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Katich, Peter ~ Oral History Interview

Shelly Leavens

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Interview with Peter Katich by Shelly Leavens

Summary Sheet and Transcript

Interviewee

Katich, Peter

Interviewer

Leavens, Shelly

Date

December 5, 2014

Place

Gig Harbor, WA

ID Number

VWWF_PK_006

Use Restrictions

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Biographical Note

Peter Katich is the Senior Planner for the City of Gig Harbor, Washington. Peter was born in April 1954. He has worked in the planning field for 37 years.

Scope and Content Note

Peter Katich was interviewed to document the City of Gig Harbor's experience with the establishment of a historic working waterfront shoreline district through its Shoreline Master Program. Mr. Katich discusses the community's efforts to balance traditional waterfront uses with new development demands and highlights the City's use of a number of working waterfront preservation tools including inventories, community visioning processes, and government acquisition. Mr. Katich also shares personal stories about the history and culture of the Croatian fishing community in Gig Harbor.

Indexed Names

Hoppen, Guy

Katich, Antone

McMillan, John

Stanton, Lita Dawn

Transcript—PK_006

Key:
Peter Katich=Answer
[Inaudible] = Inaudible
[Word] = Attempt at Word
[Gesture/Action] = Gesture/Action

WWF/NOAA
Peter Katich

January 21, 2015

1 **[Begin Peter Katich Interview]**

2

3 **00:00:01**

4 **Interviewer:** Okay; hello.

5

6 **00:00:06**

7 **Peter Katich:** Good morning.

8

9 **00:00:06**

10 **Interviewer:** Good morning. As our audio label my name is Shelley Levins and today I'm
11 interviewing Peter Katich, Senior Planner for the City of Gig Harbor in Washington State. It's
12 9:30 a.m. on Friday, December 5, 2014 and we're at the City Offices for this interview. This
13 interview is being conducted at the behest of the National Sea Grant Law Center as part of the
14 Sustainable Working Waterfront Tool Kit and for the NOAA Voices from the Working
15 Waterfront Oral History Project.

16 **00:00:39**

17 So thanks for agreeing to interview with me today. Do I have your permission to audio
18 record this interview?

19

20 **00:00:47**

21 **Peter Katich:** Yes; you do.

22

23 **00:00:48**

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24 **Interviewer:** Thank you; thanks. So before we get started with the questions, Peter please
25 introduce yourself with your full name, your birth date, title of your profession which I've
26 already stated, but again and how you came to be sitting here with me today.

27

28 **00:01:06**

29 **Peter Katich:** Okay; thank you. My name is Anthony Peter Katich. And I was born on April 4,
30 1954 and I'm a Croatian Italian American and a member of a fourth generation Croatan fishing
31 family. My grandfather, Mike Katich, was an early pioneering commercial fisherman in the City
32 of Gig Harbor. He emigrated to the United States in the early 1900s when he was 16 years old
33 and started a career in commercial fishing that ended in the late 1950s. My father (Antone
34 Katich) was a commercial fisherman for over 55 years. I've commercial fished and I'm the first
35 member of our family that is not a full-time commercial fisherman. I've had a career in the field
36 of land use planning for 37 years, 31 of which was with the City of Tacoma. I was the Land Use
37 Administrator with the City of Tacoma when I retired from that job in 2008 and had the
38 responsibility for administering and interpreting and enforcing the City of Tacoma Zoning Code,
39 Shoreline Master Program and Environmental Codes.

40 **00:02:32**

41 In 2008 I retired from the City of Tacoma and was hired by the City of Gig Harbor and
42 one of my primary purposes for being hired was to update the City's Shoreline Master Program
43 which the City at that time was under a requirement, a State mandate to update its Master
44 Program along with 260 other jurisdictions within the State of Washington to update the Master
45 Program consistently with new guidelines that the State had adopted in 2003.

46 **00:03:08**

47 One of my expertise(s) is in shoreline management and--and so when the opportunity
48 arrived to retire and this opportunity developed in Gig Harbor and I came over and I managed
49 the update of the Master Program and that was adopted in November of 2013 and since that time
50 I've been focused on the administration of the Master Program and in development, permit
51 review, and--and approval within the City of Gig Harbor.

52

53 **00:03:44**

54 **Interviewer:** So we're one year later since that's been adopted.

55

56 **00:03:48**

57 **Peter Katich:** Yes.

58

59 **00:03:49**

60 **Interviewer:** And one of the reasons that we're here today having this interview is that there's a
61 part of that Shoreline Master Program that's garnered some national attention. And that is that
62 you created Historic Working Waterfront designation for specific preservation of your city
63 shoreline, the specific piece of the shoreline that has this designation. And so the focus of our
64 interview today will be on this tool so to speak, if we can call it that which utilizes land use
65 planning, historic preservation, and financing mechanisms to preserve so to speak this piece of
66 the shoreline. So before we begin really getting--drilling down into the details of that tool I--I'd
67 like to paint our picture of where we are in Gig Harbor. And you see on all the business cards, on
68 the signs in the City that it's called the Maritime City. So what are the characteristics of this
69 place that give it that name?

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70

71 **00:05:01**

72 **Peter Katich:** Well the City of Gig Harbor is--is ideally situated on--in Southern Puget Sound
73 in Washington State in a very sheltered harbor that from the mid-1800s when the first Croatian
74 immigrants arrived here was identified and recognized as a place that could support the maritime
75 trades, commercial fishing and boat-building, and--and so historically it was the Croatian fishing
76 community that fished from Gig Harbor. And that early fishery occurred right outside the harbor.
77 And to this day there is still a salmon fishery that occurs in the fall outside the harbor and the
78 fishing fleet has just completed that fall fishery.

79 **00:05:57**

80 And along with commercial fishing was boat-building; the beginning of the Washington
81 State Ferry System actually occurred here with the Skansie Shipyard located along our central
82 waterfront. Skansie Shipyard built a series of commercial ferries, passenger ferries, car ferries
83 that served the South Puget Sound area basically from Gig Harbor to Tacoma and--and they built
84 those and became well-known and then eventually the State purchased those ferries. And they
85 were the beginning of the publicly owned State Ferry System in Washington State which has
86 continued to grow since then.

87 **00:06:44**

88 Commercial fishing continued to--to develop with a number of different types of fisheries
89 based out of here. The same Skansie Shipyard became famous for building a boat that has
90 become known as a Skansie-built purse seine, a wooden purse seine vessel of approximately 65-
91 feet in length that was used to pioneer commercial fisheries in Puget Sound. And over time as
92 commercial fishing has evolved the fishing in Puget Sound and in Washington State has

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93 declined--declined somewhat and the fishing fleet today fishes primarily in Alaska, in Southeast
94 Alaska, and so many of those boats will leave here, go to Southeast Alaska, fish, and then come
95 back in the late summer, early fall, fish a fall season in Southern Puget Sound and then be done
96 for the rest of the year and start again in the spring and early summer.

97 **00:07:57**

98 And as time has gone on, probably starting in the '60s, recreational boating became very
99 popular here. And you can see through some of the work we did with the Master Program the
100 historic progression of marinas within the harbor. And my father remembers the day that he and
101 his dad and a number of the other local fishermen were on a dock here working on their nets and
102 the first yacht came into Gig Harbor. He thought that--that was probably like in the late '40s and
103 they all practically dropped their sewing needles and stared. What is this; because they really
104 hadn't seen one before and [*Laughs*]--and so that was like the beginning of it. And in my
105 childhood growing up, I actually grew up in Tacoma and my grandparents lived here and we
106 would come over on the weekends to work on the boat. And there were a few yachts that were
107 coming into the harbor and using the harbor but they were definitely in the minority.

108 **00:08:59**

109 But today as time has gone on it's become a very, a very good location for boaters. It's a
110 very scenic area. There's a number of interesting shops and stores that are somewhat unique that
111 boaters come down to visit. And--and so it's evolved; so today we have the--the remaining
112 commercial fleet that's still fairly strong and doing well. It's--and it's operated primarily by
113 third, fourth, and fifth generation commercial fishing families. And then you have the
114 recreational yachts that are in the harbor that moor at the marinas or come down here as part of
115 their boating activities and--and visit the harbor you know recreationally. And the City over time

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116 has tried to update its facilities to serve the recreational boaters while at the same time trying to
117 preserve its Historic Working Waterfront.

118

119 **00:10:12**

120 **Interviewer:** Those two things do seem to be at odds in a way don't they?

121

122 **00:10:17**

123 **Peter Katich:** They can be.

124

125 **00:10:19**

126 **Interviewer:** Uh-hm; does the Shoreline Master Program help identify how they are and what
127 can be done about the--the tension?

128

129 **00:10:29**

130 **Peter Katich:** Well that--that tension was addressed in the development of the Master Program
131 and there's a lot of public process associated with the Master Program. We had oh several public
132 hearings. We had a number of workshops. Our Planning Commission conducted nearly 40 public
133 meetings on the development of the Master Program, and so there was a lot of testimony that was
134 taken. And what we heard from some segments of the community that there was too much
135 recreational boating occurring, actually marina development which had created more or less a
136 floating parking lot of boats within the harbor and converted what had historically been working
137 waterfront into recreational boating/marinas and basically aquatic parking lot for boats, which
138 tends to displace the commercial fishing community.

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139 **00:11:39**

140 Well a lot of that is driven by highest and best use of land. And so as shoreline properties
141 have become more valuable many of these properties have converted to non-commercial fishing
142 uses. And some of the original fishing families that owned those properties sold to other non-
143 fishing families and so these properties redeveloped. And so that became one of the big issues.
144 So as part of any Shoreline Master Program Update the--the Foundation is created through a
145 report called the Shoreline Inventory and Characterization Report; that's a State requirement as
146 part of the update of your Master Program, and what is done there is it's a survey of the shoreline
147 to identify land use patterns and to identify where the remaining shoreline ecological functions
148 exist, where the habitat is, where eel grass beds are located, where spawning grounds are located,
149 where steep slopes and--and areas are that should be protected basically from development. And
150 so as part of that we did an inventory of--of the marinas, a survey of the marinas I should say to
151 determine what their capacity was, what their occupancy rate was at the time and to get a sense if
152 there was a demand or a need to provide for more area within our shoreline jurisdiction that
153 could allow for the development of marinas.

154 **00:13:27**

155 And you know and while that was--while that was going on we had heard from the
156 fishing community or some members of it that you know this was displacing us and this was a
157 major conflict between us and recreational boating and this is something we'd want to have
158 addressed. And so we looked at that and--and what we found is that there was still capacity
159 within the existing marinas. None of the marina operators had plans at that time to expand, and
160 that there really didn't seem to be a need to further regulate marina development.

161 **00:14:01**

162 In order to develop a marina within Gig Harbor in most cases it requires dredging and a
163 lot of--of site preparation work that can impact aquatic resources and development activity.
164 Particularly dredging is heavily regulated within Washington State, so it's not something easily
165 done. And it's almost impossible in many respects to do today other than like maintenance
166 dredging once it's been historically done to maintain depths that were created. And so through
167 this process what we realized either through lack of demand or because of the onerous
168 regulations in place that makes it very difficult to develop marinas, there wasn't a lot of potential
169 for new marinas to be developed within the harbor. And so we didn't further regulate marinas
170 under this new Master Program.

171 **00:15:00**

172 And so they still--the opportunity to develop marinas today is--is unchanged from what
173 it's been historically but it's--it's basically the demand and the regulations that any marina
174 development would have to comply with that tend to limit any additional marina development at
175 this point in time.

176 **00:15:24**

177 And so that's kind of where we left it. There were some calling for prohibiting any
178 additional new marinas and taking more you know drastic steps but our Planning Commission
179 and the City Council didn't want to go in that direction and didn't want to restrict property rights
180 in that manner. So we didn't address that.

181

182 **00:15:47**

183 **Interviewer:** Was that explanation sufficient for the commercial fishermen to accept it?

184

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185 **00:15:52**

186 **Peter Katich:** They seemed to accept it. I--I'm sure they didn't agree with it and they would
187 rather see other outcomes, but it's interesting in that many of the remaining commercial fishing
188 family owned properties would be the ones that could benefit from future redevelopment. And so
189 you know looking ahead I think there is--at least a number of those folks who would prefer to
190 have the option of selling property that would have a wider range of uses allowed on it including
191 marina development, so you know it's sort of a double-edged sword. You know right now
192 they're in commercial fishing but they also recognize that those properties are probably their
193 retirements you know and selling them and having all the value they can have is very important.

194

195 **00:16:47**

196 **Interviewer:** Although you would encourage them or--would the City encourage to keep those
197 properties in their families or is there any incentive for doing that?

198

199 **00:17:00**

200 **Peter Katich:** Well there really--one of the--the biggest dis-incentives for owning property on
201 the shoreline is the high rate of taxation that occurs on it, property taxes. The other piece that is
202 very onerous for property owners is that for those properties and it's almost in every case that are
203 on the shoreline, in order to develop their shoreline frontages, their over-water area, it requires a
204 lease with the State of Washington Department of Natural Resources which owns most of the
205 underlying tidelands that front on these sites.

206 **00:17:45**

207 Some of these privately owned properties have a small amount of tideland ownership but
208 in order to develop a marina or any sort of pier and structure that projects out over the water it
209 almost always requires leasing lands from the Department of Natural Resources. And their fee
210 structure for leasing these lands is based on the highest and best use. So even if the uplands of
211 your marina site or over-water pier, it could be commercial fishing moorage sites or a historic net
212 shed where the fishermen keep their nets and their gear and equipment and use it as sort of their
213 base of operations, even in instances where that's the only development that's located on the
214 property if the property has uplands that can support other allowed uses, even if they're not there,
215 they get--their lease rate is based on what could be there. So it's very expensive to lease aquatic
216 tidelands and then property taxes are also based at highest and best use, so if you own property
217 along the shoreline in Washington State and particularly if it has a commercial zoning
218 designation on it like these properties do the taxation rate is very high and the lease rate is very
219 high and that's a dis-incentive to continue ownership and an incentive to sell to someone else
220 who is going to redevelop to the higher and best use.

221

222 **00:19:18**

223 **Interviewer:** That paints somewhat of a dismal picture especially in regards to this idea of
224 preserving the working waterfront. So let's--before we go there though, one follow-up question
225 on a couple things that you mentioned. The Shoreline Inventory and Characterization and the--
226 the--I believe it's the DNR lease; is that right?

227

228 **00:19:42**

229 **Peter Katich:** Yes.

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230

231 **00:19:42**

232 **Interviewer:** Are those two things unique to Washington State as regulations that you know of?

233

234 **00:19:49**

235 **Peter Katich:** Well the Shoreline Inventorying and Characterization Report is one of the
236 requirements of the State Shoreline Master Program Guidelines that all 260 jurisdictions that are
237 required to do shoreline planning have to comply with. The overarching statute that the State and
238 the 260 jurisdictions operate under is the State Shoreline Management Act. And that's codified
239 in the Revised Code of Washington or the RCW--it's RCW 90-58--Chapter 90-58, and it's in
240 Chapter 90-58 that you're see the policies for the Shoreline Management Act and the--the laws
241 that govern it. And then there's a related set of rules that the State agencies use to administer it
242 that are set forth in the Washington Administrative Code. So it's the statute RCW 90-58 and the
243 rules set forth in the Washington Administrative Code, the Washington Administrative Code
244 Chapter 173-27 that together provide the overarching set of regulations that frame shoreline
245 management in Washington State and provide the--the basis for--and requirement for local
246 government to develop and adopt Shoreline Master Programs. And then the Inventorying and
247 Characterization is a requirement of adopting a Master Program.

248 **00:21:24**

249 Then the DNR Aquatic Lands Lease Program I'm not so sure of. I don't know if that's
250 unique to Washington State or if there other States that have aquatic land lease programs. But in
251 the State and probably like in Oregon, the State of Oregon, the State of Oregon's shoreline areas
252 are substantially owned by the State of Oregon. In the State of Washington, for years in the--in

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253 the late 1800s into the early 1900s tidelands were sold to private property owners, the adjacent
254 property owners. So there's sort of a patchwork quilt of ownership between private and public
255 and so I--I'm not sure how that has affected the State's leasing of these tidelands in comparison
256 to other States around the country. So I really am unsure of how other states manage their aquatic
257 tidelands. But in Washington State there was a lot of tidelands that were sold off and then that
258 was--that policy changed in the early 1900s through an act of our State Legislature. And since
259 that time they've been--the remaining tidelands have been publicly owned and managed by the
260 State. And then their lease--lease fees go along with timber harvest on State-owned public lands
261 into the State School Fund that helps fund schools within--within the State of Washington,
262 educational programs. And so I'm not sure if that's a unique approach or if it's similar to other
263 States.

264

265 **00:23:18**

266 **Interviewer:** Uh-hm; okay thank you. Okay; so let's--let's talk about ownership of the tidelands
267 and the uplands for that matter and this idea of the people or the City Government which
268 essentially represents the people, buying back those properties from public ownership and
269 reclaiming them essentially. And tell me how that worked in 2004 with the Eddon Boatyard.
270 Let's kind of begin our story of kind of building up to this designation from that point if we
271 could.

272

273 **00:24:07**

274 **Peter Katich:** Okay; well the Eddon Boatyard story is a very interesting one. It is located within
275 the Historic Working Waterfront designation that we created under our Master Program. It

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276 anchors one end of the designation, the--the northwesterly end of it. And that property was first
277 developed with the Boatyard back in the 1920s. And it evolved over time and then in 1945 the
278 facility that you see there today was constructed, the Boatyard building, the marine ways; there's
279 a brick house on the property that the owners of the Boatyard lived in and raised a family and--
280 and so that property operated as a boatyard until I believe 2002. And then the--the owner of it
281 had passed away and his wife and family decided to sell and a developer bought the property and
282 was going to build I believe five what we'd call mega-mansions, large--large beautiful homes on
283 the waterfront that would have converted that property into a residential--a series of homes, a
284 residential development that would have converted the use from a water-dependent boat-building
285 use to you know a residential single-family use.

286 **00:25:38**

287 And the City would have lost this historic boatyard which was in 2002 the last boatyard
288 to actually be operating and building boats where you had a marine ways where you could pull
289 the boats out of the water and work on them and then put them back in the water. At one time the
290 City of Gig Harbor had three or four boatyards operating, the Skansie Boatyard, Eddon Boat,
291 another one that was located up at the head of the bay and it was you know an important industry
292 in the harbor. And so by 2002 Eddon Boat closes down; the developer starts to make inquiries
293 about you know the permit process and going forward with the redevelopment. A grassroots
294 group was formed by citizens within the harbor and outside the harbor who were interested in
295 preserving that property and they came together and with the support of the City Government
296 had a bond, a municipal bond basically put out for a vote of the public and it was a \$3.5 million
297 bond that the voters in the City of Gig Harbor passed to tax themselves based on their property
298 value to use that money to acquire the site from the developer. And so it was a--a huge success

299 story in that it passed. I think it had about a 60-plus percent approval in the election and then the
300 City acquired grants from the State and the Federal Government and cleaned up the
301 contamination that had existed on the site from the historic boatyard use. Boatyards are--because
302 of the activities that occurred there and the past practices that weren't as closely monitored as
303 they are today usually are left with a certain level of contamination. And that contamination can
304 be on the uplands and also within the marine area that--that the property fronts on. And so a big
305 effort went into cleaning up the property, dredging contaminated sediments from the tidelands,
306 capping areas that had lower levels of contamination, cleaning up the uplands, \$1 million was
307 spent on restoring the Boatyard building and upgrading it. And then a nonprofit organization
308 called the Gig Harbor Boat Shop came together and was formed with a mission of preserving and
309 perpetuating working waterfront heritage and they were given a 20-year lease to operate from the
310 Boatyard building.

311 **00:28:35**

312 And--and so they have been operating there and they have programs on boat repair, boat-
313 building, oh navigation. They'll teach navigational courses, knot tying, sailing, all things that
314 have to do with the water or with boats, they have programs occurring there to address. They
315 have oh, concerts that they put on there monthly; they show oh water, seafaring related movies to
316 you know create interest in the community and--and what they're doing and there's always
317 something going on down there. And so they are operating from--from Eddon Boat and from the
318 site and they anchor the northwesterly end of our Historic Working Waterfront shoreline
319 designation. And so all of this couldn't have happened without strong support from City
320 Government and during the--the period that the property was redeveloped from or re--
321 rehabilitated from its past use as a commercial boatyard to this nonprofit operated by the Gig

322 Harbor Boat Shop, our Mayor for that period of time was Charles Hunter, Chuck Hunter,
323 provided very strong leadership in the project and--and really the City Council for the City of
324 Gig Harbor provided strong leadership along with the Mayor and strong support. And I think that
325 is probably you know one of the key pieces to making something like this work. You know it
326 really takes a public--private--public private partnership in order to--to make something like this
327 work and you need to have strong--strong leadership from your governmental entity in order to
328 have it happen. And in this case it was very strong and it continues to be strong today under the
329 current Administration here.

330 **00:30:49**

331 And--and so you know it sort of was just like one of these magic moments where
332 everything came together. You had people within the community that had a very strong
333 preservation ethic, people such as [Lita Dawn Stanton] and Guy [Hoppen] and John McMillan
334 and many others who I can't think of right now and then you had strong leadership at the City
335 Government level with Charles Hunter and our City Council that worked together and continue
336 to work together to make this happen. And so part of that is now with the establishment of the
337 Historic Working Waterfront designation it--which is comprised of 14 parcels of land, about a
338 third of those parcels are under City ownership and City ownership, City-owned parcels anchor
339 either end of the shoreline designation with Eddon Boat on one end and the Ancich Brothers
340 Park on the other end. And the City is in the early stages of planning for the future use of the
341 Ancich Brothers Park property; there was a large visioning process conducted with the
342 community to identify what should occur there using the Historic Working Waterfront
343 designation and its purpose statement which is to recognize and preserve the City's most notable
344 historic industry, commercial fishing and boat-building as--as kind of the primary focus.

345 **00:32:32**

346 So out of this visioning process came a plan to use an existing historic net shed that
347 remains on that Ancich Brothers property. It's very dilapidated but it's--it exists in its historic
348 form on and overwater pier. And so the plan that is developed out of this visioning process is to
349 use that net shed and pier and build a marina off the end of it for commercial fishing boats to use.
350 And then on the opposite side of the property where there's an existing pier and float facility to
351 use that for the local Kayak Club. We have a nationally recognized Kayak Club here that has
352 competed nationally and just won the--the National Kayak Championship that occurred back in I
353 believe it was in Georgia. And then we have a Sailing Club and--and so a portion of the site
354 would be reserved for historical commercial fishing use and another portion for small boats such
355 as kayaks and sailboats and so forth. And--and it's just--it's kind of a wonderful mix of--of uses
356 occurring there, all consistent with the purpose of the Historical Working Waterfront
357 designation.

358

359 **00:33:56**

360 **Interviewer:** Uh-hm; yeah that--that's sort of a win/win for everyone, right?

361

362 **00:34:00**

363 **Peter Katich:** It feels like it; it really does you know and it--and it's something that the
364 community can kind of rally around and you know because there's always a certain amount of
365 tension between all the different uses to find a spot that can serve their needs. And the Kayak
366 Club for instance has been operating on a temporary basis from another City-owned property, the
367 Skansie Brothers Park which is on our central waterfront which functions as the City's living

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368 room really. It's programmed with events year-round and there's a Farmers' Market that operates
369 from there and we have a transient moorage facility there that the recreational boating
370 community heavily utilizes. And so it's just you know--it's hard to meet the needs of all the
371 various users. And so through the Ancich Brothers Park we hope to address those needs going
372 forward and those needs will be both for commercial fishermen and for the recreational boaters.
373 And it looks like it's something that could really be a--a great thing for the community.

374

375 **00:35:12**

376 **Interviewer:** How is this new pier going to differ from the maritime pier which is also fairly
377 new, only a couple of years old?

378

379 **00:35:20**

380 **Peter Katich:** Yes; the maritime pier was another outcome from the strong City Government
381 leadership and it--it's something that the City had back in--up until about oh the early 1940's-
382 early to mid-1950s we had what was called the County Dock or County Pier that was located
383 about where the Skansie Brothers Park is today and where the recreational moorage float and
384 pier are located. And that became dilapidated over time because the County that owned it didn't
385 maintain it and it--and it fell into disrepair and wasn't used.

386 **00:36:01**

387 So the fishermen had been lobbying from the 1950s for another facility that they could
388 use to load and unload their gear on because one of the unique things about Gig Harbor is that
389 the entire commercial fishing fleet had--had historically been supported by privately owned
390 docks and facilities. There wasn't a community owned pier or facility that existed to support

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391 their operations, like if you go to the Port of Tacoma or the Port of Seattle, Everett, Bellingham,
392 any community that has any sizable commercial fishery in it typically has a commercial fishing
393 facility that's managed by the local port. And that's the case everywhere you go from here all the
394 way to Alaska. But nothing existed in Gig Harbor when that old dock went away. So the
395 fishermen, about every five years there would be an effort to try to get the City to help finance
396 the construction of this pier and eventually under the same Administration that provided the
397 leadership for the Eddon Boat acquisition and redevelopment, an effort started to develop to
398 build the pier on that property. And that property had previously been the site of a fuel oil
399 distribution business and a fuel dock. And just as I came to the City of Gig Harbor in 2008 the
400 City had completed a permit process to redevelop that property into an office retail complex with
401 a marina, a recreational boat marina.

402 **00:37:53**

403 I came to the City in June of 2008; by September of 2008 the wheels had started to fall
404 off the economy and we were heading into our--the Great Recession. And the then owner of that
405 property decided to not go forward with his development and put the property on the market.
406 And the City acquired the property from that party. And then went through another visioning
407 process to come up with an approach for a--for a dock there and the dock has been designed for
408 commercial fishing and commercial boats to load and unload off of. There's railings on either
409 side of the pier that are on wheels that can be moved out of the way to allow for cargo and nets
410 and gear to be moved onto boats and off of boats and onto vehicles that can then take the
411 equipment off the dock. And so that finally I'd say that property--that dock opened up probably
412 in 2012 and has been used by the fleet because it's the only--only pier in the harbor right now
413 that is safe for a heavily loaded vehicle to drive out onto. So it was built just really in the nick of

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414 time because these guys were all using one privately owned dock that had some load restrictions
415 on it and only at the grace of a single property owner who at some point could have sold that
416 property and then there wouldn't have been any place to load.

417 **00:39:31**

418 So the maritime pier was built. We are--the City is currently looking at trying to expand
419 the functionality of that pier, maybe add a fuel dock there at some point, maybe even add some
420 transient moorage there as long as either of those uses wouldn't conflict with the existing
421 commercial use of the dock. And so that's kind of the--a brief story of the maritime pier but it's
422 been another successful outcome of--of a public private partnership with the City leading the
423 way and--and acquiring the site and helping lead in the redevelopment of it.

424

425 **00:40:12**

426 **Interviewer:** Now does the acquisition of that piece of property require a bond or was it just
427 from City--?

428

429 **00:40:20**

430 **Peter Katich:** It was from the City's general fund I believe; yeah.

431

432 **00:40:24**

433 **Interviewer:** Uh-hm; so in several of these examples that you're discussing now I assume
434 there's--you know the public process is occurring and you've got the--the leadership from this--
435 City Officials as you note. What would you say is the main thing or a couple of main ways that
436 the City has rallied the people around these ideas? Are the people already excited about these

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437 things and they're coming to the City with these ideas? I'm just curious about how you get
438 people in your community excited about more taxation so that you can do this sort of historic
439 purchase.

440

441 **00:41:18**

442 **Peter Katich:** Well it's a good question and I--and I think the answer is--is this is just one of
443 these very unique situations here. And you know you've got the locals that one of which I'm--
444 I'm one of you know and basically fourth--third, fourth, and fifth generation families that have
445 lived here all these years and then you have others that have moved in. And in both cases, we
446 have a lot of transplants from California that live here and out of state people who've moved in.
447 As soon as they get here they adopt the City and--and love it in a way--very intensely is about
448 the best I can say, best way I can describe it. And so there's a lot of interest; there's a lot of
449 community spirit and most of it's positive. Sure there's a lot of--there's kind of--there's a healthy
450 tension I would call it that occurs here and but the overarching sort of view is improving the
451 community. And so there's a sense of community here that is probably unlike many other places.
452 It's just--it's very strong and people who move here feel it and comment on it and those of us
453 who have been here all along recognize it and it--it just sort of has--has pulled and brought the
454 City along over time and it's not like it was when I was a kid, but it still is really cool. It's kind
455 of evolved in a different way.

456 **00:42:54**

457 And so part of that is that the City recognized this early on and in its zoning code and its
458 development regulations and then in its early version of the Shoreline Master Program it--it
459 placed a real emphasis on preserving the historic character of the City. And then the other piece

460 to it was the City's expanded through annexation, bringing in areas that were once
461 unincorporated county areas into the City as part of the City limits. And so there have been
462 opportunities outside the downtown--the historic downtown area to create very vibrant and
463 healthy areas that provide a strong tax based for the community. So it's one of these rare
464 instances where you have both the opportunity to preserve a historic area and its character and
465 then provide some very intense economic growth as well that in most cases either impacts a
466 historic area in a way that changes its character or can totally obliterate it over time, whereas
467 here we've been able to preserve that and create a very healthy tax base to serve not just the
468 citizens of the City. There's about 7,100 residents in the City of Gig Harbor now, but we serve a-
469 -a user customer base of probably 75 to 80,000 people on the Gig Harbor Peninsula.

470 **00:44:30**

471 And all those people consider Gig Harbor--if you ask them where they live? We live in
472 Gig Harbor. And it may be you know a 30-minute drive from the City limits of Gig Harbor but to
473 them they live in Gig Harbor. So everybody has kind of an ownership and--and loves the place
474 and--and so that's kind of--that's the beauty of it and it's also the challenge of it is people want
475 to live here and move here; it's trying to preserve those qualities that make Gig Harbor so special
476 while allowing for recognizing property rights that are you know protected by the United States
477 Constitution and--and trying to find a balance point between protection and growth. And I think
478 we've been really successful at doing that and as somebody who has got one foot planted in the
479 historic community and the other in the development community I'd like to think that we have--
480 we have achieved that balance here. It's--it's a very unique case situation but it's--it's what
481 makes this place special.

482

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483 **00:45:39**

484 **Interviewer:** Hmm; and largely due to your efforts Peter.

485

486 **00:45:43**

487 **Peter Katich:** Well--

488

489 **00:45:44**

490 **Interviewer:** You should be--

491

492 **00:45:44**

493 **Peter Katich:** --thank you but I--I--I'm just one of many people that are part of this and none of
494 this can happen without a--a very strong community-based approach. And I'm just one--my
495 expertise in planning and my background in fishing were perfect at the point in time that they
496 needed that to be applied and so it just timing is everything and--and the timing could not have
497 been better both for me I think and for the City and all of those people who want to preserve
498 what's so special about Gig Harbor and also see it continue to evolve in ways to keep it very
499 current and vibrant and livable for people.

500

501 **00:46:32**

502 **Interviewer:** Uh-hm.

503

504 **00:46:34**

505 **Peter Katich:** Yeah; it's very--it's very neat to be around and we've had folks from all over the
506 country come here and see this and comment on it and even people that live locally--a lot of

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507 people, a developer from Bellevue will drive down and never--I've never met this person before-
508 -he walks into the Permit Counter and goes you know I've just came down from Bellevue and I
509 drove around your town and wow. I can't believe it; this--it really feels different here. This is
510 cool you know and so it's just getting feedback like that on a fairly regular basis and--and it's
511 good. And the other thing that has been very good I think going back again to City leadership is
512 that the City has really stuck to its--its basic believes in terms of how things should occur here.
513 And many places kind of the overarching concern is to always grow and--and build and really
514 that's often done without a lot of thought to what may be lost as that's occurring and--and here
515 the City has really stuck to its approach. It hasn't granted or it hasn't made changes to its
516 regulations based on any one particular developer who may want to do a project that doesn't
517 meet the strict requirements the City has set. So in some places when that happens those
518 developers will petition City Government to make changes in the regulations because their
519 development can be that one piece that's going to be so important and make such a difference,
520 and so you kind of over time can erode your--your basic approach that is protecting and--and
521 helping grow the City at the same time. Here the City is really stuck with its approach and hasn't
522 made changes to appease any particular party, put a lot of emphasis on design. We have a design
523 manual here that's probably the most rigorous in the entire State of Washington, over 100 pages
524 long, that addresses the historic downtown area and all development within the harbor that every
525 project has to go through when it comes through our permit process.

526 **00:49:06**

527 And that--it's a very rigorous review; the Council and the Mayor over the 20-plus years
528 it's been in effect have from time to time had a feedback from developers that hey this is causing
529 us a lot of trouble and making it hard to do our project, but they've stuck to those requirements

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530 recognizing that they add a lot of value to the aesthetics of the community and the quality of life
531 in the community. And you can compare--because I think I mentioned I worked in Tacoma for
532 31 years where we had little in the way of design requirements and there--they have made some
533 changes since I left, but--to Gig Harbor and you can see the same type of development, the same
534 franchise that does a development in Gig Harbor as opposed to the one in Tacoma and you can
535 see the difference that our design requirements make in that development in terms of the quality
536 of the--the building, the amenities that are provided with it, the landscaping, the lighting, color
537 schemes and all the rest. And it's all of these little pieces that help maintain the integrity and the
538 quality of the community. And it's something that the City has really adhered to and stuck with.

539

540 **00:50:29**

541 **Interviewer:** Uh-hm; excellent. Let's steer back to the Historic Working Waterfront
542 designation. Was the Eddon acquisition--Eddon Boatyard acquisition the catalyst for this or was
543 the seed for this idea planted before that? How did it--how did the idea creating this section
544 along the waterfront--how does this designation come about? And yeah; so let's--let's start there.

545

546 **00:51:00**

547 **Peter Katich:** Okay; well there's a couple of pieces to that answer and--to the answer to that
548 question and it--it goes back to the Shoreline Master Program Update and the Guidelines and this
549 requirement that the State created for a Shoreline Inventory and Characterization Report to
550 provide the basis for everything to follow--the policies and the regulations.

551 **00:51:28**

552 Shoreline Master Program is really a shoreline focused comprehensive plan, zoning code,
553 and development permit process all rolled into one document. And the State of Washington
554 Shoreline Management Act, I believe is unique in the United States in terms of its scope and how
555 it operates. And it really is done I partnership between the State and Local Government with the
556 permit process being operated by Local Government and then the requirements for the process
557 being established by the State and then with some of the permitting requirements, also subject to
558 State approval. So in some instances the City can approve a development permit and that's more
559 or less the end of the process. And in other cases for uses that are like a conditional use, maybe
560 one that isn't allowed outright in a particular area or for granting what we call a variance to a
561 development standard, the State maintains the role of final approval on those. And so it's a very
562 unique process.

563 **00:52:41**

564 And so through that process they need to have a Master Program--was this requirement
565 for the Inventory and Characterization. And what we're looking at there is existing development
566 patterns and existing shoreline ecological function, so as--and you're looking at stretches of
567 shoreline--individual stretches of shoreline and in Gig Harbor we have about eight miles of
568 shoreline within our jurisdiction that we were planning for both within the City limits and within
569 areas outside the City, what we call our urban growth area that have been designated as areas that
570 could be annexed into the City at some point in the future. So we're not only planning for our
571 City limit shoreline area, but those areas that over time we could annex in from the county to get
572 those kind of prepared for oh development that could occur under City jurisdiction.

573 **00:53:40**

574 And so it was through that Inventory and Characterization that we've started to focus hey
575 we've got six historic net sheds in this one segment. We have Eddon Boat in the same area. And
576 so we started to--to divide up our shoreline areas into different environmental designations. We
577 have six of them and the Historic Working Waterfront kind of came out of that process, a
578 recognition that hey here's six net sheds; there's seventeen total in the City but six of them are
579 within these fourteen parcels. Eddon Boat, the historic Eddon Boat anchors one end; the other
580 end is anchored by a parcel that already is being used for commercial fishing and has a historic
581 net shed on it. And there's five other net sheds within the same fourteen parcels. And so this
582 seems to be a fairly unique land use pattern within the City and one that could potentially be
583 rolled into a special designation to recognize that.

584 **00:54:43**

585 At the same time and earlier in 2004 when the grassroots efforts started to try to obtain,
586 acquire, and preserve Eddon Boat that starts coming forward. And so it sort of was a merging of
587 these two efforts at the same time. They both were kind of the--the effort to preserve Eddon Boat
588 occurred a little in advance of the City's effort to update and adopt its new Shoreline Master
589 Program under the State guidelines but the two efforts converged together and there was a
590 recognition as we were doing the Master Program that hey this is a special area that deserves
591 some special recognition. And we also had the City ownerships now--well the one ownership
592 Eddon Boat we had yet to acquire the Ancich Brothers Park property but acquiring it became--
593 seemed to make more sense once we designated it under the Master Program and it all just sort
594 of came together. There was a synergy going on there and then the property owners within those
595 parcels that comprised the Shoreline designation they came in and we met with all of them and
596 they were all supportive of it. We took a very--had a very light touch on how we regulated it and

597 that was a key component to getting the support of the property owners. And when I say a light
598 touch, while we--while the primary purpose is to promote commercial fishing and boat building
599 and boat repair within the District and recognize that we also allowed for non-water dependent
600 uses to occur on the uplands of the property recognizing private property rights and the need to
601 get the support of these property owners in order to adopt this kind of approach.

602 **00:56:46**

603 And so you know some critics of what we've done might say well, you really haven't
604 restricted the development that could occur there, the future uses that could occur there in a way
605 that will preserve this over time going forward.

606 **00:57:03**

607 And that's--that's a fair criticism but what we have done is through the designation
608 created an opportunity for the City to go after and obtain grant monies which once we had this
609 adopted it was this document used as a basis for getting grant monies that have helped--that will
610 help in the redevelopment of the Ancich Brothers Park property. We used City funds to acquire
611 the property but to develop it over time will be done through grants primarily and having a
612 document that we can rely upon and point to in terms of the City's vision for that property is a
613 key piece in obtaining these grants, both at the State and Federal levels.

614 **00:57:54**

615 So at this point in time that's probably the strongest feature of the designation is that it
616 lays this groundwork that has helped us acquire, plan for, in the case of the Ancich Brothers Park
617 and develop over time this property using the designation as the--the basis and support for that.
618 And if opportunities occurred in the future for the City to go in and acquire another property you
619 know it--this would not preclude that and would help support that and would also over time help

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620 keep the City on track in terms of how it manages its own publicly owned property. So I think--I
621 think a key piece like I've several times mentioned strong City leadership in this whole thing but
622 it--it really the City going in and acquiring the properties you know is a key statement and a key
623 piece of all this working. Having that public ownership which comprises a third of the
624 designation gives us a lot of control you know proprietary interests there. We can control what
625 happens and with a City and State adopted document to guide growth there it keeps us on track
626 in terms of how those properties are used.

627 **00:59:22**

628 So in the future as some of these properties redevelop and change you know we'll still be
629 able to maintain some Historic Working Waterfront presence there and--and who knows? Maybe
630 already some things have happened in the commercial fishing industry. There was a decline in it
631 for years between oh the early '70s and probably 1995 or so because of a number of different
632 factors but the fishery right now is probably--it is healthier than it's ever been based on the
633 Alaska fisheries that are extremely strong and the commercial fishing fleet in Gig Harbor
634 probably generates on a--on a gross amount of income one of the higher levels of economic
635 growth or generation of any business or industry in the City currently. I mean the--it's--it's
636 pretty--a pretty significant amount of economic activity generated by those boats in terms of the
637 value of the fish they catch, the--oh, the spinoff of what it takes to operate and maintain a boat.
638 The--all the other businesses that provide services to the fishing fleet generates a fair amount of
639 economic activity within the City.

640 **01:00:49**

641 So we'll see but at least we've created something that has you know a solid foundation to
642 it that will exist. These Master Programs are designed to be updated every eight years and so as

643 we go forward over time, we will be looking at how successful we've been and we--there will be
644 an opportunity to make changes and--and do--tweak the document in ways that could--could help
645 it. We do a--we track--we're tracking all our permit activity and--and that will all roll up into the
646 next review to see how successful we've been in terms of oh uses that have occurred along the
647 shoreline, the preservation of--of existing ecological functions and the--oh the promotion of
648 public access. There's--we didn't talk about it at the beginning but there's--Shoreline
649 Management has a three-prong approach in Washington State. One is use oriented; there's a
650 preference for water dependent uses, such as fishing and boat-building; water-related uses, which
651 are uses that benefit from being along the shoreline but don't necessarily have to be there; and
652 water enjoyment uses, which have the ability to attract significant numbers of the public to the
653 shoreline like restaurants and those kinds of things.

654 **01:02:27**

655 And so it's through you know going forward and managing those kinds of uses and trying
656 to maintain the integrity of the habitat along the shoreline that is the focus of the act and one of
657 the things that is non-shoreline or Historic Working Waterfront related but was another one of
658 the primary requirements of the Act was addressing ecological function and because of you
659 know the Master Program or the Shoreline Management Act was adopted in 1971 but by 1995
660 we started to see a listing of like the Chinook salmon and Coho salmon under the Endangered
661 Species Act as threatened. And there's been a continuing decline in many of the types of species
662 and their habitat that exists within Washington State and Puget Sound in particular under the
663 administration of these Master Programs that were designed to try to protect that. And so that
664 was all part of the reason why we--why the State launched this update, and so we're going to be
665 trying to track that over the next eight years and see how successful we are in preserving

666 ecological functions. No permit, no development permit can be approved if it's going to
667 adversely impact ecological functions. And there's a big piece in here on mitigating impacts.
668 And for the first time the State has required vegetative buffers along the shoreline edge. So in
669 each of these six shorelines designations we have depending on the ecological function of the
670 shoreline area and the development pattern we have native vegetation buffers that vary in depth
671 from about 25-foot depth to 150-foot in depth with our most intense areas having 25-foot deep
672 buffers as measured from the ordinary high watermark on the shorelines to our less developed
673 areas, our most natural areas that have the big buffers. And it's the--it's through all the research
674 that's been done one of the things that was identified is that loss of--of these riparian buffers has
675 been one of the big adverse effects to aquatic habitat and the species that rely upon it.

676 **01:04:50**

677 So now on top of everything else that had always been part of trying to manage our
678 shorelines we're trying to reestablish these native vegetation buffers within both urban and rural
679 areas. And so that's really going to be interesting to track going forward to see how successful
680 we are. So when we get a redevelopment occurring, it only applies, the requirement only applies
681 to new development and redevelopment; all existing development is exempt from it. So as
682 properties redevelop or develop for the first time we will require landscape plans that have to
683 have native trees and native shrubs and vegetation planted along the shoreline to help keep intact
684 some of these natural processes that help promote and maintain healthy aquatic resources.

685 **01:05:41**

686 So that's going on in the face of all this urbanization and development that's occurring in
687 Puget Sound. And that's why the challenges are so great to try to protect these great natural

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688 resources and then also allow for all this urbanization to occur that we're seeing in Washington

689 State now and in the Puget Sound area.

690

691 **01:06:04**

692 **Interviewer:** Uh-hm; I have quite a few follow-up questions.

693

694 **01:06:10**

695 **Peter Katich:** Okay.

696

697 **01:06:12**

698 **Interviewer:** Goodness gracious. This is excellent by the way.

699

700 **01:06:15**

701 **Peter Katich:** Thank you.

702

703 **01:06:17**

704 **Interviewer:** You mentioned grants--obtaining grants for development of Ancich.

705

706 **01:06:24**

707 **Peter Katich:** Yes.

708

709 **01:06:26**

710 **Interviewer:** So for the purposes of this idea of this being a model for other--or communities

711 particular to Federal grants which have you found are available for this purpose?

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712

713 **01:06:41**

714 **Peter Katich:** Well I--I'm actually--I'm not on the grant side of this effort. [Lita Dawn Stanton]

715 who you had previously met has been our grant writer and she has achieved a level of success

716 that I haven't seen anywhere else in my working career in obtaining these grants. And so I--I'm

717 not sure of what her--her--where her resources exist or where those various Federal and State

718 grants--what programs they're found within but she is really the person who has been responsible

719 for the last about nine years and in obtaining the grants for the City and--and at a success rates

720 that's been phenomenal and--and she's the person that probably would be able to answer that

721 question for you, but--.

722

723 **01:07:37**

724 **Interviewer:** Okay; something I came across in reading about this designation and a couple of

725 different areas was this term *adaptive reuse*, and the idea that a net shed for instance could be

726 turned into a restaurant that might be--but kept to look like a net shed. And in reading about this

727 there are some that are opposed to the idea that this is possible because it doesn't actually

728 preserve the working waterfront so to speak. What are your thoughts on that?

729

730 **01:08:14**

731 **Peter Katich:** Well there are 17 historic net sheds remaining within Gig Harbor and those net

732 sheds were really the center of all the activity that occurred within the harbor historically in the--

733 the old days when this town was dominated by commercial fishing. It's the place where some of

734 them contained small kitchens and where you know the guys would get together you know at the

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735 end of the day and make a meal **[Laughs]**. All the way up until recently there were a couple of
736 them where every day somebody would ring the bell and there would be a cocktail hour there.
737 And it was just part of the social fabric of the community. And the net sheds were used for
738 drying the nets, you know keeping them out of the weather and storing gear and--and other
739 things related to the boats. And they were built from the earliest days that fishing started here,
740 probably the last ones were built in the early '60s.

741 **01:09:14**

742 And so when I first arrived in 2008 the Mayor and the Historic Preservation Coordinator
743 **[Lita Dawn Stanton]** met with me and--and they explained to me their view of the net sheds and
744 how important they felt they were and how a number of them were in a dilapidated state and a
745 few others had already been converted to other types of uses. And they were interested through
746 the shoreline master program update of finding a way to allow for adaptive reuse of the net shed
747 structures.

748 **01:09:52**

749 And one of the I think strong points of the State of Shoreline Management Act is while
750 it's somewhat rigid in terms of the requirements that it has for the creation of a master program it
751 also recognizes that each of these 260 jurisdictions that are subject to it have their own unique
752 qualities. And so there needs to be some flexibility in there for each of these communities to kind
753 of create a self--a tailored approach to address their own individual needs and the character of the
754 community. Well so in Gig Harbor with these net sheds it really provided the perfect opportunity
755 to create a separate set of regulations that addressed the preservation and adaptive reuse. And so
756 you had a strong support at the City--by City Government in trying to create these regulations
757 and then you had some pushback from a few of the commercial fishermen in the community who

758 recognized it as a--an approach that might even speed up the conversion of commercial fishing
759 net sheds to other non-commercial fishing uses, merely through creating a process that allows
760 this to happen.

761 **01:11:21**

762 So we did hear from some of those folks and they're some of the same people that were
763 involved in saving Eddon Boat. **[Laughs]** And so and that's a valid--a valid statement but using
764 the historic--the City's historic preservation requirements to maintain the architectural character
765 and integrity of the historic net shed while allowing for a different use to occur inside and in the
766 modernization of the inside of the net shed it seemed to us as the only way that 100 years from
767 now there's still going to be net sheds in Gig Harbor. Before those properties other than ones
768 owned by the City because the City now has acquired two net sheds. One is the Skansie net shed
769 that is at Skansie Brothers Park and which has been substantially retro--or not retrofitted but
770 rehabilitated. Over \$100,000 was spent on rebuilding the pier and putting in a new piling and
771 strengthening the whole structure--overwater structure. And it's currently being used for
772 commercial fishing; interpretive types of--of oh events. It's opened up and there is another
773 nonprofit, the Coastal Heritage Alliance that operates out of it that promotes boat-building and
774 seafaring and commercial fishing and has a lot of exhibits installed in the facility and people with
775 expertise in those areas to explain the past use of the net shed and--and--and what's occurred
776 there historically.

777 **01:13:15**

778 And so you know you have that going on and--and but if you didn't have the City owning
779 these two and the Ancich net shed will be redeveloped as part of the redevelopment of the
780 Ancich Brothers Park--it leaves these other 15 that are out there that over time if they can't be

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781 adaptively redeveloped they're probably just going to go away. And so we, the City, believe that
782 it would be better to allow their adaptive reuse and maintain that historic form than lose that all
783 together. And so there's a recognition I think that yeah; maybe it will help--it will assist in the
784 redevelopment or adaptive reuse and conversion of what was once a commercial net shed to
785 some other type of use, but we think it's more likely to help just save a net shed structure that
786 would otherwise go away when the commercial fishing use ceases because there is no other way
787 of--of allowing for another use to occur.

788 **01:14:22**

789 So it wasn't something easily done at the State level but the--luckily for us the State
790 Shoreline Management Act also recognizes historic preservation and preserving historic uses. So
791 that was sort of our foot in the door. And probably the most controversial piece of it is that under
792 the State Shoreline Management Act, residential development is not allowed over water. It has to
793 be on the uplands and while single family development along shorelines on the uplands is
794 promoted as a--promotes as a primary use, no residential use is allowed over water. But one of
795 the unique things of our net shed requirements is that it includes a provision that the State
796 approved to allow the--when there is a residential use on the uplands, the net shed can function
797 as an extension of it and be used for recreational purposes.

798 **01:15:20**

799 No bedrooms or habitable space can be allowed that would allow for one family to live
800 independently from another and so you couldn't have a situation where somebody had a home on
801 the uplands and then they had a net shed and then they set it up like a mother-in-law apartment or
802 something. That's not allowed. But you could have a--a nice recreation room or entertainment
803 area or recreational storage area of some sort within a net shed. And we have one of those today

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804 in the harbor down at the former Ross home which is now the Whittier property and it has a
805 beautiful for lack of a better word man cave built into its 2,000 square-foot net shed that has been
806 blessed through the permit process and all of it a result of having this Historic Working
807 Waterfront--or excuse me--in this case while some of the net sheds, six of them are in the
808 Historic Working Waterfront the other 11 are outside of it but having in addition to the Historic
809 Working Waterfront designation these specific historic net shed regulations that allowed for this
810 adaptive reuse to occur.

811 **01:16:35**

812 So we have the Whittier net shed that's been permitted. There's a second net shed within
813 the Historic Working Waterfront and it's the--the--the [Ivanovich] family was the historic fishing
814 family that owned the property and now the Quigg(s), the Quigg family bought it and they have I
815 think they're close to completing the restoration of the net shed and its conversion. And it'll be I
816 believe an office for Mr. Quigg's Marine Construction Company. He owns a large Marine-
817 oriented construction firm that does, oh, you know bulk-heading and pier structures and whatnot.
818 And it operates out of Tacoma. They bought the [Ivanovich] home and tore the home down and
819 it's--and a new home has been permitted on the site that really is sort of a historic cottage design
820 which should fit in nicely in the Historic Working Waterfront District. And then they are just
821 completing the adaptive reuse of that net shed. So we'll have two that fit that category.

822 **01:17:46**

823 And I think that it's a--it's a good healthy outcome. And I--you know at some point in
824 time--I hope I'm wrong but you know there's--the commercial fishing families will eventually
825 transition out of commercial fishing as--. For example, the largest fishing family in the harbor is
826 comprised of four--three separate sons that all have their own boats and for some little quirk all

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827 three of them had nothing but daughters. And so there's--there's no sons to take over these
828 businesses. They're all--they're primarily--commercial fishing and it's just not in Gig Harbor; I
829 think you'll find this in many places--they are family-run businesses with the father passing it
830 down to the son and then so on and so forth. So at some point you know as the--the son like
831 myself wasn't interested in pursuing it or there is no son; the--the--the business goes away and at
832 that point it's time to sell the property. So there could be a point in time when there is no
833 commercial fishing in this harbor. I hope that never happens. But we will still because of these
834 historic net shed regulations have at least the form of what historically existed in the way of a net
835 shed.

836

837 **01:19:07**

838 **Interviewer:** Uh-hm; in terms of the--the District, the Historical Working Waterfront District,
839 I'm curious about whether if--if one of those properties came up for sale and a property outside
840 the District came up for sale, both of them being net shed properties, I'm--obviously there would
841 be lots of things to consider--but is then the City encouraged to purchase really within that
842 District as opposed to outside of it in terms of preserving more--more of these historic pieces of
843 the fabric of the community?

844

845 **01:19:44**

846 **Peter Katich:** Is your question directed as--at the City and its interest in acquiring or the private
847 sector or both?

848

849 **01:19:52**

850 **Interviewer:** I guess it's kind of both because what I'm thinking about is within this District say
851 I'm a--a private property owner within the District and I know that the City has created this
852 designation. They've purchased the Ancich shed and that they perhaps would be likely to
853 purchase my property if I put it up for sale. Am I then encouraged to put it up for sale because I
854 know that the City has the ability to purchase it? And then on the other flipside of the coin is the
855 first part of my question which was around whether the City now is sort of obligated within that
856 District versus buying properties outside of the District?

857

858 **01:20:35**

859 **Peter Katich:** Well good question. The City--first of all the City doesn't have endlessly deep
860 pockets, so in other words at this point in time the City really doesn't have any plans to acquire
861 any other shoreline properties--at least that I'm aware of and I think I--I know what the situation
862 is there. And so all the acquisition of publicly owned properties or properties for the public
863 domain, we've pretty much acquired everything that we're going to acquire for a while. That
864 doesn't mean there won't be another effort sometime in the future that could happen but at this
865 point we're sort of redirecting our resources elsewhere and trying to manage what we already
866 have I think would be the best way to look at that.

867 **01:21:27**

868 And in terms of the City acquiring additional net sheds, I think the--the--probably for the
869 time being, the redevelopment of that Ancich Brothers Park and the net shed that's on the
870 property is going to be the focus in trying to get that accomplished and that will be done if
871 everything works according to our plan, using grant monies as they become available. How other
872 private owners within the shoreline designation or--who are looking at a net shed as an

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873 opportunity to--to buy something and move into it, you know--they're affected by the
874 designation in their decision making to acquire it. I think you know like it--probably like if you
875 ask Mr. Quigg if that played a role in his acquisition of the site it would be interesting to hear
876 what he had to say about it. I--I don't know what that answer would be. But I think if I were
877 looking for a piece of property and I had an opportunity to acquire a site that was within the
878 historic working waterfront designation as opposed to outside of it and all other things were
879 equal I'd probably want to be where I knew the focus was going to be on trying to keep it--keep
880 the character Historic Working Waterfront nature as much as possible, recognizing all the other
881 factors that influence development and the City's limited ability to control what happens there.

882 **01:22:56**

883 So I'm--I'm not sure you know to answer your question I'm not sure how it influences
884 people's decisions to acquire. I don't think for the time being it's going to influence the City to
885 acquire additional properties, but it most certainly will influence the City on how it manages
886 those properties that are currently there.

887

888 **01:23:18**

889 **Interviewer:** Uh-hm; that's great. Another thing that feels important to this conversation is the
890 historic town I suppose of Millville which I've come across a couple of times. How does that
891 overlap with this historic designation? Did it contribute to this process of--or the selection of this
892 piece of property? How does Millville fit into the--this picture?

893

894 **01:23:50**

895 **Peter Katich:** Millville was the first subdivision of land; that was the name of the first plat or
896 subdivision in Gig Harbor and I believe it occurred in the 1880s or 1890s and there was a lumber
897 mill that existed with--on the shoreline within the Millville plat and to this day there are historic
898 photos that show worker cabins that existed upland of the mill where the workers would live and
899 work at the mill that have since you know long gone away.

900 **01:24:26**

901 And it was the probably the--the basis for the City's creation of its design manual that I
902 talked about earlier because that's where the most of the historic properties are in the City within
903 the Millville, the original Millville plat. And so the City created this design manual to try to
904 preserve that area. They created a historic overlay zoning designation so we have--we have
905 zoning designations and behind you on the walls, a zoning map--colorized map that shows all the
906 various designations. And down on the waterfront, central waterfront on the westerly shore
907 towards the freeway there is where the--the Millville area is. And because of its historic nature
908 the City created a historic district overlay zone that overlays the zoning there that puts additional
909 requirements on development within that designation including additional design requirements to
910 help maintain the integrity of development within the area. And so long ago there was a
911 recognition that--that was important to preserve because that really is kind of what people
912 identify Gig Harbor with is that historic character created by the Millville plat and so it was just
913 an outgrowth of that I think to create this Historic Working Waterfront designation some of
914 which is actually outside of the area fronting on Millville, but the area where Ancich Brothers
915 Park is touches on it is included in it.

916 **01:26:18**

917 And so I think what Millville did was because of Millville creates the character for
918 downtown. Millville created the need for the City through its police powers to create zoning, the
919 first zoning regulations that addressed the area and then design regulations that became part of
920 the zoning code, historical preservation ordinance focused on that area, and then the last piece to
921 develop, the Historic Working Waterfront designation that sort of oh piggybacked on all those
922 other efforts. And so I--that's kind of the sequence and the--the role that Millville played. The
923 majority of the fishermen lived in the Millville community. My grandparents lived there. I own
924 my grandparents' home today and live in that home in the Millville community and [Lita Dawn
925 Stanton's] family's home is there. And it--it's what--it's what creates the feel of--of downtown
926 Gig Harbor, modest homes, nothing--not the mega-mansion you know that exists today, but just
927 homes owned by hardworking fishing families. All of them had large gardens you know in the
928 yards that they grew food. Many of them raised chickens and ducks and had sheep. You know
929 the Croatians are big on--on lamb. We like a roasted leg of lamb you know [Laughs] as often as
930 we can get our hands on one. And so that's--that's good.

931 **01:28:04**

932 But it was--you know just a very modest community. When I first moved into my
933 grandparents' homes I was musing about the lack of closet space with my next door neighbor
934 who is a third generation Croatian family from a Croatian family and he owns his parents' home.
935 And he said Pete; nobody had anything. We didn't need to have lots of closet space. There was
936 nothing to put in them. It was very--just a very simple life. Nobody locked their homes until the
937 early '60s when I was a kid. Before the first Narrows Bridge was built it was extremely isolated.
938 The Historic Working Waterfront Power Point presentation that I think you've seen addresses
939 the isolation of our community from Tacoma and how the only way to get here was by boat for

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940 years and years and years until 1940 I believe it was when the Narrows Bridge was constructed,
941 the first bridge and then it fell down in a big wind storm and was replaced later in the '50s. The
942 only way you could get here was by boat or driving around the end of Puget Sound through
943 Olympia and Shelton and coming up the opposite of Hood Canal and then coming up from the
944 south to get here.

945 **01:29:24**

946 And so we were extremely isolated and that Croatian community that was here
947 functioned pretty much like what you would have found in Europe and it's--it was the closest
948 thing that you could have had to a--a European town. They spoke Croatian. They ate the foods of
949 Croatia. They had the customs from Croatia. It was very family-oriented. They--they grew their
950 own grapes. They made their own wine. They fished year-round. They had the gardens. They
951 grew livestock and it was just this very, very simple family-oriented ethnic lifestyle that lasted
952 here up until the early '60s into my grandfather's generation. And then when the Narrows Bridge
953 was built we started to get a big influx from others from outside the community. Up until that
954 time there was about 1,000 people living here and--and then others started to come in and things
955 started to change and you know no longer knew your--you know everybody on the street. And up
956 until that time everybody was driving pickup trucks around here. And over the years now those
957 have been displaced by BMWs and Mercedes Benz(es) [*Laughs*] and--and you know it's just
958 evolved. But it was really special and the--the heart of that is still here if you know where to look
959 and it's all down in Millville. And probably the closest it gets to what it used to be like is that
960 there's a Fishermen's Club that is comprised of fishing families that are active commercial
961 fishermen in the harbor here. And they have a Christmas dinner every year.

962 **01:31:18**

963 And all the existing commercial fishermen and their families and then the surviving
964 spouses of deceased fishermen are invited to it and--and that happens every year. And I go to it
965 with my mother and my dad passed away about five years ago and so now she takes me as her
966 guest. And it's the one opportunity every year to get together with the remaining Croatian
967 community and share stories and--and kind of keep that--that spirit going.

968 **01:31:49**

969 And so that--that's kind of what Millville is about today. It's a great little place to be; it
970 bustles during the day and it is dead quiet at night. And from about 10 o'clock at night until about
971 5 o'clock in the morning there's not even a car on the street. And I can tell what time it is in the
972 morning when I start to hear cars. Then I know you know about what time it is, but it's just--I
973 will never--if I could I would want to be buried on my property. And I will never sell that home
974 as long as I can keep it and I just feel very strongly about it. I could have moved a long time ago
975 and--and my house is relatively small and a pretty basic house but it means so much to me and
976 my wife. I've been lucky; she's totally embraced it. She's--she's embraced both the Italian and
977 Croatian cultures. And so I'm just--I couldn't feel more strongly about it.

978 **01:32:51**

979 And many of my friends and--and others who are you know part of the community will
980 tell you exactly the same thing. They wouldn't think of being anywhere else.

981

982 **01:33:03**

983 **Interviewer:** I can see how your passion for your personal history and this place has--it seems
984 to have infused itself into your job, too, right and your--your passion for the work that you put
985 into doing the Shoreline Master Program Update?

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986

987 **01:33:27**

988 **Peter Katich:** Yeah; I think that's very true. And you know I want to--I think I've made a small
989 difference in my work on the Master Program and I'm--I'm interested in--in doing whatever I
990 can to make this you know--continue to make this a good place to live as it evolves and yeah; I
991 have a lot of passion for this. I feel very strongly in it and I'm just--I feel blessed to be able to
992 have the opportunity to be part of all this. I really do.

993

994 **01:34:03**

995 **Interviewer:** Let me just take a quick look at my questions and--?

996

997 **01:34:08**

998 **Peter Katich:** Okay.

999

1000 **01:34:13**

1001 **Interviewer:** Great; okay so a couple more things before we wrap up. Coming back to these
1002 public hearings and public hearing process, is there a format or a guideline that you would
1003 recommend for how many to do that creates successful program and then how--how do you go
1004 about processing that large--it must be a large amount of information that comes in from these
1005 public hearings and really congealing into something that's useful to the City?

1006

1007 **01:35:01**

1008 **Peter Katich:** Well in terms of the--the first part of the question, the public process it's
1009 prescribed by the State guidelines. There has to be a public process. It has to be meaningful. And
1010 as I mentioned earlier, while I've been you know extremely involved in the Master Program
1011 Update and adoption it takes a team to do it. And we worked with a consulting firm that provided
1012 a lot of support in the creation of the Master Program. They were the ones that did the Inventory
1013 and Characterization and they prepared our--our draft documents working with me and then I
1014 would review them and I managed the process but I--I certainly wasn't the only one involved in
1015 it. But as an example because the State prescribes that there has to be a strong process they
1016 developed our work program, our consultants did and had six public meetings in it--a total of six
1017 meetings with our--our Planning Commission and then with the City Council.

1018 **01:36:07**

1019 Well as we got into it because of the interests that our Planning Commission in getting
1020 this right, understanding you know what a significant undertaking this was and how important it
1021 was to the community and because of all the interests by the community we had over 40 public
1022 meetings just with the Planning Commission yeah. And so our budget was for six and so the
1023 other 34, yours truly managed without the consultants. And--and so we had a lot of public
1024 process but it's prescribed by State law. So it was typically beginning with an open house to
1025 introduce the subject and lots of notification in the paper, broad mailings to both residents within
1026 the City and within that urban growth area that we could bring into the City in the future so they
1027 knew what we were doing. And then public meetings and hearings and open houses at the
1028 Planning Commission level and then when it got to the City Council level. And so just a whole
1029 series with all of it being recorded, minutes being prepared from each meeting and then that
1030 information being reviewed and utilized as the basis going forward to take the original working

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1031 draft that was created by the consultant which was based on a user group that was created at the
1032 very beginning that represented fishermen, realtors, property owners, businesspeople,
1033 environmentalists and so forth that at the beginning of the process identified what they thought
1034 the issues were and then the consultant took those issues, took the guidelines that mandated what
1035 had to be in a Master Program and created a very rough draft. And then from that point forward
1036 it was making that draft available to the public for review, getting their feedback, going to the
1037 Commission, the Planning Commission, working literally page-by-page, sentence, paragraph,
1038 page all the way--all the way through--sorry--all the way through the document and over all
1039 those meetings, over a five and a half year period which is extremely long for a planning process,
1040 most people in the planning profession will tell you there's no plan document that should take
1041 longer than a year to develop or maybe two years but this was five and a half years. And there
1042 are some jurisdictions that are still working on it that haven't had it--had theirs adopted.

1043 **01:39:00**

1044 So it's--it was just that evolving process of--of drafting the document and getting the
1045 public feedback, having our commissions and elected officials providing their review and
1046 comment and continuing to address the issues, revising the document, always measuring it back
1047 against the guidelines that established what has to be in it and then moving forward until we got
1048 to a point where we basically had addressed all the concerns that we could address without
1049 starting to impact the consistency with the State standards, the guidelines or some of these goals
1050 that we had built into the document that we were trying to achieve, like the historic net shed
1051 regulations.

1052 **01:39:50**

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1053 And so it was just this long--all this process, all this time and effort; I think I probably
1054 have over 3,000 emails and documents that are associated with this effort and I think we've
1055 produced five or six drafts and it just was an incredible amount of time. The State provided us
1056 with about--I think about \$130,000 in grants but I think with City staff time included it--easily
1057 the effort has to be over half a million dollars to do what we did and--and so it was a significant
1058 oh commitment that the City made and that our Mayor at that time made to get this right. And I
1059 think so far we've been administering it now for a year and it's like anything; you find little
1060 glitches here and there but the basic approach seems solid and I think people are--are pleased
1061 with what has occurred here and what we've adopted. And now we have a--a good program that
1062 seems to be attracting a fair amount of attention from other jurisdictions and across the country.
1063 We--we have some senior researchers with the University of Maryland that are interested in
1064 establishing a Working Waterfront Program in the State of Maryland on the Chesapeake Bay that
1065 have been out here twice to meet with us and to interview us and to learn about this approach.
1066 And hopefully you know there's--there's some pieces in here that other communities can learn
1067 from and use to--one of their tools in the toolbox to try to preserve and retain working waterfront
1068 areas in their communities.

1069

1070 **01:41:42**

1071 **Interviewer:** Thank you Peter. Thank you very much.

1072

1073 **01:41:44**

1074 **Peter Katich:** You're welcome. I really enjoyed this.

1075

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1076 **01:41:46**

1077 **Interviewer:** Great. Is there anything that you want to add that we haven't covered yet that you
1078 feel like--?

1079

1080 **01:41:53**

1081 **Peter Katich:** I don't think so. I think that's it. You know that's--that's about as much as I can
1082 say about it I think. I hope I haven't said too much that is not of interest to those who might
1083 listen to this but it--it was a huge effort. I was just one of a number of people who played roles in
1084 it. It really is a unique document to the community and it happened because of timing and sort of
1085 this coming together of a number of issues and the State mandated effort to update the Master
1086 Program and having the right people here at the right time and the funds to do it, and it was just
1087 kind of a perfect confluence of--of different things that made it happen is the best I can say. And
1088 I'm glad it's--it's adopted now and--and now it's administering it and learning from it and--and
1089 seeing how it plays out. And then I'll probably be gone the next time they update it. I hope I am;
1090 I'll be retired by then, but I hope that others can use it going forward to keep this community
1091 developing in a way that recognizes its history and the--all the special qualities that exist here.

1092

1093 **01:43:17**

1094 **Interviewer:** Great; thank you.

1095

1096 **01:43:18**

1097 **Peter Katich:** You're welcome. Thank you for interviewing me.

1098

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1099 **01:43:22**
1100 **Interviewer:** Any time.
1101
1102 **01:43:24**
1103 **[End Peter Katich Interview]**