

May 18, 2008
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EAST INDUSTRIAL PARK DEVELOPMENT ~

Recap: In January the Port launched a public process to consider the direction of build-out in the undeveloped Port-owned land east of the Port's Washougal Industrial Park. Three **Alternatives** were presented for consideration: (1) retain current zoning and continue industrial development; (2) rezone the property from industrial to business-park-type uses; or (3) sell a portion or all of the undeveloped property.

Update: February 6th: Special Commission Meeting/Workshop to review consultant data: [Technical Memo](#), [Stakeholder Summary](#), and [Market Assessment](#) [available at www.portcw.com/ipd.php]. **March 3rd:** Regular Commission Meeting with further discussion. **March 17th:** Regular Commission Meeting where Guiding Principles were adopted. **April 16th:** Special Commission Meeting at which the Alternatives were weighed against the Guiding Principles. **May 5th:** Regular Commission Meeting at which the Commissioners stated that any decisions on the direction of the East Industrial Park build-out deserved additional study. After considering over three months of public input and the consultant data, the Commissioners directed staff to provide recommendations which will combine new flexibilities with development standards and the Guiding Principles.

Next: At the Regular Commission Meeting on **May 19th**, the consultants will outline a plan which meshes the public's input with the Guiding Principles for the Board's consideration. The Port continues to invite public comment at www.portcw.com/ipd.php.

"The Commissioners are exploring vision options which will embrace a broad variety of employment opportunities and new site-specific development standards. By focusing on 'Development Visioning' rather than a strict rezone process, the Commissioners open the possibilities to achieve the job growth and revenues that are consistent and compatible with local and regional industrial development goals. Current zoning allows for a broad range of development not normally associated with industrial zoning. This flexibility acknowledges the public's input and desire to guide future development to harmoniously blend with the adjacent natural environment. ~ Scot Walstra, Director of Planning & Development

HANGAR INSPECTION ~ Port staff conducted the twice-yearly hangar inspections on April 29th and follow-up letters were sent to all the pilots. The results of the inspection were outstanding. We greatly appreciate your cooperation.

SPORT REWARD FISHING ~ The '08 Northern Pike Minnow station is open - north of the Marina Park - where you can turn in your catch. Good luck and have fun!

BOATS FOR SALE ~ If your boat is for sale, you may post a notice in the glass-front bulletin board east of the launch ramp. And, NOTIFY THE PORT OFFICE when you sell--especially if you're allowing the slip to go with the boat (that decision can be made by the current tenant). The new owner MUST sign a lease before receiving an active gate card. Note: gate cards are deactivated at lease termination.

CWAA SAYS 'THANK YOU' ~ At a recent Port meeting, Ivan Belyea, President of the Camas-Washougal Aviation Association, presented a letter of appreciation to the Commission for their efforts to improve Grove Field. The Port thanks CWAA for their outreach on behalf of the aviation community. [See CWAA letter on back.]

~ OF INTEREST ~

SHOW ME THE MONEY!!

Effective January 1, all gate cards (Marina & Airport) have been issued for a fee, not a deposit. The Accounting Dept. is in the process of deducting \$20 out of each card deposit paid prior to 1/08 as the fee, and the balance will be a credit on each tenant's account. This is a time-consuming task, but soon (maybe today!) that credit will show up on your billing statement as a negative number (i.e., -\$5). The Port still retains control of access to the Airport and Marina, because the cards can be deactivated when necessary, such as when a tenant terminates their lease. **NOTE: The deadline to turn in gate cards to receive your deposit refund is August 31, 2008.**

FIRST REMINDER:

Boat registrations are due in June. An expired tag may indicate a neglected boat, which is a liability to vessels nearby, as well as to the Marina as a whole.

2008 REG.

Per the Marina Policy Manual: "All boats...shall have valid registrations as required by U.S. Coast Guard or applicable state law. Failure to comply may be cause for refusal of or termination of, moorage." Pg. 71

For information on boat registrations, go to www.wa.gov/dol