

# MEETING NOTES - STAKEHOLDER MTG. #6

---

<b>To:</b> Carrie Hite	<b>Topic:</b> Stakeholder Mtg. #6	<b>Date:</b> 03/06/2023
<b>Location:</b> Remote / Via Teams	<b>Project:</b> PT Golf Course/Mt. View	<b>Time:</b> 3:30 – 5:00 p.m.

---

**Attendees:**

- Carrie Hite
- Chris Jones
- Rebecca Melvin
- Nia Short
- Tim Caldwell
- Matt Tyler
- Lynn Pierle
- Dena Odell
- Wendy Bart
- Forest Shomer
- Elisa Welch
- Rebecca Kimball
- Cindy Brooks
- Jennifer James Wilson
- John Nowak  
(Teen TBD)
- Andy Stockton
- Monica Macguire
- Sonja Mathews
- Gabe Van Lelyveld
- Jim Maupin
- Devon Buckham
- Eric Jones
- Richard Tucker
- Celeste Dybeck
- Dana Ward
- Addie Hoffman
- Jane Armstrong
- Cameron Jones

**Additional Distribution:**

Discussion

**Introductions and Opening Comments**

- Carrie asked Stakeholders to introduce themselves
- Carrie provided opening comments and spoke about ongoing outreach
  - 576 comment cards online to date
  - Introduced the 'Healthier Together' as separate project with Opsis Architects
    - Open house at Fort Worden on 3/16
    - 4 sites being considered for siting of new pool
  - 4<sup>th</sup> graders did a mock city council meeting and had chosen the Golf course as the topic, unsure of the results of that meeting.

**High School Engagement**

- Carrie went to High school and gave the same presentation that was given during Open House 1 to the HS Senior class
- Chris presented feedback that students gave to the interactive boards
  - @ Golf Course site the students prioritized Affordable Housing, Mini golf, Sports Fields, Walking/Biking Trails, Boardwalk
  - @ Mt. View site the students prioritized, Affordable housing, Pool, Splash pad and Plaza
- Chris presented the comparison of feedback from the students and from the Open Houses
- Stakeholder question as to if we have an understanding of the student thinking behind prioritizing Affordable Housing

**Deed Restrictions and Zoning Diagrams**

- Chris showed graphics of Parcel Deed restrictions and Zoning Map of the properties.

- Majority of golf course of held for ‘municipal purposes’
- Carrie said the City attorney is looking into what exactly that means.
- Might be helpful to have a third graphic to clarify which property can’t be developed on, ie. Prairie, Hastings’s pond restrictions etc.
- Discussion of Zoning,
- Discussion of Cherry St. property
- John asked what kind of restrictions are on ‘Open Space Zoning’
  - Chris said most passive and active recreation uses will fall within that category, if we choose to pursue Housing we would need to looking into a Zoning change.
- What is public infrastructure zone?
- Golf course is 59 acres.
- Mt.View is 4.7 acres.
- Dena has question “Where is the parcel that was designated as playground in memory of Lucinda Hastings?
  - Municipal purposes
- Forest asked about area in NE with yellow color
  - Zoned residential, part of the golf course
  - Potentially fall within critical areas related to extents of Hastings Pond
  - Suggestion to recommend to City Council to figure out what can happen in that area.

**Golf Course Finances**

- Chris presented that all the information shown on the slide is also online on city website
- Golf course finances as reported by the Lessee 2018-2022 and reported # of Rounds 2018-2022
- Chris highlighted the discrepancy between reported # of rounds of reported income
- Lessee had been asked to explain reporting discrepancies
- Carrie said she went to speak with Gabe last week and the team is working on getting a better estimate on true number of rounds
- Forest asked and Tim confirmed that High school golf team plays on the course for free.

**Housing Demand**

- Jane presented a summary of permitting efforts of upcoming construction efforts
- ‘Market rate’ does not mean affordable
- ‘Low income’ targeted to be long-term affordable
- Forest asked “Does it seem correct to say, “We can't build our way out of housing scarcity?”

- Jane said yes, there a number of factors, interest rates, land values, constructions costs, inflation, remote work...
- Port Townsend is seeing in 1-2 years what may have been considered to be 10 years of growth.

**Dream Big Feedback**

- Chris presented the comprehensive list of comments provided on the Dream Big boards from the open house
- Gabe brought up that the question of ‘giving land back to the local tribes’ has come up a number of times and the community should at least discuss it. Cameron concurred.
- Seems paternalistic to give back without asking the tribes if they would want it
- Has the City had any conversations with local tribes on this issue?
- Would like elected officials to start a conversation with the tribes and begin a policy
- Dena commented that the tribe has spoken with a Chairman Allen (sp?) on interest from the tribes perspective. There is interest, but it require more dialogue and involvement from the planner (Luke)
- Suggestion to add recommendation in summery report of this project for City Council to have this conversation and discussion of policy change
- Some stakeholders feel making no clear action on this issue feels disingenuous
- Gabe stated that the community as whole would benefit from actions and gestures to heal wounds and wrongs from the past between white bodied folk and indigenou populations.
- This group should have from the beginning some sort of land acknowledgement statement
- Dena suggested the tribe could give a statement, the tribe greatly appreciate the conversational and suggestions

**Next Steps**

- Thursday, March 23nd - Stakeholder Meeting #7
- Mid-April: Open House #2
- Early May: City Council Briefing #2
- Early June: Open House #3