

# CITY OF PORT TOWNSEND FORMAL COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application No. LUP \_\_\_\_\_

*Who may apply?* Any interested person, defined as proponents of land development projects and/or property owner(s) or their authorized representative(s), may file a formal application for an amendment to the comprehensive plan; provided, that the proposed amendment relates to a site-specific proposal. Any such application must be accompanied by the applicable filing fee. Examples include application to amend the land use and zoning maps (i.e., rezone); application to correct a deficiency identified during project review.

*Deadline:* All proposed amendments must be submitted to the City PCD by **February 1** of the current year in order to be considered during that year's annual amendment process.

Applicant Name: Port Townsend Public Works

Applicant's Address: 250 Madison Street Suite 2R, Port Townsend WA 98368

Please provide a description of the proposed amendment (attach additional pages as needed):  
Amend the Gateway Development Plan and associated references in the Comprehensive Plan to clarify development goals and policies for the Flats District as identified in the Gateway Development Plan. Amend Figure 4-2: Port Townsend Subareas to reference the Gateway Development Plan as amended in 2023 instead of as adopted in 1993.

Explain why the amendment is being proposed. Is the amendment project related? (attach additional pages as needed):

The proposed amendment continues a joint project between the City, Jefferson County PUD, and the Port of Port Townsend, addressing the safety issue of electrical safety between transmission powerlines and poplar trees on Sims Way, boatyard expansion, and landscaping and planting plan for the Flats District. The amendment will enact changes suggested during a public outreach project. This is not project-related action but will allow the Port to apply to expand the boatyard on Sims Way.

*The applicant(s) hereby certifies that all of the above statements are true and that the information included in the application provides an accurate representation of the proposal. The applicant(s) acknowledges that any permit issued on this application may be revoked if it develops that any such statement is false.*

*Steve King*

6/16/23

Applicant: City of Port Townsend (Steve King, PW Director)      Date

See attached for details on plan submittal requirements and cost.

## SUBMITTAL REQUIREMENTS

### General

- Application and Noticing Fees:
  - Comprehensive Plan Amendment Base fee - \$998.20      (10 hrs. of staff time)

▪ SEPA Base Fee	\$1,576.72	(16 hrs. of staff time)
▪ <u>Noticing Fees</u>	\$455.00	
Total:	\$3029.92	

(Fees and charges shall not be refundable except as provided in PTMC [20.09.070](#).) The base permit fee is a minimum fee – if actual review time is exceeded, the City will notify the applicant and begin billing at \$96.00/hr to cover actual costs incurred.)

You will need to submit **three complete sets** of the following information:

- Formal Comprehensive Plan Amendment Application
- SEPA Checklist (including supplemental sheet for non-project actions).
- Critical Areas Questionnaire (for amendments that affect a defined area). Special reports may be required per the Critical Area Ordinance (PTMC 19.05).
- An explanation of how the amendment and associated development proposals (if any) meet, conflict with or relate to the criteria set forth in PTMC [20.04.080](#)(A). See Attachment A.
- Any additional information deemed reasonably necessary by the DSD director to evaluate the proposed amendment. (As determined during a pre-application meeting or after review of the Comprehensive Plan Amendment Application)

**For applications proposing amendments to the text and/or tables of the Comprehensive Plan; please provide** the proposed amendatory language, shown in a “bill” format (new language underlined; language proposed for deletion in strikeout).

Attachment A – Approval Criteria Section 20.04.080 PTMC

The following are questions taken from the approval criteria set forth in Section 20.04.080 PTMC. **On a separate sheet of paper**, please provide a thorough explanation of how the amendment and associated development proposal (if any) meets, conflicts with, or relates to the following criteria (i.e., we will need more than a simple “yes” or “no” answer). Provide supporting text and/or reference to supporting documents included in the application. (For rezones: your explanation must consider both the impact of adding more of the proposed zoning to the City, and reducing the area available under the original zoning district.)

**For ALL applications:**

1. Whether the amendment will adversely affect the public health, safety and welfare in any significant way; and
2. Whether the proposed amendment is consistent with the GMA and adopted county-wide planning policies; and
3. Whether the proposed amendment reflects current widely held community values or resolves inconsistencies in the city’s comprehensive plan; and
4. Whether the proposed amendment would maintain the appropriate balance of land uses within the city; and
5. Whether the proposal implements the comprehensive plan; or alternatively

6. Since the adoption of the comprehensive plan, there has been a substantial change in circumstances related to the proposed amendment and/or the area in which it is located which warrants the proposal.

**Additional criteria for site-specific amendments:**

7. In the case of an amendment to the comprehensive land use map, whether the subject parcels are physically suitable for the requested land use designation(s) and the anticipated land use development(s), including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints.
8. 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.

Attachment A – Responses:

1. 1. Whether the amendment will adversely affect the public health, safety and welfare in any significant way; and

No. The proposed amendments would address an identified safety hazard, electrical arcing between power lines and the Lombardy Poplar trees.

2. Whether the proposed amendment is consistent with the GMA and adopted county-wide planning policies; and

Yes. The proposed amendment is consistent with the Growth Management Act and adopted county-wide planning policies. The amendment would improve public safety and economic vitality. The Port Townsend Comprehensive Plan Community Direction Statement. Specifically, the Community Direction Statement envisions “Port Townsend as eastern Jefferson County's economic and cultural center.” Preventing tree hazards, particularly on a central road, ensures that workers and tourists can safely reach uptown and downtown. Preventing hazards and clarifying development standards for an expansion of the boat yard and improvements for the Flats District for the Gateway Development Plan is particularly important for the Boat Haven Marina, an area that the Community Direction Statement calls “essential to the character of Port Townsend as a working waterfront town.”

3. Whether the proposed amendment reflects current widely held community values or resolves inconsistencies in the city’s comprehensive plan; and

Yes, the proposed amendment reflects current community values and resolves potential inconsistencies in the comprehensive plan. The amendment is based on public input gathered during the Sims Gateway and Boatyard Expansion Project. It would also clarify the vision for the Flats District with the latest public input and application of the best available science studied in 2022 as the Port Townsend Gateway Development Plan has not been amended since its passage in 1993.

4. Whether the proposed amendment would maintain the appropriate balance of land uses within the city; and

The proposed amendment does not alter the balance of land uses within the city. The amendment addresses the expansion of the boatyard within the Port's existing ownership.

5. Whether the proposal implements the comprehensive plan; or alternatively

The proposal implements Comprehensive Plan Chapter 2, Section: Port Townsend Gateway Development Plan. It connects to the Gateway Development Plan's three primary goals of traffic safety, streetscape improvements and aesthetics, and economic vitality.

6. Since the adoption of the comprehensive plan, there has been a substantial change in circumstances related to the proposed amendment and/or the area in which it is located which warrants the proposal.

Since the adoption of the comprehensive plan, there have been safety issues in the Sims Gateway right-of-way. In 2021, transmission powerlines arced with the row of Lombardy Poplar trees along Sims Way and the Boat Haven. The Gateway Development Plan did not address removing dangerous trees. The amendment will also clarify best available science concerning stormwater, non-motorized activity, planting and landscaping, as well as apply public feedback on aesthetics based on the analysis performed in 2022.

7. In the case of an amendment to the comprehensive land use map, whether the subject parcels are physically suitable for the requested land use designation(s) and the anticipated land use development(s), including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints.

Not applicable.

8. 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.

The proposed amendment will not change or create pressure to change the land use designation of other properties. The goal is to clarify and enact the existing Gateway Development Plan, not alter its balance of land uses.

