

Ordinance No. 2539

AN ORDINANCE OF THE CITY OF PORT TOWNSEND, WASHINGTON, ADOPTING THE CITY OF PORT TOWNSEND COMPREHENSIVE PLAN AS REQUIRED BY THE GROWTH MANAGEMENT ACT OF 1990, AS AMENDED, (CHAPTER 36.70A RCW); ADOPTING AND INCORPORATING BY REFERENCE THE PORT TOWNSEND URBAN WATERFRONT AND GATEWAY DEVELOPMENT PLANS AS SUBAREA PLANS; READOPTING AND INCORPORATING BY REFERENCE THE 1991 COMPREHENSIVE PARKS AND RECREATION PLAN; REQUIRING THE PREPARATION OF DEVELOPMENT REGULATIONS AND A NEW OFFICIAL ZONING MAP TO IMPLEMENT THE PLAN; AND, ESTABLISHING AN EFFECTIVE DATE.

The City Council of the City of Port Townsend finds as follows:

1. After review and recommendation from the Port Townsend Planning Commission, the City's current comprehensive plan was adopted by the City Council in 1981 (the "1981 Plan") as the official public document intended to guide the physical development and conserve the resources of the City.
2. The Washington State Legislature adopted the Washington State Management Act of 1990 and amendments thereto, Chapter 36.70A. RCW, (the "Act"), requiring selected counties and cities to prepare comprehensive plans consistent with the provisions of the Act.
3. Under the Act, the City of Port Townsend is charged with the responsibility of preparing a new comprehensive plan to facilitate the orderly and coordinated growth and development of the City (Chapter 36.70A.040 RCW).
4. As required under the Act (Chapter 36.70A.210 RCW), and to ensure coordination and consistency between the comprehensive plans of Jefferson County and the City of Port Townsend, the City participated in the preparation and adoption of the County-Wide Planning Policy for Jefferson County (City Resolution No. 92-112 and County Resolution No. 128-92, both dated December 21, 1992).
5. Throughout the City's planning process, the County-Wide Planning Policy for Jefferson County has been used as a policy guide for the development of the City of Port Townsend Comprehensive Plan.
6. Following adoption of the County-Wide Planning Policy for Jefferson County, the City implemented a thorough planning and public involvement process to guide development of the new Comprehensive Plan in conformance with the Act, and to repeal and replace the 1981 Plan.

- 1 7. As set forth in the findings below, the citizen involvement process employed in the
2 planning process exceeds the public participation requirements set forth in the Act
3 (Chapter 36.70A.140 RCW).
- 4
- 5 8. In May of 1993, the Port Townsend City Council sponsored the PT 2020: *Getting*
6 *Together* project to provide an opportunity for citizens to express their concerns about
7 the future of the City.
- 8
- 9 9. The PT 2020: *Getting Together* process involved over 1,400 hours of citizen
10 discussion between March and May, 1993, and included more than 600 citizen
11 responses to a questionnaire that sought information about the concerns and values of
12 Port Townsend residents.
- 13
- 14 10. The product of the PT 2020 project was a report entitled, "PT 2020: *Getting Together*
15 - Final Report of Coffee Hour Process and Results" (the "PT 2020 Report").
- 16
- 17 11. On June 21, 1993, the City Council accepted the PT 2020 Report as a guide to be
18 used in the City's future planning efforts (Resolution No. 93-73).
- 19
- 20 12. After timely public notice, the City Council held two public workshops on March 16
21 and 23, 1994, to develop a "Community Direction Statement" to guide the
22 development of the new Comprehensive Plan.
- 23
- 24 13. Derived from the results of the PT 2020 Report, the Community Direction Statement
25 was adopted by the City Council on May 2, 1994, as a vision statement for the
26 comprehensive planning process (Resolution No. 94-65).
- 27
- 28 14. Throughout the planning process, the City Council, Planning Commission, citizen
29 workgroups, and staff have referred to the Community Direction Statement to ensure
30 that the basic values it embodies are reflected in the new Comprehensive Plan.
- 31
- 32 15. In May of 1994, Port Townsend Mayor John Clise appointed Councilpersons, Planning
33 Commissioners and Port Townsend citizens to five Citizen Workgroups charged with
34 the responsibility of developing goals, policies, and implementing strategies for the
35 Draft Comprehensive Plan. A sixth workgroup, known as the "String and Glue"
36 Committee, was also formed to help coordinate the efforts of the citizen workgroups
37 and to prepare meeting minutes for the other citizen workgroups.
- 38
- 39 16. Between May of 1994 and December 1995, the workgroups held a total of more than
40 50 public meetings as they gathered information, identified key issues, and prepared
41 the Draft Plan elements for community review.
- 42
- 43

- 1 17. Citizen workgroup meeting times and places were listed in the weekly "*Meetings,*
2 *Meetings, Meetings*" flyer posted at City Hall, and were provided to the Port
3 Townsend - Jefferson County Leader.
4
- 5 18. On January 10, 1996, the Draft Port Townsend Comprehensive Plan and
6 Environmental Impact Statement was released for public and agency review (*see*
7 Exhibit "A" attached hereto).
8
- 9 19. The Draft Plan represented an integrated State Environmental Policy Act (SEPA) and
10 Growth Management Act (GMA) document, and was formatted and prepared to fulfill
11 the requirements of both the Act and SEPA (Chapter 43.21C RCW).
12
- 13 20. On January 30, 1996, and after timely public notice, the SEPA Responsible Official
14 (Building and Community Development Director, Dave Robison) conducted a public
15 hearing to accept public testimony on the Draft Environmental Impact Statement
16 (DEIS) portion of the integrated Draft Plan and DEIS document.
17
- 18 21. In February, 1996, and after timely public notice, the Port Townsend City Council and
19 Planning Commission conducted four televised community workshops to review the
20 major policy recommendations of the Draft Plan, and to answer questions from
21 interested citizens. These workshops were held on February 7, 14, 21, and 28, 1996.
22
- 23 22. In March and April of 1996, and after timely public notice, the Port Townsend
24 Planning Commission held a series of eight public hearings to accept public testimony
25 on the specific recommendations contained in the Draft Plan. These hearings were
26 held on March 7, 14, 21, and 28, and April 4, 11, 18, and 25, 1996.
27
- 28 23. Following the conclusion of the Planning Commission public hearings on April 25,
29 1996, and after timely public notice, the Planning Commission held a series of seven
30 closed record meetings to deliberate upon the testimony received, and prepare findings,
31 conclusions, and recommendations for the advice of the City Council. These meetings
32 were held on May 4, 8, 15, 16, 22, 23, and 29, 1996.
33
- 34 24. On June 3rd, 1996, the Planning Commission transmitted the Draft Port Townsend
35 Comprehensive Plan and a list of final recommended amendments to the City Council,
36 together with a unanimous recommendation for adoption (*see* Exhibit "B" attached
37 hereto).
38
- 39 25. Between June 4 and 18, 1996, and after timely public notice, the City Council held a
40 series of four public workshops to review the specific recommendations contained in
41 the Planning Commission's report, and to preliminarily direct further revisions to the
42 Draft Plan. These workshops were held on June 4, 11, 12, and 18, 1996.
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- 1 26. On June 19 and 20, 1996, and after timely public notice, the City Council held two
2 additional televised public hearings to accept final public testimony on the Draft Port
3 Townsend Comprehensive Plan.
4
- 5 27. Between June 24 and July 10, 1996, and after timely public notice, the City Council
6 held a series of six special public meetings to deliberate upon the testimony received
7 and to direct final lines-in and lines-out to the goals, policies, and implementing
8 strategies of the Plan, and to direct final changes to the Land Use Map. These special
9 meetings were held on June 24 and 25, and July 2, 8, 9, and 10, 1996.
10
- 11 28. On July 3, 1996, a Final Environmental Impact Statement (FEIS) was issued for the
12 Port Townsend Comprehensive Plan as required under SEPA (Chapter 43.21C RCW)
13 (see Exhibit "C" attached hereto).
14
- 15 29. Throughout the comprehensive planning process, workshops, meetings and hearings
16 have been advertised through a wide variety of media, including direct mailings to
17 City Utility customers and individuals on the City's Comprehensive Plan Mailing List,
18 legal ads and display ads in the Port Townsend - Jefferson County Leader, and
19 announcements broadcast on Port Townsend cable television station (Channel 8).
20
- 21 30. In addition to advertisements for meetings, workshops and hearings, the City has
22 widely disseminated information regarding important issues for community discussion,
23 and key recommendations contained in the Draft Port Townsend Comprehensive Plan.
24 Examples of these public information efforts are detailed in findings #31 through #35,
25 below.
26
- 27 31. In November, 1995, the Port Townsend - Jefferson County Leader ran an insert
28 entitled "Planning Port Townsend," which provided information on the planning
29 process and the three conceptual plan alternatives under consideration (*i.e.*, Alternative
30 #1 - Residential Community; Alternative #2 - Neighborhood Community (Focussed
31 Growth); and Alternative #3 - Urban Community (Concentrated Economic Growth)).
32 This insert also contained an informal preference questionnaire regarding the
33 conceptual plan alternatives; more than 100 responses to this questionnaire were
34 returned to City Hall, and the results were tabulated and reviewed by the citizen
35 workgroups.
36
- 37 32. In August, 1995, the City prepared a 25 minute video describing major issues
38 addressed by the Draft Plan and encouraged residents to become involved in the
39 planning process. This video was broadcast a total of 30 times on local Cable
40 Channel 8, and was available for free rental at local video stores, City Hall, and the
41 Port Townsend Library.
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- 1 33. Over the course of the planning process, five articles written by the Mayor and City
2 Councilmembers have been published in the Port Townsend - Jefferson County Leader
3 describing the planning process, important issues for community discussion, and how
4 to become involved in the process. Articles published by the Leader include:
5 a. *"Please Join Us in Planning Port Townsend"* by Councilmember Dan Harpole
6 in November, 1994;
7 b. *"The Port Townsend Comprehensive Plan: 'Our Legacy for the Future'"* by
8 then Mayor John Clise in May, 1995;
9 c. *"The Land Use Chapter - The 'Heart' of the City's Draft Comprehensive Plan"*
10 by Councilmember Bill Davidson in February, 1996;
11 d. *"Port Townsend's Draft Comprehensive Plan: Promoting More Affordable*
12 *Housing & 'Family-Wage' Jobs"* by Mayor Julie McCulloch and
13 Councilmember Diane Perry-Thompson in February, 1996; and
14 e. *"Port Townsend's Draft Comprehensive Plan: Providing Public Facilities &*
15 *Services Within Our Financial Resources"* by Councilmember Ted Shoulberg
16 and Mayor Julie McCulloch in February, 1996.
17
- 18 34. Prior to the Planning Commission's public hearings beginning in March, 1996, Draft
19 Port Townsend Comprehensive Plan display boards were set up at key locations
20 throughout town, including: City Hall; the Port Townsend Library; Safeway; the Port
21 Townsend Food Co-Op; and Stock Market Foods. These displays were comprised of
22 the draft Land Use Map, the Community Direction Statement, text highlighting
23 important policy issues for community discussion and major recommendations of the
24 Draft Plan, and text describing how to participate in the process.
25
- 26 35. To promote community involvement in the development of the Plan, the Mayor, City
27 Councilmembers and staff visited local service clubs (*i.e.*, Chamber of Commerce,
28 Rotary, Lions, and Soroptimists) on ten occasions between the summer of 1995 and
29 spring of 1996. These presentations highlighted key issues for community discussion,
30 the major policy recommendations of the Comprehensive Plan Workgroups, and
31 encouraged citizen involvement in the planning process.
32
- 33 36. As more fully described in finding #37, below, the Port Townsend Comprehensive
34 Plan meets the requirements of the Act, including, but not limited to, the required
35 elements concerning Land Use, Housing, Transportation, Capital Facilities and
36 Utilities, and in addition, the optional element of Economic Development as allowed
37 by the Act.
38
- 39 37. The Port Townsend Comprehensive Plan contains goals, policies, implementing
40 strategies and a land use map intended to establish the character, quality and pattern of
41 the future physical development of the City. The Plan specifies the amount and
42 location of land for various land uses, and the density and intensity of development
43 allowed. Important direction provided by the Plan includes:

- 1 a. The designation of five new "mixed use centers" intended to serve as focal
2 points for new or emerging neighborhoods and to help promote pedestrian
3 friendly areas with small scale neighborhood shopping and services (*i.e.*, the
4 new C-I/MU and C-II/MU designations);
- 5 b. The designation of significant additional land for commercial and
6 manufacturing development, in order to help provide the retail, service, and
7 employment opportunities needed by the community (*i.e.*, including the new C-
8 I/MU, C-II/MU, C-II(H), M/C, M-II(A), and M-II(B) designations);
- 9 c. The designation of significant additional land for moderate and higher density
10 multi-family development in order to encourage more diverse and affordable
11 housing types (*i.e.*, the new R-III and R-IV designations);
- 12 d. A policy which directs that manufactured (*i.e.*, HUD Code) homes be allowed
13 in all single-family residential districts outside the National Register Historic
14 District, provided that such homes meet the standards of the State Energy
15 Code, or its equivalent;
- 16 e. A policy which directs that duplexes, triplexes, and fourplexes be allowed in all
17 single-family residential districts (*i.e.*, R-I and R-II designations) consistent
18 with the underlying density requirements of such districts;
- 19 f. Policies intended to promote the creation of a City-wide system of
20 interconnected open spaces and trails;
- 21 g. Policies intended to provide more opportunities and support for pedestrians,
22 bicyclists, and transit riders, while at the same time allowing the construction
23 of narrower streets to provide newer neighborhoods with a continuity found in
24 older sections of the City;
- 25 h. A Capital Facilities and Utilities Element which establishes level of service
26 standards and concurrency requirements, lists capital improvements, details
27 construction and funding schedules for capital projects over the next six years,
28 and provides a clear policy framework for providing adequate urban public
29 facilities and services to address current needs and new growth and
30 development; and
- 31 i. An optional Economic Development Element which includes a strategy which
32 seeks to maximize Port Townsend's potential for future economic growth in a
33 manner consistent with community and environmental values.
- 34
- 35 38. The Port Townsend Comprehensive Plan provides clear policy direction for the
36 preparation of new development regulations and a new official zoning map; however
37 the City's new development regulations and new official zoning map will not be
38 consistent with, and implement, the Comprehensive Plan upon adoption of this
39 ordinance.
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- 1 39. The Port Townsend Comprehensive Plan has been prepared in conformance with the
2 goals and requirements of the Act, and is externally consistent with and compatible
3 with the 13 state-wide planning goals contained in the Act (Chapter 36.70A.020
4 RCW).
5
6 40. The Port Townsend Comprehensive Plan has also been prepared with the direction
7 provided by the County-Wide Planning Policy for Jefferson County, and is in
8 conformance with the relevant policies contained therein, including:
9 a. Policy #1 - Policy to Implement RCW 36.70A.110 - Urban Growth Areas;
10 b. Policy #2 - Policy on the Promotion of Contiguous and Orderly Development
11 and the Provision of Urban Services to such Development;
12 c. Policy #3 - Policy on Joint County and City Planning within Urban Growth
13 Areas;
14 d. Policy #4 - Policy on the Siting of Essential Public Facilities of a County or
15 State-Wide Significance;
16 e. Policy #5 - Policy on County-Wide Transportation Facilities and Strategies;
17 f. Policy #6 - Policy on the Provision of Affordable Housing;
18 g. Policy #7 - Policy on County-Wide Economic Development and Employment;
19 and
20 h. Policy #9 - Policy on Fiscal Impact Analysis.
21
22 41. Based upon the foregoing findings, the City Council finds that adoption of the 1996
23 Port Townsend Comprehensive Plan will promote the public health, safety and general
24 welfare of the citizens of Port Townsend and should be approved as the official land
25 use classification and guidance document for the City.
26

27 **NOW, THEREFORE**, the City Council of the City of Port Townsend in regular session
28 assembled does hereby ordain as follows:
29

30 Section 1: Adoption. The 1996 Port Townsend Comprehensive Plan, as recommended by
31 the Planning Commission and thereafter revised by the City Council, included as Exhibits "A"
32 through "G" attached hereto, is approved in its entirety as the official land use classification
33 and development guidance document for the City of Port Townsend.
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35 Section 2: Filing. The 1996 Port Townsend Comprehensive Plan as approved shall be
36 filed with the City Clerk and shall be available for public inspection upon the effective date
37 of this ordinance.
38

39 Section 3: Transmittal to DCTED. The City Clerk shall transmit a copy of the 1996 Port
40 Townsend Comprehensive Plan as approved to the State Department of Community Trade and
41 Economic Development (DCTED) within 10 days of final adoption this ordinance, and to
42 other offices and agencies as may be required by law.
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1 Section 4: Preparation of Final Revised Comprehensive Plan Copies. Copies of a Final
2 Revised Port Townsend Comprehensive Plan, incorporating the changes to the goals, policies,
3 implementing strategies and Land Use Map approved by the City Council (*i.e.* integrating
4 Exhibits "A" through "D" attached hereto into one coherent document for public use), shall be
5 prepared by Port Townsend Building and Community Development Department staff and
6 available for public inspection within 30 days of final adoption of this ordinance.
7

8 Section 5: Effect on 1981 Plan. Upon the effective date of this ordinance, the 1981 Plan
9 and land use map shall be superseded by the 1996 Port Townsend Comprehensive Plan as
10 approved, PROVIDED however, that if the 1996 Comprehensive Plan is at any time hereafter
11 declared in its entirety to be invalid or of no effect, the 1981 Comprehensive Plan shall spring
12 into effect.
13

14 Section 6: Effect on Subarea Plans.

- 15 a. Upon the effective date of this ordinance, the Port Townsend Urban Waterfront Plan
16 and the Port Townsend Gateway Development Plan shall be incorporated by reference
17 and adopted within the 1996 Port Townsend Comprehensive Plan as subarea plans (*see*
18 Exhibits "E" and "F" attached hereto);
19 b. Upon the effective date of this ordinance, the Port Townsend Comprehensive Parks
20 and Recreation Plan shall be incorporated by reference and readopted under the 1996
21 Port Townsend Comprehensive Plan as a functional plan (*see* Exhibit "G" attached
22 hereto);
23 c. In the event of an inconsistency between the policies of the Port Townsend Urban
24 Waterfront Plan, the Gateway Development Plan or the Port Townsend Comprehensive
25 Parks and Recreation Plan and the Port Townsend Comprehensive Plan, the policies of
26 the Port Townsend Comprehensive Plan shall prevail.
27

28 Section 7: Preparation of Development Regulations and Official Zoning Map. The
29 Director of the Port Townsend Building and Community Development Department, together
30 with the Planning Commission, are directed to begin preparation of new development
31 regulations and a new official zoning map in order to timely comply with, and implement, the
32 1996 Port Townsend Comprehensive Plan.
33

34 Section 8: Urban Growth Area. The incorporated limits of the City of Port Townsend
35 shall serve as the limit of the Port Townsend Urban Growth Area until such time as a final
36 unincorporated urban growth area boundary is mutually agreed to by Jefferson County and the
37 City of Port Townsend, and approved by the Joint Growth Management Committee, the
38 Jefferson County Board of Commissioners, and the Port Townsend City Council.
39

40 Section 9: Severability. In the event any one or more of the provisions of this ordinance
41 shall for any reason be held to be invalid, such invalidity shall not affect or invalidate any
42 other provision of this ordinance, but this ordinance shall be construed and enforced as if such
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1 invalid provision had not been contained therein; PROVIDED, that any provision which shall
2 for any reason be held by reason of its extent to be invalid shall be deemed to be in effect to
3 the extent permitted by law.

4
5 Section 10: Effective Date. This ordinance shall be in full force and effect five (5) days
6 following publication of the attached summary, which is hereby approved.

7
8 Read for the first, second and third times and passed by the City Council of the City
9 of Port Townsend, Washington, at a regular meeting thereof, held this fifteenth day of July,
10 1996.

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13 By Julie McCulloch
14 Julie McCulloch, Mayor

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16
17 ATTEST: Pamela Kolacy
18 Pamela Kolacy, City Clerk

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21 Approved as to form: Timothy L. McMahan
22 Timothy L. McMahan, City Attorney

23
24 First reading: July 15, 1996

Passage: July 15, 1996

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26 Second reading: July 15, 1996

Publication: July 17, 1996

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28 Third reading: July 15, 1996

Effective: July 22, 1996

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30 Transmitted to the State: July 30, 1996

Ordinance No.: 2539

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Summary of Ordinance No. 2539

On July 15, 1996, the Port Townsend City Council passed Ordinance No. 2539, adopting the Port Townsend Comprehensive Plan as required by the Washington State Growth Management Act of 1990, as amended (Chapter 36.70A RCW), and establishing an effective date of July 22, 1996. The Port Townsend Comprehensive Plan contains goals, policies, implementing strategies and a land use map intended to establish the character, quality and pattern of the future physical development of the City. The Plan specifies the amount and location of land for various land uses, and the density and intensity of development allowed. Important direction provided by the Plan includes:

1. The designation of five new "mixed use centers" intended to serve as focal points for new or emerging neighborhoods and to help promote pedestrian friendly areas with small scale neighborhood shopping and services (*i.e.*, the new C-I/MU and C-II/MU designations);
2. The designation of significant additional land for commercial and manufacturing development, in order to help provide the retail, service, and employment opportunities needed by the community (*i.e.*, including the new C-I/MU, C-II/MU, C-II(H), M/C, M-II(A), and M-II(B) designations);
3. The designation of significant additional land for moderate and higher density multi-family development in order to encourage more diverse and affordable housing types (*i.e.*, the new R-III and R-IV designations);
4. A policy which directs that manufactured (*i.e.*, HUD Code) homes be allowed in all single-family residential districts outside the National Register Historic District, provided that such homes meet the standards of the State Energy Code, or its equivalent;
5. A policy which directs that duplexes, triplexes, and fourplexes be allowed in all single-family residential districts (*i.e.*, R-I and R-II designations) consistent with the underlying density requirements of such districts;
6. Policies intended to promote the creation of a City-wide system of interconnected open spaces and trails;
7. Policies intended to provide more opportunities and support for pedestrians, bicyclists, and transit riders, while at the same time allowing the construction of narrower streets to provide newer neighborhoods with a continuity found in older sections of the City;
8. A Capital Facilities and Utilities Element which establishes level of service standards and concurrency requirements, lists capital improvements, details construction and funding schedules for capital projects over the next six years, and provides a clear policy framework for providing adequate urban public facilities and services to address current needs and new growth and development; and
9. An optional Economic Development Element which includes a strategy which seeks to maximize Port Townsend's potential for future economic growth in a manner consistent with community and environmental values.

Ordinance No. 2539 directs that the 1996 Port Townsend Comprehensive Plan shall supersede the 1981 Port Townsend Comprehensive Plan as the official land use classification and guidance document for the City of Port Townsend. The ordinance further instructs the Director of the Port Townsend Building and Community Development Department, together with the Planning Commission, to begin preparation of development regulations and an official zoning map to implement the 1996 Comprehensive Plan. A complete copy of Ordinance No. 2539 may be obtained without charge at the City Clerk's Office at City Hall, 540 Water Street, Port Townsend, Washington, 98368.

ORDINANCE 2539

LAND USE MAP

NOT SCANNED