy and from that develop a plan based on that policy.

ADJOURNMENT

Having no other business to discuss at this time, Commissioner Rubin called for a motion to adjourn. Commissioner Short moved to adjourn the special meeting. Commissioner Niver seconded the motion. Commissioner Rubin called for a vote on the motion, which carried unanimously, and the Special Meeting adjourned at 6:04 P.M.

Attest:

Keith Rubin, President

Pat D. Mooney, Vice President

Ray Niver, Secretary

William L. Short, Commissioner

Steve Hopley, Commissioner

Julie Johnson Lindsey, Executive Assistant
March 3, 2011