

Comp Planning for Small Ports

Small Ports Conference

October 25, 2024



My 17-year history

- ▶ Started working at the Port of Columbia in 2007
- ▶ Undertook first comp plan update in 2011
- ▶ Next update in 2018, adopted in 2019
- ▶ Amendment in 2021 to add broadband

PORT OF COLUMBIA

Comprehensive Scheme of Harbor Improvements

(Commonly known as the Comprehensive Plan)



Adopted July 10th, 2019
Amended February 10th, 2021



Comp Planning - One of the Great Port Mysteries

RCW 52.20.010

Adoption of harbor improvement plan.

- ▶ It shall be the duty of the port commission of any port district, before creating any improvements hereunder, to adopt a comprehensive scheme of harbor improvement in the port district, after a public hearing thereon, of which notice shall be published once a week for two consecutive weeks in a newspaper of general circulation in the port district, and no expenditure for the carrying on of any harbor improvements shall be made by the port commission other than the necessary salaries, including engineers, clerical and office expenses of the port district, and the cost of engineering, surveying, preparation and collection of data necessary for the making and adoption of a general scheme of harbor improvements in the port district, unless and until the comprehensive scheme of harbor improvement has been so officially adopted by the port commission

Sorry, Consultants

- ▶ Have never used a consultant to update the plan.
- ▶ Used one for the first time ever in 2022 to conduct a series of workshops - 3 brand new commissioners, wanted to find out what their vision was.
- ▶ Mixed results.

Community Engagement

- ▶ Engaging the community is difficult unless there is some big, hot topic
- ▶ The consultant had no better luck than we did on our own
- ▶ Have no choice but to move ahead with or without input

2019 Update

- ▶ Had heard a lot of discussion at Port conferences about strategic planning.
- ▶ Did not think it was necessary for a Port our size to have two separate plans to keep updated.
- ▶ Looked at other Port's comp plans as examples.
- ▶ Liked the simpler style as opposed to lengthy documents.
- ▶ Chose to shorten our plan overall. New plan is 23 pages
- ▶ Added a Strategic Goals section to spell out some of our tactics more clearly.
- ▶ Added a new section called reference documents.

Capital Facilities Plan

- ▶ To address the “expenditures” language in the RCW, we have begun adopting our Capital Facilities Plan annually at the same time we adopt our budget. That way we are discussing and adopting spending more frequently, which to me meets the spirit of the RCW.
- ▶ Prior history working with county comp plans informed some of my choices. The Port comp plan is big picture, whereas the Capital Facilities Plan is more specific.

The Plan

Three Sections:

- ▶ Overview - includes purpose, intent, history, etc.
- ▶ Port Asset Inventory - description of our assets
- ▶ Strategic Goals - tactics for each area of our work

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CAPITAL FACILITIES PLAN

Updated and adopted in January of each year by the Port of Columbia Board of Commissioners. See Port Policies for most up-to-date plan.

-REFERENCE DOCUMENTS

- A. Blue Mountain Station Development Agreement
- B. Economic Development Plan for Columbia County
- C. Lyons Ferry Marina Facilities Plan
- D. Cooperative Parks Master Plan
- E. Blue Mountain Regional Trails Plan

Reference Documents

The last page references other documents that very much inform our work:

- ▶ Marina Facilities Plan
- ▶ BMS Development Agreement
- ▶ Economic Development Plan
- ▶ Regional Trails Plan
- ▶ Cooperative Parks Master Plan.

Some of these plans can and do change in between comp plan updates. Adding them as reference documents means we don't have to open up the comp plan for small changes, and the public can still clearly see what our improvement plans entail.

REFERENCE DOCUMENTS

See reference documents A through E as supporting documents for planning purposes. These documents may be amended from time to time and can be found on the Port's website at www.portofcolumbia.org on the Policies, Plans, and Budget page.

- A. Blue Mountain Station Development Agreement
- B. Economic Development Plan
- C. Lyons Ferry Marina Facilities Plan
- D. Blue Mountain Regional Trails Plan
- E. Cooperative Parks Master Plan

Let's Take a Look

- ▶ <https://portofcolumbia.org/port-info/policies-plans-budget/>

Questions?

