

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING &
DETERMINATION OF NON-SIGNIFICANCE for the
YEAR 2011 COMPREHENSIVE PLAN AMENDMENTS
CITY OF PORT TOWNSEND**

The City of Port Townsend Planning Commission will hold an open record public hearing to consider the **2011 Comprehensive Plan Amendments**, including, intent to amend the comprehensive plan land use map, zoning map and implementing regulations.

Beginning on: December 8, 2011 (Items 1.1 through 2.3 see below)

And Continuing to: January 12, 2012 (Items 2.4 through 3 see below)

**Please Note: Testimony on Items 1.1-2.3 will be limited to December 8.
Testimony on Items 2.4-3 will be limited to January 12.**

On both dates, the meeting will begin at 6:30 PM and will be held in Council Chambers on the second floor of City Hall, 540 Water Street, Port Townsend. Upon close of the hearing on January 12, 2012 Planning Commission will deliberate and form findings, conclusions and a recommendation to be forwarded to City Council for final decision. For more information and any updates on meetings, please see our website <http://cityofpt.us/AmendmentsToCompPlan.htm>

What is on the 2011 Comprehensive Plan Amendment Docket? The City of Port Townsend is considering eleven (11) amendments to the Comprehensive Plan, land use map, zoning map and implementing regulations. *The amendments are in three general categories as follows:*

Category I. Land Use and Zoning Related Amendments

Item 1.1 Nomura Rezone (LUP11-025) 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. **Assessor's Parcel No.** 001034002.

Item 1.2 Cherry Street Rezone (LUP11-026) – To consolidate the zoning on approximately 1.78 acres of city-owned land that has been identified 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 east 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. **Assessor's Parcel Nos.** 001024075 and a small portion of 001023005.

Item 1.3 Establish Alternative Parcel-Specific Zoning (Beech Street Rezone) (LUP11-027) 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 create a dual zone whereby the parcel would convert to R-II (single-family) if surplus or leased. **Location:** Generally described as undeveloped Beech Street between Tremont and P Streets. **Assessor's Parcel No.** 985204401.

Category II. Amendments to Narrative Text & Tables of the Comprehensive Plan

Item 2.1 Add Emissions Policy

Item 2.2 Add Housing Action Plan and Housing Action Plan Network Committee (HAPN) Policy

Item 2.3 Add Public-Private Partnerships/Public Development Authority

Item 2.4 Add Two New Comprehensive Plan Parks, Recreation and Open Space Goals

Item 2.5 Kah Tai Lagoon Park Policy (LUP11-015) Adding a new parks & recreation policy to the Land Use Element of the Comprehensive Plan. Location: Generally described as Kah Tai Lagoon Nature Park. Assessor's Parcel Nos. include: 948300202-206 inclusive, 948300301, 948300302, 948300304, 948300701, 948302101, 991400601, 991400901, 991400902, 991401701, 991401702, 991402301, 991402501, 991403303, 991403501.

Item 2.6 Kah Tai Lagoon Park Policy Alternative Language (LUP11-055)
Location: see 2.5 above.

Item 2.7 Amend the Comprehensive Plan to Clarify the Relationship Between Comprehensive Plans & Functional Plans

Category III. Amendments to Functional Plans

Item 3 Adoption of Amendments to the Port Townsend Parks, Recreation and Open Space Functional Plan (LUP11-034)

File Reference: Master File (LUP 11-054) unless otherwise specified above

Proponent: City of Port Townsend
250 Madison Street,
Port Townsend, Washington 98368

Location: All proposals are located within Port Townsend's incorporated City limits, Jefferson County: Section 3, Township 30N, Range 1W.

Has Environmental Review Been Conducted? A Determination of Non-Significance (DNS) has been issued. The City of Port Townsend, acting as lead agency, for this proposal has determined that it 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)(c). This decision was made after review of a completed environmental

checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2).

Comment/Appeal Period for the DNS Expires: 4:00 PM, December 14, 2011.

(Due to the holidays, the comment period has been extended from 15 to 21 days.)

Availability of Documents: Copies of the final docket, SEPA determination, applications or other related information are available for public inspection at the City of Port Townsend Development Services Department, Third floor of City Hall, 250 Madison Street, Port Townsend, WA.

Responsible Official: Rick Sepler, AICP
Director of Development Services Department

Contact person: Judy Surber, Senior Planner, (360) 379-5084 jsurber@cityofpt.us.
Address: City Hall, Suite 3
250 Madison Street
Port Townsend, WA 98368