

**SPECIAL COMMISSION MEETING – June 13, 2019**



**BOARD OF COMMISSIONERS  
The Fabulich Center  
3600 Port of Tacoma Road, Tacoma, WA**

**COMMISSIONERS PRESENT:**

Clare Petrich, President  
Don Johnson, Vice President  
Dick Marzano, 1<sup>st</sup> Assistant Secretary  
Don Meyer, 2<sup>nd</sup> Assistant Secretary

**COMMISSIONER EXCUSED:**

John McCarthy, Secretary

**STAFF PRESENT:**

Eric Johnson, Executive Director  
Carolyn Lake, Legal Counsel  
Evette Mason, Government Affairs Manager  
Erin Galeno, CFAO  
Annika Bjorkman, Real Estate Property Manager  
Scott Francis, Director, Real Estate  
Judi Doremus, Executive Assistant/Acting Clerk

**11:00 AM EXECUTIVE SESSION**

**CALL TO ORDER AND RECESS INTO EXECUTIVE SESSION:**

Commissioner Petrich called the special meeting to order at 11:00 a.m. and recessed into Executive Session for 60 minutes to discuss two litigation/potential litigation items per RCW 42.30.110(1)(i). No votes or actions were taken.

**12:00 NOON SPECIAL COMMISSION MEETING**

**1. RETURN TO ORDER:**

Commissioner Petrich reconvened the special commission meeting at 12:09 p.m. and lead the Pledge of Allegiance.

**2. PUBLIC COMMENT:**

**Sharon Coontz:** Stated that many people would rather speak at beginning of the meeting rather than wait for the specific agenda item. Some have traveled far and would rather start the trip back before the traffic gets too bad.

**John Kleinfeld (& Cooper):** Stated that he has concerns regarding industry on wetlands. His main concern is noise and water pollution with the trucks and railroad cars. It is a quiet neighborhood now. Rocky Prairie contains wetlands and some endangered species. An Industrial site would be intolerable in this neighborhood.

**Jeff Waddington:** Stated there is a double echo in the room.

**Tracy Wiegman, ILWU:** Stated that with the 11<sup>th</sup> Street and Puyallup River Bridges closed, working in the Tideflats is unsafe due to limited evacuation routes. When she is working at K-Line/Husky she feels trapped. She asked what the commission is doing to open the Puyallup River Bridge.

**Nikie Walters:** Stated that she is here to remind commissioners she and her group are still against the LNG project.

3. CONSENT AGENDA:

- A. Approve the minutes of May 9, 2019.
- B. Approve the payment of checks 223187 through 223551, and wire transfers in the total amount of \$14,350,073.77 during the period of April 27, 2019 through May 31, 2109.

**Moved and Seconded:** *“Approve the above Consent Agenda.”*

**VOTE: 4-0 - MOTION CARRIED**

4. STAKEHOLDER UPDATES:

A. WORLD TRADE CENTER TACOMA (WTCT) BIENNIAL UPDATE:

*Presenters: Evette Mason; Mike Fowler, WTCT; Tom Pierson, Tacoma-Pierce County Chamber*

- Tom Pierson gave opening comments and stated that the financial situation is improving while still accomplishing their goals.
- Mike Fowler introduced the WTCT’s new direction and reviewed the four main activity streams.
- Opportunity is where there is a surging middle class. China and India are prime current examples.
- Self-funding is a goal. They are now two years into the new plan and are ahead of schedule. The WTCT will not be self-sustaining in 2019, but they are making good progress toward that goal.
- Commission thanked Tom Pierson for taking over the management of the WTCT and Mike Fowler for continuing their activities despite financial challenges.

5. ACTION AGENDA:

A. DELEGATED AUTHORITY TO THE EXECUTIVE DIRECTOR:

*Presenter: Erin Galeno*

**Moved and Seconded:** *“Authorize the Executive Director to have full delegated authority under Master Policy Resolution 2018-01-PT.”*

- Erin reviewed the purpose of the Master Policy and the reason for hiring a separate leader for the Port of Tacoma, Eric Johnson.
- Master Policy updates will be brought to the July meeting.

**VOTE: 4-0 - MOTION CARRIED**

B. RESOLUTION 2019-06-PT: PUBLIC RECORDS OFFICER / PUBLIC INDEX:

**Tabled to July – Still under construction**

C. ILA: CITY OF FIFE/PORT OF TACOMA – INTERSECTION IMPROVEMENTS AT SR-99 & 54<sup>TH</sup> AVENUE EAST:

*Presenter: Evette Mason*

**Moved and Seconded:** *“Authorize the Executive Director or his designee to enter into an Interlocal Agreement (ILA) with the City of Fife, for a \$250,000 contribution to the SR 99 – 54<sup>th</sup> Avenue East project.”*

- Evette Mason reviewed the history of this project and the need for a new ILA with the City of Fife due to expiration of the original ILA.
- Economic and environmental advantages were reviewed.
- The new second left turn lane has been open for three days. The ribbon cutting event is next week.
- Fife is a key partner to the Port and the commission values this relationship.
- WSDOT will have cameras at this intersection to look at traffic patterns to determine future improvements.

**VOTE: 4-0 - MOTION CARRIED**

**D. SECOND READING: FEDERAL MARITIME COMMISSION LEASE:**

*Presenter: Annika Bjorkman*

**Moved and Seconded:** *“Authorize the Executive Director or his designee to enter into a three-year lease amendment with the Federal Maritime Commission for office space located in the Fabulich Center at 3600 Port of Tacoma Road, Tacoma, WA”.*

- Annika reviewed the lease terms and business activities of the Federal Maritime Commission.
- This lease contains a 3% escalator. The rest of leases at the Fabulich Center are escalated by CPI. The government likes to budget so they prefer a fixed amount.

**VOTE: 4-0 - MOTION CARRIED**

**E. PURCHASE AND SALE AGREEMENT AMENDMENT – NORTH POINT DEVELOPMENT:**

*Presenter: Scott Francis*

**Moved and Seconded:** *“Authorize the amendment to extend the Feasibility Period and closing date, such that the Feasibility Period will extend to February 29, 2020 and the closing date will be no later than August 31, 2020 for the Purchase and Sale Agreement (PSA) dated December 6, 2018 with NorthPoint Development, LLC (Buyer) to Thurston County Tax Parcel No. 12602340100, located at 13120 Tilley Road SW, unincorporated Thurston County, Washington, and authorize the Executive Director or his designee to execute any and all additional documents and take any and all additional actions necessary or required in connection with the completion of the sale, consistent with the amended PSA Amendment”.*

- Scott Francis reviewed the history of this property and the current timeline.
- The reason for the request of an extended feasibility period was reviewed. Northpoint has filed for a zoning change, which will not be processed until 2020.
- Commissioner Petrich shared that in the 1940s the property was used for manufacturing munitions and explosives during the war.

- The Port of Tacoma has taken a huge financial loss over the last decade on this land. They have an obligation to the citizens of Pierce County to recoup as much of the public's money as possible. Unfortunately, the Department of Fish and Wildlife cannot afford to pay market rate for this property. It is against state law for the Port to gift public funds.
- **Sam Merrill, Black Hills Audubon:** Regarding the Special Use Permit (SUP), the settlement agreement runs with the land. The SUP states that when the mining activity is completed, the land will be returned to a rural state and not industrial. A hydrology report by Fish & Wildlife, based on water wells on their adjacent land, showed that the water table is high. He urged the commission to sell this property to the Washington Department of Fish & Wildlife rather than commit to industrial uses.
- **Elizabeth Rodrick, biologist and Black Hills Audubon:** Stated that Rocky Prairie a unique treasure. It is a habitat for three state endangered species, as well as other threatened species. She read the Port of Tacoma's statement of committing to do business in an environmentally friendly way. Selling this property to Northpoint for development is not in the public's interest.
- **Kevin O'Sullivan, Tenino Food Bank:** He stated that he is a previous Thurston County commissioner and assessor. Currently he runs a food bank in Tenino. He has seen the number of people in need growing because there aren't enough family wage jobs in Thurston County. He supports the sale of this property to Northpoint to create more jobs, as quality of life starts with having a job and enough income to feed and house your family.
- **Lisa Ceazon:** Stated that she opposes this project because of the environmental impacts, such as possible water contamination, noise and road impacts with the increase in truck traffic. She doesn't see any benefits to Thurston County. She would like more public meetings in Thurston County on this project. There is a trend now to place large logistic centers in small towns. This leads to infrastructure damage and costs the residents. Northpoint needs to state the benefits they promise.
- **Debra Jaqua:** Stated that the Port of Tacoma's ILA with the Port of Olympia ended almost 10 years ago. How much longer will the Port of Tacoma do business in Thurston County? The Port could have sold the property to Fish and Wildlife. Residents will be negatively affected by the Northpoint development. She urged the commission to sell to Fish and Wildlife.
- **Sue Danver, Black Hills Audubon:** In 2005 they signed the settlement agreement. She wants the Port to honor that agreement by allowing Fish and Wildlife to reclaim 450 acres to wildlife preservation. Since 1990s Fish and Wildlife has been trying to buy this property. She urged the commission to sell to them rather than allow industrial development. In regard to the possible jobs, they would primarily be warehousing. Amazon has a lot of automation, which means fewer jobs and 5x the amount of pollution.
- **Rob Lamie:** Stated that he is a firefighter in Pierce County and lives adjacent to the Rocky Prairie property. It is a peaceful place and it is disturbing that the Port is proposing selling the property to Northpoint, who has a horrible reputation. He urged the commission to sell the property to Fish and Wildlife. He added that industrial business will destroy the environment.

- **Tracy Lamie:** Stated she is a disabled RN who served in the Army Nurse Corp. She and her husband, Rob, now live adjacent to Rocky Prairie on six acres. Their dream home would be ruined if a logistics center and warehouse moved in. She served her country and she urged the commission to serve their community by not allowing this to happen.
- **Sally Nole:** Stated that she lives next door to Rocky Prairie. She read a statement from her daughter to the Thurston County Commissioners. This project will ruin the rural lifestyle they spent their life savings on. She opposes changing the zoning. Fish and Wildlife has been trying to buy this property. She urged the commission to sell it to the state.
- **Carla Miller:** Stated that she lived on Tilley Road for 10 years. She is opposed to the project. She thinks the property should be sold to Fish and Wildlife. People don't go to Millersylvania Park to hear trucks. They are there for the peace and quiet. She can't imagine all of those trucks on that road. Please sell to Fish and Wildlife.
- **Diane Sonntag:** Stated that the prospect of building a 6 million sq ft warehouse on one of the last outwash prairies in the world is unthinkable. It is true that a small portion of the land had prior industrial uses, but it is restorable. Cottage industries are popping up near Rocky Prairie. There is always this promise of jobs, but once construction is done there aren't many jobs. She is also concerned about this development harming Fish and Wildlife's adjacent area. She feels there has been a lack of transparency. She proposed that stopping this development and selling the land to Fish and Wildlife could be a legacy for the two retiring Port of Tacoma commissioners.
- **Sharron Coontz:** Stated that she is very disappointed that the Port of Tacoma is intervening in Thurston County. *[The Port of Tacoma has been trying to sell this property and divest its interests for the last decade.]* Northpoint will change our county. They leveled trees that were supposed to be protected at a different project. Fish and Wildlife has been trying to buy it for 25 years. She has concern for Northpoint's values. The settlement is clear: Once it is no longer used as a gravel mine it is to be returned to a rural state. She would be happy to meet with commissioners to discuss this project and the settlement of 2005.
- **Meryl Bernstein:** Stated that she has environmental concerns. Northpoint, in combo with the BNSF, are powerful entities. Cottage industries are another way to create jobs that the community wants. Elk need wildlife corridors. Rocky Prairie is in the middle of Millersylvania Park and the Fish and Wildlife land. Animals need the proposed property to move through. With climate change, the nature of logistics is going to change. She implored the commission to sell to Fish and Wildlife.
- **Jeff Waddington:** Stated that he worked at Fish and Wildlife. The people representing Northpoint are motivated by money. You can hear the coupling of train cars for a long distance in that area. The noise will impact campers. Selling the property to Fish and Wildlife is a no-brainer and will save the park, even if it means less money. He urged the commission to do the right thing.

- **Tracy Wiegman:** Stated that she appreciates the thoughtful comments and passion displayed here. Regarding jobs, there are no jobs on a dead planet. We need to shift our thinking about consumerism. We are losing species up to 1000x the background rate; literally, we are losing dozens of species per day. We are also losing wetlands, which provide all of the world's fresh water.
- **Nikie Walters:** Stated that she attended the meeting today because she wanted to learn more about this project. She asked why the wetlands aren't being preserved. The citizens living there are the major stakeholders. Regarding jobs, she stated that people "just doing their jobs" is what got us into this mess. The kind of jobs a project creates are important. She suggested putting in a food forest to help feed our neighbors. A few weeks ago the Washington State Attorney General had a consultation with native tribes. This project will affect the Nisqually Tribe. She asked the commission to please look into that.
- **Steve Thornley:** Lived in Maytown for 40 years. He feels that the county doesn't need a mass warehouse facility there. He opposes rezoning. If selling the land to Fish and Wildlife is an option he would urge the commission to go that direction.
- **Patrick McCourt, Northpoint:** He is asking for a Feasibility Period extension to submit and process a rezone on the property to an industrial/commercial use. He has been informed that this request is not on docket for 2019; however it is on the 2020 docket. This project would have both positive and negative outcomes, but somewhere there is a compromise. He stated that Northpoint is in conversation with Fish and Wildlife. He added that automation is coming, but that someone has to keep the automation running. These are higher paying skilled jobs when compared to simple warehousing jobs.
- **Sharron Coontz:** Stated that warehouse jobs are going wanting in Thurston County already. The positive outcome would be for Fish and Wildlife to own the property.
- **Tom Taylor:** Stated that he wants the legacy of the Millersylvania Park to continue.
- **Commissioner Meyer:** Stated that when he became a commissioner he visited this site. All of us do care about the environment. The problem is that we don't have a current agreement with Thurston County and need to sell this land. A series of negotiations have been going on between Northpoint and Fish and Wildlife. This may not be perfect, but we need to find balance. This process needs more time.
- **Commissioner Marzano:** He has visited the site and it is a beautiful place. However, jobs are the where quality of life starts. He supports extending the Feasibility Period.
- **Commissioner Petrich:** Stated that an extension of the Feasibility Period is needed due to a delay in the request to rezone. She added that the community's voices will be heard during the Feasibility Period.
- **Scott Francis:** Stated that of the 745 acres, 500 acres is permitted as a gravel mine. The options are not development vs habitat. If this development does not go forward the land would most likely be utilized as a mining operation.

**VOTE: 4-0 - MOTION CARRIED**

6. GENERAL BUSINESS:

A. Executive Director Events, Announcements, and Recognitions

- **New Executive Director:** Eric Johnson stated that he is excited to start this position, and he has been on the job since Monday.
- **Retirements:** Three long-term employees are retiring at the end of June 2019:
  - **Debbie Givens, Director, IT - 33 years:** Debbie stated that it has been a privilege to work for the Port of Tacoma. It is a great organization that is made up of great people.
  - **Candy Nigretto, Finance Technician I – 21 years:** Candy is also the Executive Director of International Women’s Propeller Club. She stated that it has been a pleasure working here. She grew up on the Tideflats. However, she is not going away; you will continue to see her around.
  - **Susan Cabigting, Finance Administrative Assistant – 29 years:** Susan was unable to join us at the meeting today.
- **Farmer’s Markets:** The Port will participate in several farmer’s markets this summer. Over the last week we have been in Puyallup, Lakewood and downtown Tacoma. Next week we will be in Steilacoom.

7. COMMISSIONER COMMENT:

Commissioner Marzano: Stated that the Port of Tacoma recently celebrated 100 years. He is looking forward to developing this new port and seeing where we go in the next 100 years.

Commissioner Meyer: He welcomed Eric, who has demonstrated a good sense and knowledge of ports. He added that it is a privilege and honor to support Eric’s role.

Commissioner Johnson: Welcomed Eric onboard. He reminded viewers that they represent the many and not the few.

Commissioner Petrich: Acknowledged that Commissioner Meyer has served on the Tideflats Subarea Plan Steering Committee since 2018. As President, she is now taking over that seat on the Steering Committee. However, they are now asking for committee alternates to be named, and she requests that Commissioner Meyer be the Port of Tacoma alternate. The commission approves this appointment.

She also reported that she attended the University of Washington Tacoma Urban Planning student presentations. Students presented their community planning of industrial area projects. She proposes we invite some of these students to give an abbreviated presentation of their projects during a study session.

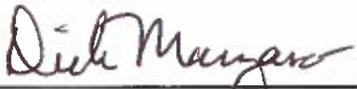
8. ADJOURNMENT: There being no further business before the Commission, the meeting adjourned at 2:21 p.m.



---

Don Johnson, Vice President  
Port of Tacoma Commission

ATTEST:



---

Dick Marzano, 1<sup>st</sup> Assistant Secretary  
Port of Tacoma Commission



---

Judi Doremus, Acting Clerk of the Port  
Port of Tacoma

# Public Comment Signup Sheet



## Port of Tacoma Commission Special Meeting

Thursday, June 13, 2019

- Note: All records of the Port of Tacoma are presumed to be public, including this signup sheet. Comments are limited to up to three minutes (subject to time constraints).

Order	Name (please print clearly)	Organization or City of Residence	Agenda Item/Topic	Email (optional/not required)
1	Samuel Merrill <sup>1,300 mbrs</sup>	Black Hills Audubon	E. Purchase + Sale Agreem. (PSA) Amend.	Sam Merrill 3 @comcast.net
2	Elizabeth Rodrick <sup>wildlife biologist</sup>	Olympia, WA	PSA	erodrick@comcast.net
3	L.J. KLEIN BELL	Tenino, WA	PL Comment	<del>Samuel Merrill</del>
4	Kevin J O Sullivan <sup>na jobs FOUNDED BANK</sup>	Olympia WA	PORT	thurston co former auditors council
5	Lisa Cezan	Olympia WA	Northpoint	lisa.joncagmail.com
6	Debra JAQUA <sup>taxation w/o representation</sup>	Olympia, WA	Port-PSA	DJAQUA@comcast.net
7	Sue Denver <sup>MDFW Black Hill Conser vation-honor agreement</sup>	Olympia, WA	PSA	sdenver7@aol.com
8	<del>Tracy</del> Rob Lamie ✓	Tenino, WA	Northpoint protest	rlamie75@hotmail.com
9	Tracy Lamie	Tenino, WA	North point protest	tstonge@hotmail.com
10	Sally Note <sup>12908 Tully next door</sup>	Olympia	Northpoint PSA	sksnide@hotmail.com
11	Carla Miller	Olympia	N. Point PSA	cjm1226@comcast.net
12	Dan Seantag	Olympia	N. Point	

✓ Jeff Waddington  
— ?

Daley Walters

6m  $\square$  warehouse - species -  
"At wash" prairie" out  
some business  
Jobs / mechanized  
nature preserve -

Food Forest "

consultation

- Hawks Prairie -

- NORTH POINT - 15N ST  
partnership  
Bears Cougars, ELK  
SW prevailing winds

Beavers wetlands push  
water into ground.

Order	Name (please print clearly)	Organization or City of Residence	Agenda Item/Topic	Email (optional/not required)
13	<del>Debby Herbert</del> <sup>not quite ready</sup>		Maytown	
14	✓ Sharron Coontz	FORP - Olympia	PSA	Sharon.coontz@gmail.com
15	✓ Meryl Bernstein	Citizen	Maytown P. Comment	space4naws@gmail.com
16	✓ Jeff Waddington	"	"	jeffwaddington@yahoo.com
17	✓ Tracy Wiegman	Tacoma	Maytown	danceinmygarden@yahoo.com
18	✓ Patrick McCowen	NORRAMPONT	PORT PROP	
19	Steve Chambers	NORRAMPONT	PORT PROP	
20	✓ Willie Walters JOB?	Tacoma	Maytown	WillieWalters@gmail.com
21	✓ Sharon + Steve Thornley <sup>4 or 40 years</sup>	Olympia/m	Maytown	Smayberry@comcast.net
22				
23				
24				
25				



Craft Beer, Wine  
and Spirits



Farms and  
Farmers Markets



More to Explore



Hotels and B&Bs



## THURSTON BOUNTIFUL BYWAY

Visitor Information Center  
103 Sid Snyder Ave SW  
Olympia, WA 98501

Toll Free (877) 704-7500

Hours:  
Mon-Fri 9 a.m.-5 p.m.  
Sat-Sun 9 a.m.-3 p.m.  
Excluding Holidays



Co.Thurston.wa.us



ExperienceOlympia.com

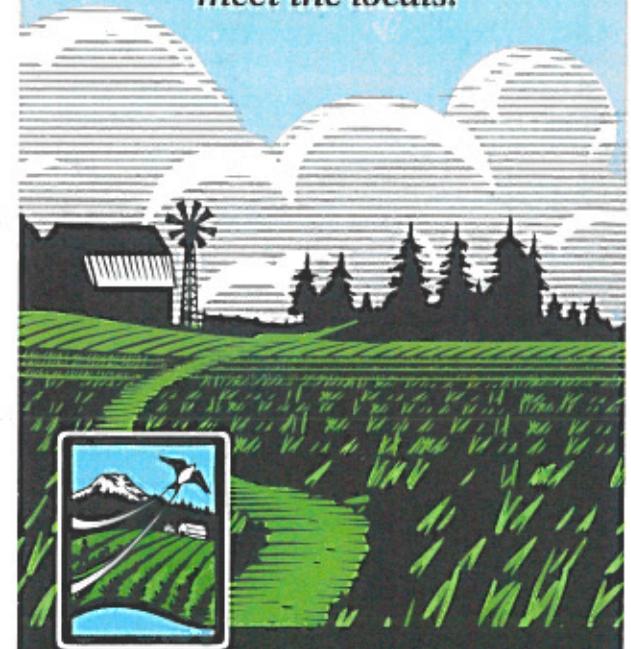
ThurstonBountifulByway.com

facebook@ThurstonBountifulByway

Map & Self-Guided Tour

# THURSTON BOUNTIFUL BYWAY

*Tour the farms,  
taste the bounty,  
meet the locals.*



A scenic adventure

## WINDOWS DOWN, ON TWO WHEELS OR PUBLIC TRANSPORTATION

Ways to explore the wide open spaces and meet farmers on the Byway:

### 1. CAR OR BIKE:

Accessible from the Nisqually Valley Exit 114 or from US-101 via the Mud Bay Exit

Bikes can also access the Byway via the Yelm-Tenino Trail or the Chehalis Western Trail

For bike routes and information visit [ThurstonBikeMap.org](http://ThurstonBikeMap.org)



### 2. FREE BICYCLE RENTALS:

Tenino Yellow Bicycle Project  
213 Sussex Ave W  
Tenino, WA 98589  
(360) 280-5421



Open seasonally May-Sept  
Wed-Sun from 11 a.m.-5 p.m.

### 3. BUS:

Rural and Tribal Transportation information can be found on the Thurston Regional Planning Council website ([trpc.org](http://trpc.org)) or by phone (800) 650-7846



## WHERE TO STOP ALONG THE WAY

		Produced Onsite	Visit by Appt. only	Shop Onsite	U-Pick	Food Available	Open by Season*
1	Madsen Family Cellars	✗		✗			Year Round
2	Medicine Creek Winery	✗		✗			March-Nov
3	Salish Sea Organic Liqueurs	✗		✗			Year Round
4	Sandstone Distillery	✗		✗			Year Round
5	Scatter Creek Winery			✗			Year Round
6	Stottle Winery	✗		✗		✗	Year Round
7	Three Magnets Brewing	✗		✗		✗	Year Round
8	Top Rung Brewing	✗		✗		✗	Year Round
9	Colvin Ranch	✗	✗	✗			Year Round**
10	Evergreen Valley Lavender Farm	✗		✗	✗		June-Aug*
11	Helsing Junction Farm	✗		✗	✗		June-Oct
12	Hunter Family Farm	✗		✗	✗	✗	Nov-Dec
13	Lattini's Country Cider Mill & Farm	✗		✗		✗	Year Round
14	Nelson Ranch	✗	✗				Year Round
15	Olympia Farmers Market			✗		✗	Year Round
16	Rutledge Corn Maze	✗		✗	✗	✗	May-Sept

\*Complete list of dates on other side

\*\*By Appointment Only

## WHERE TO STOP ALONG THE WAY

		Produced Onsite	Visit by Appt. only	Shop Onsite	U-Pick	Food Available	Open by Season
17	Schiller Family Farm	✗		✗	✗		May-Dec*
18	Tenino Farmers Market			✗		✗	May-Sept
19	Yelm Farmers Market			✗		✗	May-Oct
20	Gate City Schoolhouse		✗				Year Round
21	Lady Of The Lake At Offut Lake Resort					✗	Year Round
22	Laef's Moon Garden Nursery			✗			Feb-Dec*
23	Tenino Depot Museum						Year Round**
24	Tenino Quarry Pool						July-Aug
25	Wolf Haven International		✗				Year Round**

\*Complete list of dates on other side

\*\*By Appointment Only

## WHERE TO STAY ALONG THE WAY

		Produced Onsite	Visit by Appt. only	Shop Onsite	U-Pick	Food Available	Open by Season
A	Lucky Eagle Casino & Hotel					✗	Year Round
B	Prairie Hotel						Year Round
C	Scatter Creek Bed & Breakfast					✗	Year Round

## TAKE A WALK—OR RIDE—ON THE NATURE SIDE

Explore walking and biking trails, natural phenomena and historical landmarks.

Capitol State Forest is a forested, 100,000-acre playground for hikers, birders and biking enthusiasts.

- **McLane Creek Nature Trail** is a 1.1 mile nature trail with views of ponds and wildlife. (access off Delphi Road)
- **Mima Mounds** are mysterious mound formations. Visit the interpretive center to learn the theories and walk the trails. (access off Waddell Creek Road)

Millersylvania State Park features 3,300 feet of freshwater shore on Deep Lake. The park is woven with trails and campsites are available (12245 Tilley Road South)

The Chehalis Western Trail follows the historical route of the Chehalis Western Railroad and intersects the Thurston Bountiful Byway between Rainier and Tenino. (access off Woodward Bay Road or Highway 507 between Rainier and Tenino)

The Yelm-Tenino Trail follows the historical route of the railroad and parallels the Thurston Bountiful Byway for a total of 13.5 miles. The trail intersects the Chehalis Western Trail.

- Trail access points:
  - Yelm trailhead is located behind the Yelm City Hall (105 W Yelm Avenue)
  - Rainier trailhead is located behind Rainier Market (between Center Street and Minnesota Street)
  - Tenino trailhead is located at the Tenino City Park (Washington Avenue)

Billy Frank Jr. Nisqually National Wildlife Refuge is an estuary that supports a variety of sea and wildlife. Trails and boardwalks are perfect for a nature walk. (100 Brown Farm Road NE)



- Pack an ice-chest in case you buy produce or products that need to be kept cold
- Plan ahead and make appointments when necessary
- Bring an open mind and an adventurous spirit



Research trail information and more online at [co.thurston.wa.us](http://co.thurston.wa.us) and [dnr.wa.gov/recreation](http://dnr.wa.gov/recreation)



## Craft Beer, Wine and Spirits

- 1 MADSEN FAMILY CELLARS**  
2825 Marvin Rd NE #D  
Lacey, WA 98516  
(360) 438-1286  
MadsenFamilyCellars.com  
Tasting room open  
Wed-Sun 11 a.m.-5 p.m.
- 2 MEDICINE CREEK WINERY**  
947 Old Pacific Hwy SE  
Olympia, WA 98513  
(360) 701-6284  
MedicineCreekWinery.com  
Typically open weekends  
from noon-5 p.m.  
Closed during the winter from  
Christmas to Valentine's Day
- 3 SALISH SEA ORGANIC LIQUEURS**  
2641 Willamette Dr NE Suite D  
Lacey, WA 98516  
(360) 890-4927  
SalishSeaOrganicLiqueurs.com  
Tasting room open  
Wed-Sun from noon-6 p.m.
- 4 SANDSTONE DISTILLERY**  
842 Wright Rd SE  
Tenino, WA 98589  
(360) 239-7272  
SandstoneDistillery.com  
Tasting room open  
Thurs-Mon from noon-5 p.m.
- 5 SCATTER CREEK WINERY**  
237 Sussex Ave W  
Tenino, WA 98589  
(360) 264-9463  
ScatterCreekWinery.com  
Tasting room open  
Mon-Sat from 1-6 p.m.  
Sunday from 1-6 p.m.
- 6 STOTTLE WINERY**  
2641 Willamette Dr NE, Suite E  
Lacey, WA 98516  
(360) 515-0356  
StottleWinery.com  
Tasting room open  
Wed-Sun from noon-5 p.m.
- 7 THREE MAGNETS BREWING**  
600 Franklin St SE, Suite 105  
Olympia, WA 98501  
(360) 972-2481  
ThreeMagnetsBrewing.com  
Fall-Spring open  
Sun-Thurs from 8 a.m.-10 p.m.  
Fri-Sat from 8 a.m.-midnight  
Summer open  
Sun-Thurs from 8 a.m.-11 p.m.  
Fri-Sat from 8 a.m.-1 a.m.
- 8 TOP RUNG BREWING**  
8343 Hogum Bay Lane NE, Suite E  
Lacey, WA 98516  
(360) 915-8766  
TopRungBrewing.com  
Tasting Room open  
Wed-Fri from 3 p.m.-9 p.m.  
Sat from noon-9 p.m.  
Sun from noon-5 p.m.



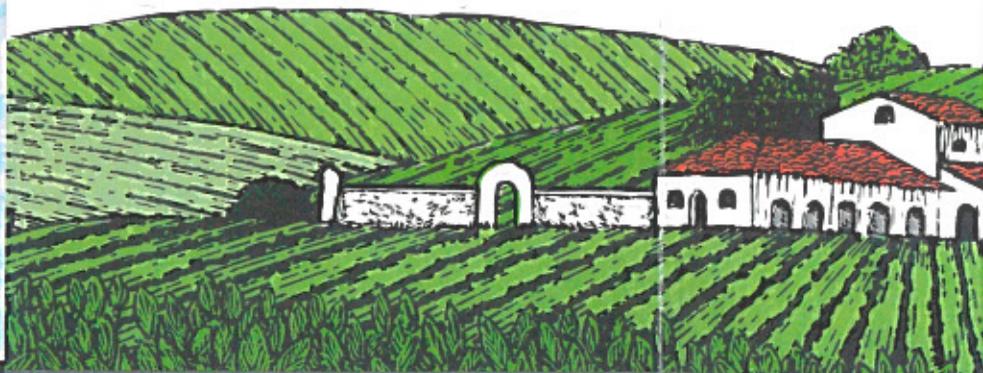
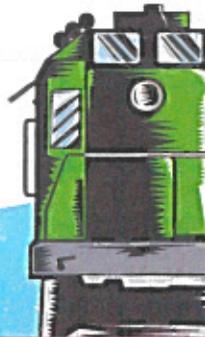
## Farms and Farmers Markets

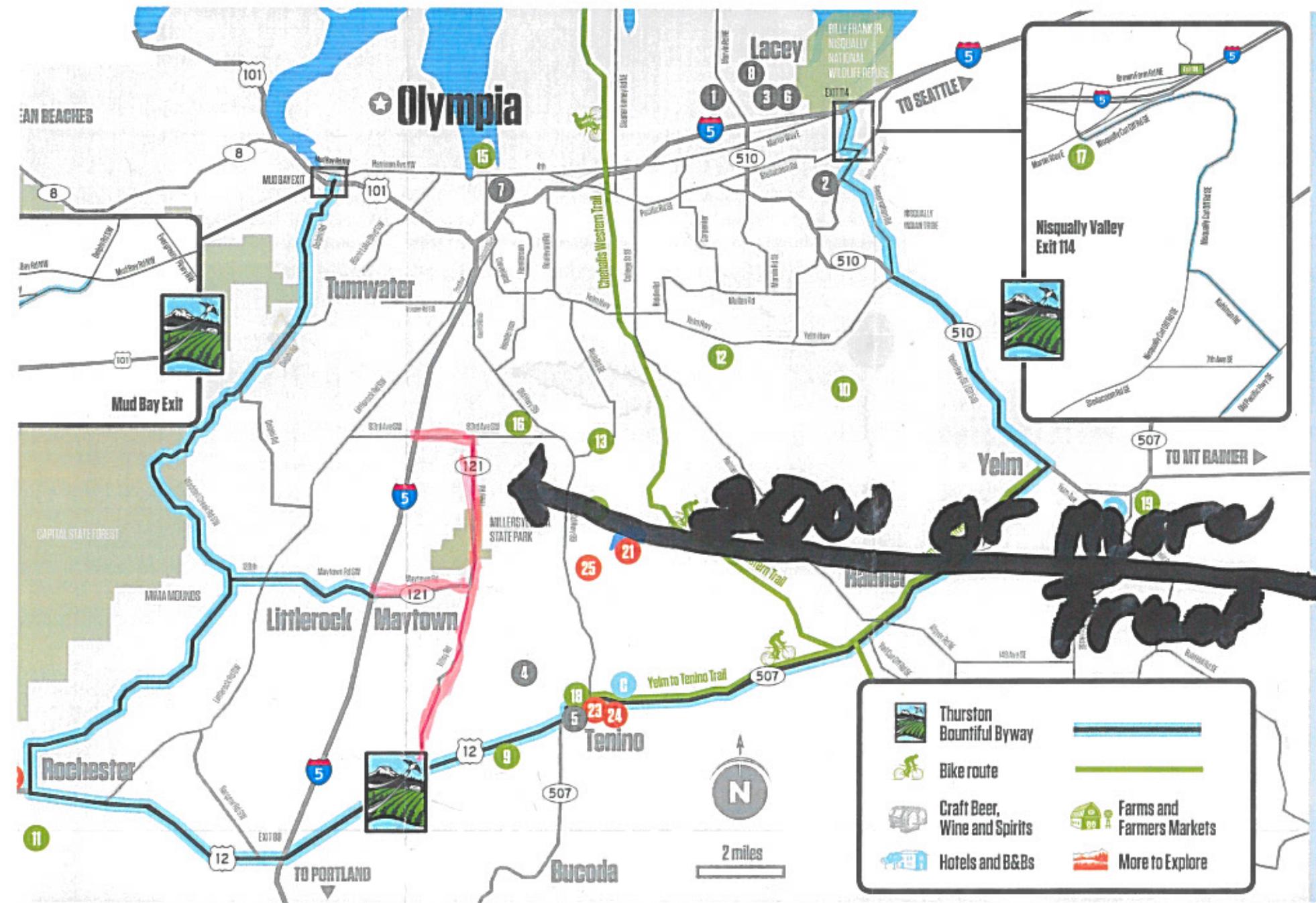
- 9 COLVIN RANCH**  
16816 Old Hwy 99 SE  
Tenino, WA 98589  
(360) 264-2890  
ColvinRanch.com  
Open by appointment
- 10 EVERGREEN VALLEY LAVENDER FARM**  
9733 Evergreen Valley Rd SE  
Olympia, WA 98513  
(360) 754-2002  
EvergreenValleyLavender.com  
Open mid-June through early Aug  
Thurs-Sun from 10 a.m.-4 p.m.  
Farm and Gift Shoppe open by  
appointment Sept-May
- 11 HELSING JUNCTION FARMS**  
12013 Independence Rd SW  
Rochester, WA 98579  
(360) 273-2033  
HelsingFarmCSA.com  
June-Oct  
Mon-Sun from 8 a.m.-5 p.m.
- 12 HUNTER FAMILY FARM**  
7401 Yelm Hwy SE  
Olympia, WA 98513  
(360) 456-0466  
HunterFamilyFarm.com  
Aug-Sept from  
9 a.m.-6 p.m., daily  
Oct, 9 a.m.-6 p.m., daily  
Open Friday after Thanksgiving  
through Dec. 31  
Mon-Fri from 10 a.m.-6 p.m.  
Sat-Sun from 9 a.m.-6 p.m.
- 13 LATTIN'S COUNTRY CIDER MILL & FARM**  
9402 Rich Rd SE  
Olympia, WA 98501  
(360) 491-7328  
LattinsCider.com  
Open on Sundays June- Dec from  
9 a.m.-4 p.m.  
Open Mon-Sat from  
9 a.m.-5:30 p.m.
- 14 NELSON RANCH**  
3624 Waldrick Rd SE  
Olympia, WA 98501  
(360) 352-4142  
NelsonRanch.com  
Open by appointment  
Check website for farm events
- 15 OLYMPIA FARMERS MARKET**  
700 N Capitol Way N  
Olympia, WA 98501  
(360) 352-9096  
OlympiaFarmersMarket.com  
Jan-March, open Saturdays  
April-Oct, Thurs-Sun from  
10 a.m.-3 p.m.  
Nov-Dec, Sat-Sun 10 a.m.-3 p.m.
- 16 RUTLEDGE CORN MAZE LLC**  
302 93rd Ave SE  
Olympia, WA 98501  
(360) 357-3700  
RutledgeCornMaze.com  
Aug-Sept from 10 a.m.-7 p.m. daily  
October, Sun-Thurs from  
10 a.m.-6 p.m.,  
Fri-Sat from 10 a.m.-12 a.m.
- 17 SCHILTER FAMILY FARM**  
141 Nisqually Cutoff RD SE  
Olympia WA, 98513  
(360) 459-4023  
SchilterFamilyFarm.com  
Farm stand open May-Sept  
Farm open Sept-Oct and the day  
after Thanksgiving-Dec. 20 from  
10 a.m.-6 p.m.
- 18 TENINO FARMERS MARKET**  
213 Sussex Ave W  
[Olympia St S]  
Tenino, WA 98589  
(360) 736-8070  
TeninoFarmersMarket.org  
May-Sept, open Saturdays  
from 10 a.m.-3 p.m.
- 19 YELM FARMERS MARKET**  
17835 State Route 507 SE  
Yelm, WA 98597  
YelmFarmersMarket.com  
Open mid-May through mid-Oct  
from 10 a.m.-3 p.m.



## More to Explore

- 20 GATE CITY SCHOOLHOUSE**  
16925 Moon Rd SW  
Rochester, WA 98579  
(360) 273-0707  
Open by appointment
- 21 LADY OF THE LAKE AT OFFUT LAKE RESORT**  
4005 120th Ave SE  
Tenino, WA 98589  
(360) 264-2438  
OffutLakeResort.com  
Open year-round from  
4 p.m.-dusk, daily
- 22 LAEL'S MOON GARDEN NURSERY**  
17813 Moon Rd SW  
Rochester, WA 98579  
LaelMoonGarden.com  
March-Oct open  
Thurs-Mon from 10 a.m.-6 p.m.  
Nov-Dec and Feb open  
Sat-Sun from 10 a.m.-5 p.m.  
and by appointment
- 23 TENINO DEPOT MUSEUM**  
399 W. Park Ave  
Tenino, WA 98589  
ci.Tenino.wa.us/  
Train-Depot-Museum  
Sat-Sun from noon-4 p.m.
- 24 TENINO QUARRY POOL**  
399 W. Park Ave  
Tenino, WA 98589  
ci.Tenino.wa.us/  
Quarry-Pool  
July-Aug open Thurs-Sat  
from noon-6 p.m.  
Pool may be closed on days with inc
- 25 WOLF HAVEN INTERNA**  
3111 Offut Lake Rd SE  
Tenino, WA 98589  
(360) 264-4695  
WolfHaven.org  
Open by appointment  
Reserve through web  
Spring-Summer open  
Fall-Winter open Sat-S





Hotels and B&Bs

- A LUCKY EAGLE CASINO & HOTEL**  
12888 188th Ave SW  
Rochester, WA 98579  
(800) 720-1788  
LuckyEagle.com
- C SCATTER CREEK B&B**  
4531 Old Military Rd SE  
Tenino, WA 98589  
(360) 349-3635  
ScatterCreekBnB.com

**This is a Scenic Byway**



# THURSTON BOUNTIFUL BYWAY

A guide for the exploration-hungry adventurer, bicycle enthusiast or culture seeker



A Washington State Chapter of the National Audubon Society  
P.O. Box 2524, Olympia, WA 98507  
(360) 352-7299 [www.blackhills-audubon.org](http://www.blackhills-audubon.org)

*Black Hills Audubon Society is a volunteer, non-profit organization of more than 1,300 members in Thurston, Mason, and Lewis Counties whose goals are to promote environmental education and protect our ecosystems for future generations.*

## **Comment offered to the Port of Tacoma Commission, 6-13-2019**

**Samuel Merrill, Member of the Board of the Black Hills Audubon Society and  
Chair of its Conservation Committee**

**I am speaking on behalf of Black Hills Audubon Society, a chapter of WA state and National Audubon Society, with approximately 1300 members in Thurston, Mason, and Lewis Counties. I am Chair of the Black Hills Audubon Conservation Committee.**

**I will refer to the Special Use Permit (SUP) for the lands at 13120 Tilley Rd. in Thurston Ct. owned by the Port of Tacoma, along with a Settlement Agreement (SA) signed by Black Hills Audubon and the then owner of these same lands (this SA runs with the land). These documents specify that after mining, the reclaimed area will be returned to a natural state of habitat, with lakes and upland forests. Furthermore, the SUP states (p. 38), and I quote, "... the finally reclaimed project would be rural in character, providing commercial forestry opportunities and lakes for recreational uses and wildlife habitat." And the SUP further states (page 10) that "When mining is completed, the reclaimed area will be habitat, lakes, and open space, and the remaining part of the site will be non-industrial."**

**In addition, a hydrology report has been submitted on behalf of Black Hills Audubon to Thurston County that is based on water wells in the adjacent portion of the Maytown lands that is owned by WA Dept. of Fish and Wildlife. This report indicates that the water table is high in this region, and with an increase in impervious surface, normal surface water patterns on the site could be altered, impacting the Federally Threatened Oregon Spotted Frog.**

**We urge you to sell the POT property to WDFW rather than commit to industrial development.**

**Thank you for your consideration.**



A Washington State Chapter of the National Audubon Society  
P.O. Box 2524, Olympia, WA 98507  
(360) 352-7299 [www.blackhills-audubon.org](http://www.blackhills-audubon.org)

*Black Hills Audubon Society is a volunteer, non-profit organization of more than 1,300 members in Thurston, Mason, and Lewis Counties whose goals are to promote environmental education and protect our ecosystems for future generations.*

June 13, 2019

## STATEMENT REGARDING PORT OF TACOMA PSA WITH NORTHPOINT DEVELOPMENT LLC

My name is Elizabeth Rodrick. I am a Certified Wildlife Biologist and Vice President of the Black Hills Audubon Society.

The 745-acre property at Rocky Prairie that the Port proposes to sell to NorthPoint is a unique public treasure. According to a 2016 Washington Department of Fish and Wildlife (WDFW) grant proposal, glacial outwash prairie is extremely rare with only 20 such areas in the world. Rocky Prairie is one of five remaining quality examples in Washington.

This prairie-oak-wetland mosaic contains habitats for three state endangered species, two state threatened, two state sensitive, three state candidate and 11 state monitor species. Of these species, one is also federally endangered, two federally threatened, and five federal species of concern. I have attached the species list to my written testimony.

The Port of Tacoma website states that you are committed to doing business in a way that protects the environment. Your environmental priorities include protecting water quality, restoring wildlife habitat, and reducing diesel and greenhouse gas emissions.

Yet, the mega-warehouse complex with heavy truck and rail transport proposed by NorthPoint, flies in the face of the Port's environmental priorities. Such a development could threaten the survival of several of the listed species on and adjacent to the property.

Selling this sensitive area for intensive industrial development is unethical for a public agency. The responsible solution is to sell this property to the WDFW which will double the size of the State Wildlife Area, and allow restoration of unique mounded prairie and oak woodland habitats and recovery of several threatened and endangered species.

Thank you for considering this proposal.

Elizabeth Rodrick, Vice President

## Species and Communities with Special Status Table

Project Name: **West Rocky Prairie 2016 #16 –1350A**

Applicant Name: **Washington Dept. of Fish and Wildlife**

Date: **April 12, 2016**

Check one:     Critical Habitat        Natural Areas        Urban Wildlife Habitat

Species, Community, or Habitat Type	Occurrence	Status	Source	Property or Work Site Indicate All that Apply
Oregon White Oak Woodlands	Year round	PH	WDFW, Priority Habitat and Species Program	Present on property
Mounded Westside Prairie (mima mounds)	Year round	PH	WDFW, Priority Habitat and Species Program	Present on property
Freshwater Emergent Wetland	Year round	PH	WDFW, Priority Habitat and Species Program	Present on property
White-top Aster	Year round, prairie	FSC SS	WNDR, Natural Heritage Program	Potential; on neighboring property
Hall's Aster	Year found, prairie	S1	WNDR, Natural Heritage Program	Potential; on neighboring property
Water Howellia	Year round, wetlands	FT ST	WNDR, Natural Heritage Program	Potential; on neighboring property
Dense Sedge	Year round	FT	WNDR,	Assumed on property

		S1	Natural Heritage Program	
Puget balsamroot	Year found, prairie	S2	WNR, Natural Heritage Program	Potential; on neighboring property
Texas toadflax	Year found, prairie	S1	WNR, Natural Heritage Program	Potential; on neighboring property
Oregon vesper sparrow	Spring migrant, breeding, oaks and prairie	FSC SC	WDFW, Priority Habitat and Species Program	Present on property
Bald Eagle	Fall and winter migrant	FSC SS	eBird	Assumed on property
Waterfowl Concentrations	Spring and winter	PS	WDFW, Priority Habitat and Species Program	Potential; on neighboring property
Wood Duck	Spring and winter	PS	WDFW, Priority Habitat and Species Program	Potential; on neighboring property
Rocky Mountain Elk	Migration, winter range	PS	WDFW, Priority Habitat and Species Program	Present on property
Black-tailed Deer	Year round	PS	WDFW, Priority	Present on property

			Habitat and Species Program	
Mazama pocket gopher	Year round, prairie	FT ST	WDFW, Priority Habitat and Species Program	High potential; translocated 2009-12 to neighboring property questionable mounds found 2009 onsite
Oregon Spotted Frog	Oviposition, over winter, wetlands and streams	FC SE	WDFW, Priority Habitat and Species Program	High potential; on neighboring property connected hydrologically (Allen and Beaver Creek)
Olympic mudminnow	Breeding and overwintering habitat	SS	WDFW, Priority Habitat and Species Program	High potential; on neighboring property connected hydrologically (Allen and Beaver Creek)
Coho	Anadromous	FSC	Chehalis Basin Salmon Habitat Work Plan; WDFW	High potential; on neighboring property connected hydrologically (Allen and Beaver Creek)
Coastal Cutthroat	Resident and andromous	FSC	Chehalis Basin Salmon Habitat Work Plan; WDFW	High potential; on neighboring property connected hydrologically (Allen and Beaver Creek)
Mardon skipper butterfly	Year-round, prairie	FC SE SGCN	WDFW, Priority Habitat and Species Program	Historic on site; unknown currently
Taylor's checkerspot butterfly	Year-round, prairie	FE SE	WDFW, Priority Habitat and Species	Historic on site; unknown currently

		SGCN	Program	
Puget blue butterfly	Year-round occupancy; breeding area, migration corridor, prairie	SC	WDFW, Priority Habitat and Species Program	Present on property
Valley silverspot butterfly	Year-round occupancy; breeding area, migration corridor	FSC SC SGCN	WDFW, Priority Habitat and Species Program	Present on property
Oregon branded skipper butterfly	Year-round occupancy; breeding area, migration corridor	SM	WDFW, Priority Habitat and Species Program	Present on property
Sonora skipper butterfly	Year-round occupancy; breeding area, migration corridor	SM SGCN	WDFW, Priority Habitat and Species Program	Present on property
Juba Skipper butterfly	Year-round occupancy; breeding area, migration corridor	SM	WDFW, Priority Habitat and Species Program	Present on property
Silver-spotted Skipper	Year-round occupancy; breeding area, migration corridor	SM	WDFW, Priority Habitat and Species Program	Present on property
Propertius Duskywing	Year-round occupancy; breeding area, migration corridor	SM SGCN	WDFW, Priority Habitat and Species Program	Present on property

Persius Duskywing	Year-round occupancy; breeding area, migration corridor	SM	WDFW, Priority Habitat and Species Program	Present on property
Arctic Skipper	Year-round occupancy; breeding area, migration corridor	SM	WDFW, Priority Habitat and Species Program	Present on property
Oregon Common Branded Skipper	Year-round occupancy; breeding area, migration corridor	SM SGCN	WDFW, Priority Habitat and Species Program	Present on property
Dun Skipper	Year-round occupancy; breeding area, migration corridor	SM	WDFW, Priority Habitat and Species Program	Present on property
Hoary Elfin	Year-round occupancy; breeding area, migration corridor	SM SGCN	WDFW, Priority Habitat and Species Program	Present on property
Great Spangled Fritillary	Year-round occupancy; breeding area, migration corridor	SM SGCN	WDFW, Priority Habitat and Species Program	Present on property

**S1 = Critically Imperiled** - At very high risk of extirpation in the state due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors

**S2 = Imperiled** - At high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.

Hello Commissioners, my name is Robert Lamie. Thank you for allowing time for us to speak to you today. I live in rural south Thurston County a I am a professional firefighter in Pierce County. I have spent most of my life living in Thurston county and I own and live on 6 acres that borders your property to the South.

As a firefighter, I see death & destruction every day that I am on shift. The things I see and live with, most citizens could never imagine or even comprehend. The property that we put our life savings toward purchasing, has saved my life. I find peace and solace from the chaos that I deal with on a daily basis at shift. The "Paradise" as we refer to it, is the most calming, the most peaceful and one the most rejuvenating settings I have ever experienced. After a long chaotic 24 hour shift, I eagerly drive home to the peace and calming state of my property in rural Thurston County. This property is truly the catalyst to my mental health and happiness in life!!!

I am here to speak of the seriously concerning plans that you have for Rocky Prairie, part of which you own as the old Maytown Gravel pit. It is immensely disturbing that you are considering selling this pristine and unique prairie habitat to an industrial complex. North Point has a disgusting reputation of killing the environment and devastating communities with their excessive waste, noise, congestion and absolute disregard for environmental and public health. The idea that you would consider selling this property to a industrial company is sickening.

This property is essentially a wildlife preserve that is inhabited by many sensitive species such as butterflies, gophers, frogs and bats. This extremely unique property encompasses some of the most treasured rocky prairies in the state. These vast woodlands and their unique wildlife species are very rare. It is also a natural wildlife corridor to the Millersylvania State Park. Please do the right thing, The Ethical thing, and sell this property to the WA Dept of Fish & Wildlife.

Do not allow North Point or any similar industrial outfit to purchase this land and destroy it. PLEASE LISTEN to the citizens of Washington state and most importantly your constituents. We cannot allow out-of-state business to purchase our properties and destroy our sensitive and uniquely fragile environment, which includes ruining our water quality and ultimately the water we drink from our wells. Have we not already learned from the disasters in the mid-west where North Point has already devastated communities and ruined their way of life!

I implore you to do the right thing, and sell it the the state department that will preserve and enhance this treasure we call rocky prairie, so that all future generations can benefit from the thriving wildlife and pristine water quality.

Thank you for your time and please do not allow greed and self serving agendas to supersede the obligation to society to protect our fragile environment and the health of the public!!!!

Thanks,

Rob Lamie  
14020 Thurlow Ln SE  
Tenino, WA 98589  
360-264-0064

Hello Commissioners,

My name is Tracy Lamie & I reside on the outskirts of Tenino, WA. I am originally from Vermont and I transplanted here back in 1997. I served honorably on Active Duty with the Army Nurse Corps. However, it did not come without its consequences. As a result, I am now 100% disabled due to the injuries & disabilities I sustained while serving my country as well as in the public sector as a registered nurse.

We originally scraped together enough money to buy our first home in West Olympia on a quiet dead-end street in 2004. Our home was situated close to a green belt and near the end of the street. For years, looking out the back windows at that green belt at the tranquil scenery, it gave me a glimmer of hope, peace and made me dream of someday owning another home that had several acres of property for my husband & fur-babies to enjoy. During the hard times with PTSD, I have had to cling onto that dream to keep going.

We finally got that opportunity to move to the rural county like we had always dreamed of & enjoy the country life. We serendipitously stumbled across a for sale listing of a home on approximately 6 acres. The minute we drove into this private little neighborhood, we were in heaven! We had finally found our dream home, our little piece of paradise which we lovingly call our "little house on the prairie." We've enjoyed just over 6 years at our forever home and have had some ups/downs along the way, but everyday, we are so grateful that we have this beautiful place to call home with such an amazing & awe inspiring viewscape of Beaver Creek & Rocky Prairie and we get occasional glimpses of the Capitol Forest & Olympic Mountain Range.

You see, because of my physical & invisible disabilities, I was not able to have children, but we chose to adopt several dogs over the years. Unfortunately, in recent years, 2 of my service dogs have passed away and we chose to honor them with a memorial in our backyard. It would absolutely break my heart if we ever had to leave our furbabies behind if our country way of living was forever ruined & forced us to move due to having NorthPoint or other businesses move in & ruin the unique environment in South Thurston County known as Rocky Prairie by building huge logistic center/warehouse.

Where would I find solace & happiness if the Port of Tacoma Commissioners, Thurston County Board Of Commissioners and these outside businesses take that all away from me, as well as away from all of the concerned citizens in Thurston County, who would be negatively impacted? This sliver of paradise is the only thing that keeps me going & without it, I would lose all hope. I swore an oath to protect & serve the constitution & our nation when I willingly served our country. Are you willing to protect & serve your community & environment as elected officials instead of being driven by financial greed & political gain?! If you not, how can you sleep at night knowing that you're going to potentially devastate a community & environment? You have the power to make the right decision & I pray that you do so.



Tracy Lamie

14020 Thurlow Lane SE

Tenino, WA 98589

(360)480-5256

Tstonge@hotmail.com

**SAVE**

**DEEP LAKE RESORT**

**SAVE**

**OUR**

**PARK**

**FOR**

**FUTURE**

**GENERATIONS**

**OUR**

**FAMILY**



**1969**

**SAVE**

**DEEP LAKE RESORT**

**PRESERVE OUR PROPERTY**

**VALUES!!!**

**SAVE OUR WATER WELLS,**

**PEACE AND TRANQUILITY.**

Save

Millersylvania

