

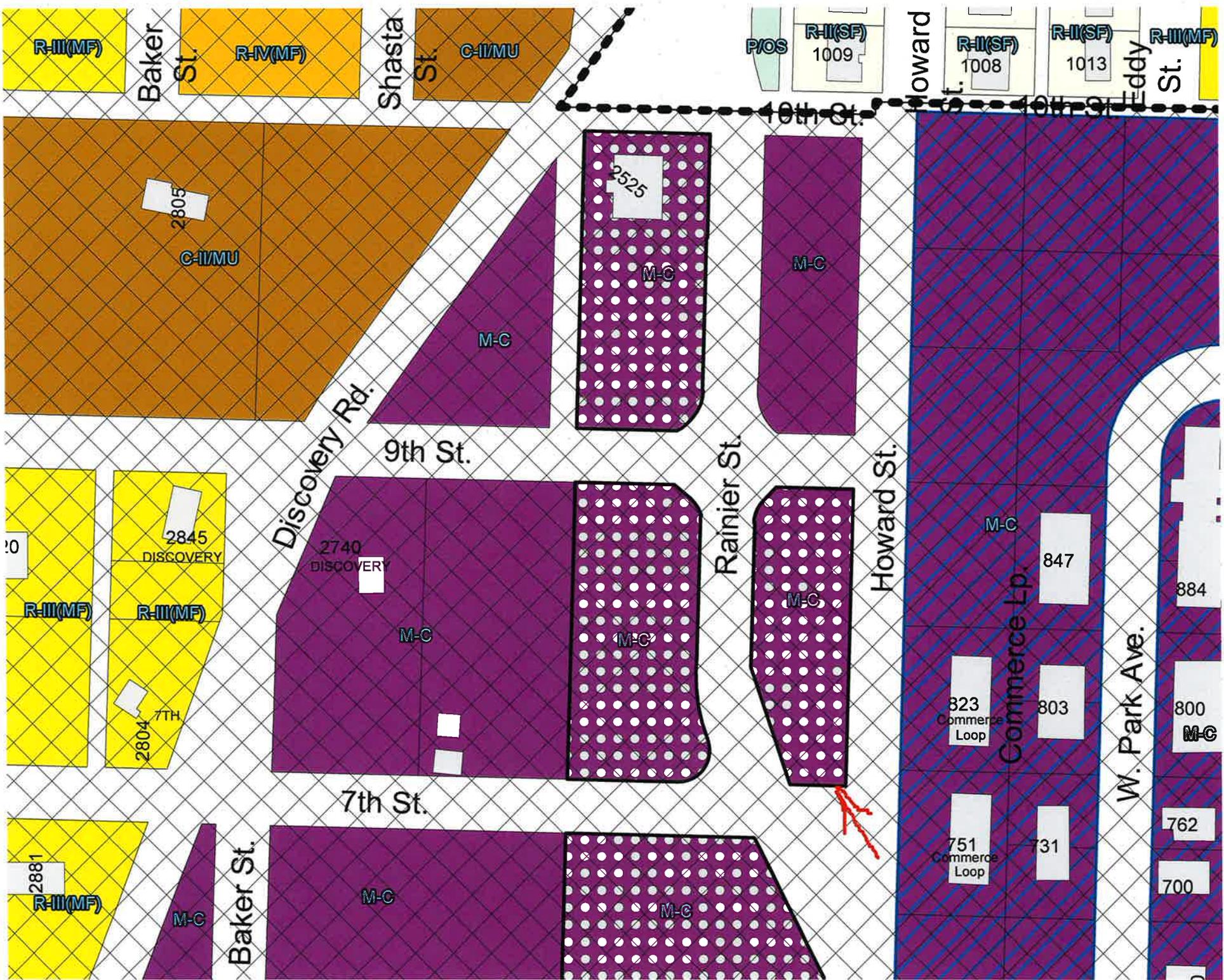
All Applications

9 Records

Permit #	Type	Site Address	Applicant Name	Project Name
BLD04-137	LEG-BLD	HOWARD/7TH ST	SAFE HARBOR RECOVERY CENTER	PRE-APP FOR NEW OFF
BLD06-052	LEG-BLD	HOWARD & 7TH	SAFE HARBOR RECOVERY CENTER	NEW BLDG. - NEVER BU
CAM22-011	CAM-CASE	VACANT RAINIER ST	EARTH DWELL LTD	RECREATIONAL FACILIT
CAM22-054	CAM-CASE	TBD RAINIER ST	READY ATHLETICS LLC	RETAIL, INDOOR ATHLE
LUP04-070	LEG-LUP	HOWARD/7TH ST	SAFE HARBOR RECOVERY CENTER	PRE-AP & CII DESIGN RE
LUP15-090	LUP-STRVAC	HOWARD STREET	SAFE HARBOR RECOVERY CENTER	VACATE PART OF HOWA
LUP18-089	LUP-LLA	UNKNOWN	SAFE HARBOR RECOVERY CENTER	LLA TO ATTACH ADJACI
LUP23-009	LUP-DIR	700 RAINIER ST	AUSTIN HATCHER	DIRECTOR'S INTERPRET
TEC03-005	LEG-TEC	HOWARD/7TH ST	SAFE HARBOR RECOVERY CENTER	COMMERCIAL OFFICE B

Past permits/cam's

Also chat with Carrie Hite - she
was working w/ them (on alt. location?)



CITY OF PORT TOWNSEND FORMAL COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application No. LUP 23-011

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

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

RECEIVED

Applicant Name: Ready Athletics LLC

Applicant's Address: 1240 W Sims Way #321, Port Townsend, WA 98368

FEB 3 2023

CITY OF PORT TOWNSEND

Please provide a description of the proposed amendment (attach additional pages as needed).
See additional pages attached hereto.

DSD

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

See additional pages attached hereto.

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

Markus Ready 01/31/2023
Applicant Date

For Site-Specific Amendments:
Markus Ready 01/31/2023

Markus Ready 01/31/2023
Property Owner's Signature (1) Date

(1) Representative authorization is required if the application is not signed by the owner.

See attached for details on plan submittal requirements and cost.



HATCHER LAW, PLLC

11616 N. Market St. #1090
Mead, WA 99021

January 31, 2023

Emma Bolin
c/o Robin Hill
Director of Planning and Community Development
250 Madison St., Suite 1
Port Townsend, WA 98368

Re: Formal Comprehensive Plan Amendment Application

Dear Ms. Bolin,

Please find attached three sets of the required documents in support of the Formal Comprehensive Plan Amendment Application on behalf of Ready Athletics LLC.

If there is need of additional information, please advise as to what more can be or should be provided, and I will promptly provide that material.

I can be reached via phone at (509) 220-5732 or (425) 998-3489, or via email at austin@hatcherlawpllc.com.

Sincerely,

Austin Hatcher
Attorney for Ready Athletics LLC

RECEIVED

FEB 3 2023

Cc: Client; Matt Ready, member

CITY OF PORT TOWNSEND
DSD

3. Address and phone number of applicant and contact person:

Ready Athletics LLC – Matt Ready, member
1240 W Sims Way #321
Port Townsend, WA 98368

Austin Hatcher
Attorney for Applicant
11616 N. Market St., #1090
Mead, WA 99021

4. Date checklist prepared:

January 2023

5. Agency requesting checklist:

City of Port Townsend Planning and Community Development Department

6. Proposed timing or schedule (including phasing, if applicable):

Dependent on land use amendment/approval, permitting process and approval

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Unknown at this time, dependent on land use amendment/approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

A facility that includes a commercial kitchen, retail space, office space, meditation space, a 5000-8000 sq foot multi use building with room for a sand volleyball court, as well as a beautiful multi use outdoor space. This facility will be used in support of numerous activities including retail sales, software development, art, light manufacturing, and encouraging healthy heating and athletic/recreational activities such as sports, meditation, dance, and more.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Ready Athletics LLC multi-use facility

2. Name of applicant:

Ready Athletics LLC

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcel 997800502, located at 700 Rainier Street, Port Townsend, WA 98368. Section: 9, Township: 30N, Range 1W.

Property Description: SWAN PARK BLK 5(E 1/2)LESS HOWARD ST R/W E#124612 & 131056 TGTH W/VAC HILL(HOWARD)ST BND BY BLA#131573

Legal description, site plan, vicinity map, and topographic map submitted as exhibits to formal comprehensive plan amendment application.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

None.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Unknown.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

75%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
None.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

None.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None.

3. Water [\[help\]](#)

- a. Surface Water:** [\[help\]](#)

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

No.

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

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Unknown.

- 6) 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.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). 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) are expected to serve.

None, will be on city sewer.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

City sewer/stormdrains.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

4. Plants [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture

- ____ crop or grain
- ____ Orchards, vineyards or other permanent crops.
- ____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ____ water plants: water lily, eelgrass, milfoil, other
- ____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass seed, either Kentucky bluegrass or some other suitable/local grass will be planted.

c. List threatened and endangered species known to be on or near the site.

None.

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

Aforementioned yard grass, used to enhance current lack of grass or other vegetation/ground cover.

e. List all noxious weeds and invasive species known to be on or near the site.

None.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

None.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

e. List any invasive animal species known to be on or near the site.

None.

6. Energy and Natural Resources [\[help\]](#)

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

Electric, may add solar panels eventually to roof of main building.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

c. **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:**

None.

7. Environmental Health [\[help\]](#)

a. **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.**

No.

1) **Describe any known or possible contamination at the site from present or past uses.**

None.

2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None.

3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None.

4) **Describe special emergency services that might be required.**

Potentially ambulance for sports injuries, but highly unlikely.

5) **Proposed measures to reduce or control environmental health hazards, if any:**

None.

b. Noise

1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None.

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

Construction noise during completion of proposed project, but no undue noise during operation of project after completion of construction. Any noise would be during regular business hours, or potentially early evenings.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Vacant properties to North, West, and South. Commercial on adjacent properties to East.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

M(C)

f. What is the current comprehensive plan designation of the site?

C-II(S)

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

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

Less than 20.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Application for Interpretation of Land Development Codes (Director's Code Interpretation), analysis of Chapter 17.31 PTMC Rainier Street/Upper Sims Way Subarea.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

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

Tallest height would not exceed 30' and would approximate a 2 or 3 storey building. The exterior of the building would primarily consist of concrete, metal, and wood.

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

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None.

11. Light and Glare [\[help\]](#)

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

Depending on permit approval, it is possible that there would be bright overhead lights to illuminate the indoor areas which would be visible from adjacent properties and the roadway. This would occur during the evening, after sunset.

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

No.

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

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None. Most plans for the proposed project have a completely enclosed indoor court, so there would be no bright overhead lights that are externally visible.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

None. Hence the desirability and utility of the proposed project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed project would address the dearth of existing recreational uses in the area.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. **Transportation** [\[help\]](#)

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Rainier Street, Highway 20, Discovery Road.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes, Sims Way and Rainier Street are important transit routes and offer transfer locations.

c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

The proposed project would add approximately 25 additional parking spaces to the area, and would not eliminate any extant parking spaces.

d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No.

e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Unknown.

g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

h. **Proposed measures to reduce or control transportation impacts, if any:**

None.

15. **Public Services** [\[help\]](#)

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, **water**, refuse service, telephone, sanitary sewer, septic system,
other _____

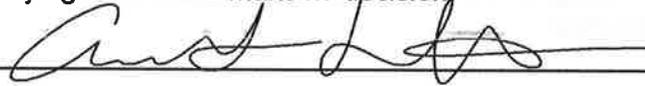
b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The proposed project would connect to city sewer, electricity, and water. A building would be constructed on the site, approximately 5,000 – 8,000 sq ft. and standing approximately 25-30' tall.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Austin Hatcher

Position and Agency/Organization Representative of Applicant, Ready Athletics LLC

Date Submitted: February 1, 2023

Attachment A – Approval Criteria Section 20.04.080 PTMC

Proposed Amendment:

Proponent: Ready Athletics LLC

Description of the Formal Amendment: Changing the zoning description for the subject property (Parcel ID: 997800502) to C-II(S), or the entire subarea bounded by SR 20 to the south, Rainier Street to the east, and Discovery Road to the northwest as C-II(S).

Alternatively, removing the subject property from the Commercial Focus Overlay.

Location: The triangular area bounded by SR 20 to the south, Rainier Street to the east, and Discovery Road to the northwest.

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

Answer: No. On the contrary, the proposed amendment will positively affect the public health, safety, and welfare in significant ways, by providing for construction of a proposed project that includes a commercial kitchen, retail space, office space, meditation space, a 5,000-8,000 sqft multi-use indoor space, and a beautiful manicured multi-use outdoor space. Additionally, the proposed amendment would enable the construction of a multi-use project which would include beautiful and open outdoor space, which would potentially relieve or allow further delay on the part the city from the cost of constructing the planned future neighborhood park in the general vicinity north of 10th Street and west of Rainier Street. Ordinance 3229 Exhibit D, p. 136.

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

Answer: Yes. The proposed amendment is consistent with both the GMA and adopted county-wide planning policies. In fact, the proposed amendment would more closely adhere to the Purpose clause for the C-II(S) commercial zoning district in Title 17 of the Port Townsend Municipal Code, which states that “Rainier Street serves as the main *commercial* spine within the district[.]” PTMC Title 17, Chapter 17.31 Rainier Street/Upper Sims Way Subarea, 17.31.020. [emphasis added]. The Purpose clause delineates the said district as “along Sims Way and in the triangular area bounded by SR 20 to the south, Rainier Street to the east, and Discovery Road to the northwest. *Id.*”

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

Answer: Yes. Pursuant to the Rainier Street & Upper Sims Way Subarea Plan, “Rainier Street is envisioned as the primary commercial spine that knits together the district. The intent is to

provide a unique district within the City that will support job-creating businesses, promote artisan innovation and collaboration, and be a distinctive community draw.” Ordinance 3229 Exhibit D, p. 64, § 5.2. For “the Makers and Artisan District, the primary land uses will include manufacturing and industry. Secondary uses will include small-scale retail, eating/drinking venues, apartment-style residential, and supporting office space. Rainier Street will be the main commercial spine within the district... Buildings should be designed using traditional materials including wood and stone facades with wood and metal accents.” *Id.* Additionally, the subject parcel is situated between the Industry District and the Makers and Artisan District along the as-yet completed Howard Street, which is supposed to be “designed as a convertible ‘festival street’ that can be closed to vehicular traffic [to] support local events.” *Id.* The proposed amendment would enable the construction of a proposed project which would further this intent by providing manicured outdoor open space for the hosting of booths, temporary structures, or other festival amenities. The proposed project could also accommodate large indoor gatherings or festivals, or serve as a performing arts venue along with a retail component to sell associated merchandise. *Id.* at p. 65.

Currently, the zone of Mixed Commercial/Light Manufacturing for the subject parcel does not comport with the intent of Rainier Street of serving as the “commercial spine” for the subarea, which is repeated numerous times through both the PTMC and Exhibit D to Ordinance 3229. A commercial spine should be zoned as commercial to promote that usage. The proposed amendment would bring the zone of the subject parcel into harmony with the PTMC and the stated intent of the subarea, and would enable the applicant to provide the enumerated secondary uses and further the intent of the border area between the Industry District and the Makers and Artisan District as a vibrant festival area for local events. Further, the district in which the subject property is located has historically been zoned as C-II. *See, e.g.,* Land Use map r2.5 – by ord. no. 3119, 12/8/2014, available at: [http://weblink.cityofpt.us/weblink/0/edoc/143780/Land%20Use%20Revision%202.5%20\(December%202014\).pdf](http://weblink.cityofpt.us/weblink/0/edoc/143780/Land%20Use%20Revision%202.5%20(December%202014).pdf), last accessed Jan 1, 2023. The Assessor’s Details page still lists the property as “Zoning 1: C-II – General Commercial.

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

Answer: Yes. The proposed amendment to remove the subject property from the Commercial Focus Overlay would result in the subject parcel being zoned consistent with the adjacent properties to the North, East, and Southeast. The overall net effect of removing the subject property from the Commercial Focus Overlay or rezoning the parcel as C-II would have a negligible impact on the land use designations within the city, as the subject parcel is less than one acre (.75 acres). Even if the entire area bounded by SR 20 to the south, Rainier Street to the east, and Discovery Road to the northwest were re-zoned as C-II(S), in alignment with the Purpose clause for the commercial zoning district, it would result in 31.52 acres designated as C-II(S), which is currently not reflected in Table 4-2 of Chapter 4 Land Use Element of the Comprehensive Plan.

The amended Table 4-2 would be as follows:

Table 4-2
The Land Use Map - Acreage Within Each Land Use Designation*

Land Use Designation	Land Area in Acres Less Platted Rights of Way and Marinas
R-I	566
R-II	1,516
R-III	169
R-IV	22
R-PUD	n/a
C-I/MU	15
C-II/MU	15
MU-PUD	0
C-I	1
C-II	106
C-II(S)	32
C-II(H)	11
C-II	26
CM-PUD	28
M/C	62 30
M-I**	0
M-II(A) Boat Haven	44
M-II(B) Point Hudson	17
M-III**	0
P/OS	608
P/OS(A)***	n/a
P/OS(B)	86
P-I	149
Total	3,441

5. Whether the proposal implements the comprehensive plan.

Answer: Yes, the proposed amendment brings the zone categorization of the subject parcel into better harmony with the comprehensive plan, as stated in PTMC Title 17, Chapter 17.31 Rainier Street/Upper Sims Way Subarea, 17.31.020. The proposed amendment would also comport with the intent of the creation of the C-II(S) zone which was to “create expanded areas for commercial, manufacturing, and industrial and apartment scale residential within the boundaries of the subarea.” Ordinance 3229 Exhibit A, p. 3.

6. Alternatively to No. 5, since the adoption of the comprehensive plan, has there been a substantial change in circumstances related to the proposed amendment and/or the area in which it is located which warrants the proposal.

Answer: No. However, while answering in the negative, the proposed amendment is necessary to effect the comprehensive plan and its intended purpose, as it is acknowledged that significant capital investment is required to develop the subarea, which currently mostly consists of un- or under-developed land.

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

Answer: Yes. As stated previously, the proposed amendment and proposed project further the use and development in accordance with the comprehensive plan, and would entice other private investors after the development of the proposed project which would make the district more enticing and serve as a community draw. As found by the planning commission in 2019, “[t]he city has made substantial investment in infrastructure within the boundary of the subarea. Rainier Street has been extended north to Discovery Rd, with associated water/sewer lines, sidewalks and a cycle track for bicycles.” Ordinance 3229 Exhibit A, p. 5.

8. The proposed amendment will not create a pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term interests of the community in general.

Answer: Yes. Currently, the property located immediately to the north of the subject parcel is not subject to the Commercial Focus Overlay, even though it is identically situated East of Rainier Street along the planned but as yet completed Howard Street. The proposed amendment would result in these two properties being identically zoned, as they are identically situated and the only two properties along Rainier and Howard streets. Thus, rezoning the subject property or at least removing the limitations upon the subject parcel pursuant to its inclusion in the Commercial Focus Overlay would alleviate a “spot zoning” discrepancy between the subject property and the identically situated property to immediately to the north, which is not subject to the Commercial Focus Overlay. Generally, less restrictive uses are allowed in more restrictive zones, e.g. residential uses in commercial zones, residential and commercial uses in industrial zones, etc. Accordingly, a use allowed in C-II(S) should also be allowed in M(C), and will therefore not create any undue pressure to change the designations of other parcels.

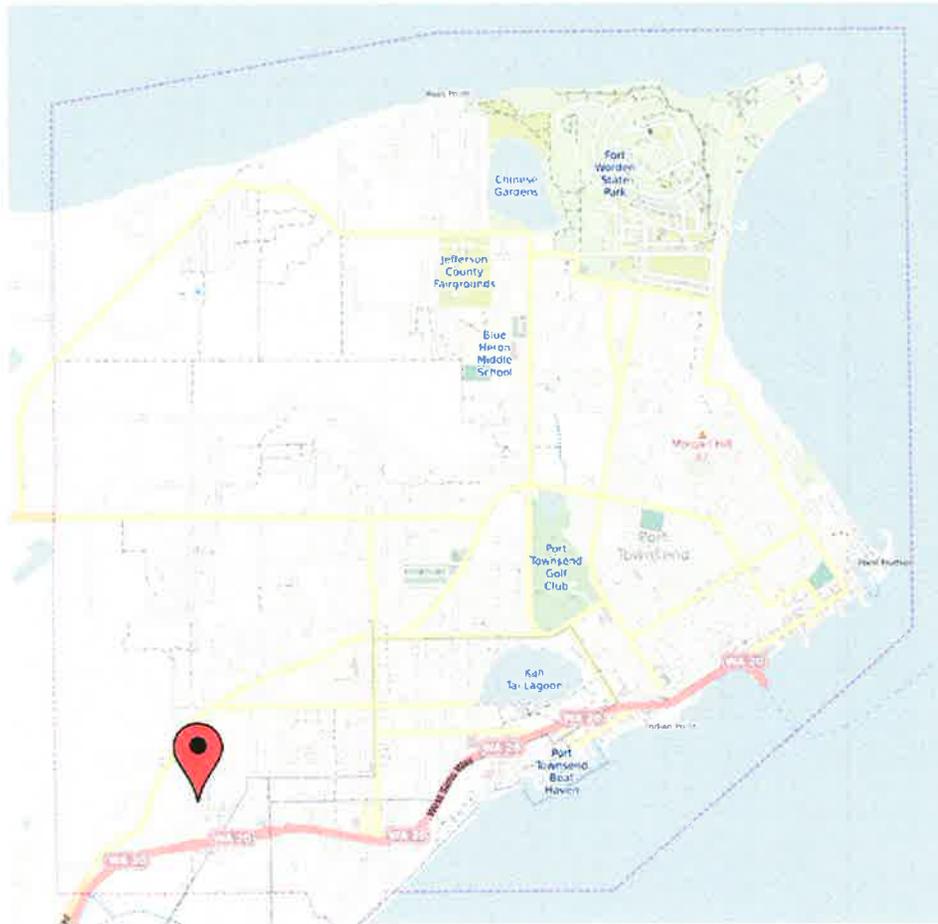


**CITY OF PORT TOWNSEND
FORMAL COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

**SUBMITTED BY:
READY ATHLETICS LLC**



EXHIBIT A – VICINITY MAP OF READY ATHLETICS LLC



Property Description:

SWAN PARK BLK 5(E 1/2)LESS HOWARD ST R W E=124612 & 131056 TQTH W/VAC HILL(HOWARD)ST BND BY BLA#131573

Section: 9

Qtr Section: SE1/4

Township: 30N

Range: 1W

Sewer:

Bank:

View 2:

Zoning 2:

Sub Division: C-0344-6S - _Office Bldg Reval 6 Sims Way

Assessor's Land Use Code: 9100 - Vacant Land

School District: Port Townsend (50)

Fire District: EJFR (1)

Tax Status: Taxable

Tax Code: 0110

Planning Area: Port Townsend (1)

Drainage:

View 1:

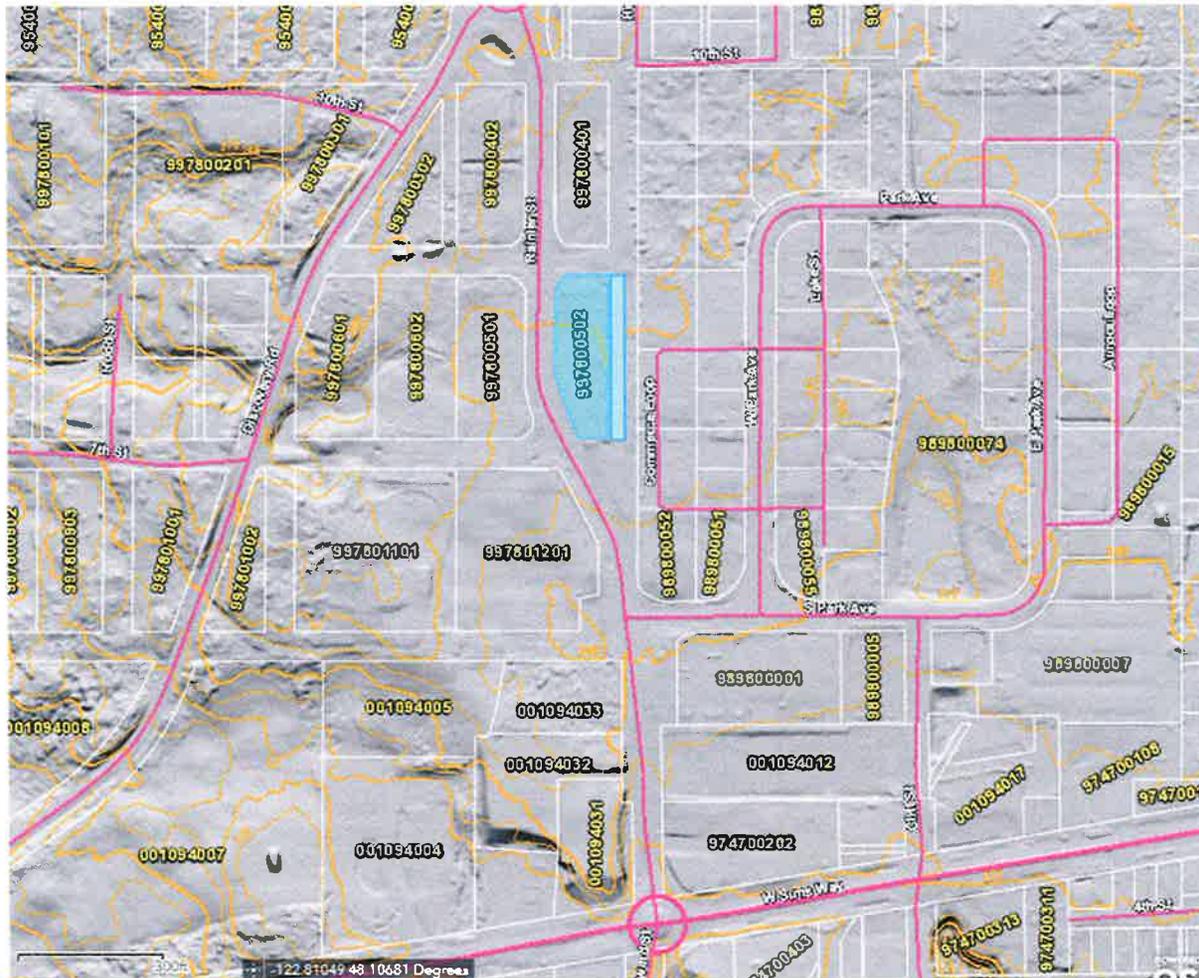
Zoning 1: C-II - General Commercial

Zoning 3: Appraiser: 4

EXHIBIT B – SATELLITE IMAGERY OF READY ATHLETICS LLC



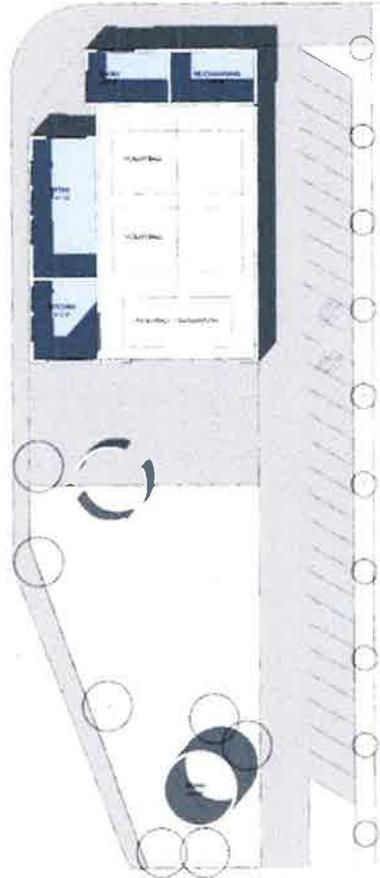
EXHIBIT F – EXISTING CONDITIONS (TOPOGRAPHY)



Topography: The subarea has varying topography. The southernmost areas slope quickly to the south and include some steep areas that preclude most development. The balance of the subarea is predominantly flat.

Easement: a public utility easement currently exists, encompassing the Eastern portion (30' x 330') of the property which was vacated by the City of Port Townsend (formerly Howard St). Ord. 3216 (2018).

EXHIBIT G – PROPOSED CONCEPT DESIGNS



LEVEL 1 DESIGN COMPLETE



arch design

When recorded return to:

Ready Athletics LLC
Attn: Matthew Ready
2347 Sheridan Street
Port Townsend, WA 98368

Filed for Record at Request of
All About Escrow, Inc.
Escrow Number: 21-0562AL/64498

Statutory Warranty Deed

THE GRANTOR Safe Harbor Recovery Center, Inc., a Washington Corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ready Athletics LLC, a Washington limited liability company, the following described real estate, situated in the County of Jefferson, State of Washington:

Tax Parcel Number(s): 997800502 / 43012

Abbreviated Legal:
Blk 5 (E1/2) Swan Park Ls R/W TGW Ptn Vac Hill St Adj

FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Dated October 20, 2021

Safe Harbor Recovery Center, Inc.
Gleeford Kessler, Jr.
By: Gleeford Kessler, Jr., President

STATE OF Washington }
COUNTY OF Jefferson } SS:

I certify that I know or have satisfactory evidence that Gleeford Kessler, Jr.
is the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated that he
is authorized to execute the instrument and acknowledge that as the
President of Safe Harbor Recovery Center, Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/22/2021 Penny E. Westerfield
Notary Public in and for the State of Washington
Residing at Port Townsend
My appointment expires: 2/5/2023



EXHIBIT "A"

The East ½ of Block 5, Swan Park, as per plat recorded in Volume 1 of Plats, page 40, records of Jefferson County, Washington;

TOGETHER WITH that portion of vacated Hill (aka Howard) Street as vacated by Ordinance No. 3216 of the City of Port Townsend, recorded December 20, 2018 under Recording No. 621408, which would attach by operation of law;

EXCEPTING THEREFROM those portions as conveyed to the City of Port Townsend by deeds recorded under Recording Nos. 596489 and 619528, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.


G.K.

EXHIBIT "B"

SUBJECT TO:

1. Conditions, notes, easements, provisions contained and/or delineated on the face of the surveys recorded under Jefferson County Recording Nos. 504016, 586026, 612577, 619422 and 621410
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.



G.K.

Planning and Community Development Dept
c/o Robin Hill
250 Madison St, Suite 3
Port Townsend, WA 98368

Hi Robin ↪
This is sent on behalf
of Austin Hatcher (509) 220-5732
re: Ready Athletics LLC

—ta!
JA

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, locations, locations of easements, acreage or other matters shown hereon.





Owner Name: Jefferson County
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: PO Box 1220 Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 37

Parcel ID: 989800037
Recording Date: 02/17/1995
Use: VACANT LAND VACANT LAND OTH
Assessed Total:
Bldg SqFt:
Tax ID:
Sale Price: \$95,000.00
Acres: 0.41 Acres

Owner Name: Jefferson County
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: PO Box 1220 Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 38

Parcel ID: 989800038
Recording Date: 02/17/1995
Use: VACANT LAND VACANT LAND OTH
Assessed Total:
Bldg SqFt:
Tax ID:
Sale Price: \$95,000.00
Acres: 0.28 Acres

Owner Name: Jefferson County
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: PO Box 1220 Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 39

Parcel ID: 989800039
Recording Date: 02/17/1995
Use: VACANT LAND VACANT LAND OTH
Assessed Total:
Bldg SqFt:
Tax ID:
Sale Price: \$95,000.00
Acres: 0.30 Acres

Owner Name: Jefferson County
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: PO Box 1220 Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 40

Parcel ID: 989800040
Recording Date: 02/17/1995
Use: VACANT LAND VACANT LAND OTH
Assessed Total:
Bldg SqFt:
Tax ID:
Sale Price: \$95,000.00
Acres: 0.38 Acres

Owner Name: Jefferson County
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: PO Box 1220 Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 41

Parcel ID: 989800041
Recording Date: 02/17/1995
Use: VACANT LAND VACANT LAND OTH
Assessed Total:
Bldg SqFt:
Tax ID:
Sale Price: \$95,000.00
Acres: 0.41 Acres

Owner Name: Wilton Family Ptns Lp
Co-Owner:
Site Addr: 847 W Park Ave B Port Townsend WA 98368
Owner Addr: PO Box 116 N Lakewood WA 98259
Bedroom: Bath: Year Blt: 1995
Legal: PORT TOWNSEND BUSINESS PARK LOTS 42 & 44

Parcel ID: 989800042
Recording Date: 12/10/2003
Use: MANUFACTURNG MANUFACTURING COM
Assessed Total: \$371,981.00
Bldg SqFt:
Tax ID:
Sale Price: \$250,000.00
Acres: 0.36 Acres

Owner Name: Jefferson County Public Hospit
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: 834 Sheridan St Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 43

Parcel ID: 989800043
Recording Date: 12/09/2022
Use: VACANT LAND VACANT LAND OTH
Assessed Total:
Bldg SqFt:
Tax ID:
Sale Price:
Acres: 0.44 Acres

Owner Name: Jefferson County Public Hospit
Co-Owner:
Site Addr: 803 W Park Ave Port Townsend WA 98368
Owner Addr: 834 Sheridan St Port Townsend WA 98368
Bedroom: Bath: Year Blt: 2000
Legal: PORT TOWNSEND BUSINESS PARK LOT 45

Parcel ID: 989800045
Recording Date: 12/09/2022
Use: MANUFACTURNG MANUFACTURING COM
Assessed Total: \$431,484.00
Bldg SqFt:
Tax ID:
Sale Price:
Acres: 0.18 Acres

Owner Name: Jefferson County Public Hospit
Co-Owner:
Site Addr: 823 Commerce Loop Port Townsend WA 98368
Owner Addr: 834 Sheridan St Port Townsend WA 98368
Bedroom: Bath: Year Blt: 2001
Legal: PORT TOWNSEND BUSINESS PARK LOT 46

Parcel ID: 989800046 **Tax ID:**
Recording Date: 12/09/2022
Use: MANUFACTURNG MANUFACTURING COM
Assessed Total: **Sale Price:**
Bldg SqFt: **Acres:** 0.44 Acres

Owner Name: Jefferson County Public Hospit
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: 834 Sheridan St Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 47

Parcel ID: 989800047 **Tax ID:**
Recording Date: 12/09/2022
Use: VACANT LAND VACANT LAND OTH
Assessed Total: \$49,500.00 **Sale Price:**
Bldg SqFt: **Acres:** 0.18 Acres

Owner Name: Olympic Community Action Progr
Co-Owner: Attn: T Dan Wollam
Site Addr: 731 W Park Ave Port Townsend WA 98368
Owner Addr: 823 Commerce Loop Port Townsend WA 98368
Bedroom: Bath: Year Blt: 2000
Legal: PORT TOWNSEND BUSINESS PARK LOT 48

Parcel ID: 989800048 **Tax ID:**
Recording Date: 07/09/2008
Use: MANUFACTURNG MANUFACTURING COM
Assessed Total: **Sale Price:** \$1,815,322.00
Bldg SqFt: **Acres:** 0.18 Acres

Owner Name: Pratt, Kimberly L
Co-Owner:
Site Addr: 751 Commerce Loop Port Townsend WA 98368
Owner Addr: 1432 Washington St Port Townsend WA 98368
Bedroom: Bath: Year Blt: 2001
Legal: PORT TOWNSEND BUSINESS PARK LOT 49

Parcel ID: 989800049 **Tax ID:**
Recording Date: 03/10/2004
Use: MANUFACTURNG MANUFACTURING COM
Assessed Total: \$424,712.00 **Sale Price:** \$410,000.00
Bldg SqFt: **Acres:** 0.44 Acres

Owner Name: Olympic Community Action Progr
Co-Owner: Attn: T Dan Wollam
Site Addr: Port Townsend WA 98368
Owner Addr: 823 Commerce Loop Port Townsend WA 98368
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 50

Parcel ID: 989800050 **Tax ID:**
Recording Date: 07/09/2008
Use: VACANT LAND VACANT LAND OTH
Assessed Total: **Sale Price:** \$1,815,322.00
Bldg SqFt: **Acres:** 0.18 Acres

Owner Name: Pratt, Kimberly L
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: PO Box 160 Chimacum WA 98325
Bedroom: Bath: Year Blt:
Legal: PORT TOWNSEND BUSINESS PARK LOT 51

Parcel ID: 989800051 **Tax ID:**
Recording Date: 08/17/2015
Use: VACANT LAND VACANT LAND OTH
Assessed Total: \$106,169.00 **Sale Price:** \$149,281.00
Bldg SqFt: **Acres:** 0.39 Acres

Owner Name: Emerald Seisin LLC
Co-Owner:
Site Addr: 2424 South Park Ave Port Townsend WA 98368
Owner Addr: PO Box 214 Port Townsend WA 98368
Bedroom: Bath: Year Blt: 2009
Legal: PORT TOWNSEND BUSINESS PARK LOT 52 LS HOWARD ST R/W E#124524

Parcel ID: 989800052 **Tax ID:**
Recording Date: 03/14/2008
Use: BUSINESS SER BUSINESS SERVICES COM
Assessed Total: \$580,048.00 **Sale Price:** \$200,000.00
Bldg SqFt: **Acres:** 0.51 Acres

Owner Name: Bock, James A
Co-Owner:
Site Addr: Port Townsend WA 98368
Owner Addr: 22807 NE 16th St Camas WA 98607
Bedroom: Bath: Year Blt:
Legal: SWAN PARK BLK 3(S & E OF DISCOVERY RD)

Parcel ID: 997800302 **Tax ID:**
Recording Date: 07/16/2021
Use: VACANT LAND VACANT LAND OTH
Assessed Total: \$87,294.00 **Sale Price:** \$79,000.00
Bldg SqFt: **Acres:** 0.70 Acres

Owner Name: West Harbor LLC **Parcel ID:** 997800401 **Tax ID:**
Co-Owner: **Recording Date:** 09/30/2022
Site Addr: 2500 9th St Port Townsend WA 98368 **Use:** COMMERCIAL COMMERCIAL
Owner Addr: 12345 Lake City Way NE #211 Seattle WA 98125 **Assessed Total:** \$228,786.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.81 Acres
Legal: SWAN PARK BLK 4(E 1/2) LESS HOWARD ST R/W E#124110 & 131057

Owner Name: Creative Systems Inc **Parcel ID:** 997800402 **Tax ID:**
Co-Owner: **Recording Date:** 09/25/2018
Site Addr: 2525 Discovery Rd Port Townsend WA 98368 **Use:** BUSINESS SER BUSINESS SERVICES COM
Owner Addr: PO Box 1910 Port Townsend WA 98368 **Assessed Total:** \$732,307.00 **Sale Price:** \$562.00
Bedroom: **Bath:** **Year Blt:** 2009 **Bldg SqFt:** **Acres:** 1.04 Acres
Legal: SWAN PARK BLK 4(W 1/2 LS E30') TGTH/W E30' VAC SHASTA ST LS HOWARD ST R/W EX#124109 & 131058

Owner Name: Gomez Edw C & Ell E Trust **Parcel ID:** 997800501 **Tax ID:**
Co-Owner: **Recording Date:** 07/08/2022
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: 6527 Seward Park Ave S Seattle WA 98118 **Assessed Total:** \$134,113.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 1.07 Acres
Legal: SWAN PARK BLK 5(W1/2) W/VAC SHASTA ST FRTG LS HOWARD ST R/W EX#130493&131055

Owner Name: Gomez Edw C & Ell E Trust **Parcel ID:** 997800602 **Tax ID:**
Co-Owner: **Recording Date:** 07/08/2022
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: 6527 Seward Park Ave S Seattle WA 98118 **Assessed Total:** \$125,226.00 **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 1.28 Acres
Legal: SWAN PARK BLK 6(E 1/2) 1/2 VAC SHASTA ST

Owner Name: Pt Highway 20 LLC **Parcel ID:** 997801101 **Tax ID:**
Co-Owner: **Recording Date:** 09/30/2015
Site Addr: 2870 Discovery Rd Port Townsend WA 98368 **Use:** RES-SINGLE RESIDENTIAL-SINGLE UNIT SFR
Owner Addr: PO Box 408 Port Townsend WA 98368 **Assessed Total:** \$760,207.00 **Sale Price:** \$1,050,281.00
Bedroom: 2 **Bath:** 1 **Year Blt:** 1925 **Bldg SqFt:** 808 SqFt **Acres:** 2.49 Acres
Legal: SWAN PARK BLK 11 W/VAC SHASTA ST FRTG

Owner Name: Pt Highway 20 LLC **Parcel ID:** 997801201 **Tax ID:**
Co-Owner: **Recording Date:** 09/30/2015
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: PO Box 408 Port Townsend WA 98368 **Assessed Total:** \$249,961.00 **Sale Price:** \$1,050,281.00
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 2.00 Acres
Legal: SWAN PARK BLK 12 W/VAC SHASTA ST FRTG LS HOWARD ST R/W E#124553

Jefferson County
P.O. Box 1220
Port Townsend, WA 98368

James A Bock
22807 NE 16th St
Camas, WA 98607

Wilton Family Ptns LP
847 W Park Ave B
Port Townsend, WA 98368

West Harbor LLC
2500 9th St
Port Townsend, WA 98368

Wilton Family Ptns LP
P.O. Box 116
North Lakewood WA 98259

West Harbor LLC
12345 Lake City Way NE #211
Seattle, WA 98125

Jefferson County Public Hospital
834 Sheridan St
Port Townsend WA 98368

Creative Systems Inc.
2525 Discovery Rd
Port Townsend, WA 98368

Olympic Community Action Programs
731 W Park Ave
Port Townsend WA 98368

Creative Systems Inc.
P.O. Box 1910
Port Townsend, WA 98368

Olympic Community Action Programs
823 Commerce Loop
Port Townsend, WA 98368

Edward Gomez, Trustee
Ellen Mack, Trustee
6527 Seward Park Ave S
Seattle, WA 98118-3447

Kimberly L Pratt
751 Commerce Loop
Port Townsend, WA 98368

PT Highway 20 LLC
2870 Discovery Rd
Port Townsend, WA 98368

Kimberly L Pratt
1432 Washington St
Port Townsend, WA 98368

PT Highway 20 LLC
P.O. Box 408
Port Townsend, WA 98368

Emerald Seisin LLC
2424 South Park Ave
Port Townsend WA 98368

Emerald Seisin LLC
P.O. Box 214
Port Townsend, WA 98368

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