

For Department Use Only

Permit Application Number: _____

Application Fee of \$ _____

Paid on: _____

City of Port Townsend

ENVIRONMENTAL CHECKLIST

The State Environmental Policy Act (SEPA), RCW 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal; reduce or avoid impacts from the proposal, if it can be done; and help the agency decide whether an EIS is required.

PLEASE PRINT IN INK OR TYPE EACH ANSWER.

PROPONENT: City of Port Townsend

ADDRESS: City Hall, 250 Madison Street, Suite 3
Port Townsend, WA 98368.

TELEPHONE: (360) 379-5084

AUTHORIZED REPRESENTATIVE/CONTACT: Judy Surber, Senior Planner
Planning Department

ADDRESS: Same as above

TELEPHONE: Same as above

INSTRUCTIONS

This checklist asks you to describe some basic information about your proposal. The questions apply to the entire proposal, including those phased over a period of time or on separate parcels of land.

Answer each question accurately and completely to avoid unnecessary delays in processing this checklist. If you do not know an answer, write "unknown," or if a question does not apply, write "not applicable."

Answers to some questions may require special expertise or technical assistance from qualified persons. The cost of obtaining such information is the responsibility of the proponent.

Attach any additional information (reports, studies, maps, illustrations, leases, permits, etc.) that may further describe the proposal or as required by the Planning and Building Department.

PROPOSAL AND PROPERTY DESCRIPTION

PROPOSED PROJECT DESCRIPTION (include all factors that will give an accurate understanding of its scope and purpose) PROPERTY AND AREA DESCRIPTION:

YEAR 2011 COMPREHENSIVE PLAN AMENDMENTS
AMENDMENTS TO THE COMPREHENSIVE PLAN, LAND USE MAP, ZONING MAP
AND DEVELOPMENT REGULATIONS

Twelve items were “docketed” and on the work plan for the Planning Commission’s review in 2011. One of the items, the formal application (LUP11-021) has subsequently been abandoned and withdrawn. The remaining items are the subject of this environmental checklist. The amendments have been 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*

SECTION 1. LAND USE AND ZONING RELATED AMENDMENTS

The City of Port Townsend is considering to amend the Comprehensive Plan to amend the Comprehensive Plan Land Use Map and Zoning Map; specifically the following amendments are proposed:

ITEM 1.1 NOMURA REZONE (LUP11-025) – “quasi-judicial”

Proponent: Nomura/City Staff

Description: This proposed amendment revisits the R-II and R-III zoning of the Nomura property at the southwest corner of the intersection of F Street and San Juan Avenue; an area of approximately 11.04 acres (the R-II area is currently at 5.7 acres and the R-III area is currently 5.34 acres). During the 2007 amendment process, Planning Commission and Council noted that the existing zoning of R-II radiating out to R-III and then back to R-II seemed counter-intuitive.

It was suggested that the existing R-II and R-III zoning of the Nomura property be “flip-flopped” – in other words to increase density adjacent to the mixed-use intersection and decrease density in areas adjacent to the established R-II neighborhood.

Change in Density/Use: The proposal would not alter allowed uses and would not significantly alter density. The area of R-III would increase by .36 acres allowing for an additional **three** units; however, this density could have been achieved under the existing conditions through the City’s PUD process. In regards height, the R-II zoning allows up to 30 feet and R-III up to 35 feet.

Location: Generally located at the southwest corner of F Street and San Juan Avenue.

Assessor’s Parcel No. 001034002.

Existing Conditions: This approximately 11.04 acre site is a northeasterly facing hillside with a slope of roughly 15-30%. A majority of the site is an open field that is periodically mowed. A large single-family home and associated outbuildings occupy the northwesterly corner of the site. Discovery Road and San Juan Avenue, both minor arterials, border the site to the north and east respectively. The site is located within utility growth “Tier 1” which denotes areas that are currently characterized by urban development and densities, which are provided with the full range of public facilities and utilities (Comprehensive Plan Capital Facilities Policy 2.4.1). In 2007, one acre of the property situated at the intersection of San Juan and F Streets was rezoned C-I/MU (Neighborhood Serving Mixed-Use Center). Single-family residential development exists within the R-II zoning district to the north and west. Single-family homes also occupy portions of the C-I/MU zoning district to the north, across Discovery Road. The Port Townsend Golf Course lies across San Juan Avenue to the east within the P/OS zoning district and commercial uses occupy the C-I/MU zoning district at the corner of F and San Juan.

Exhibit 1.1.A Nomura Zoning Map

ITEM 1.2 CHERRY STREET REZONE (LUP11-026) – “quasi-judicial”

Proponent: City of Port Townsend

Description: The City has identified approximately 1.78 acres 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.

Change in Density/Use: Based strictly on density permitted by the surrounding R-II zoning a rezone of 20,000sf would have a theoretical yield of up to four homes. Existing P/OS zoning permits a variety of public recreational uses outright, several of which could result in more intense uses than the proposed single-family residential zoning (e.g., recreational vehicle parks, campgrounds, wastewater treatment plants). P/OS allows a height of 35 feet as does the proposed R-II zoning.

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.

Existing Conditions: This is a previously cleared site on a gently sloping hillside. No structures exist on site. A portion of site accommodates informal parking for an adjacent church. Remaining vegetation consists of grass and non-native trees and shrubs. Several utilities and informal streets (i.e., not dedicated rights-of-way) intersect the site. The site is located within utility growth "Tier 1" which denotes areas that are currently characterized by urban development and densities, which are provided with the full range of public facilities and utilities (Comprehensive Plan Capital Facilities Policy 2.4.1).

Exhibit 1.2.A. Cherry Street Zoning Map

ITEM 1.3 ESTABLISH ALTERNATIVE PARCEL-SPECIFIC ZONING (BEECH STREET REZONE) (LUP11-027) – "quasi-judicial"

Proponent: City of Port Townsend

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.

Change in Density/Use: Three parcels, totaling approximately .88 acres (38,333sf) have a theoretical yield of up to 7 homes based strictly on density permitted by the surrounding R-II zoning. Existing P/I zoning at the Beech Street site permits a variety of public facilities and utilities outright, several of which could result in more intense uses than the proposed single-family residential zoning (e.g., libraries stadiums, zoos, bus and transit storage and maintenance

facilities, wastewater treatment plants). P-I allows a height of 50 feet as does the proposed R-II zoning. Pursuant to the draft amendments to Chapter 17.24 application of a dual zone to future sites will require public notice and SEPA review under the Type V process.

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

Existing Conditions: Wedge shaped parcel with intervening undeveloped rights-of-ways situated on a moderately sloping (approximately 10-20%) hillside. Surrounding properties are zoned R-II (single-family residential). No structures exist on site. The majority of the site is heavily wooded. Surrounding properties are developed with single-family homes on 5,000 to 10,000 square foot lots. The site is located within utility growth "Tier 1" which denotes areas that are currently characterized by urban development and densities, which are provided with the full range of public facilities and utilities (Comprehensive Plan Capital Facilities Policy 2.4.1).

Exhibit 1.3.A. Beech Street Zoning Map

Exhibit 1.3.B. Draft Text Amendments Comprehensive Plan – Land Use Element and Chapter 17. 24 PTMC

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

Location/Legal Description: Unless otherwise specified herein, amendments to the narrative, text, and tables will apply to the entirety of the Port Townsend Planning Area (i.e., the City's incorporated limits). A more detailed description of the City of Port Townsend Planning Area can be found on page IV -1 of the Comprehensive Plan DEIS.

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. The City of Port Townsend, is requesting the amendments in order to support anti-pollution efforts and reduction of greenhouse gas (GHG) emissions in Port Townsend. Proposed language reflects key points of the joint resolution (County 44-07 and City 07-022) which set the goal of achieving community-wide standard of cutting greenhouse gas emissions to levels 80 percent lower than 1990 levels by 2050 with preliminary reduction targets to be set for earlier years; implementing policies and measures to meet the emission reduction targets, and monitoring and verifying results.

**Exhibit 2.1A: Proposed Text amendments to Chapter IV. Land Use Element – Section:
Air Quality & Management**

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. **There are no amendments to development regulations proposed at this time.** The Housing Action Plan contains a number of potential strategies that may prove beneficial in addressing our affordable housing needs. The Housing Action Plan Network Committee and Planning Commission are tasked with investigating the feasibility of housing strategies and recommending those with the greatest potential for success for advancement. Those requiring policy and code amendments are subject to a distinct public participation processes as set forth in the Port Townsend Municipal Code (PTMC).

**Exhibit 2.2A: Proposed Text Amendments to Chapter V. Housing Element of the
Comprehensive Plan**

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. Exhibit 2.3.A shows proposed draft text is shown in bill format below (i.e., existing language to be removed shown in strike-out; proposed new language shown in underlined text):

Exhibit 2.3.A: Proposed Text Amendments to Chapter V. Housing Element and Chapter VIII. Economic Development Element of the Comprehensive Plan

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

Proponent: City of Port Townsend

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

Exhibit 2.4.A: Proposed Text Amendments to Chapter IV. Land Use Element, Plan Parks & Recreation, of the Comprehensive Plan and page 44 of *Parks, Recreation & Open Space Plan*.

ITEM 2.5 KAH TAI LAGOON PARK POLICY - (LUP11-015) “quasi-judicial”

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

Description: Add a new parks & recreation policy to the Land Use Element of the Comprehensive Plan regarding Kah Tai Lagoon Nature Park¹. Specifically add Policy 4.5.1 as follows:

Policy 4.5: Design and manage park and recreation facilities to maximize Environmental protection and provide interpretive opportunities for

¹ According to staff research, “Nature” first appeared in the title of Kah Tai Lagoon “Nature” Park in 1986 (Resolution 86-028 Approving and Adopting the 1986 Comprehensive Parks & Recreation Plan). The title has caused confusion with the parks classification (e.g., regional park, community park, open space park). Kah Tai Lagoon Nature Park is currently classified as a “community park” by the 1999 parks plan. The draft plan classifies it as “Natural/Open Space Park”.

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. 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. The park includes both city owned and port owned properties currently leased by the city (Exhibit 2.5A, Kah Tai Lagoon Nature Park Ownership).

Existing Conditions: See Exhibit 2.5A Kah Tai Lagoon Nature Park Ownership and Exhibit 2.5B Kah Tai Park Background & General Physical Description. Following is a description of the current regulations and legal obligations applicable to the City and Port owned properties:

City-Owned Parcels:

Zoning Designation: P/OS Existing Park and Open Space - This district has been applied to existing city, county, and state-owned parks, recreation areas, and city-owned or controlled lands throughout the city which provide valuable natural and open space functions.

6(f) Legal Obligations: Property within the 6(f) boundary shall be operated and maintained in accordance with the contractual agreement (Exhibit 5) and the Project Agreement General Provisions as contained in Section 660.4 of the Land and Water Conservation Grant Manual. In general, limiting use to outdoor recreation. The City accepts that obligation runs with the land.

Shoreline Designation: The surface waters of the Lagoon together with city-owned parcels within shorelines jurisdiction are designated "Natural" (Exhibit 6, Shoreline Environmental Designations Map). Per the Shoreline Master Program, "The Natural designation is applied to wetlands, water bodies and steep slopes in Port Townsend that remain in a relatively natural state and perform important ecological functions. It is recognized, however, that both Chinese Gardens and Kah Tai Lagoon also serve as receiving water bodies for stormwater from upland areas within their respective basins. Encourage uses that are in keeping with the primary goal of environmental protection. To the extent feasible, new uses and activities should be limited to restoration projects and public access or recreational/educational uses."

Critical Areas Ordinance: According to the city's critical areas maps, Kah Tai Nature Park, or portions thereof are mapped or within close proximity to seismically hazardous areas, frequently

flooded area and wildlife habitat areas. City-owned parcels also contain some areas mapped critical aquifer recharge area and frequently flooded. Any future development within Critical Areas or their protective buffers would require review under the city's critical areas ordinance, as codified in Chapter 19.05 of the Port Townsend Municipal Code, which establishes protection standards that minimize development impacts.

Port-Owned Parcels:

Zoning Designation: P/OS Existing Park and Open Space - This district has been applied to existing city, county, and state-owned parks, recreation areas, and *city-owned or controlled lands* (emphasis added) throughout the city which provide valuable natural and open space functions. Note that the "city control" of the Port parcels expires July 31, 2012. The Port, like any other property owner retains the legal right to request a rezone which may or may not be granted by the City depending on the facts and merits of the application.

6(f) Legal Obligations: Property within the 6(f) boundary shall be operated and maintained in accordance with the contractual agreement (Exhibit 5) and the Project Agreement General Provisions as contained in Section 660.4 of the Land and Water Conservation Grant Manual. In general, limiting use to outdoor recreation. The Port has filed a lawsuit to remove any claim by any defendant to the Port property at Kah Tai (except for the City lease which expires in July, 2012).²

Shoreline Master Program: Portions of the Port property lying within shorelines jurisdiction are designated "Conservancy" – according to the Shoreline Master Program, this designation is "intended to protect and restore the public benefits and ecological functions of open space, natural areas and other sensitive lands (e.g., valuable historic, educational, or scientific research areas, areas of high scenic value.) where they exist within the City, while allowing a variety of compatible uses. It is the most suitable designation for shoreline areas that possess a specific resource or value that can be protected without excluding or severely restricting all other uses. It should be applied to those areas that would most benefit the public if their existing character is maintained, but which are also able to tolerate limited or carefully planned development or resource use. Permitted uses may include recreational, cultural and historic uses provided these activities are in keeping with the goals of protection and restoration as stated herein."

Critical Areas Ordinance: According to the city's critical areas maps, Kah Tai Nature Park, or portions thereof are mapped or within close proximity to seismically hazardous areas, frequently flooded area and wildlife habitat areas. Any future development within Critical Areas or their protective buffers would require review under the city's critical areas ordinance, as codified in

² It is not within the purview of the Planning Commission to discuss the merits of the Port's pending litigation. The City's position is that 6(f) is in effect until such time as it is found inapplicable by the courts.

Chapter 19.05 of the Port Townsend Municipal Code, which establishes protection standards that minimize development impacts.

Exhibits:

- 2.5A) Kah Tai Lagoon Nature Park Ownership
- 2.5.B) Kah Tai Park Background & General Physical Description
- 2.5.C) Shoreline Environmental Designations Map

**ITEM 2.6 KAH TAI LAGOON PARK POLICY ALTERNATIVE LANGUAGE
(LUP11-055) “quasi-judicial”**

Proponent: City of Port Townsend

Description: Staff recommended alternative language to item #2.5, above. According to the application for item #2.5, 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 and appears to be more restrictive. Therefore, staff provided alternative language in keeping with the stated intent.

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 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.

Location: The policy would apply to areas within the 6(f) 3 boundary which may generally be described as Kah Tai Lagoon Nature Park (Exhibit 1). Assessor’s Parcel Numbers include: 948300202-206 inclusive, 948300301, 948300302, 948300304, 948300701, 948302101, 991400601, 991400901, 991400902, 991401701, 991401702, 991402301, 991402501, 991403303, 991403501.

Existing Conditions: See Exhibits 2.5A-B and the Existing Conditions for Item 2.5 above.

Exhibits:

- 2.5A) Kah Tai Lagoon Nature Park Ownership
- 2.5.B) Kah Tai Park Background & General Physical Description
- 2.5.C) Shoreline Environmental Designations Map

**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 Non-motorized 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 developing a capital investment program that allocates resources to projects that will spur development in the direction envisioned in the Plan.

SECTION 3: 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 Parks, Recreation & Open Space Plan - 2011 Update (Parks Functional Plan) concurrently with review of changes to the Comprehensive Plan Parks Goals and Policies. Proposed changes to the Comprehensive Plan would update or remove an outdated Appendix concerning parks capital facility requirements.

The City of Port Townsend proposes to update its Parks, Recreation and Open Space Functional (herein after “Parks Functional Plan”). The Parks Functional Plan was first adopted in 1999 and has not been amended, updated or modified since. The purpose of this update is to:

- Provide an inventory of existing parks & recreation facilities and programs;
- Set forth key issues and recommendations for all facets of parks & recreation service delivery; and,
- Ensure the City is in compliance with State grant funding programs.

Location/Legal Description: The SEPA review for the Parks Functional Plan adoption will apply to the entirety of the Port Townsend Planning Area (i.e., the City's incorporated limits). A more detailed description of the City of Port Townsend Planning Area can be found on page IV - 1 of the Comprehensive Plan DEIS.

Threshold Determination: On June 29, 2011, the SEPA Responsible Official issued a Determination of Non-Significance (DNS) for the Parks Plan Update (LUP 11-034). The 15-day comment and appeal period on the Threshold DNS expired July 14, 2011. Seven (7) substantive comment letters were received during the comment period and no appeal of the Threshold DNS was filed. The Responsible Official considered the comments received and minor revisions to the document were prepared in response. A Final DNS with responses to the comments was issued on August 25, 2011. The DNS and Final DNS for LUP 11-034 are incorporated herein by this reference.

SCHEDULE (beginning and ending dates of the proposal, including phases):

The proposed amendments on the 2011 Docket are scheduled for review during the 2011 comprehensive plan amendment cycle. Amendments would take effect after final SEPA review and open record hearings before the Port Townsend Planning Commission and City Council, if adopted by Council. Adoption is scheduled to occur in early 2012. Additional SEPA review may be required prior to construction on individual sites.

OVERALL PLAN (describe future additions, expansions, or related activities or plans by others that may affect the proposal): No development plans are associated with the amendments listed on the 2011 docket. Under RCW 36.70A.130 and Section 20.04 Port Townsend Municipal Code, the Comprehensive Plan is required to be updated periodically. The next Comprehensive Plan update is scheduled for 2016. Supplemental amendments may be adopted prior to the mandatory review schedule.

The Comprehensive Plan could effect future development proposals within the city limits. Future development of the sites would be subject to plans and development regulations in place at the time of application for development permits.

REQUIRED APPROVALS (all local, state, and federal approvals required for the completions of this proposal and if any approvals are pending that are related to the proposal):

Amendments to adopt policy/plans, the land use map, and the development regulations (including the Zoning Ordinance and Official Zoning Map) are legislative, Type V decisions under Chapter 20.01 PTMC, and particularly PTMC 20.01.060 and 20.01.070. In short, the amendments require approval by the Port Townsend City Council after review and recommendation by the Planning Commission. The public process includes notice and at least one open record public hearing before the Planning Commission. City Council also provides notice and either a closed-record or open-record hearing before making the final decision.

ENVIRONMENTAL DATA (any existing or proposed environmental information such as studies or documents related to the proposal):

Under the authority of Chapter 197-11-635 WAC, the following SEPA documents are incorporated by reference herein; these documents include:

1. The Draft Port Townsend Comprehensive Plan and Draft Environmental Impact Statement (an integrated SEPA/GMA (Growth Management Act) document) issued on January 10, 1996 (referred to herein as the Comprehensive Plan DEIS); and
2. The Final Determination of Non-Significance for the amendments to the Port Townsend Municipal Code, February 26, 1997.
3. Final Determination of Non-Significance for the Port Townsend Shoreline Master Program (SMP) Update (LUP05-074) issued on August 30, 2005.
4. Determination of Non-Significance (DNS) for the 1999 Parks Plan Update (LUP 11-034).
5. Final Determination of Non-Significance (DNS) for the 1999 Parks Plan Update (LUP 11-034).

In addition, the following documents were reviewed in preparation of this SEPA checklist:

6. Port Townsend Comprehensive Plan, 2008
7. Port Townsend Land Use and Zoning Maps
8. Port Townsend Critical Areas Maps
9. Draft Update to 1999 Parks, Recreation & Open Space Plan
10. City of Port Townsend Non-Motorized Transportation Plan
11. Shoreline Atlas, 2002
12. [Shoreline Inventory Summary Report](#), B. Nightingale of Biomes, 2002

ENVIRONMENTAL COMMENTS

EARTH

1. Check the item that describes the site:

rolling hilly steep slopes mountainous other: _____

*Item 1.1: Nomura Rezone (LUP11-025)
Gentle to steep slopes approximately 15-30%. Portions of the site are mapped landslide erosion hazard. Initial site observations indicate that the slopes on-site would not be classified as "critical". Topographic maps show a slope of roughly 15-30%. Future construction must comply with the Building Code and site specific studies may be required prior to development. A preliminary soils report for the site was created through the United States Department of Agriculture National Resource Conservation Services. An on-the ground Geotechnical Engineer*

should complete a more thorough and site-specific soils study. The soil types present are HuD-Hoypus Gravelly Loamy Sand 15-30% Slope and San Juan Gravelly Sandy Loam 0-8% Slope.

During review of the 2007 Nomura Rezone (LUP 07-014) which created the roughly one acre of CI/MU zoning at the intersection of F and San Juan Avenue, several comments were received relating to the land's significance for agriculture and open space. Following is staff's response from the December 13, 2007 Planning Commission Minutes:

As an urban growth area, the City does not designate mineral, agricultural or forest resource lands. It may not designate Open Space on private property without providing just compensation to the owners. This was addressed in the Comp Plan and in the zoning by allowing a variety of agricultural uses in R-I and R-II that you would not normally see in cities with 5,000 and 10,000 square foot densities. For example, farm stands such as Collingwood Farms, are allowed in R-II. The City can encourage and promote these aspects of the vision, but cannot require it. The Land Use map shows an ideal designation and use of properties within the City. That overlay shows properties with environmental, scenic or cultural significance to the community. She noted that the Nomura property and the lands to the north of Collingwood Farms were so designated.

Ms. Surber said she had followed up on earlier comments that cited a Land Trust survey listing this as prime agricultural property. She spoke with the Executive Director of the Land Trust who also referred her to Al Latham, Resource Conservation District. She also obtained copies of the maps and provided that in the packet. She said the Nomura property is not designated prime agricultural land. She said that those lands included on the maps range from about 4.5 to 9 productivity levels, while the Nomura property has about a 3 rating. Per Al Latham, there are two soil types on this property; one of those soil types is associated with farmland of State significance. Property farther to the north of Collingwood Farms does have very good soil. That map was created to identify agricultural lands that might be protected in the future, which is one of the functions of the Land Trust.

*Item 1.2: Cherry Street Rezone (LUP11-026)
Gently sloping hillside, approximately 10% slope. TNC - Townsend Gravelly Loam 0-15% Slope. No mapped critical areas. Future construction must comply with the Building Code and site specific studies may be required prior to development.*

*Item 1.3: Establish Alternative Parcel-Specific Zoning (Beech Street Rezone) (LUP11-027)
According to topographic maps, gentle to steep slope, approximately 15-18%. Clallam Gravelly Sandy Loam, 0-15% Slopes and San Juan Gravelly Sandy Loam. No mapped critical areas. Future construction must comply with the Building Code and site specific studies may be*

required prior to development.

Item 2.1 through 2.4: *These amendments are not site specific nor are they anticipated to have any physical impact on the land.*

Items 2.5 and 2.6: *Relate to Kah Tai Lagoon Nature Park
This site is virtually flat. It is the remnant of a much larger natural tidal marsh which was partially filled with Port Dredge spoils from Boat Haven in 1963-64. According to the Washington State Department of Health a very limited amount of environmental data currently exists for the site which has documented metals in lagoon sediments. Further characterization of upland park surface soils and lagoon sediments should be conducted. Soils consist generally of: Cut and fill to the south, and inner ring of Semiahmoo Muck, Shallow Variant bound by San Juan Gravelly Sandy Loam on the E, W, and N shores.*

Item 2.7: *This amendment is not site specific nor is it anticipated to have any physical impact on the land.*

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

Environmental review has been previously conducted – please refer to the June 29, 2011 Determination of Non-Significance (DNS) for the Parks Plan Update (LUP 11-034).

2. What is the steepest slope on the site? Identify the approximate percent of the slope:

See above

3. What general types of soils are found on the site (sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland:

See above.

4. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe them:

See above.

5. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Identify the source of the fill:

None. Amendments on the 2011 docket constitute a non-project legislative action. New development would be subject to current PTMC regulations related to filling and grading and the City's Engineering Design Standards.

6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe it: *No, See above.*

7. About what percent of the site would be covered with impervious surfaces after construction of the project (that is, asphalt or buildings)?
See above.

8. Describe proposed measures to reduce or control erosion or other impacts to the earth, if any:
None needed. Future project specific proposals would be subject to current PTMC regulations related to filling and grading and the City's Engineering Design Standards.

AIR

9. What types of emissions to the air, if any, would result from the proposal during construction and when the project is completed (dust, car odors, industrial wood smoke)? Generally describe and give approximate quantities, if known:

None. Proposed amendments on the 2011 Docket constitute a non-project legislative action. Item 2.1 Add Emissions Policy is intended to ensure an adequate policy base to support the city's efforts to reduce air pollution including greenhouse gas emissions. Proposed language reflects key points of the joint resolution (County 44-07 and City 07-022) which set the goal of achieving community-wide standard of cutting greenhouse gas emissions to levels 80 percent lower than 1990 levels by 2050 with preliminary reduction targets to be set for earlier years.

As noted in the project descriptions, the proposed rezones (Items 1.1 through 1.3) would not increase intensity of allowed uses or density and thus would not be expected to increase carbon emissions over current zoning.

10. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe them:
No.

11. Describe proposed measures to reduce or control emissions or other impacts to the air, if any.

*Item 2.1: Add Emissions Policy is Aimed at Reducing Emissions.
Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas*

(CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

WATER
Surface Water

12. Is there any surface water body on or in the immediate vicinity of the site, including year-round or seasonal streams, salt waters, lakes, ponds, and wetlands? If yes, describe the type and provide names. If appropriate, state what stream or river it flows into:

General: Port Townsend contains a variety of natural and human modified aquatic resources. These include Port Townsend Bay, Admiralty Inlet, the Strait of Juan de Fuca, and ponds, wetlands, and aquifers. Each of these features has its own hydrological functions as well as other important and sometimes competing functions, such as economic, recreational, wildlife and fisheries habitat, open space and aesthetic functions. For additional information, refer to Chapter 4 of the Comprehensive Plan DEIS.

Items 1.1-1.3

None of the proposed rezones contained mapped wetlands or flooding and no surface water was observed.

Items 2.5 and 2.6

Kah Tai basin is the second largest storm water drainage basin in the City. The basin drains approximately 645 acres of medium to dense residential development from the south-central city area, including surrounding areas, the golf course and Discovery Road areas. A tide gate in Kah Tai connects the lagoon to Port Townsend Bay inside the Port Boat Haven near the small haul-out facility. Because the lagoon sits at the bottom of a large drainage area it is subject to an unusual amount of water in the rainy season. There is an ongoing effort by the City to maintain the water quality by designing storm drainage systems that pre-treat the runoff before it enters the lagoon.

Item 3

See 2.5 above and June 29, 2011 DNS.

13. Will the project require any work over, in, or adjacent to the described waters (within 200 feet)? If yes, describe the work and attach available plans:

No. Amendments on the 2011 docket constitute a non-project legislative action. New development would be subject to regulations in place at the time of application.

14. Estimate the amount of fill and dredge material that would be placed or removed from the surface waters or wetlands and indicate the area of the site that would be affected.

Identify the source of the fill material:

None proposed. Future project applications that involve work within a buffer of a regulated wetland would be subject to the permit requirements of the CAO Ordinance.

15. Will the proposal require surface water withdrawals or diversions? Give a general description and identify the purpose and approximate quantities, if known:

No.

16. Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.

Items 1.1-1.3: None of the proposed rezones contained mapped floodplain.

Items 2.5 and 2.6: Portions of Kah Tai Lagoon Nature Park are mapped 100 - year floodplain.

17. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge:

No. Discharges of waste materials to surface waters are not part of this proposal.

Ground Water

18. Will ground water be withdrawn or will water be discharged to ground water? Give a general description and identify the purpose and approximate quantities, if known:

No.

19. Describe the waste material that would be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial wastes and chemicals contained; agricultural wastes). Describe the general size of the system; the number of such systems; the number of houses to be served, if applicable, or the number of animals or humans the system(s) is expected to serve:

None. No development is specifically proposed. Most of the City has access to the sanitary sewer system and restrictions limit new septic development that might occur.

Items 1.1-1.3: All of the proposed rezones are within utility growth "Tier 1" which denotes areas that are currently characterized by urban development and densities, which are

provided with the full range of public facilities and utilities (Comprehensive Plan Capital Facilities Policy 2.4.1).

**Water Run-Off
(including storm water)**

20. Describe the source of run-off, including storm water. Describe the method of collection and disposal, if any, including any known quantities. Where will this water flow? Will this water flow into other waters? If so, describe it:

As a non-project legislative action, this proposal will not directly result in runoff collection or disposal. New developments would be required to meet the City's adopted surface water design manual requirements.

21. Could waste materials enter ground or surface waters? If so, generally describe how:
The proposal involves a non-project legislative action. Future development would be subject to regulations in place at the time of application.

22. Describe proposed measures to reduce or control surface, ground, and run-off water impacts, if any:

None, as this is a non-project action. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

Any future project related impacts from stormwater discharges would be mitigated by the implementation of temporary erosion and sediment controls and stormwater quality and quantity standards as required by the Puget Sound Stormwater Management Manual and the Port Townsend Engineering Design Standards. Additional mitigation measures, which may be undertaken by the City of Port Townsend to reduce or control project-related surface, ground, and runoff water impacts, are outlined on pages XI-14 through XI-22 of the Comprehensive Plan DEIS.

PLANTS

23. Check the types of vegetation found on the site:

Deciduous tree: √alder √maple √aspens **other:**
Evergreen tree: √fir √cedar √pine **other:**
Shrubs √Grass √Pasture √Crop/Grain
Wet Soil Plants: √cattail √buttercup √bulrush
 √skunk cabbage **other:**
Water Plants: √water lily √eelgrass √milfoil

Other: Port Townsend supports a diversity of native and non-native plants, including all of the species listed above. Documented native and introduced tree species include: Ornamental Cherry, Ash, Norway Maple, Washington Hawthorne, Small Hornbeam, Lombardy Poplar, Monterey Cypress, Willow, various species of pine, Western Red Cedar, Douglas Fir, Western Hemlock, Alder, Cottonwood, Big Leaf and Vine Maple, and Madrona. Native shrubs, herbs, grasses and wetland plants also exist within the city limits.

*Item 1.1: Nomura Rezone
A majority of the site is an open field that is periodically mowed.*

*Item 1.2: Cherry Street Rezone
This is a previously cleared site on a gently sloping hillside. A portion of site accommodates informal parking for an adjacent church. Remaining vegetation consists of grass and non-native trees and shrubs.*

*Item 1.3: Establish Alternative Parcel Specific Zoning (Beech Street Rezone)
The majority of the site is heavily wooded with evergreen trees with an understory of native upland shrubs.*

*Items 2.5 and 2.6: Kah Tai Lagoon
Today, Kah Tai consists of 15 acres of open water, 15 acres of wetland habitat, and 40 acres of upland habitat nestled within a natural area in the center of the City. According to a 2006 email from Rick Mraz, Department of Ecology Wetlands Specialist, Kah Tai rates as a Category II Coastal Lagoon under the WA State Wetland Rating System for Western WA (2004). In the fill area south of the lagoon are grass and shrub flora as well as willow thickets and introduced poplars and corkscrew willow. Native madrone and fir are also becoming established.*

Volunteers pull invasive Scotch broom on a periodic basis. In areas not affected by the fill along the N, E, and W shoreline, reeds and cattails dominate and provide valuable nesting and feeding habitat.

24. What kind and amount of vegetation would be removed or altered?

No vegetation would be removed as a result of the 2011 Comprehensive Plan update. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). Portions of Kah Tai are subject to the City's Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

25. List threatened or endangered species known to be on or near the site:

See responses to questions 27 – 30 below.

26. Describe the proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping for site-specific development will continue to be regulated pursuant to the Port Townsend Municipal Code. Landscaping may be required as mitigation if warranted during the development review stage.

ANIMALS

27. Check any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds

other: *Varied*

Mammals: deer bear _____ elk _____ beaver _____

other: *Varied*

Fish: bass _____ Xsalmon trout _____ other:

28. List any threatened or endangered species to be on or near the site:

None of the sites proposed for rezone are known to contain habitat for threatened or endangered species. Rare and endangered species sighted in the city limits include the northern bald eagle, marbled murrelet, and the peregrine falcon. Species listed on the Audubon Society's Blue List (rare or threatened) are the osprey and the black oystercatcher.

Item 2.5 and 2.6: Kah Tai Lagoon - According to the 1980 acquisition grant materials, nearly 70 species of birds (not including migrants) have been counted on site. Rare visitors include Ravens, Bald Eagles, and Snowy Owls.

29. Is the site part of a migration route? If so, how?

Yes. The City of Port Townsend lies along and within the Pacific Flyway.

Item 1.1: The Golf Course Pond, located across San Juan Avenue from the Nomura site, is an important stop for waterfowl as a migratory rest stop, or as a permanent wintering area.

Item 2.5 and 2.6: Kah Tai Lagoon is a brackish wetland on the Pacific Flyway and is used for waterfowl nesting, resting, and feeding. According to the 1980 acquisition grant materials, nearly 70 species of birds (not including migrants) have been counted on site. Rare visitors include Ravens, Bald Eagles, and Snowy Owls.

30. Describe proposed measures to preserve or enhance wildlife, if any:

Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). Portions of Kah Tai are subject to the City's Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

ENERGY AND NATURAL RESOURCES

31. What kinds of energy (electric, natural gas, oil, wood stove, solar) would be used to meet the completed project's energy needs? Describe whether it would be used for heating, manufacturing, etc.:

As a non-project action, the 2011 Comprehensive Plan Update would not directly result in energy needs. Future development is likely to rely on electric, propane, and/or solar energy.

32. Would the project affect the potential use of solar energy by adjacent properties? If so, generally describe the affect:

No. As noted in the project descriptions, the Beech Street rezone would actually reduce the maximum permitted height and thus potentially improve solar energy to adjacent properties. Item 2.1 would generally support solar. The remaining items would not directly impact solar energy.

33. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No measures are proposed, as this is a non-project action. Future project level actions must comply with applicable building and development regulations. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

ENVIRONMENTAL HEALTH

34. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe the hazards:

No, the proposals are non-project actions. Sites proposed for rezone (Items 1.1-1.3) have no known history of contaminants.

35. Describe special emergency services that might be required:

None needed.

36. Describe proposed measures to reduce or control environmental health hazards, if any:

No specific measures to reduce or control environmental health hazards for the proposed 2011 Comprehensive Plan update are needed.

NOISE

37. What types of noise exist in the area that may affect your project (traffic, equipment, operations)?

Traffic from nearby streets.

38. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (construction, traffic, operation)? Indicate what hours noise would come from this site:

The remaining items would not affect noise levels.

As noted in the project descriptions, the proposed rezones (Items 1.1 through 1.3) would not increase intensity of allowed uses or density. Future development that conforms with the proposed R-II zoning would be consistent with existing development in the area and thus would be expected to generate similar types and levels of noise.

39. Describe proposed measures to reduce or control noise impacts, if any:

No measures are proposed, as this is a non-project action. Future project level actions must comply with applicable building and development regulations including noise limitations set forth in the Port Townsend Municipal Code.

LAND AND SHORELINE USE

40. What is the current use of the site and adjacent properties?

Please refer to "Proposal and Property Description" at the beginning of this checklist.

41. Has the site been used for agriculture? If so, describe the use:

As an urban growth area, the City does not designate mineral, agricultural or forest resource lands. However, the Comp Plan and zoning allow a variety of agricultural uses in R-I and R-II that you would not normally see in cities with 5,000 and 10,000 square foot densities. For example, farm stands such as Collingwood Farms, are allowed in R-II. The City can encourage and promote these aspects of the vision, but cannot require it. Community gardens and small farms are popular within the city limits.

Item 1.1: According to the owner of the Nomura site, the field is mowed to control weeds but is not harvested. See #1 Earth, above.

42. Describe any structures on the site:

Please refer to "Proposal and Property Description" at the beginning of this checklist.

43. Will any structures be demolished? If so, which structures?

As a non-project action, the 2011 Comprehensive Plan Update would not directly result in demolition of structures. Future project level proposals of the Nomura site (Item 1.1) may involve redevelopment.

44. What is the current comprehensive plan or community development plan designation of the site? Identify the plan:

The Comprehensive plan designation is consistent with the zoning designation. Please refer to "Proposal and Property Description" at the beginning of this checklist.

45. If applicable, what is the current Shoreline Master Program designation of the site?

Please refer to "Proposal and Property Description" at the beginning of this checklist.

46. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify the part:

General: Proposed amendments are non-project actions. The planning area includes some environmentally sensitive areas. Environmentally sensitive areas associated with specific projects will be reviewed with project-level design and permitting.

Item 1.1 Nomura Rezone: Portions of the site are mapped landslide erosion hazard. Initial site observations indicate that the slopes on-site would not be classified as "critical". Topographic maps show a slope of roughly 15-30%. Future construction must comply with the Building Code and site specific studies may be required prior to development.

Item 1.2 Cherry Street Rezone: No mapped critical areas.

Item 1.3 Beech Street Rezone: No mapped critical areas.

Items 2.5 and 2.6: Please refer to "Proposal and Property Description" at the beginning of this checklist.

47. Approximately how many people would reside or work in the completed project?

As a non-project action, the 2011 Comprehensive Plan Update would not directly provide for jobs or homes.

Items 1.1-1.3: Theoretically, for the Nomura property, the density would increase slightly as the area of R-III would increase by .36 acres allowing for an additional three units over existing conditions. The proposed Cherry Street rezone affects only an area of approximately 15,000-20,000 square feet together with the area already zoned R-II the total area is approximately 1.78 acres for a theoretical yield of 10 dwelling units.

Beech Street involves rezoning approximately .88 acres from the current P-I (Public Infrastructure) zoning to R-II single-family residential. R-II zoning is significantly less intensive in permitted uses than the current P-I zoning. P-I zoning allows such uses as stadiums, arenas, and assembly halls, zoos, and swimming pools, while R-II zoning is almost exclusively residential uses. Future development of the Beech Street property may yield 5 – 7 homes.

48. Approximately how many people would the completed project displace?
None.

49. Describe proposed measures to avoid or reduce displacement impacts, if any:
None needed.

50. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

In order to recommend a proposed plan amendment which relates to a site-specific request, the planning commission must find that: “The proposed amendment is consistent with the GMA, the adopted county-wide planning policy of Jefferson County, any other applicable inter-jurisdictional policies, plans, or agreements, and any other state or local laws. (20.04.0804(h)).

Items 1.1-1.3: The properties proposed for rezoning are all situated in Tier 1 “areas that are currently characterized by urban development and densities, which are provided with the full range of public facilities and utilities”. Each of the sites is located within a predominately single-family residential neighborhood.

Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

HOUSING

51. Approximately how many units would be provided, if any? Indicate whether the housing is high, middle, or low income:

See #47 above. As a non-project action, the 2011 Comprehensive Plan Update would not directly provide for jobs or homes. However, rezones are likely to encourage future development proposals that would provide both jobs and housing.

52. Approximately how many units, if any, would be eliminated? Indicate whether the housing is high, middle, or low income:

None.

53. Describe proposed measures to reduce or control housing impacts, if any:

None needed.

AESTHETICS

54. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?

No structures are proposed.

55. What views in the immediate vicinity would be altered or obstructed?

No structures proposed.

56. Describe proposed measures to reduce or control aesthetic impacts, if any:

None needed or proposed. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). Portions of the Kah Tai property are also subject to review under the Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

LIGHT AND GLARE

57. What type of light or glare would the proposal produce? What time of the day would it mainly occur?

As a non-project action, the 2011 Comprehensive Plan Update would not directly produce light or glare. However, rezones are likely to involve future residential development proposals that would include lighting and possibly reflective materials similar to those found in the surrounding neighborhood.

58. Could light or glare from the finished project be a safety hazard or interfere with views?

See above. Lighting associated with future residential development would likely be similar to that found in the surrounding neighborhoods and thus safety hazards/significant view impacts are not anticipated.

59. What existing off-site sources of light or glare may affect your proposal?

Existing sources are typical of an urban environment and would not be considered significantly adverse.

60. Describe proposed measures to reduce or control light and glare impacts, if any: *Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). Portions of the Kah Tai property are also subject to review under the Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.*

RECREATION

61. What designated and informal recreational opportunities are in the immediate vicinity? *Port Townsend contains numerous parks providing both formal and informal recreational opportunities including but not limited to: Kah Tai Lagoon Nature Park (see Exhibits 2.5A and B), Port Townsend Golf Course, non-motorized trails linking neighborhoods, Port Townsend Bay, Larry Scott Memorial Trail.*

The Port Townsend Golf Course is across San Juan Avenue from the Nomura property; and across Cherry Street from the "Cherry Street" property.

62. Would the proposed project displace any existing recreational uses? If so, describe the displacement: *No.*

Item 1.1: Nomura is private property with no recreational use.

Item 1.2: The P/OS zoning on the Cherry Street property appears to be a remnant of the Golf Course zoning. However, the Golf Course is across developed Cherry Street and has no physical or functional relationship to the area proposed for rezoning. Per the city's Non-Motorized Transportation Plan, a non-motorized shortcut trail is planned on the site generally running from Cherry Street up the hill to Willow Street.

Item 1.3: Beech is zoned P-I, public infrastructure. The site is undeveloped. Per the city's Non-Motorized Transportation Plan, a non-motorized secondary neighborhood connector trail is planned for Beech Street and the vision is not to open Beech Street to motorized traffic.

Items 2.5 and 2.6: The proposed language is intended to ensure that the park is managed in accordance with the LWCF grant obligations (See exhibit 2.5B).

63. Describe the proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or proponent, if any:
None required.

HISTORICAL AND CULTURAL PRESERVATION

64. Are there any places or objects listed on or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe them:
Port Townsend contains numerous national and state listed historic structures, with the highest concentrations occurring within the limits of the Port Townsend National Register Historic District.

Items 1.1-1.3: None are known to exist on the sites proposed for rezone.

65. Generally describe any landmarks or evidence of historic, cultural, archaeological, or scientific importance known to be on or next to the site:
See #64 above.

66. Describe proposed measures to reduce or control such impacts, if any:
Development within the historic district is subject to the City's Historic Design Review. Projects, which are not categorically exempt, are subject to environmental review under SEPA. If archaeological evidence is found, the State Office of Archaeology and Historic Preservation must be contacted.

TRANSPORTATION

67. Identify public streets and highways serving the site and describe the proposed access to the existing street system. Show on the site plan.
Please refer to "Proposal and Property Description" at the beginning of this checklist.

68. Is the site currently served by public transit? If no, what is the approximate distance to the nearest transit stop?
Jefferson Transit serves the City of Port Townsend with stops near each of the proposed rezone sites.

69. How many parking spaces would the completed project have? 0. How many would the project eliminate? 0.

As a non-project action, the 2011 Comprehensive Plan Update would not create parking spaces.

Items 1.1-1.3: Nomura, Cherry, and Beech rezones are likely to involve future residential development proposals that would require parking and driveways. Road improvements may also be required in conformance with the City's Engineering Design Standards. In addition, future development of the Cherry Street property may require removal of the informal parking by Grace Lutheran Church of Port Townsend. The City has been and will continue to work with the church on a solution.

70. Will the proposal require any new roads, streets, or improvements to existing roads or streets, not including driveways? If so, generally describe them, indicating whether they are public or private:

See #69 above.

71. Will the project use water, rail, or air transportation, or occur in the immediate vicinity of these facilities? If so, generally describe the use:

No.

72. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur:

As a non-project action, the 2011 Comprehensive Plan Update would not directly increase traffic.

Item 1.1 Nomura Rezone-Theoretically, the density would increase slightly as the area of R-III would increase by .36 acres allowing for an additional three units over existing conditions. Traffic modeling, Travel Demand Model Documentation, City of Port Townsend, The Transpo Group (April 2007), indicated that the intersection of San Juan and F Streets would have LOS C with projected growth under the existing zoning. LOS C indicates that the adequate capacity exists for the proposed rezones.

Item 1.2 Cherry Street Rezone This rezone involves a negligible area, only 15,00-20,000 square feet of land area. Based strictly on density permitted by the surrounding R-II zoning a rezone of 20,000sf would have a theoretical yield of up to four homes. Existing P/OS zoning permits a variety of public recreational uses outright, several of which could result in more intense uses than the proposed single-family residential zoning (e.g., recreational vehicle parks, campgrounds, wastewater treatment plants).

Item 1.3 Beech Street Rezone may yield up to 7 homes however, R-II zoning is significantly less intensive in permitted uses than the current P-I zoning. Existing P/I zoning at the Beech Street site permits a variety of public facilities and utilities outright, several of which could result in more intense uses than the proposed single-family residential zoning (e.g., libraries stadiums, zoos, bus and transit storage and maintenance facilities, wastewater treatment plants). Pursuant to the draft amendments to Chapter 17.24 application of a dual zone to future sites will require public notice and SEPA review under the Type V process.

It is not anticipated that future development associated with the rezones will significantly affect vehicle or pedestrian traffic patterns. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

73. Describe proposed measures to reduce or control transportation impacts, if any:
Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

PUBLIC SERVICES

74. Would the project result in an increased need for public services (fire protection, police protection, health care, schools)? If so, generally describe the results:
Proposed rezones would encourage limited, more intense development within an urban growth area. All of the properties proposed for rezoning are situated in Tier 1 "areas that are currently characterized by urban development and densities, which are provided with the full range of public facilities and utilities". The proposal is to rezone to R-II consistent with the surrounding zoning. No significant increase in public services is anticipated.

75. Describe proposed measures to reduce or control direct impacts on public services, if any:

Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC) and the Critical Areas (CAO) Ordinance (Chapter 19.05 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

UTILITIES

76. Check which utilities are currently available at the site:

water electricity natural gas refuse service
telephone septic system sanitary sewer

other: _____

77. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed:

This is a non-project action. All of the properties proposed for rezoning are situated in Tier I "areas that are currently characterized by urban development and densities, which are provided with the full range of public facilities and utilities". The proposal is to rezone to R-II consistent with the surrounding zoning.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendments would not add any new land uses that are not currently permitted within the city limits and thus would not pose any environmental hazards nor produce any emissions/noise, which were not previously anticipated by the 1996 Comprehensive Plan. Please refer to the following checklist sections: Water, Air, Environmental Health and Noise.

Proposed measures to avoid or reduce such increases are:

None. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under SEPA and the city's Critical Areas/Environmentally Sensitive Areas Ordinance (Chapter 19.05 PTMC), and for proposals within shorelines jurisdiction, the Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Assuming that future development complies with applicable codes and environmental review, it is not likely that the proposed amendments would affect plants, animals, fish or marine life. The proposed rezones would allow residential uses typical of an urban environment.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None. Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under SEPA and the city's Critical Areas/Environmentally Sensitive Areas Ordinance (Chapter 19.05 PTMC)), and for proposals within shorelines jurisdiction, the Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed amendments would not add any new land uses that are not currently permitted within the city limits and thus are not likely to deplete energy or natural resources that were not previously anticipated by the 1996 Comprehensive Plan. Please refer to the following checklist sections: Water, Air, Environmental Health and Noise.

Proposed measures to protect or conserve energy and natural resources are: *None.*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Refer to the following checklist sections: Earth, Water, Plants, Animals, Recreation, Historic and Cultural Preservation.

Proposed measures to protect such resources or to avoid or reduce impacts are: *Future project level actions which require issuance of any state or local permit or license; and that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under SEPA and the city's Critical Areas Ordinance (Chapter 19.05 PTMC), and for proposals within shorelines jurisdiction, the Shoreline Master Program. After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts. Development within the historic district is subject to the City's Historic Design Review.*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None of the proposals are likely to have such an affect. In order to recommend a proposed plan amendment which relates to a site-specific request, the planning commission must find that: "The proposed amendment is consistent with the GMA, the adopted county-wide planning policy of Jefferson County, any other applicable inter-jurisdictional policies, plans, or agreements, and any other state or local laws. (20.04.0804(h)).

Proposed measures to avoid or reduce shoreline and land use impacts are:

No specific measures have been proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

See responses at questions 67-76 above.

Proposed measures to reduce or respond to such demand(s) are:

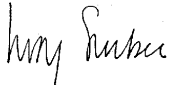
See responses at questions 67-76 above.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed amendments would not conflict with local, state, or federal laws, or requirements for the protection of the environment.

ACKNOWLEDGMENT

I acknowledge that all information provided in this checklist and all attached material is true and correct to the best of my knowledge. I understand the lead agency is relying on this information to make its decision. In addition, I understand that review under SEPA does not constitute approval of a proposal; compliance with local, state, and federal regulations applicable to the proposal shall constitute approval. (Check with appropriate agencies to determine what approvals are required.) SEPA approval is based on the information I have provided. If found inaccurate, approval could be withdrawn.

Authorized Signature: 

Judy Surber, Senior Planner

Date Submitted: November 10, 2011

Exhibit 2.1A: Proposed Text amendments to Chapter IV. Land Use Element – Section: Air Quality & Management

Air Quality & Management & Greenhouse Gas Reduction

Goal 6: To preserve the quality of Port Townsend's air as one of its unique physical resources and achieve community-wide standard of cutting greenhouse gas emissions to levels 80 percent lower than 1990 levels by 2050.

Policy 6.1: Cooperate with local, State and Federal air pollution control agencies which set energy policy, emissions standards and regulate activities that emit air pollutants/greenhouse gas emissions.

6.1.1: Endorse state and federal actions that are required to make local actions both effective and affordable.

Comment [j1]: CAP

Policy 6.2: Support efforts to monitor or enforce reduced wood stove emissions to prevent air pollution.

Policy 6.3: Examine the feasibility of adopting and enforcing a local air pollution monitoring and control ordinance.

6.3.1 Local regulation should adopt or incorporate by reference local or regional air quality standards.

6.3.2 Examine the feasibility of requiring all new wood and pellet stoves to meet the emissions standards for gas and oil stoves.

6.3.3 If adopted, ensure that local air pollution control ordinances clearly delineate review and enforcement authority and responsibility.

6.3.4 Establish standards for yard burning which meet or exceed state and federal standards.

Policy 6.4: Minimize air pollution and greenhouse gas emissions and environmental impacts by implementing a broad range of voluntary measures as recommended by the Jefferson

County/City of Port Townsend Climate Action Plan including energy conservation and promoting the use of alternative modes of transportation.

Policy 6.5: Pursue citizen education efforts designed to increase awareness of climate change and its associated challenges and encourage citizens to conserve energy and reduce air pollution emissions, especially automobile and wood smoke emissions.

Comment [j2]: based on the workplan

6.5.1 Encourage the use of the City compost facility as a practical alternative to yard burning.

Policy 6.6: Regularly assess progress and program needs, identifying opportunities and obstacles for meeting adopted greenhouse gas emission targets.

Comment [j3]: from model policy on MRSC website

6.6.1: Conduct periodic greenhouse gas emissions inventories using all available and emerging tools (e.g., ICLEI's CAPP software). Consider other indicators of success such as miles of bike lanes, transit ridership, increased fuel efficiency, and number of households actively participating in composting and recycling programs.

6.6.2: Apply an adaptive management approach which accounts for results of monitoring, changing conditions, new information and technological advancements.

Comment [j4]: from the adopted work plan/draft CAP

Policy 6.7: Assess the risks (e.g., increased incidence of drought, flooding, and sea level rise) and potential impacts on both city government operations and on the larger community due to climate change. The assessment of risk and potential responses – both in terms of mitigation and adaptation – should evaluate the full range of issues, paying particular attention to those arising from the city's location on Puget Sound.

6.7.1: Develop a climate change risk assessment and impact analysis for city government facilities and operations.

6.7.2: Develop a climate change risk assessment and impact analysis for the community which considers the potential long-term impacts to economic, land use, and other community patterns as well as the risks associated with periodic weather or climate events.

Comment [j5]: Adopted Workplan calls for Adaptation plan - this language comes from City of Edmonds.

Policy 6.8: Explore amendments to the development regulations that more closely align with Climate Action Plan strategies using the following hierarchical approach:

Conservation/Efficiency Measures

Voluntary/Incentive based interventions

Regulatory controls.

Comment [j6]: draft CAP Chapter VI. directs further consideration.

Exhibit 2.2A, Proposed Text Amendments to Chapter V. Housing Element of the Comprehensive Plan

GOALS & POLICIES

Introduction

The following goals, policies, and implementation strategy have their foundation in the housing goal of the GMA, the Community Direction Statement contained in Chapter III of this Plan. The Community Direction Statement declares:

"A wide choice of housing types and prices is available/or a diversity of lifestyles and incomes. Residential development is centered in distinct neighborhoods that are safe, secure, and have identities and characters of their own. Opportunities for socializing, recreation, quiet and solitude are all close 'at hand, as are facilities and events that enrich the body, mind and spirit."

In addition to the guidance provided by the Community Direction Statement, this element was developed on the basis of data and analysis contained in the Existing Conditions and Future Needs sections of the Draft Housing Element of the Draft Port Townsend Comprehensive Plan and Draft Environmental Impact Statement issued on January 10, 1996, and many hours of citizen workgroup discussion and deliberation. In 2007, the City and County jointly adopted the Port Townsend/Jefferson County Housing Action Plan. The purpose of this report is two-fold, first to document housing needs in East Jefferson County, including the communities of Port Townsend, Quilcene, Brinnon, Port Ludlow, and the Tri-Area (Port Hadlock, Chimacum, Irondale) and second, to identify strategies for tackling housing needs. This report represents a strategic planning effort.

Similar to the The 1996 Future Needs Assessment, the 2007 Housing Action Plan -of the Draft Housing Element concluded with eight key findings that:

1. Approximately 460 acres of currently undeveloped land will be needed to accommodate the projected housing unit growth during the next 20 years;
2. There exists a shortage of land appropriately zoned for multi-family development;
3. Few affordable housing opportunities exist for first time home buyers and potential homeowners in both low and middle income ranges;

- | 24. At current rents, housing affordability is an issue for a majority of Port Townsend households with incomes below the median income;
- | 35. Gentrification and displacement threaten affordable housing stock; protection of existing affordable housing stock is needed;
- | 46. Existing housing stock may fall into disrepair as higher proportions of income are expended for basic housing costs;
- | 57. A need exists for a significant number of emergency, transitional and permanent housing units to serve the City's special needs populations; and
- | 68. Local employment growth has not kept pace with population growth, leading to a chronic labor surplus, depressed wages, and contributing to the affordable housing problem.

The goals, policies, and implementation strategy of this element seek to address the housing issues identified by these key findings, and guide future housing development in Port Townsend.

AN AFFORDABLE HOUSING STRATEGY FOR PORT TOWNSEND

Introduction

The 2007 Port Townsend/Jefferson County Housing Action Plan and 2010 Census clearly reveal that affordability continues to be the chief housing problem confronting Port Townsend. As the cost of living increases, seniors on limited income struggle to make ends meet, young mothers depend on subsidies and employers lose staff to more affordable communities. For those of us fortunate enough to own a home, the lack of affordable housing may not register as a threat. But upon closer inspection, it clearly poses a threat to the community as a whole; to our very identity and vibrancy. Communities are founded on the people who live within them – artists, boat builders, firefighters, musicians, educators, and the corner barrista. Without them, we lose our diversity, our culture and our economic core. An affordable housing strategy is needed to preserve the character of our community.

~~The City's housing goals and policies are implemented through programs. Housing programs define the specific actions that the City will take to achieve the goals and policies.~~

~~The Existing Conditions and Future Needs sections of this element clearly reveal that affordability is the chief housing problem confronting Port Townsend. Accordingly, the strategy~~

~~outlined below includes several programs which will facilitate the development of affordable housing in the community.~~

In the past, City government has played a limited role in encouraging the provision of affordable housing. For the most part, affordable housing has been provided by builders and developers seeking to capitalize on local market conditions. The City's past involvement in fostering the availability of affordable housing was confined to zoning very limited areas of town for higher density multi-family development.

~~Like this earlier approach, the original 1996 strategy advanced by this element also, detailed below addressed the supply of multi-family zoned land. Additionally, the City's approach sought to clearly articulate a course of action which would provide real incentives for developers and builders to produce the type of housing needed in the community. The key ingredients of the strategy are discussed in more detail below. Though a number of these policies have been implemented, given the existing high price housing market, it is clear that market intervention will be necessary to ensure that affordable housing units are provided.~~

~~The 2007 Port Townsend/Jefferson County Housing Action Plan includes forty-two housing strategies. These strategies range from creation of an oversight network to economic development, infrastructure development and financial incentives. Innovative development projects (Community Land Trust and Tierra Contenta models) and rehabilitation of existing housing stock are key strategies, given that ultimately, our success will be measured by the actual number of affordable housing units on the ground.~~

The Strategy

Port Townsend is committed to addressing existing housing needs and the expected demand for new lower-cost housing. ~~Accordingly, a menu of specific action items have been identified; selecting a successful blend will require coordination with our partners and stakeholders. As economic conditions vacillate, housing needs vary significantly and thus, the strategies needed to meet these needs will also vary.~~

The County-Wide Planning Policies provide a framework for housing policies and set specific goals. The City is responsible for implementing housing policies through the local housing market in a way which meets community needs.

The City should undertake the following actions to implement the Housing Element goals and policies:

Continue to Implement the Original 1996 Strategies:

- 1. Provide sufficient land supply with adequate infrastructure for affordable housing development.** Adequate capacity for housing development, including available infrastructure, is essential to allow the market to function and to prevent rapid price escalation. Appropriately zoned land is needed especially for affordable housing types, such as small-lot single-family, townhouse, multi-family and manufactured housing. ~~Consider additional upzones of At least 105 acres of currently undeveloped/underutilized land should be upzoned~~ for moderate and high density multi-family uses.
- 2. Commit to expanding financial support for low and moderate-income housing.** Identify specific housing needs, such as preventing displacement of mobile homes or housing the local service industry workforce (e.g., artists, retail, and marine trades). Identify potential opportunities and resources, such as surplus public property. Emphasize coordination with the County and opportunities for public/private partnerships.
- 3. Seek ongoing funding for affordable housing projects and educational programs.** Invite local experts in the housing industry and social services (e.g. Community Action Council, Jefferson County Housing Authority) to help set priorities, recommend actions and obtain grant funds. Build understanding and support for affordable housing in the community by publicizing successful housing projects and programs.
- 4. Promote incentives for low and moderate income housing development.** Offer density bonuses and impact fee exemptions to reduce costs for units guaranteed to remain affordable. Consider reduced parking requirements for housing restricted to low-income seniors and special needs residents, and expedited permit processing for publicly funded low-income housing.
- 5. Make duplexes, triplexes and fourplexes, as well as townhouse developments easy to build.** Port Townsend needs to revise its development standards - such as building setbacks and parking - to promote more compact, efficient and affordable homes. Revised codes should allow attached single-family homes which reduce costs for both the builder and the home buyer.
- 6. Allow accessory housing and special needs housing in single-family neighborhoods.** Make use of existing housing by permitting a rental unit within a house or in a separate structure. Reduce zoning code barriers for transitional housing and other special needs housing types.
- 7. Maintain reasonable impact and utility fees.** Evaluate the cumulative impact of fees and off-site mitigations in relation to the final price of the housing. Recommend reducing or exempting fees for low-income housing guaranteed to remain affordable for the long term.

8. Facilitate predictable and timely permit processing. Look for ways to revise permit requirements to reduce development costs without compromising environmental quality or adequate public review. Improvements should include consolidated applications, administrative decision-making authority, automated permit tracking, and timelines for permit review,

Continue to Develop and Refine Action Items in the 2007 Port Townsend/Jefferson County Housing Action Plan - Strategies will need to be prioritized and those requiring regulatory changes vetted through the public process.

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1

The inventory and analysis of existing and projected housing needs is contained in the Draft Port Townsend Comprehensive Plan and Draft Environmental Impact Statement issued on January 10, 1996. This inventory and analysis served as the foundation for the goals, policies, and implementation steps contained within this Housing Element.

2

This inventory of public land was included within the Draft Port Townsend Comprehensive Plan and Draft Environmental Impact Statement issued on January 10, 1996. A map inventory of publicly owned lands can be found on page VI-21 of that document.

Exhibit 2.3.A: Proposed Text Amendments to Chapter V. Housing Element and Chapter VIII. Economic Development Element of the Comprehensive Plan

V. HOUSING ELEMENT

Housing Affordability

Goal 2: To promote the provision of affordable housing throughout all geographic and economic segments of the community.

Policy 2.1: Encourage the provision of affordable housing by designating more land area for higher density housing.

Policy 2.2: Evaluate existing land use regulations and identify measures to increase the variety of affordable housing types throughout Port Townsend. Examples of potential code revisions include: smaller single-family lot sizes; more liberal allowance of single-family attached dwellings (*i.e.*, duplexes, triplexes and fourplexes); and accessory dwelling units (ADUs).

2.2.1 Offer incentives to developers and home builders who provide housing for low and moderate income households, such as: density bonuses; waivers for impact fees and system development charges (SDCs); and priority permit processing procedures.

2.2.2 In order to provide lower cost housing, consider permitting affordable housing "demonstration projects" in which development standards may be negotiated without sacrificing public health and safety.

Policy 2.3: Work in partnership among various levels of government and with other public and private agencies to address housing needs that transcend jurisdictional boundaries. Consider all available local, County, State, and Federal funding opportunities and private resources in the development of affordable housing and participate in ~~County~~-region-wide coordination of affordable housing related plans and programs.

Policy 2.4: Develop and maintain an inventory of surplus public lands that may be suitable to nonprofit housing providers for affordable housing. Consider affordable housing needs and opportunities associated with inventoried surplus public lands before disposing of them.

Policy 2.5: Provide utility rate assistance to low income populations.

Policy 2.6: Consider, in cooperation with housing partners, alternative organizational structures that may improve our ability to meet affordable housing goals for example, creation of a housing consortium, public development authority (PDAs) or a regional housing trust.

Policy 2.67: Monitor and assess the effectiveness of the goals, policies and implementation steps of this element through the Planning Commission.

VIII. ECONOMIC DEVELOPMENT ELEMENT

Economic Development – Generally

Goal 1: To foster a balanced, diversified and sustainable local economy that contributes to Port Townsend's high quality of life, through the protection and enhancement of the community"; natural, historical, and cultural amenities, and the improvement of the financial well-being of its residents.

Policy 1.1. Cooperate with the Economic Development Council (EDC), Chamber of Commerce, and the Main Street Project to promote economic health and diversity for Port Townsend and the County as a whole.

Policy 1.2. Coordinate with Jefferson County, the Port of Port Townsend, the Peninsula Development Authority, and the Department of Community Trade and Economic Development to ensure that economic development strategies are, carried out consistently.

Policy 1.3. Ensure consistency between the economic development strategy of this element and the goals and policies of the other elements of this Plan.

Policy 1.4. Maintain and enhance Port Townsend's natural, historical and cultural amenities in order to assist in attracting new businesses, retaining existing ones, and promoting economic vitality.

Policy 1.5. Consider public-private partnerships and/or the formation of a public development authority (PDA) as a means to bolster development/redevelopment that serves the residents of and visitors to Port Townsend.

Exhibit 2.4.A: Proposed Text Amendments to Chapter IV. Land Use Element, Plan Parks & Recreation, of the Comprehensive Plan and page 44 of *Parks, Recreation & Open Space Plan*.

Administration & Operations

Goal 1: Provide the support and leadership to respond effectively to the community's evolving priorities and needs. Respond and be accessible to the community creating new policies, procedures and technologies in response to meet the diverse current and futures needs.

Policy 1: Deliver measurable economic benefit to the community by providing or supporting programs, special events and facilities.

Policy 2: Incorporate sustainable standards and best management practices into planning and design of new geographically located parks and rehabilitation of existing facilities.

Policy 3: As a community priority, keep clean and well maintained parks and facilities, retaining a high level of appearance of landscaped sites.

Policy 4: Identify, preserve and interpret Port Townsend's heritage, traditions, historic, environmental and cultural features.

Policy 5: Master Plan major parks and facilities through a public input process to modernize and update sites. Any update and future expansion should take into account future trends in park design.

Policy 6: Develop staff growth through educational classes, certification and training e.g. NRPA Park Maintenance School, NRPA Revenue Management School, NRPA Director School, National Playground Safety Certification, Aquatic Facility Operator Certification and membership in professional associations.

Budget & Funding

Goal 2: Strive to adequately fund ongoing parks and recreation programming and maintenance through proactive well-planned budgeting practices, the pursuit of partnerships and the securing of grants.

Policy 1: Prepare and anticipate for future staffing needs that may arise due to budget and other financial circumstances.

Policy 2: Establish an ongoing six-year Capital Improvement Plan (CIP) for Parks and Recreation facilities.

Policy 3: Pursue local, regional, state and federal grant sources for park maintenance and development.

Policy 4: Develop new and additional partnership/volunteer stewardship programs utilizing local service clubs and organizations.

Policy 5: Investigate establishing a set of impact and/or mitigation fees that fairly contribute to the construction and upgrading of parks.