

LUP23-010 Port of Port Townsend Findings and Conclusions for the 2023 Comprehensive Plan Amendments

2023 Comprehensive Plan Amendments Findings and Conclusions

Findings of Fact

1. **Proposal:** The Port of Port Townsend proposes an amendment to section 17.22.020 of the Port Townsend Municipal Code. The amendments relate to:
 - a. Clarifying lodging uses in Marine-Related and Manufacturing Districts.
2. **Location:** The proposed amendment applies to the M-II(B) (Point Hudson) Marine Related Uses zone within the City of Port Townsend.
3. **Environmental Review:** Amendments to the land use/development regulations are subject to review under the State Environmental Policy Act (SEPA). The SEPA Responsible Official issued a Determination of Non-Significance (DNS) (Exhibit B) on August 23, 2023. The SEPA comment period will expire on September 12, 2023.
4. **Commerce Review:** The City must notify the WA Department of Commerce of any proposed amendments to the comprehensive plan or development regulations. The City submitted the proposed amendments to Commerce on August 21, 2023. The City is awaiting further response from Commerce.
5. **Planning Commission Review:** Per PTMC Section 20.04.080 Planning Commission Hearing and 20.04.090 C. Planning Commission Review, the Planning Commission shall hold a public hearing on any Comprehensive Plan final docket and text amendments to the land use code. The Planning Commission must make a recommendation to City Council using the decision criteria set forth in PTMC 20.04.080.A.3 and 4 for site specific amendments. In accordance with PTMC Section 20.04.090(B), notice of the public hearing will be posted and published on August 23, 2023.
6. **Meetings:** Staff presented the proposed amendments to the Planning Commission and City Council on the following dates:
 - May 25, 2023, Planning Commission Regular Meeting
 - July 26, 2023, Planning Commission Special Meeting
7. **Public Hearing:** Public Hearings are scheduled on the following dates and will be duly noticed in the paper of record at least 10 days in advance of each hearing:
 - September 14, 2023, Public Hearing before the Planning Commission
 - September 28, 2023, Planning Commission Final Action on Proposed Comprehensive Plan Amendments
 - October 2, 2023, Public Hearing before City Council
 - October 16, 2023, City Council Second Reading of Proposed Comprehensive Plan Amendments

Findings and Conclusions

- a) **Whether the amendment will adversely affect the public health, safety and welfare in any significant way.**

Finding: The SEPA Responsible Official has reviewed the proposed amendments and issued a Determination of Non-Significance.

Conclusion: PCD Staff conclude that the proposed amendments will not adversely affect the public health, safety, and welfare in any significant way.
- b) **Whether the proposed amendment is consistent with the GMA and adopted county-wide planning policies.**

Finding: The amendments specifically advance the following Port Townsend Comprehensive Plan Goals and Policies:

Policy 11.1: Work with the Economic Development Council, Jefferson County, and the Port of Port Townsend to determine the area's projected manufacturing land use needs and each entity's role in satisfying those needs. Cooperate with these entities to develop a coordinated strategy for manufacturing development in the area.

Policy 11.9: Work closely with the Port of Port Townsend to provide for the development of the Boat Haven and Point Hudson properties in a way that ensures the viability of long-term marine uses, the vitality of the area for port-related uses, and compatibility with surrounding areas.

Goal 17: Preserve historic and cultural resources to retain our connection to the past, enhance community values, and leave a historical legacy for future generations.

Policy 17.2: Encourage the retention of significant historic and cultural resources that foster community identity and pride.

17.2.2: Develop incentives that promote the adaptive reuse and preservation of historic buildings (e.g., use of the upper floors of downtown historic buildings). Ensure that incentives provide reductions in regulatory requirements such as parking, in exchange for desired public benefits.

17.2.4: Promote commercial historic district revitalization strategies that recognize and capitalize on the historic traditions of Port Townsend.

Conclusion: Staff conclude that the proposed amendments are consistent with both the GMA and the CWPPs.

c) Whether the proposed amendment reflects current widely held community values or resolves inconsistencies in the city's comprehensive plan.

Finding: Per the Comprehensive Plan, historic preservation is an important goal to Port Townsend. Allowing this use would preserve historic residential structures while maintaining the zone's marine uses, which are vital to Port Townsend's economic health.

Conclusion: Staff concludes that the proposed amendments support the widely held community values historic preservation and marine industry.

d) Whether the proposed amendment would maintain the appropriate balance of land uses within the city.

Finding: The proposed amendments to the Comprehensive Plan do not alter the balance of land uses within the City.

Conclusion: Staff concludes that the proposed amendments will maintain the appropriate balance of land uses within the city.

e) Whether the proposal implements the comprehensive plan; or alternatively

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

Finding: The proposed amendment would apply in the Point Hudson Marine Related Zone, M-II(B), which contains historic military residences. Currently, short-term rentals are a permitted nonconforming use in some of these specific historic structures because the use predates the

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Port Townsend Comprehensive Plan. Amending the comprehensive plan would reinforce that short-term rentals are generally not allowed in Point Hudson with the exception of specific historic structures, preserving the historic uses, historic structures, and modern comprehensive plan goals for Point Hudson.

Conclusion: Staff concludes that the proposed amendments implements the Comprehensive Plan’s goals for historic preservation and that the proposal’s area warrants the proposed use.

Recommendation

Port Townsend Community Development Staff RECOMMENDS APPROVAL of the amendments to various sections of the Comprehensive Plan to

Respectfully submitted on behalf of Port Townsend Planning and Community Development,

List of Exhibits