

Amendments To the Comprehensive Plan & Development Regulations

INFORMATION UPDATED ON FEB. 7, 2012

Required by the Washington State Growth Management Act (GMA) of 1990, the City of Port Townsend's Comprehensive Plan consists of a Land Use Map designating the desired use of lands for various activities, and goals and policies to guide government and private decision-makers in determining how Port Townsend will grow, look and operate in the future. All comprehensive plans are based upon a set of assumptions about trends and events that are likely to occur. Since the future is uncertain, we can only adopt growth strategies based upon our best understanding of likely growth trends and the consequences of implementing a particular strategy. Plan amendments are anticipated to occur regularly over the life of the Comprehensive Plan.

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WHAT AMENDMENTS ARE BEING CONSIDERED IN 2011?

Twelve items were originally “docketed” and on the work plan for the Planning Commission’s review in 2011. One was subsequently withdrawn. The remaining eleven amendments are grouped in the following categories:

- 1) Land Use and Zoning Related Amendments – (including rezones and establishing alternative parcel specific zoning in the Comprehensive Plan and development regulations);
- 2) Amendments to the Narrative Text and Tables of the Comprehensive Plan;
- 3) Amendments to Functional Plans

Information provided herein is intended to provide a general overview of the amendments on the 2011 docket. This webpage is not a repository for the entire record. Documents are available for public inspection at City Hall in the City of Port Townsend Development Services Department, 250 Madison Street, Suite 3.

SECTION 1. LAND USE AND ZONING RELATED AMENDMENTS

ITEM 1.1 NOMURA REZONE (LUP11-025)

Proponent: Nomura/ City Staff

Description: To transpose the R-II and R-III zoning of the Nomura property generally located at the southwest corner of F Street and San Juan Avenue.

Location: Generally located at the southwest corner of F Street and San Juan Avenue. Assessor's Parcel No. 001034002.

[Nomura Zoning Map](#)

ITEM 1.2 CHERRY STREET REZONE (LUP11-026)

Proponent: City of Port Townsend

Description: The City has identified this parcel of City-owned land as potentially suitable for development of affordable housing (Resolution 09-035). While the majority of the property is zoned R-II (single-family residential) a portion of the site, approximately 15,000-20,000 square feet, is zoned P/OS (Parks and Open/Space). The proposal is to consolidate the zoning making the entire parcel R-II (single-family residential) consistent with adjacent properties.

Location: Generally located on the easterly side of Cherry Street, across from the City Golf Course, between A Street and one block northerly of Van Ness Street adjacent to Grace Lutheran Church of Port Townsend. Assessor's Parcel Nos. 001024075 and a small portion of 001023005.

[Cherry Street Zoning Map](#)

ITEM 1.3 ESTABLISH ALTERNATIVE PARCEL-SPECIFIC ZONING (~~BEECH STREET REZONE~~) (LUP11-027)

Proponent: City of Port Townsend

On December 19, 2011, upon recommendation of the City Administration the City Council approved the following motion:

That the rezone of the Beech Street property be withdrawn from the comprehensive plan docket. The portion of Item 1.3 that would add a dual zoning text amendment to the comprehensive plan would remain on the docket (to allow for designating dual zoning for specific parcels in the future, but would not apply to any property - or the Beech Street property - at this time). Comprehensive Plan Docket Item 1.3 would be amended as follows:

Description: ~~The City has identified approximately .88 acres of City-owned land as potentially suitable for development of affordable housing (Resolution 10-024). The property is zoned P-I (Public/Infrastructure). Surrounding properties are zoned R-II (single family residential). The proposal is to amend both the Comprehensive Plan and development regulations to create a~~

dual or alternative zoning designation and to designate Beech Street with the alternative zoning of R-II (single-family) which would become effective if the land were surplus or leased.

Location: Generally located on the westerly side of Beech Street, between M and P Streets. Assessor's Parcel No. 985204401.

[Beech Street Zoning Map](#)

The basis of the Administration recommendation and City Council action:

There are no affordable housing providers currently interested in developing the site. If there were, it would make more sense to go forward with consideration of the rezone at this time.

- Withdrawal allows opportunity to determine whether the site should remain available for potential affordable housing or whether the site should be designated for park/open space (or other). The draft Parks Functional Plan that will come before Council for action as part of the comprehensive plan process calls for additional pocket/mini parks where needed and feasible. If approved, the site could be reviewed against the Plan for suitability as a park.
- Withdrawal does not preclude future action to determine suitability for dual zoning/residential/affordable housing, park/open space, or surplus to third party (residential/non-affordable housing). There is no plan for any action on Beech Street in 2012.
- Withdrawal avoids the challenge of adequate environmental review at this time. The challenge somewhat increases the time and resources of staff and Council to resolve the appeal, when staff and Council time is needed to deal with more critical issues on the comprehensive docket (including, Parks Plan update, and Kah Tai amendments), and more critical issues generally (including, downtown tunnel project; financial issues; and City, public development authority, and state legislative efforts to rehabilitate Fort Worden 202).

SECTION 2: ADOPTION OF AMENDMENTS TO THE NARRATIVE, TEXT, AND TABLES OF THE COMPREHENSIVE PLAN

ITEM 2.1 ADD EMISSIONS POLICY

Proponent: City of Port Townsend

Description: Ensure an adequate policy base is contained in the Plan to support anti-pollution efforts and reduction of greenhouse gas (GHG) emissions in Port Townsend.

ITEM 2.2 ADD HOUSING ACTION PLAN AND HAPN POLICY

Proponent: City of Port Townsend

Description: Update introductory text and add policy to reflect adoption and support of the implementation of the Housing Action Plan and the work of the Housing Action Plan Network committee.

ITEM 2.3 ADD PUBLIC-PRIVATE PARTNERSHIPS/PUBLIC DEVELOPMENT AUTHORITY

Proponent: City of Port Townsend

Description: Expand policy and strategies to include public-private partnerships/PDAs as a tool for expanding affordable housing as a means to jump-start mixed-use/redevelopment projects.

ITEM 2.4 ADD TWO NEW COMPREHENSIVE PLAN PARKS, RECREATION AND OPEN SPACE GOALS

Proponent: City of Port Townsend

Description: Add Parks, Recreation and Open Space Goals & Policies regarding Administration and Operations and regarding Budget & Funding - As part of the draft Parks, Recreation & Open Space Plan - 2011 Update, two new Goals and related Policies are proposed:

DRAFT GOALS AND POLICIES

ITEM 2.5 KAH TAI LAGOON PARK POLICY - (LUP11-015)

Proponent: Friends of Kah Tai (Mr. Rick Jahnke, authorized representative)

Description: Adding a new Parks & Recreation Policy to the Land Use Element of the Comprehensive Plan. This citizen-suggested amendment would further clarify existing policy direction regarding the design and management of park facilities to recognize that Kah Tai Lagoon Nature Park is a federally-created and federally-protected park in perpetuity. Specifically (new text indicated by underline):

Parks & Recreation

Goal 4: To develop park and recreation facilities, programs and opportunities which are responsive to the needs and interests of Port Townsend residents

Policy 4.5: Design and manage park and recreation facilities to maximize environmental protection and provide interpretive opportunities for ecological systems and features, and cultural resources.

4.5.1 Extend maximum environmental protection in perpetuity for the exclusive open space, wildlife habitat, and passive outdoor recreation functions within Kah Tai Lagoon Nature Park.

Location: Generally described as Kah Tai Lagoon Nature Park (Exhibit G). Assessor's Parcel Nos. include: 948300202-206 inclusive, 948300301, 948300302, 948300304, 948300701, 948302101, 991400601, 991400901, 991400902, 991401701, 991401702, 991402301, 991402501, 991403303, 991403501. See map at City Development Services Department.

ITEM 2.6 KAH TAI LAGOON PARK POLICY ALTERNATIVE LANGUAGE

Proponent: City of Port Townsend

Description: Staff recommended alternative language to item 2.5, above. According to the application for item #8, the intent is to ensure that the park is managed in accordance with the grant obligations; however, the proposed language does not refer to the grant and regulating documentation. Therefore, staff provided alternative language in keeping with the stated intent:

4.5.1 Kah Tai Lagoon Nature Park shall be designed and managed in accordance with the legal obligations assumed under the 1981 Federal Land and Water Conservation Fund Acquisition Grant.

Based upon public comment, at the January 12, 2012 Planning Commission meeting, staff recommended the following modifications:

4.5.1 *[Those areas legally determined to be subject to 6(f) status] shall be managed in accordance with the legal obligations assumed under the 1981 Federal Land and Water Conservation Fund Acquisition Grant. Those portions of city owned land within the 6(f) boundary are dedicated and shall be maintained as Kah Tai Lagoon Nature Park.*

(The bracketed addition is to clarify that the intent of the policy is that it only applies to property that is subject to 6(f) protection.)

Location: The policy would apply to areas within the 6f3 boundary which are currently in dispute but may generally be described as Kah Tai Lagoon Nature Park (Exhibit G). Assessor's Parcel Numbers include: 948300202-206 inclusive, 948300301, 948300302, 948300304, 948300701, 948302101, 991400601, 991400901, 991400902, 991401701, 991401702, 991402301, 991402501, 991403303, 991403501. See map at City Development Services Department.

ITEM 2.7 AMEND THE COMPREHENSIVE PLAN TO CLARIFY THE RELATIONSHIP BETWEEN COMPREHENSIVE PLANS & FUNCTIONAL PLANS

Proponent: City of Port Townsend

Description: The amendment clarifies that the adoption of a functional plan does not require amendment of the Comprehensive Plan, provided that the functional plan implements and is consistent with the goals and policies of the Comprehensive Plan.

Following is the proposed draft revisions to the text of the Comprehensive Plan, Page II-5 of the Introduction Chapter of the Comprehensive Plan:

How will the Plan be Implemented?

Adopting the Comprehensive Plan is the City's first important step towards realizing the community's vision. The overall vision will only be achieved when the Plan is implemented. Port Townsend's implementation efforts consist of short-term and long-term actions. Some of the short-term actions include revising the City's municipal code (e.g., zoning and subdivision ordinances) to conform with the land use designations and policies of the Plan. Long-term actions includes preparation of functional plans (e.g., Open Spaces and Trails Master Plan, Comprehensive Nonmotorized Plan, etc.). Functional plans do not require amendment of the Comprehensive Plan, provided that the functional plan implements and is consistent with the goals and policies of the Comprehensive Plan. In addition, the City will monitoring, evaluating, and amending the Plan as conditions change, and develop a capital investment program that allocates resources to projects that will spur development in the direction envisioned in the Plan.

Additionally, after review of correspondence received from the public, staff has recommended two corollary text amendments:

Policy 6.1.1 to page VII-8, Capital Facilities and Utilities Element of the Comprehensive Plan as follows:

Consistency with Other Plans

Goal 6: To ensure that the Capital Facilities Element is consistent with other city, local, regional and state adopted plans.

Policy 6.1: Ensure that functional plans (e.g., Stormwater Master Plan) and subarea plans (e.g. Urban Waterfront Plan) are consistent with the goals and policies of the Comprehensive and Capital Facilities Plans.

Policy 6.1.1: Where found inconsistent with the Comprehensive Plan, process initial adoption of/revisions to functional plans and subarea plans as a comprehensive plan amendment during the annual amendment cycle.

Policy 6.2: On an annual basis, reassess the Comprehensive Plan to ensure that capital facilities, utilities needs, financing, and levels of service are consistent and that the Plan is internally consistent.

Amend the definition of "functional plans" in the glossary of the Comprehensive Plan as follows:

Functional Plans: ~~Planning documents which establish long-range goals and objectives to guide city operations and capital development requests. These plans typically represent ideal goals for specific city departments in providing urban services and facilities. Planning documents developed by municipalities addressing the location and operation of public facilities and services such as sewer and water. Functional plans implement and must be consistent with the goals and policies of the comprehensive plan. Typically, they provide an inventory of existing facilities, an analysis of deficiencies and future demand, and recommendations for capital improvement.~~

SECTION 3: ADOPTION OF AMENDMENTS TO FUNCTIONAL PLANS

ITEM 3 ADOPTION OF AMENDMENTS TO PORT TOWNSEND PARKS, RECREATION AND OPEN SPACE FUNCTIONAL PLAN (LUP11-034)

Proponent: City of Port Townsend

Description: Process as a Comprehensive Plan amendment (to ensure consistency) proposed updates to the 1999 Parks, Recreation & Open Space Plan (Parks Functional Plan) concurrently with review of changes to the Comprehensive Plan Parks Goals and Policies.

You may view the most recent draft at the following link: <http://cityofpt.us/parks.htm> The Parks Plan update is being processed as a Comprehensive Plan Update in response to public comment. Staff and the Department of Commerce, the State regulatory agency charged with administering Growth Management and its comprehensive plan requirements, maintains adoption of a functional plan that is consistent with and implements the Comprehensive Plan does not require a Comprehensive Plan amendment.

WHICH AMENDMENTS AND PROCESSES RELATE TO THE FUTURE OF KAH TAI PARK?

A number of land use and City planning processes that have been initiated or may be initiated in the near future may affect Kah Tai Lagoon Nature Park. Some of these processes are within the scope of the Comprehensive Plan Amendment Process while others are not:

2011 Final Docket - Comprehensive Plan Amendment Process- As described **above**, several items on the 2011 Final Docket could affect future uses at Kah Tai Park.

Item 2.5 KAH TAI LAGOON PARK POLICY -(LUP11-015) - The proposal to “extend maximum environmental protection in perpetuity for exclusive open space, wildlife habitat and passive outdoor recreation functions” (if adopted) could – subject to clarification of the proposal – require revision to the Parks Plan and the Non-Motorized Transportation Plan (NMTP).

Item 2.6 KAH TAI LAGOON PARK POLICY ALTERNATIVE LANGUAGE – this amendment would ensure that land uses within the park are limited to those that are consistent with the Land and Water Conservation Fund grant agreement as required by federal legal obligations (see 6f below);

Item 3 ADOPTION OF AMENDMENTS TO PORT TOWNSEND PARKS, RECREATION AND OPEN SPACE FUNCTIONAL PLAN

6(f) Boundary Determination - The City of Port Townsend was awarded a Federal Land and Water Conservation Fund (LWCF) acquisition grant in 1981 for the purpose of consolidating ownership around the lagoon thereby “enabling the City to plan and develop a municipal passive park”. The grant is via the National Parks Service (NPS) and managed via the state Recreation and Conservation Office (RCO) and thus often referred to as an NPS or RCO grant).

Two grant sponsors signed the grant agreement – the Port of Port Townsend and the City of Port Townsend. The LWCF grant came with legal obligations for lands within the area known as the “6(f) boundary”.

The 6(f) park boundary is under dispute. The Port of Port Townsend and City of Port Townsend have different opinions as to the 6(f) boundaries. The RCO grant either closed without definitive boundary maps, or the maps have subsequently been lost from both the NPS’s and RCO’s files.

On September 7, 2011, the state Recreation and Conservation Office (RCO) submitted a letter to NPS (<http://cityofpt.us/user/image/kcramsey.pdf>) recommending 6(f) protection for approximately 78.5 acres. (This includes the area currently leased by the Port to the City). On September 27, 2011, the NPS issued a letter (<http://cityofpt.us/user/image/nps6fdeterminationletter.pdf>) concurring with the recommendation of the RCO boundary determination with one minor exception; "NPS recommends the boundary not cross north of the southern edge of 19th Street/Blaine Street". RCO will finalize the boundary map based on this final determination by NPS.

On October 17, 2011, the City received the Port’s complaint to “quiet title” to its Kah Tai property. The lawsuit names as defendants the United States, US Dept of Interior, National Parks Service, State of Washington, state Recreation and Conservation Office (RCO), and the City. The lawsuit (filed in the US District Court in Tacoma) seeks to remove *any claim by any defendant to the Port property at Kah Tai (except for the City lease which expires in July, 2012)*.

On December 5, 2011, City Council declared, via Resolution 11-039, “...that the City should strongly support the RCO and NPS determinations of 6(f) protection for 78.5 acres, based on the “Project Contract” the City and Port signed in 1981 with the state (and related documents) in connection with the LWCF grant to acquire property and develop a part at Kah Tai of 78.5 acres, as reflected in the RCO September 7, 2011 letter and the NPS September 27, 2011 letter. Citizens may submit comments on the NPS and RCO process to those agencies

(heather_ramsay@nps.gov; or Jim.Anest@rco.wa.gov.) There is no pending City process to address 6(f) boundary issues.

City Lease Expiration After the 1981 park acquisition grant co-sponsored by the City and the Port and in preparation for a 1983 IAC (RCO) development grant application by the City, the Port and City signed a 30-year lease in 1982. The lease provided the City with control of the Port land in the park (approximately 20 acres) and in exchange provided the Port with control of City-owned rights-of-way in the Boat Haven ([City/Port ownership Map](#)). The area owned by the Port, roughly between Kearny Street and Haines Street Park & Ride between the lagoon's southern boundary and Sims Way, is currently managed by the City as part of Kah Tai Nature Park in accordance with the City's Parks, Recreation, and Open Space Functional Plan.

The lease expires July 31, 2012. There are no pending processes concerning the lease expiration. Thus, upon expiration of the lease, the property will no longer be operated as a City park and will revert to Port control. Any development or use on the property is subject to review and compliance with applicable zoning and development regulations. Currently, the property is zoned P/OS- Existing Park and Open Space, however, the Port, like any other property owner retains the right to request a rezone which may or may not be granted by the City depending on the facts and merits of the application. If NPS rules the area to be within the 6f boundary, its use will remain restricted to park use (and other uses allowed under the terms of the grant agreement).

Citizens may submit comments on this matter to the City Council (CityCouncil@cityofpt.us) or City Manager (dtimmons@cityofpt.us).

Aquatic Center On Port-Owned Property. MAKE WAVES!, a local non-profit organization, has been granted an option by the Port of Port Townsend that would allow for the permitting and (should the permitting process result in approval) future construction of an aquatic center to be located on 1.9 acres within the current boundary of Kah Tai Park in the vicinity of the Haines Street park and ride. The Port is the underlying owner of the subject 1.9 acres. At the expiration of the lease (see City Lease Expiration, above), this property will revert to the Port and will no longer be part of the City's Kah Tai Park. However, the City of Port Townsend, Admiralty Audubon, the Friends of Kah Tai and others have asserted that protections have been established that run with the land which significantly limits uses other than parkland and/or open space for the site. These protections if they apply would limit the type of facility that could be constructed in this location (see 6(f) Boundary Determination, above).

No applications have been submitted to the City for the MAKE WAVES! proposal. Any future application would be subject to full environmental and land-use review. The adoption of a SEPA Threshold Determination for the proposed Comprehensive Plan amendments would not replace, limit or preclude subsequent SEPA review for the project-specific aquatic center proposal (if one is submitted).

The citizen-suggested pending comprehensive plan amendment concerning Kah Tai (see above) would affect the MAKE WAVES! proposal. As proposed, the amendment states the Kah Tai area could only be used for passive outdoor recreation functions and thus would likely prohibit the construction of an aquatic center on the subject property. However, that prohibition may raise a constitutional “takings” challenge from the property owner, the Port of Port Townsend. The state and federal constitutions provide that a governmental taking occurs (requiring compensation) if a property owner is denied reasonable use of his or her property. Resolution of the 6(f) Boundary may clarify this issue. However, even if, as recommended by the RCO, the Port’s property is included within the 6(f) boundary and thus subject to uses allowed by the grant, a takings claim could still be asserted. This follows because the grant allows for recreation uses and allows for the owner to apply for and (potentially) receive federal approval for a conversion and to provide substitution for the loss of recreational lands. These processes could result in uses that may or may not be consistent with the proposed comprehensive plan amendment. To the extent the amendment takes away all uses or opportunities for different uses, the owner (Port) could assert a takings. These issues are being evaluated by City staff.

The staff-suggested amendment doesn’t directly affect the MAKE WAVES! Proposal. The amendment merely documents the facts (namely, property subject to 6(f) shall be managed in accordance with grant requirements). The amendment only applies to the Port property if the Port property is subject to 6(f) requirements.

Comments on the aquatic center proposal, as it relates to the proposed amendment, would be appropriate at the time the Planning Commission and Council takes up the proposed comprehensive plan amendments (see above). Or community-members may choose to wait to submit comments on a specific aquatic center proposal (if one is made) at the time an application is submitted. (If 6(f) applies to the Port property, and the Port seeks a conversion from the federal government, presumably there are opportunities for public comment, but whether and how this occurs is beyond the scope of the information in this material.)

Non-Motorized Transportation Plan (NMTP). On June 6, 2011, the City Council approved an update to the NMTP. During this process, a number of citizens requested a change to the NMTP map, specifically, to eliminate an existing designation of a multi-use trail in Kah Tai at 19th south along Decatur Street (“Decatur Street trail”). Concerns were raised regarding potential impacts to wetlands and nesting habitat. Council approved a process that any future amendment to the NMTP regarding the Decatur Street trail would be considered as part of the proposed amendment to the comprehensive plan- Item 2.5 Kah Tai Lagoon Park Policy- which seeks to “maximize environmental protection” at the Park (see above). Comments, as it relates to the proposed amendment, would be appropriate at the time the Planning Commission and Council takes up the proposed comprehensive plan amendments (see above).

WHAT CRITERIA ARE USED TO REVIEW PROPOSED AMENDMENTS?

In their review of the proposed amendments, Planning Commission and City Council are guided by the criterion set forth in Sections 20.04.080(3) and (4) of the Port Townsend Municipal Code:

3. For all amendments, the planning commission shall develop findings and conclusions and a recommendation which consider:

a. Whether circumstances related to the proposed amendment and/or the area in which it is located have substantially changed since the adoption of the Port Townsend Comprehensive Plan;

b. Whether the assumptions upon which the Port Townsend Comprehensive Plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or during previous amendment cycles of the Port Townsend Comprehensive Plan; and

c. Whether the proposed amendment reflects current widely held community values.

4. Site-Specific Amendments. In addition to considering the criteria set forth in subsection (A)(3) of this section, in order to recommend a proposed plan amendment which relates to a site-specific request, the planning commission must also find that:

a. The proposed amendment meets concurrency requirements for transportation, sewer, and water, and does not adversely affect adopted level of service standards for other public facilities and services, such as police, fire and emergency medical services, park services, and general government services.

b. The proposed amendment is consistent with the goals, policies and objectives of the various elements of the Port Townsend Comprehensive Plan.

c. The proposed amendment will not result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities.

d. In the case of an amendment to the land use map, that the subject parcels are physically suitable for the requested land use designation and the anticipated land use development, including but not limited to access, provision of utilities and compatibility with existing and planned surrounding land uses.

e. The proposed amendment will not create a pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term interests of the community in general.

f. The proposed action does not materially affect the land use and growth projections which are the bases of the comprehensive plan.

g. The proposed action does not materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall area of the city.

h. The proposed amendment is consistent with the GMA, the adopted county-wide planning policy of Jefferson County, any other applicable interjurisdictional policies, plans, or agreements, and any other state or local laws.

HOW CAN THE PUBLIC BE INVOLVED IN THE UPDATE?

PROPOSED SCHEDULE & PROCESS

Dates listed herein are subject to change – please check the city’s homepage for the most current information on workshop and hearing dates (<http://cityofpt.us/calendar/events.asp?action=week&calendar=1>) Notice of Hearings shall be published in the Port Townsend Leader. For site-specific amendments, notice will be mailed to current property owners within 300 feet of the site boundaries and by posting on the site itself at least 10 days prior to the date of the hearing.

Forming the Docket: Planning Commission considered the preliminary docket at a public hearing on April 14, 2011 and Council held public hearing on the docket, May 2, 2011 and September 6, 2011. You may watch the video recordings or review minutes of the hearings at the following link: <http://cityofpt.us/video.htm>

SEPA Review. The SEPA Responsible Official has issued a [Determination of NonSignificance](#) Finding that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)©. This decision was made after review of a completed [environmental checklist](#) and other information on file with the lead agency. At the close of the comment period for the Threshold Determination, one comment/appeal letter was received. In Brief, the appellants, neighbors to the Beech Street site, opposed the site-specific alternative zoning of Beech Street. Subsequently, the City Council withdrew the rezone of the Beech Street property from the comprehensive plan docket. Give the Council’s action, *the SEPA responsible official will*

withdraw those portions of the DNS that pertain specifically to the Beech Street rezone. If in the future there is any action affecting this property, the City will issue a new environmental determination. What it says and whether it reaches similar conclusions is of course unknown at this point, and would depend among other things on the nature of the proposed action and current information.

Planning Commission Review

Workshops – Planning Commission held two duly noticed informational meetings on October 13 2011 and November 3, 2011.

Hearings – The Planning Commission Hearing is ongoing and has spanned several meetings to date: December 8, 2011; January 12, 2012; January 26, 2012 (Watch the video recordings or review minutes <http://cityofpt.us/video.htm>.) This brings us to the Current Status

To afford additional public input on the draft parks functional plan, Planning Commission has continued the hearing on the 2011 Comprehensive Plan docket. Specifically, the Planning Commission has:

1) Reopened the public comment period on the draft parks plan – please note below “what if I should want to submit a comment”>

2) Scheduled a joint meeting for February 23, 2012 with the Parks, Recreation and Tree Advisory Board to discuss the draft parks functional plan (please see the city calendar for time and location). Public input is welcome at this workshop.

3) At this stage, staff will be asked to prepare Draft #3 of the Parks Plan Functional Plan, taking into consideration public comments received. The Planning Commission may elect to appoint a subcommittee consisting of Planning Commission and Parks Board representatives, to assist staff.

4) Continued Hearing (TBA) – Public testimony will be reopened only to take comment on Draft #3 of the parks plan update. Upon close of public testimony, the Commission will deliberate and make a recommendation on the parks plan and finalize their recommendation on all of the docket items. Planning Commission’s recommendation is then forwarded to the City Council.

City Council Workshop (Tentatively: April 2012): Staff will present materials and answer clarifying questions. Workshops are informational meetings. This is not a time for discussion on the merits of the proposals

.City Council Hearing: (Tentatively May 2012): City Council is scheduled to review the Planning Commission recommendation and conduct a public hearing or hearings before taking action.

WHERE CAN I GET MORE INFORMATION? Information provided on this webpage is intended to provide a general overview of the amendments on the 2011 docket. This webpage is not a repository for the entire record.

Documents are available for public inspection at:
City of Port Townsend
Development Services Department
250 Madison Street
Port Townsend, WA 98368

If you require copies of documents or assistance with the website, please contact:
Pam Kolacy, City Clerk
360-379-5045
:

WHAT IF I WANT TO SUBMIT COMMENTS OR QUESTIONS ON THE AMENDMENTS?

The City has established a process to handle comments or questions on the amendments. In order for a comment or question to become part of the official record for City Council/Planning Commission consideration, you should submit it to the City Clerk via email at pkolacy@cityofpt.us or at the address below:

City of Port Townsend City Council/Planning Commission
250 Madison Street Ste. 2, Port Townsend, WA 98368

Please reference the specific amendment of concern, for example,
SUBJECT: Item 1.1: Nomura Rezone (LUP11-025)

You may also submit it directly (orally and/or in writing) at the hearing.

City staff will not respond directly to your comment or question. Staff compiles all comments received, and prepares a response that is included in a staff report to the Planning Commission/City Council. Staff reports are made available to the public (i.e., posted on the website) roughly one week in advance of the next scheduled hearing.

The only exception to the above is if your inquiry is to Judy Surber, Senior Planner, and the inquiry specifically states it seeks clarifying information only. Be sure to include your phone number. Judy's address is: jsurber@cityofpt.us or you may call Judy at 360-379-5084. She will make every effort to respond to your question in advance of the hearing. Most likely this will be by a phone call. Questions received less than a week in advance of the Planning Commission or Council meeting may be answered at the meeting itself. Unless discussed at the meeting, the question submitted does not become part of the record for City Council/Planning Commission consideration.