

CITY OF PORT TOWNSEND FORMAL COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application No. LUP 23-013

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

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

Applicant Name: Dove House Advocacy Services

Applicant's Address: 1045 10th Street, Port Townsend, WA 98368

Please provide a description of the proposed amendment (attach additional pages as needed):

Request a zoning change for parcels { 949-818-101
from C-1 to C-1A. } 949-818-102

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

see attached

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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.

CITY OF PORT TOWNSEND
DSD

Applicant

Date

2/1/23

For Site-Specific Amendments:

Property Owner's Signature

Date

Dove House Advocacy Services

2/1/23

Property Owner's Signature

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.

SUBMITTAL REQUIREMENTS

General

- Application and Noticing Fees:
 - Comprehensive Plan Amendment Base fee - \$998.20 (10 hrs. of staff time)
 - SEPA Base Fee \$1,576.72 (16 hrs. of staff time)
 - Noticing Fees \$455.00
 - Total: \$3029.92

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

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

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

For applications proposing a rezone, please provide the following:

- Vicinity map showing:
 - Location of the area proposed to be rezoned;
 - The zoning of all property within 500 feet of the site;
 - The uses of all properties within 500 feet of the site.
- Existing Conditions map - An exhibit which depicts existing conditions on the site and within the general vicinity (200-foot radius). The exhibit shall include, but is not limited to, topography, wetlands, wetland buffers, easements and purpose of easements, access, etc. The intent is to clearly illustrate the physical opportunities and constraints of the site.
- Site-specific amendments shall provide adequate information to show that development consistent with the proposed density and uses is or can be served by existing or proposed infrastructure. Proposed site-specific comprehensive plan amendments will be assumed to have maximum impact on the environment and public facilities and services.
- Photocopy of the property deed.
- The latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner's names and addresses typed on mailing labels. (City will supply envelopes.)

The proposed change in zoning is being proposed given the constraints of the C-1 district. There is no project associated with the amendment.

Prior to the designation of C-1 it was zoned RIII (per Port Townsend City development dept.)

Brief History:

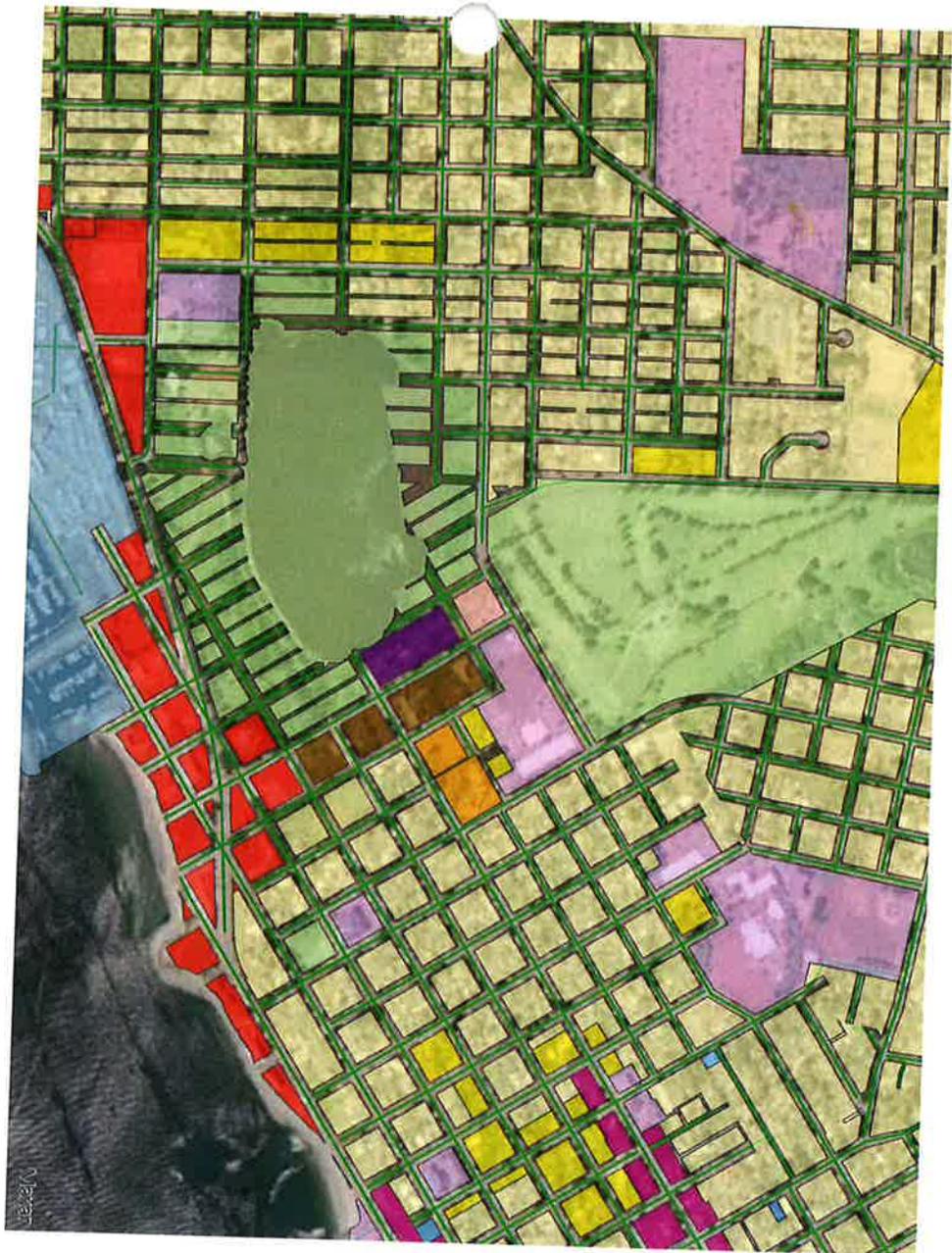
Judy Surber, Planning Director, confirmed that the residential use of the building is in fact a grandfathered non-conforming use as it has not been vacant for 365 days (it was only vacated on the 22nd of December). The property (APN 949 818 101) has been continually used as a residence and ADU since 2008, when the parcel was sold separately from the adjacent property; 939 Kearney Street (APN 949 818 102) now known as Recovery Café. The 2 parcels on this block under this singular zoning are now under one ownership: Dove House Advocacy Services. This request is for the entire block, both parcels.

While we understand that the ADU may have never been formally permitted, the most recent owner lived in the main house and his mother lived in the ADU. We understand that permits may need to be applied for to ensure the ADU can be used legally.

We believe this block is misidentified in the city's mixed used zoning districts Chapter 17.18. The verbiage states it is one of 3 locations in the city, yet in other verbiage in the city's zoning district information it states it is the sole C-1 designation. There is some confusion about the zoning as the map and the accompanying written information are different.

We believe that this C-1 zoning is obsolete: the permitted residential use is only for the owner/operator of the commercial use. This type of owner/ operator is rare these days. In addition, there is a great need for housing in Port Townsend and Jefferson County, and in fact across the state and country.

Currently, there is no other residential use permitted in this zone. We believe RCW **36.70A.600** (*Increasing residential building capacity-Housing action plan authorized-Grant assistance*) and the tactical infill process the Port Townsend planning commission and the city council are undertaking, supports this proposed change. Either through the change of zoning to allow commercial/ residential or simply to enable this C-1 zone to allow multifamily use : RCW 36.70A.600 1. (d) ***Authorize a duplex, triplex, quadplex, six plex, stacked flat, townhouse, or courtyard apartment on one or more parcels for which they are not currently authorized***





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, location of easements, acreage or other matters shown thereon.

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

Attachment A – Approval Criteria Section 20.04.080 PTMC

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

For ALL applications:

1. Whether the amendment will adversely affect the public health, safety and welfare in any significant way; and
2. Whether the proposed amendment is consistent with the GMA and adopted county-wide planning policies; and
3. Whether the proposed amendment reflects current widely held community values or resolves inconsistencies in the city’s comprehensive plan; and
4. Whether the proposed amendment would maintain the appropriate balance of land uses within the city; and
5. Whether the proposal implements the comprehensive plan; or alternatively
6. Since the adoption of the comprehensive plan, there has been a substantial change in circumstances related to the proposed amendment and/or the area in which it is located which warrants the proposal.

Additional criteria for site-specific amendments:

7. In the case of an amendment to the comprehensive land use map, whether the subject parcels are physically suitable for the requested land use designation(s) and the anticipated land use development(s), including, but not limited to, access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints.
8. The proposed amendment will not create a pressure to change the land use designation of other properties, unless the change of land use designation for other properties is in the long-term interests of the community in general.



1) The amendment will indeed likely affect public health, safety and welfare in a significant way in a positive way as the need for all types of housing is critical. With the median price for a home sold in Jefferson County in 2022 was \$622,450 (in 2020, it was \$450,000), the critical need for affordable multifamily housing cannot be overstated.

2) We believe the proposed amendment is consistent with GMA & CPP COMPLIANCE

From the housing Element of the Comp Plan:

This housing element is prepared in compliance with applicable statutory Growth Management Act requirements and current Countywide Planning Policy.

GMA Requirements. Adopted as the Growth Management Act (GMA) by the 1990 Legislature with RCW 36. 70A, the statewide planning goal for housing is to:

Encourage the availability of affordable housing to all economic segments of the population of this state promotes a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The housing goal described in the Growth Management Act asserts three separate but equal subparts:

1) encouraging the availability of affordable housing to all segments of the population of the state, 2) promoting a variety of residential densities and housing types, and 3) encouraging the preservation of existing neighborhoods.

3) We believe this proposed amendment reflects currently help community values as it is the number one issue talked about in our community (along with street repair). Many community members have joined together to help with the housing crisis by building tiny homes and advocating for more ADUs: HSN, Pete's Place, Bayside, LION.

4) We believe the balance of land use would be unaffected. There are still C-II zones that have not been built on in the city because of lack of infrastructure. This property is already established, and current non-conforming grandfathered use would comply with the zoning we are proposing.

5) See #2 above in terms of the implementation of comp plan goals.

6) We believe, as does the community, that the substantial change in housing prices over the last 3 years and the lack of affordable multifamily being built requires action to keep our workforce in place.

In addition, **RCW 36.70A.600** as previously cited encourages cities to increase residential building capacity.

7) The site is adequately served by utilities, access, and compatible with adjoining uses which are apartments, care facilities (congregate care), and public facilities. For the same reason we believe:

8) There is no reason that adjoining properties would call for a change in their zoning/use as they are already at higher use/densities than subject property.

SEPA ENVIRONMENTAL CHECKLIST

THE PURPOSE OF SEPA

The State Environmental Policy Act (SEPA) requires the City to consider the environmental impacts of a proposal before making decisions. The City will use **this checklist** to help determine whether the environmental impacts of your proposal are significant and decide whether an Environmental Impact Statement (EIS) is required from a Determination of Significance (DS), or a Determination of Non-Significance (DNS) may be issued. An EIS must be prepared for all proposals with probable significant adverse impacts on the environment. Frequently, however, the impacts of a proposal can be mitigated through certain conditions or voluntary measures agreed to by the applicant. Mitigation measures may include, for example, limiting construction hours to reduce noise, preserving significant trees or habitat, and a variety of other issues regarding the environment.

New development proposals may also place an added burden on public services. New residents and employees use public parks, require fire and police protection, and other general government services. These impacts are significant during the first few years after a proposal is submitted to the City, and before the tax the City receives generated by the project. City service providers must cover increasing expenses without compensating revenues. Impact mitigation under SEPA is designed to help reduce the strain on public services.

Also, capital costs associated with providing facilities for new residents and employees are not covered by these tax revenues. In a rapidly growing community, existing City taxpayers must make up unpaid short-term operational costs and capital expenses. Unless these impacts are mitigated, current City taxpayers would be put in the position of subsidizing new development and would not realize a full return on their tax dollars.

WHEN A CHECKLIST IS REQUIRED

The SEPA review process generally begins when someone submits a permit application to the City, for example, a building permit, land use application such as a conditional use or a rezone, grading permits, or any such project where the City is required to issue a permit or approval. This is considered an "action" under SEPA, in the Washington Administrative Code WAC 197-11-704.

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DSD

EXEMPTIONS TO SEPA

To be exempt from SEPA review, the proposed project must be smaller than or equal to the following:

- ◇ The construction or location of any residential structures of twenty (20) dwelling units;
- ◇ For multifamily residential projects, up to sixty (60) dwelling units;
- ◇ The construction of an office, school, commercial, recreational, service, or storage building 12,000 square feet in size with forty (40) parking spaces;
- ◇ For agricultural structures, up to forty thousand square feet;
- ◇ Repair, remodel, and maintenance activities (unless associated with a non-exempt proposal);
- ◇ For parking facilities, up to forty (40) parking spaces;
- ◇ For landfills and excavations in WAC 197-11-800(1)(b)(v), up to one thousand cubic yards;
- ◇ The vacation of streets and roads;
- ◇ The granting of variances based on special circumstances.

CRITICAL AREAS

Pursuant to the Washington Growth Management Act (GMA), the City requires protection of critical areas within the city limits. These areas, along with protective buffers, include wetlands and streams, frequently flooded areas, aquifer recharge areas, fish and wildlife habitat, and geologically hazardous areas (steep slopes, soils with high erosion rates). The Critical Areas Ordinance, as codified in Chapter 19.05 of the Port Townsend Municipal Code, establishes protection standards that minimize development impacts.

If your property is in a mapped critical area, or meets the criteria for a critical area, City staff may conduct a site investigation or you may need to obtain the services of a professional, such as an engineering geologist or wetlands specialist to determine if the mapping is correct. If it is, you may be required to obtain a Critical Area permit. Critical areas maps are available on the third floor of City Hall, 250 Madison Street, in the Planning and Community Development Department. You can request a City staff person to print this map for you.

INSTRUCTIONS FOR APPLICANTS

The Environmental Checklist asks you to describe some basic information about your proposal. Please answer the questions descriptively, but briefly. Be as accurate as possible, and use the most precise information available to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. However, answers to some questions may require expertise or technical assistance from qualified persons. The cost of obtaining such information is the responsibility of the applicant.

If you do not know the answer, write, "do not know," or if it does not apply to your proposal, write "does not apply." *Complete answers to the questions now may avoid unnecessary delays later.*

Some questions ask about governmental regulations, such as zoning, shoreline, and land use designations. Answer these questions if you can. If you need help, City staff can assist you. The Checklist questions apply to all parts of your proposal, even if you plan to do it 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 PROCESS

A pre-application conference with City Planning and Community Development (PCD) staff is required prior to submitting a SEPA environmental checklist. Filing a checklist with thorough answers the first time may avoid unnecessary delays later.

Within 14 days of determining that a SEPA application is complete, PCD will provide the public and adjacent property owners with notice and an opportunity to comment on the pending threshold determination.

The PCD will provide the applicant with a copy of the notice of the pending threshold determination posted on one (or in some cases two) public notice boards, and one (1) copy of an affidavit of posting. The applicant posts the notice(s), placing the board(s) in conspicuous locations on or near the property, and maintains them in place until the determination is issued. The affidavit of posting must be signed, notarized, and returned to the PCD no later than seven (7) days after the notices are provided. Upon issuance of the determination, any conditions imposed must be posted on the signboards and remain there until the project has been finalized.

The PCD will arrange one (1) publication of the notice to appear in a newspaper of general circulation within the City. Any person will then have a period of 20 days (30 days if a shoreline permit is involved) from the date of publication to submit information and comments to the PCD relating to the project. All comments received will be provided to the applicant. In addition to having the property posted and publishing the notice, PCD staff may opt to hold a public meeting to review the checklist, schedule a public site visit or informal meeting with the proponent, adjacent property owners, or interested citizens, or use any other reasonable method deemed appropriate by the staff.

The planning staff member who is the responsible official will make the threshold determination and issue either a Determination of Non-Significance (DNS), a Mitigated Determination of Non-Significance (MDNS), or a Determination of Significance (DS). An applicant may request in writing early notice if a DS is likely. A DS may not be appealed.

If the responsible official finds that a proposal is likely to have some potential significant environmental impacts, the applicant may modify the proposal to reduce such impacts, so that an MDNS could be issued. An MDNS lists specific mitigation measures to be implemented by the applicant to reduce impacts. If the project is approved with specific mitigating conditions, the applicant must post the conditions and return a signed, notarized affidavit of posting, and maintain the posted conditions during construction. The conditions must be removed upon completion of the project.

No threshold determination is final until expiration of the 15-day administrative appeal period. If it is appealed, then the determination is final when the decision is made on the appeal. If no written comments have been received on a threshold determination, no appeal is available.

A written statement appealing the threshold determination of the responsible official must be filed with the Planning and Community Development Director within **fifteen (15)** calendar days of the date of publication of the threshold determination. If any person has already filed comments on the pending determination, submittal of a written appeal letter is required. If a person has not commented previously, both a comment letter and a separate appeal letter must be submitted within the 15-day administrative appeal comment period.

The fee to appeal the Director's decision is \$391.68 (2023 fee schedule). The fee is waived if a valid petition is signed by 200 Port Townsend citizens and is submitted to PCD within the 15-day appeal period. The appeal must clearly list the names and addresses of each signatory. In addition to the appeal fee, appellants are responsible for Hearing Examiner fees. A deposit of \$500.00 is charged upfront, if the actual cost is less or more, the difference will be refunded or billed.

Decisions on additional necessary permits for a proposal cannot take place until the environmental review process is completed. In addition, no site work, including clearing or grading, may commence prior to completion of the SEPA process. So, while a hearing before the Planning Commission or the Hearings Examiner may be held before the environmental review process is completed, decisions must await completion of SEPA review.

The SEPA review process can normally be accomplished within 90 days of the City receiving a complete application, unless the City requests additional technical studies. Please contact a City planner at 360.379.5095 if you have questions.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:

For non-project 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.

**SEPA Application
Submittal Requirements
CHECKLIST**

Completed Checklist

Application fee

Minor: \$793.36 (plus \$355.00 for notice fees)

Major: \$1576.72 (Plus \$455.00 for notice fees) (*i.e. Planned Unit Developments, Full Subdivisions, Commercial projects in excess of 10,000 square feet and any other major projects*).

Additional Fees: Additional fees may apply should companion applications be required.

The latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner's names and addresses typed on mailing labels. The City will supply envelopes. For minor SEPA, include 1 set of mailing labels; for major SEPA, include 2 sets of mailing labels.

A vicinity map of the area as shown by the Jefferson County Assessor's Office

Three copies of a site plan showing the dimensions and shape of:

Existing lots

All existing or proposed structures/improvements

Existing and Proposed building floor space (if applicable) *N/A*

Conceptual building elevations (if applicable) *N/A*

Adjacent streets, alleys, driveways and off-street parking

Utilities, parking, landscape areas, adjacent land uses

All easements, deeds, restrictions or other encumbrances restricting the use of the property, if applicable

Significant natural features such as creeks, wetlands, steep slopes, etc.

The location of any critical areas and/or buffers as described in PTMC 19.05, including all floodplains, lying within or adjacent to the proposed variance; Critical Areas special reports where required by (PTMC 19.05 - Critical Areas)

North Arrow and scale

If the above site plan is larger than 8-1/2" x 11", provide one 8-1/2" x 11" copy *N/A*

A drainage plan. If there are existing structures on-site, show and calculate the total amount of impervious surfaces (*i.e.* building roof areas, driveways) in square feet and current method of stormwater management (*i.e.* downspouts, drywells, etc.)

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

SEPA INFORMATION

A. Background:

1. Name of proposed project, if applicable:

N/A <COMP PLAN REZONE>

2. Name of applicant:

Dove House Advocacy Services

Name of Contact person:

Beulah Kingsolver

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

1045 10th Street 360.385.5292
Port Townsend, WA 98368

Email Addresses:

beulahk@dovehousejc.org

4. Date checklist prepared:

1/30/23

5. Agency requesting checklist:

City of Port Townsend

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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.

a. Brief Description:

N/A

b. Have any known wetlands or their buffers been identified on the property?

No Yes

If yes, attach wetland report.

c. Are there any steep slopes (greater than 15%) on the property? No

Yes

If yes, attach geotechnical report.

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.

(Attach additional pages if necessary.)

Block 181 on the corner of Kearney & Blaine Streets

Property Legal Description: Assessor's Tax #: 949.818.101 / 949.818.102

Addition: Estate Addition, Block(s): 181

Lot(s): 1-8

Or Other Legal Description: see below

APN

949.818.101

Block 181

Estate Addition

Lots 1, 3, 5, 6, 7, 8

Lots 2 & 4 less northerly 76.49 feet

APN

949.818.102

Block 181

Estate Addition

Lots 2 & 4 northerly 76.49 feet

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
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| <p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. EARTH</p> <p>a. General description of the site (mark one): <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent of the slope)? <hr/> <hr/></p> <p>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. <hr/> <hr/> <hr/></p> <p>d. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe. <hr/> NO <hr/></p> <p>e. Describe the purpose, type, total area, and approximate quantities of any filling, excavation, and grading proposed. Indicate source of fill. <hr/> N/A <hr/> <hr/></p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. <hr/> N/A <hr/></p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
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| <p>g. About what percent of the site would be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p style="text-align: center;">N/A</p> | |
| <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p style="text-align: center;">N/A</p> | |
| <p>2. AIR</p> | |
| <p>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.</p> <p style="text-align: center;">N/A</p> | |
| <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p style="text-align: center;">N/A</p> | |
| <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p style="text-align: center;">N/A</p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
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| <p>3. WATER</p> <p>a. Surface Water:</p> <p>1) 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:</p> <p>_____</p> <p>yes KahTai Lagoon</p> <p>_____</p> <p>_____</p> <p>2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, describe the work and attach the available plans.</p> <p>_____</p> <p>N/A</p> <p>_____</p> <p>_____</p> <p>3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Identify the source of the fill material.</p> <p>_____</p> <p>N/A</p> <p>_____</p> <p>_____</p> <p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known.</p> <p>_____</p> <p>N/A</p> <p>_____</p> <p>_____</p> <p>_____</p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
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| <p>5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> <hr/> | |
| <p>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.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> <hr/> | |
| <p>b. Ground Water:</p> <p>1) Will ground water 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 ground water? Give a general description, purpose, and approximate quantities, if known.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> <hr/> | |
| <p>2) Describe waste material that would 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:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> <hr/> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p>c. Water runoff (including stormwater):</p> <p>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.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <p>3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <p>4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> | |
| <p>4. PLANTS</p> <p>a. Check the types of vegetation found on the site:</p> <p><u>Deciduous tree:</u> <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen</p> <p><input checked="" type="checkbox"/> Other <u>apple trees, Rhododendrons</u></p> <p><u>Evergreen tree:</u> <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine</p> <p><input type="checkbox"/> Other _____</p> <p><input checked="" type="checkbox"/> Shrubs <u>unknown type</u></p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, vineyards or other permanent crops</p> <p><u>Wet Soil Plants:</u> <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bulrush <i>N/A</i></p> <p><input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other _____</p> <p><u>Water Plants:</u> <input type="checkbox"/> Water Lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <i>N/A</i></p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other types of vegetation _____</p> <p>b. What kind and amount of vegetation would be removed or altered?</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> <p>c. List threatened or endangered species known to be on or near the site.</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> <p>e. List all noxious weeds and invasive species known to be on or near the site:</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> | |

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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5. ANIMALS

a. 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: _____

Mammals: Deer Bear Elk Beaver

Other: coyote

Fish: Bass Salmon Trout

Herring Shellfish

Other: _____

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

unknown

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

unknown

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

N/A

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|--|--------------------------------|
| <p>e. List any invasive animal species known to be on or near the site.</p> <p style="text-align: center;"><i>unknown</i></p> <hr/> <hr/> <hr/> | |
| <p>6. ENERGY AND NATURAL RESOURCES</p> <p>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 would be used for heating, manufacturing, etc.</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> <hr/> <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> <p>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:</p> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> <hr/> | |
| <p>7. ENVIRONMENTAL HEALTH</p> <p>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.</p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| 1) Describe any known or possible contamination at the site from present or past uses. | |
| <hr/> <p style="text-align: center;"><i>pasture was gas station.</i></p> <hr/> <p style="text-align: center;"><i>remediation on record.</i></p> | |
| 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. | |
| <hr/> <p style="text-align: center;"><i>N/A</i></p> <hr/> | |
| 3) Describe special emergency services that might be required. | |
| <hr/> <p style="text-align: center;"><i>N/A</i></p> <hr/> | |
| 4) Proposed measures to reduce or control environmental health hazards, if any: | |
| <hr/> <p style="text-align: center;"><i>N/A</i></p> <hr/> | |
| b. NOISE | |
| 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? | |
| <hr/> <p style="text-align: center;"><i>N/A</i></p> <hr/> | |
| 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. | |
| <hr/> <p style="text-align: center;"><i>N/A</i></p> <hr/> <hr/> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p>3) Proposed measures to reduce or control noise impacts, if any:</p> <p style="text-align: center;">N/A</p> | |
| <p>8. LAND AND SHORELINE USE</p> <p>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.</p> <p>Current use of site Recovery Cafe Adjacent parcel is residential use. Neighboring properties are golf course and Mountain View commons. Kahala center - no affect on zoning change</p> <p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource land has not been designated, how many acres of farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p style="text-align: center;">N/A</p> | |
| <p>1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, describe.</p> <p style="text-align: center;">N/A</p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|--|--------------------------------|
| <p>c. Describe any structures on the site.</p> <p>Recovery Cafe, Single family home, garage with ADU, shed</p> | |
| <p>d. Will any structures be demolished? If so, what?</p> <p>N/A</p> | |
| <p>e. What is the current zoning classification of the site?</p> <p>C-1</p> | |
| <p>f. What is the current comprehensive plan designation of the site?</p> <p>Neighborhood Commercial</p> | |
| <p>g. If applicable, what is the current Shoreline Master Program designation of the site?</p> <p>NA</p> | |
| <p>h. Has any part of the site been classified as an "critical area" by the city or the county? If so, specify.</p> <p>N/A</p> | |
| <p>i. Approximately how many people would reside or work in the completed project?</p> <p>N/A</p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p>j. Approximately how many people would the completed project displace?</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>9. HOUSING</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p style="text-align: center;">N/A</p> | |
| <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p style="text-align: center;">N/A</p> | |
| <p>10. AESTHETICS</p> | |
| <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p style="text-align: center;">N/A</p> | |
| <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p style="text-align: center;">N/A</p> | |
| <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p style="text-align: center;">N/A</p> | |
| <p>11. LIGHT AND GLARE</p> | |
| <p>a. What type of light or glare would the proposal produce? What time of the day would it mainly occur?</p> <p style="text-align: center;">N/A</p> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|--|--------------------------------|
| <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| <p>12. RECREATION</p> | |
| <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="text-align: center;">golf course, pool, Ymca dog park</p> <hr/> <hr/> <hr/> | |
| <p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p>c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |
| 13. HISTORICAL AND CULTURAL PRESERVATION | |
| <p>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 located on or near the site? If so, specifically describe.</p> <p style="text-align: center;">no</p> <hr/> <hr/> <hr/> | |
| <p>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.</p> <p style="text-align: center;">no</p> <hr/> <hr/> <hr/> | |
| <p>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, archeological surveys, historic maps, GIS data, etc.</p> <p style="text-align: center;">N/A</p> <hr/> <hr/> <hr/> | |

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|---|--------------------------------|
| <p>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.</p> <p style="text-align: center;">N/A</p> | |
| <p>14. TRANSPORTATION</p> | |
| <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="text-align: center;">Kearney Street & Blaine Street</p> | |
| <p>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?</p> <p style="text-align: center;">yes, 200 feet</p> | |
| <p>c. How many additional parking spaces would the completed project or non-project proposal have?</p> <p style="text-align: center;">N/A</p> <p>How many spaces would the project or proposal eliminate? _____</p> <p style="text-align: center;">N/A</p> | |
| <p>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).</p> <p style="text-align: center;">N/A</p> | |

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

N/A

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

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.

N/A

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

N/A

15. PUBLIC SERVICES

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.

N/A

| Please print in ink or type each answer. Please do not write in area designated "Evaluation." | EVALUATION FOR AGENCY USE ONLY |
|--|--------------------------------|
| <p>b. Proposed measures to reduce or control direct impacts on public services, if any:</p> <p>_____</p> <p style="text-align: center;">N/A</p> <p>_____</p> | |
| <p>16. UTILITIES</p> <p>a. Check which utilities are currently available at the site:</p> <p><input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service</p> <p><input checked="" type="checkbox"/> Telephone <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Other</p> <p>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 that might be needed.</p> <p>_____</p> <p style="text-align: center;">N/A</p> <p>_____</p> | |
| <p>C. SIGNATURE</p> <p>The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on this information to make its decision.</p> <p>Signature: <u>Bental Kingsolver</u></p> <p>Name of signee: <u>Bental Kingsolver</u> <small>Dave House Advisory Services</small></p> <p>Position and agency/Organization: <u>Executive Director</u></p> <p>Date Submitted: <u>2/1/23</u></p> | |

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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D. Supplemental sheet for non-project actions

(IT IS NOT NECESSARY to use this sheet for project 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, that would affect the item at a greater intensity or at a faster rate than if the proposal was 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?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

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

n/A

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

n/A

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

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?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

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?

Please print in ink or type each answer. Please do not write in area designated "Evaluation."

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

n/a

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

There could be greater use of transit

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

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

n/a

CRITICAL AREA APPLICATION

| | |
|--|---|
| Name of proposed project, if applicable: | <u>Office Use Only</u> Permit # _____ Associated Permits: _____ _____ _____ |
| Legal Description: Tax #: <u>949-818-101/949-818-102</u> Addition: <u>Estate Addition</u> , Block(s): <u>181</u> Lot(s): <u>1-8</u> | |

Describe the existing conditions of the site, including natural and built environment (slope, vegetative cover, proximity to water, etc.). (Attach additional pages if necessary): site is flat to gentle slope, APN # 949-818-102 is built out w/ cafe building + deck - little landscaping. Asphalt parking
APN # 949-818-102 is single family home / garage w/ ADU / parking

| | |
|--|--|
| Property Owner: Name: <u>Dove House Advocacy Ser.</u> Address: <u>1045 10th Street</u> City/St/Zip: <u>Port Townsend, WA</u> Phone: <u>360 385 5292</u> Email: <u>beulahk@dovehousejco.org</u> | Contact/Representative (if different): Name: <u>Michelle Sandoval</u> Address: <u>1220 Water Street</u> City/St/Zip: <u>Port Townsend, WA</u> Phone: <u>360 981 6562</u> Email: <u>michelle emichellesandoval broker.com</u> |
|--|--|

Please describe the proposed development including construction methods, final design, total area of the site, extent of land area that would be affected, any off-site improvements (Attach additional pages if necessary):
N/A
RECEIVED

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. Attach additional pages if needed.
N/A
FEB 2023

CITY OF PORT TOWNSEND

Are there any steep slopes (greater than 15%) on or near the property? No Yes DSD

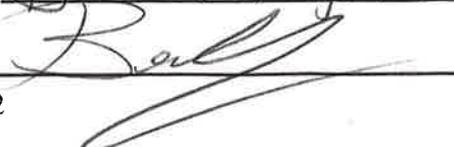
Are there any mapped or known critical areas on site or within 300 feet? No Yes

If yes, what type? Wetland Geologically Hazardous Slope Fish & Wildlife Habitat
 Critical Drainage Corridor Frequently Flooded Area (FEMA zone A or V)

If yes, attach geotechnical report. on record - Kah Tar

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
N/A

I verify the property affected by this application is the exclusive ownership of the applicant(s), or that I have submitted the application with the written consent of all owners of the affected property.

Print Name: Beulah Kingsolver
Signature: 

Date: 2/1/23

- continues -

Remainder of site (949.818.102) is fenced with gentle slope, grass and 3 apple trees. Several Rhododendron bushes are in garden beds. Lower property (westerly) is covered with black berries.

CHECKLIST

- Completed Application
- Photocopy of property deed
- SEPA checklist (if applicable)
- Application base fee
 - Type I Minor:** \$499.60 (see PTMC Section 19.05.040.E for a definition of Minor)
 - Type II Major:** \$1094.20 – includes \$30.00 Notice Board Deposit
 - Type IA: Advance Determination:** \$206.50
 - Reasonable Use Exception:** \$1593.80 – includes \$30.00 Notice Board Deposit
 - Waiver:** \$206.50
- For Major and Reasonable Use applications, the latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner's names and addresses typed on mailing labels. (City will supply envelopes.)

(On all maps/plans include North Arrow)

- A vicinity map of the area as shown by the Jefferson County Assessor's Office *(attached)*
- The site inventory and survey** (PTMC 20.01.100, 19.05.040) showing the dimensions and shape of existing natural and built features. The site survey is to be used as a base for the site construction plan. *N/A*
 Adjacent properties should be shown to the extent necessary to provide context. The survey requirement *may be waived* or modified by the director due to a determination that site factors do not require the specificity of a survey. Natural and built features include:
 - Existing lots, points of access, (include lot dimensions, adjacent streets, alleys, driveways, trails indicate whether developed/undeveloped)
 - All easements, deeds, restrictions or other encumbrances restricting the use of the property, if applicable
 - Five-foot contours. If property contains slopes, indicate the following slope categories:
 0-15% 15-40%; 40% or greater
 - Built features – Existing structures/improvements including utilities, parking areas, landscaped areas, adjacent land uses, etc., and indicate their setbacks from the property lines and critical areas
 - Natural features - Significant natural features such as floodplains, wetlands, steep slopes, type and extent of vegetation (e.g., forested, lawn, landscaped), trees with a six-inch diameter at breast height, etc.
 - Delineating critical areas and their required buffer area (In the case of wetlands, this will require a delineation by a qualified consultant prior to the site survey); *N/A*
- Three copies of a site construction plan** - (Using the site inventory and survey as a base) Unless the director waives one or more of the following information requirements, a site construction plan shall include:
 - N/A* i. On four lots or less, a plan description and maps at a scale no smaller than one inch equals 20 feet. On more than four lots, plan description and maps shall be no smaller than one inch equals 50 feet. In each case the plan description maps shall show the entire parcel of land owned by the applicant and the certified survey boundary of the critical area on the parcel.

ii. A site plan for the proposed development showing the location, width, depth and length of all existing and proposed disturbed areas, structures, roads, stormwater treatment and installations for the whole site, including those proposed to be located within the critical area and its buffer; **utility** locations and clearing and trenching locations should be identified along with the location of **any** existing utilities to be connected to the site; *(Show and calculate the **total** amount of impervious surfaces existing and proposed (i.e. building roof areas, driveways) in square feet and current and proposed method of stormwater management (i.e. downspouts, drywells, etc.) Please refer to PTMC 19.05.060 D(4). Note: Areas waterward of the ordinary high-water mark, confirmed landslide areas, and wetlands shall not be included to calculate land area.*

iii. The exact location and specifications for all development activities including delineation of all disturbed areas, the amounts of filling and grading and methods of construction;

iv. Top view and typical cross-section views of the critical area and its buffer to the same scale as required above;

v. Specific means proposed to mitigate any potential adverse environmental impact

If the above site plan inventory and construction plans are larger than 8 1/2" x 11", provide one 8-1/2 x 11 copy of each.
N/A

Critical area special report (PTMC 19.05.040F(1)e) prepared by a *qualified critical area consultant* (PTMC 19.05.020).
N/A

Mitigation & Monitoring Plans (if applicable) PTMC 19.05.060B(4) and D(6) for contents.
N/A

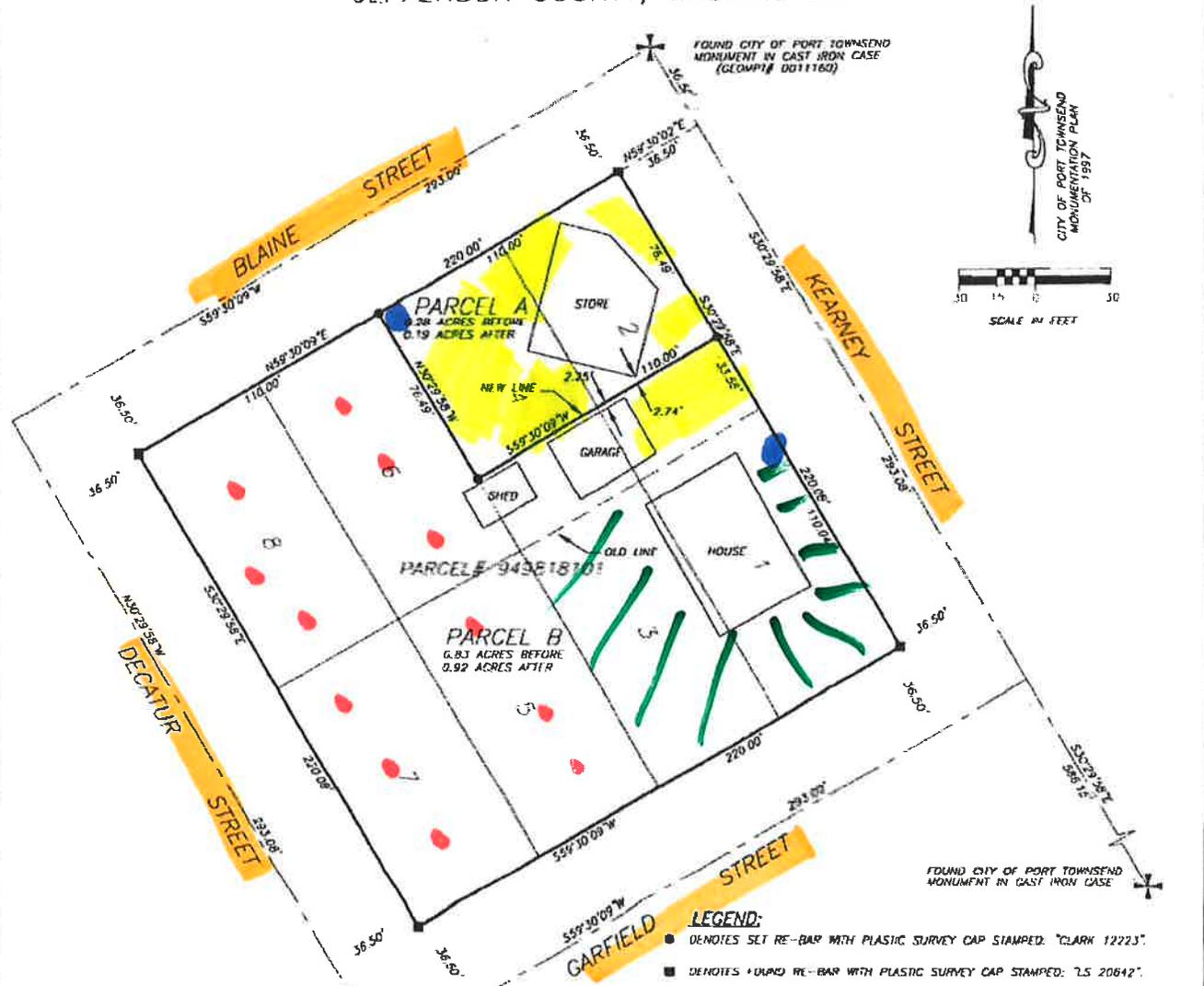
Storm water & Erosion Control Plan (PTMC 19.05.060D(5)) See: PTMC 13.32.030 Drainage Plan Contents. Must comply with City Engineering Design Standards. For Geologically Hazardous areas see PTMC 19.05.100 E (2)(b).
N/A



driveways / off street parking (8) / Residential (4),
 adjacent streets; including unimproved gravel &
 Decatur Streets
 ● utility pole ■ grass ● blackberries

SURVEY OF BOUNDARY LINE ADJUSTMENT FOR: **SALLY GREWELL**

A PORTION OF THE NW 1/4 OF THE NW 1/4
 IN SECTION 11, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
 JEFFERSON COUNTY, WASHINGTON



DESCRIPTION:
 BLOCK 181 OF ESTATE ADDITION PER PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 21 RECORDS OF JEFFERSON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF SALLY GREWELL.

NOTES:
 1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON GTS-3C TOTAL STATION AND STEEL TAPE.
 2. FOR SECTION SUBDIVISION DATA, SEE VOL. 7 OF SURVEYS, PAGE 183, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE: 419628
 FILED FOR RECORD THIS 3 DAY OF February, 1999, AT 1:10 P.M. IN VOLUME 20 OF SURVEYS, PAGE 25, RECORDS OF JEFFERSON COUNTY, WASHINGTON, AT THE REQUEST OF KENNETH A. CLARK.

Branch Hendrick
 JEFFERSON COUNTY DEPUTY AUDITOR



Kenneth A. Clark
 KENNETH A. CLARK, PLS
 L.S. NUMBER 12223
 DATE: 11/2/98

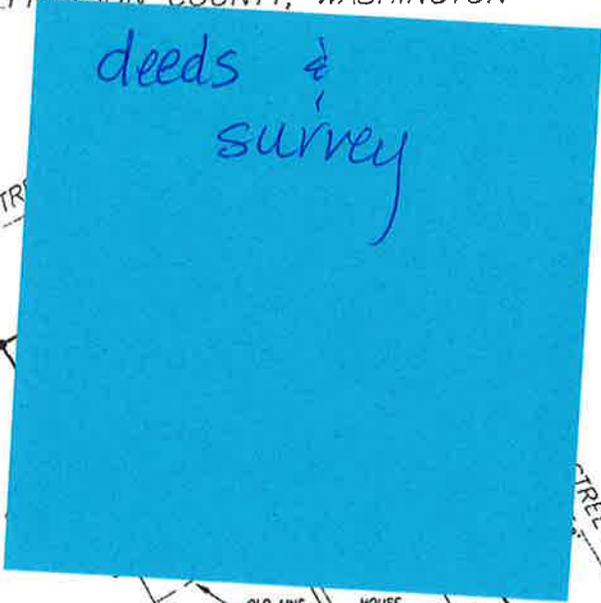
| | | |
|------------------------|--------|-------------------|
| ENGINEERING | CLARK | PH: 634 2128 |
| LAND SURVEYING | LAND | 323 N 30th Ave |
| WETLAND DELINEATION | OFFICE | SEASIDE, WA 98582 |
| DEVELOPMENT CONSULTING | | 12051 60th St |
| | | SEASIDE, WA 98582 |
| | | PH: 634 2128 |
| | | FAX: 634 2121 |

11(30N-1W)

VOL. 20 PAGE 125

SURVEY OF
BOUNDARY LINE ADJUSTMENT FOR: **SALLY GREWELL**

A PORTION OF THE NW 1/4 OF THE NW 1/4
IN SECTION 11, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
JEFFERSON COUNTY, WASHINGTON



DESCRIPTION:
BLOCK 181 OF ESTATE ADDITION PER PLAT RECORDED
IN VOLUME 2 OF PLATS, PAGE 21 RECORDS OF
JEFFERSON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST
OF SALLY GREWELL.



Kenneth A. Clark
KENNETH A. CLARK, P.L.S.
I.S. NUMBER 12722
DATE: 11/2/78

- LEGEND:**
- DENOTES SLT RE-BAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 1222J"
 - DENOTES FOUND RE-BAR WITH PLASTIC SURVEY CAP STAMPED: "LS 20842"

- NOTES:**
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON GTS-3C TOTAL STATION AND STEEL TAPE.
 2. FOR SECTION SUBDIVISION DATA, SEE VOL. 7, OF SURVEYS, PAGE 183, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE: 419628 419628
FILED FOR RECORD THIS 3 DAY OF February, 1979,
AT 1:10 P.M. IN VOLUME 20 OF SURVEYS, PAGE 125, RECORDS
OF JEFFERSON COUNTY, WASHINGTON, AT THE REQUEST OF KENNETH A. CLARK.
Cynthia Henderson
JEFFERSON COUNTY DEPUTY AUDITOR

| | |
|---|--|
| X | |
| | |

11(30N-1W)

| | | |
|--|----------------------------------|--|
| ENGINEERING LAND SURVEYING WETLAND DELINEATION DEVELOPMENT CONSULTING | CLARK LAND OFFICE | P.O. Box 2128 935 N 5th Ave Shelton WA 98584 (360) 681-2181 FAX 682-5700 (360) 681-2181 |
|--|----------------------------------|--|

VOL. 20 PAGE 125

When recorded return to:

Dove House Advocacy Services
1045 10th St
Port Townsend, WA 98368

Filed for Record at Request of
First American Title Of Jefferson County
Escrow Number: 61528CK

Statutory Warranty Deed

THE GRANTOR Candace Faith Hulbert, who also appears of record as Candace Peterson member of Candace's Corner LLC, a Washington administratively dissolved limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dove House Advocacy Services, a Washington non profit corporation the following described real estate, situated in the County of Jefferson, State of Washington.

Abbreviated Legal: Lots 2 & 4 (Nly 76.49' Ea) Blk 181 Estate Addn

Tax Parcel Number(s): 949 818 102

The Northerly 76.49 feet of Lots 2 and 4 of Block 181 in the Estate Addition to the City of Port Townsend, as per plat recorded in Volume 2 of Plats, page 21, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated June 20, 2019

Candace's Corner LLC

Candace F. Hulbert

By: Candace Faith Hulbert, Member

STATE OF Washington
COUNTY OF Jefferson) SS:

I certify that I know or have satisfactory evidence that Candace Faith Hulbert Signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Member of Candace's Corner LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 2, 2019

Linnea Sheehan
Notary Signature: Linnea Sheehan
Notary Public in and for the State of Washington
Residing at Port Ludlow
My appointment expires: May 7, 2022



657871 PGS: SWD

11/30/2022 04:14 PM \$203.50 FIRST AMERICAN TITLE
Jefferson County WA Auditor's Office - Rose Ann Carroll, Auditor



When recorded return to:

Beulah Kingsolver, Executive Director
1045 10th St
Port Townsend, WA 98368

Filed for Record at Request of
First American Title Of Jefferson County
Escrow Number: 66578CK

Statutory Warranty Deed

THE GRANTOR Bryan Varteresian, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dove House Advocacy Services, a Washington nonprofit corporation the following described real estate, situated in the County of Jefferson, State of Washington

Abbreviated Legal: Lots 1, 3, 5 To 8 (All) 2 & 4 (Ls Nly 76.49' Ea) Blk 181 Estate Addn

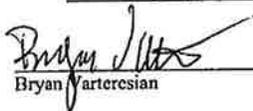
Tax Parcel Number(s): 949 818 101

Lots 1, 3, 5, 6, 7 and 8 and Lots 2 and 4, LESS the Northerly 76.49 feet of said Lots 2 and 4, all in Block 181 of the Estate Addition to the City of Port Townsend as per plat recorded in Volume 2 of Plats, page 21, records of Jefferson County, Washington;

Situate in the County of Jefferson, State of Washington.

SUBJECT TO: Covenants, Conditions, Restrictions, Easements, Plats and Surveys, if any, affecting title, which may appear in the public record

Dated November 23, 2022


Bryan Varteresian

STATE OF Washington
COUNTY OF Jefferson) ss.

I certify that I know or have satisfactory evidence that Brynn Varteresian (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-28-2022


Notary name printed or typed: Hannah C Pavlicek
Notary Public in and for the State of WA
Residing at Port Townsend
My appointment expires: 6-1-2025



EXHIBIT A

SUBJECT TO:

1. Easement, including terms and provisions contained therein:
 Recorded: April 08, 1967
 Recording No.: 191614
 In favor of: The City of Port Townsend
 For: Right-of-Way
2. Conditions, notes, easements, provisions contained and/or delineated on the face of the survey recorded under Jefferson County Recording No. 419628
3. 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.
4. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the terms.

Initial CH Initial _____

GRANTORS, TERESA E. GREWELL and DELMONT F. GREWELL

For and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to GRANTEE, CITY OF PORT TOWNSEND, Washington, an easement and right-of-way, over, across, along, through, and under the following described property situated in Jefferson County, Washington, to-wit:

Permanent easement 10 feet wide being 5 feet on each side of centerline.

Temporary construction easement 30 feet in width, being 15 feet wide on each side of centerline.

Centerline described as follows: Beginning at the most northerly corner of Block 181 State Addition Estate; thence Southwesterly 87.4 feet along the Northwesterly boundary of said Block 181 to True Point of Beginning; thence Southeasterly and parallel with the Northeastery boundary of Block 181 a distance of 135.0 feet; thence Easterly to a point on the Southeastery boundary of Block 181 said point being 29.0 feet from the most Easterly corner of Block 181.

For the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining and operating a sewer pipe line and lines and all necessary connections and appurtenances thereto, together with the right of ingress thereto and agrees therefore for the purpose of enjoying the easement, and also granting to Grantee and to those acting under or for Grantee the use of such additional area immediately adjacent to the above easement as shall be required for the construction of the sewer pipe line or lines in the easement, such additional area to be held to a minimum necessary for that purpose, and immediately after the completion of the construction and installation, or any subsequent entry upon the easement, Grantee shall restore the premises as near as may be to its condition immediately before such construction or entry.

IN WITNESS WHEREOF, Grantors have hereunto set their hand this 10th day of March, 1967.

Teresa E. Grewell
Delmont F. Grewell

STATE OF WASHINGTON }
JEFFERSON COUNTY } ss:

On this 10th day of March, 1967, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared TERESA E. GREWELL and DELMONT F. GREWELL to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they had signed and sealed the instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

191814

Robert D. Pleas
Notary Public in and for the State of

WASCO, W. 9A
No. 117
Exp. 12-31-67
City of

APR 6 1967

NOTARY J. W. H. JEFFERSON COUNTY JUDGE
J. W. H.
Notary Public

191614

4

allowed uses is not consistent

| Zoning Designations | Acreage | Comments |
|--|---------|--|
| Residential Zoning Districts : | | |
| R-I Low Density Single-Family | 566 | Accommodates single-family residences (including 2-4 unit plexes) at densities of up to four units per 40,000 square feet. |
| R-II Medium Density Single-Family | | |
| R-III Medium Density Multifamily | | |
| R-IV High Density Multifamily | | |
| Mixed Use Zoning Districts: | | |
| C-I/MU Neighborhood Serving Mixed Use Center | | |
| C-II/MU Community Serving Mixed Use Center | | |
| Commercial Zoning Districts: | | |
| C-II General Commercial | | |
| C-III Historic Commercial | | |

Supporting documents

Special Needs Housing

An important component of the city's housing element is to address special needs housing. As defined by the State of Washington *Housing Planning Guidebook* for GMA compliance:

Special needs housing includes group homes, nursing homes, assisted-care facilities, in-house care facilities or other types of social/healthcare facilities. Special needs housing includes those who are not able to live independently in traditional housing. It includes those who may not have an income sufficient to obtain housing without assistance.

GMA requires the housing element identify sufficient land for housing, including, but not limited to, government-assisted housing, housing for low income families, manufactured housing, multi-family housing, and group homes and foster care facilities.

Categories of special needs housing that have been identified and inventoried for Port Townsend include group quarters, financially assisted housing, and emergency/transitional housing as for homeless individuals and families. These categories are not necessarily mutually exclusive. For example, persons in group quarters may also be in financially assisted and/or emergency/transitional housing.

Group Quarters. Group quarters, such as nursing homes, correctional institutions, or living quarters for people who are disabled, homeless, or in recovery from addictions are not included in the count of total households. As of 2015, there are an estimated 4,659 Port Townsend households plus an additional estimated 114 residents (or 1.2% of all residents) in Port Townsend are living in group quarters. As a share of Port Townsend's population, this represents a 0.3% point decrease from the percentage reported in the 2000 Census.

Chapter 17.20 COMMERCIAL ZONING DISTRICTS

Sections:

- 17.20.010 Purposes.
- 17.20.020 Permitted, conditional and prohibited **uses** – Limitations on use.
- 17.20.025 Design review required.
- 17.20.030 Bulk, dimensional and density requirements.

17.20.010 Purposes.

A. The general purposes of the commercial districts are as follows:

1. To provide appropriate commercial areas for retail and service establishments, neighborhood convenience and office **uses** required by residents of the city in a manner consistent with the comprehensive plan;
2. To provide employment opportunities for existing and future residents of the city and those of adjacent communities;
3. To provide for land **uses** which meet the needs of local populations and attract populations located throughout the northeastern Olympic Peninsula;
4. To provide adequate space to meet the needs of commercial development, including off-street parking and loading;
5. To protect commercial and adjacent areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences;
6. To provide for an intensity of development and activity within commercial areas which will increase their vitality, facilitate transit, and make better **use** of available infrastructure;
7. To accommodate a balanced mix of commercial, residential, and recreational **uses** in commercial areas which will enable people to live, shop, work, and play within walking distance; thereby reducing dependence on motor vehicles and potentially reducing traffic congestion, energy consumption, and air pollution.

B. The purpose of each commercial district is as follows:

1. C-I – Neighborhood Commercial. This is an exclusively neighborhood commercial district, providing convenience shopping and small retail establishments which offer a limited range of goods and services within a residential neighborhood. The district allows for the retailing of neighborhood commodities and the provision of neighborhood professional and personal services. It should be located not less than one-half mile from another neighborhood commercial district, or any other commercial district providing similar services or facilities. Neighborhood commercial districts are intended to have a maximum size of no more than one acre. The size, scale, and expansion of such areas should be limited in order to minimize traffic volumes and congestion and other adverse impacts on the neighborhood in which these districts are located. The C-I district has been applied to the southwest corner of the intersection of Kearney and Blaine Streets.

2. C-II – General Commercial. This district accommodates a wide range of general commercial **uses**. This district provides for those commercial **uses** and activities which are most heavily dependent on convenient vehicular access, and is located on sites having safe and efficient access to major transportation routes. **Uses** allowed within this district include retail businesses, professional offices, hotels, restaurants, and personal services shops. Upper-story residential **uses** are permitted outright. This district occupies more area of the city than any other commercial district, and occurs in various locations along Sims Way, Washington Street and Water Street, and in the triangular area bounded by SR 20 to the south, Howard Street to the east, and Discovery Road to the northwest.

3. C-II(H) – Hospital Commercial. This district permits the clustering of interrelated and complementary health care facilities. This district accommodates medical clinics, offices, pharmacies, nursing homes, and other medical-related **uses** in areas close to major medical facilities. Accessory or supporting **uses** which provide convenience services primarily to medical facility users and employees are also allowed. This district occurs in areas near Jefferson General Hospital, between Sims Way and 11th Street, and the Kah Tai Care Center on the west side of Kearney Street.

4. C-III – Historic Commercial. This district is intended to accommodate the mix of **uses** that have occurred over time in the city's downtown and uptown historic districts. The district makes provision for general retail **uses** on the ground floor of structures, and promotes a mix of **uses** on the upper floors of historic buildings, including: residences; artist and craft studios; and professional offices. The district is intended to permit development of a scale, type, height, and bulk which reinforces the city's historic character, buildings, places, and street layout. It is designed to promote pedestrian-oriented land **uses** and design consistent with the character of the city's historic districts. (Ord. 3154 §§ 4(3) (Exh. E), 4(9) (Exh. K), 2016; Ord. 2825 § 4, 2003; Ord. 2716 § 4.6, 1999; Ord. 2571 § 2, 1997).

17.20.020 Permitted, conditional and prohibited uses – Limitations on use.

A. Table 17.20.020 identifies land **uses** in the commercial zoning districts that are permitted outright (P), subject to a conditional **use** permit (C), subject to the specific conditional **use** requirements for **uses** in commercial historic structures contained in PTMC 17.84.060 (H), prohibited (X), or not applicable (N/A). However, notwithstanding the fact that a **use** may be permitted outright, additional permits may be required for certain projects. **Uses** not specifically identified within Table 17.20.020 are deemed to be contrary to the interests of the public health, safety and welfare of the citizens of Port Townsend and shall be prohibited.

B. Requirements for the **uses** identified in Table 17.20.020 which are contained within other provisions of this title are referenced under the heading "applicable regulations/ notes," although this should not be construed as a comprehensive listing of all provisions of this title which may apply to any given **use**. Specifically, the provisions of Chapter 17.72 PTMC, Off-Street Parking and Loading, and Chapter 17.76 PTMC, Signs, shall apply to all **uses**, even if not noted in Table 17.20.020.

C. Lighting Requirements in Commercial Zoning Districts. Where lighted signs and illuminated areas are permitted, such illuminating devices shall be shaded and directed so as not to provide glare toward any residential district (i.e., R-I, R-II, R-III and R-IV).

D. Incidental **uses** which are identified in this title as prohibited or conditional **uses** within the applicable zoning district shall be considered conditional and processed in accordance with Chapter 20.01 PTMC subject to the approval criteria codified in Chapter 17.84 PTMC.

Table 17.20.020

Commercial Zoning Districts – Permitted, Conditional and Prohibited Uses

| Key to table: P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable | | | | | |
|---|-----|------|---------|-------|---|
| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
| AGRICULTURAL USES: | | | | | |
| Agriculture | P | P | P | X | Agriculture is allowed if it is incidental to the principal use and located on the same lot as the principal use or on lot(s) contiguous to a lot on which the principal use is located. Agricultural uses within the commercial zones excludes small livestock farming, pasturing, grazing, poultry, dairying and/or animal husbandry. Marijuana production is not allowed as an incidental use. |
| FOOD SERVICE USES | | | | | |
| Bakeries, retail | P | P | X | P | PTMC 17.20.030 , Bulk, dimensional and density requirements. |
| Confectioneries and artisan cheesemaking | P | P | X | P | Same as above. |
| Drinking establishments (bars, cocktail lounges, night clubs, and taverns) | X | P | X | P | Same as above. |
| Food hub | X | C | X | X | Same as above. |
| Kitchen, commercial | P | P | X | P | In the C-III district, such facilities may be permitted on the ground floor only if any associated primary street frontage meets the definition of "pedestrian-oriented business." |
| Microbreweries, microdistilleries and microwineries | P | P | X | P | PTMC 17.20.030 , Bulk, dimensional and density requirements. The manufacturing component within any microbrewery, microdistillery or microwinery located within a mixed use zoning district must be subordinate and accessory to a primary retail use. |
| Other food service establishments including coffee houses, delicatessens, ice cream parlors, juice bars, etc. | P | P | P | P | PTMC 17.20.030 , Bulk, dimensional and density requirements. A manufacturing component may be permitted within any such use; provided, that it is subordinate and accessory to a primary retail use (e.g., coffee roasting, meat curing, etc.). Within the C-II(H) zoning district, food service uses must be subordinate and accessory to a medical services establishment. |
| Restaurants with drive-in or drive-through service | X | P | X | X | PTMC 17.20.030 , Bulk, dimensional and density requirements. |

Key to table:

P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable

| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
|---|-----|------|---------|-------|---|
| Restaurants without drive-in or drive-through | P | P | X | P | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| MANUFACTURING USES | | | | | |
| Apparel and other related products manufacture and assembly | X | C | X | H | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements; PTMC <u>17.84.060</u> , Additional approval criteria – Conditional uses in historic commercial structures. |
| Boat building, repair, maintenance and storage | X | P | X | P | Limited to Blocks 4 and 93 of the original townsite of Port Townsend. |
| Electrical and electronic goods manufacture and assembly | X | C | X | H | Same as above. |
| Fuel storage facilities | X | C | X | X | Same as above. |
| Furniture and fixtures manufacture and assembly | X | C | X | H | Same as above. |
| Computer equipment manufacture and assembly | X | C | X | H | Same as above. |
| Custom, art and craft work | X | C | X | H | Same as above. |
| Marijuana, processing | X | C | X | X | Same as above. Must also demonstrate compliance with the standards found in the definition set forth in Chapter <u>17.08</u> PTMC and is subject to Chapter <u>17.84</u> PTMC. |
| Marijuana, production | X | C | X | X | Same as above. Must also demonstrate compliance with the standards found in the definition set forth in Chapter <u>17.08</u> PTMC and is subject to Chapter <u>17.84</u> PTMC. |
| Medical and optic goods manufacture and assembly | X | C | C | H | Same as above. |
| Printing, noncommercial | P | P | X | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Mini-storages and mini-warehouses | X | C | X | X | Same as above. |
| Welding and fabrication | X | C | X | X | Same as above. |
| Wholesaling | X | C | X | X | Same as above. |
| OFFICE USES | | | | | |
| Banks | X | P | X | P | Same as above. |
| Business services | X | P | X | P | Same as above. |
| Financial institutions | X | P | X | P | Same as above. |

Key to table:

P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable

| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
|---|-----|------|---------|-------|---|
| Offices, business and professional | P | P | P | P | Same as above. |
| Offices, medical | P | P | P | P | Same as above. |
| Veterinary hospitals | C | P | X | C | Same as above. |
| RECREATIONAL AND CULTURAL USES | | | | | |
| Amusement devices, up to five | P | P | X | P | Same as above. |
| Amusement parks or centers | X | C | X | X | Same as above. |
| Arcade, amusement | X | P | X | X | Same as above. |
| Art galleries | P | P | X | P | Same as above. |
| Bowling alleys | X | P | X | X | Same as above. |
| Health clubs, dance studios, martial arts studios | X | P | X | P | Same as above. |
| Libraries | X | C | X | C | Same as above. |
| Museums | X | C | X | P | Same as above. |
| Recreation, commercial | X | P | X | X | Same as above. |
| Stadiums, arenas and assembly halls | X | P | X | C | Same as above. |
| Theaters, not including drive-ins | X | P | X | P | Same as above. |
| RESIDENTIAL USES | | | | | |
| Apartment houses | X | P | X | P | PTMC 17.20.030 , Bulk, density and dimensional requirements; and Chapter 17.36 PTMC, Multifamily Residential Development Standards, and permitted on upper floors only. |
| Boarding houses (six or fewer roomers) and lodging and rooming houses (seven or more roomers) | X | P | X | P | Same as above. |
| Homeless shelters | X | C | C | C | PTMC 17.20.030 , Bulk, dimensional and density requirements. The director may authorize a waiver of the basic permit fee. |
| Multifamily dwellings | X | P | X | P | PTMC 17.20.030 , Bulk, density and dimensional requirements; and Chapter 17.36 PTMC, Multifamily Residential Development Standards, and permitted on upper floors only. |

Key to table:

P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable

| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
|--|------------|-------------|----------------|--------------|---|
| Owner/operator residences | P | P | P | P | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements; such uses shall only be allowed if clearly subordinate and accessory to a primary commercial use and permitted on upper floors only. |
| Residential treatment facilities | X | X | P | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| COMMERCIAL USES: | | | | | |
| Adult entertainment facilities | X | X | X | P | Adult entertainment facilities may be located only in the downtown C-III zoning district, south of Jefferson Street. Within the downtown C-III zoning district, adult entertainment facilities may not be located within 150 feet from any existing school as defined by PTMC <u>17.08.060</u> , Definitions; day care center; Pope Marine Park, skateboard park or Memorial Field; or another existing adult entertainment facility (measured from the closest points of the uses in question). |
| COMMERCIAL RETAIL USES: | | | | | |
| Antique and gift sales | X | P | C | P | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Apparel and accessory stores | X | P | X | P | Same as above. |
| Automobile sales and service establishments, new or used | X | P | X | C | Same as above. |
| Boat sales and rentals | C | P | X | C | Same as above. |
| Building materials, garden and farm supplies stores | X | P | X | C | Same as above. |
| Collective garden, medical marijuana, commercial | P | P | P | P | Same as above. Must also demonstrate compliance with the standards found in the definition set forth in Chapter <u>17.08</u> PTMC. |
| Convenience stores | C | P | X | C | Same as above. |
| Farmer's markets | X | P | X | P | Same as above. |
| Flea markets | X | P | X | P | Same as above. |
| Food stores and grocery stores | P | P | X | P | Same as above. |

Key to table:

P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable

| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
|--|-----|--|---------|-------|--|
| Formula retail establishments (including formula restaurants) | X | P; except X within historic overlay district | X | X | See Chapter <u>17.54</u> PTMC for applicable regulations and definitions. Formula retail establishments are prohibited within the Port Townsend historic overlay district. |
| Furniture, home furnishings, and appliance stores | X | P | X | P | Same as above. |
| General merchandise stores | P | P | X | P | Same as above. |
| Marijuana, retail sales | P | P | P | P | Same as above. Must also demonstrate compliance with the standards found in the definition set forth in Chapter <u>17.08</u> PTMC. |
| Mobile, manufactured and modular housing sales | X | P | X | X | Same as above. |
| Motor vehicle sales | X | P | X | C | Same as above. |
| Motor vehicle supply stores | X | P | X | X | Same as above. |
| Office supplies and equipment | X | P | X | P | Same as above. |
| Pharmacies and medical supply stores | P | P | P | P | Same as above. |
| Plant nurseries, landscaping materials, greenhouses (commercial) | X | P | X | X | Same as above. |
| Regional retail establishments | X | X | X | X | All uses permitted in the C-II district are permitted so long as the structure and use meet the definition for "regional retail." |
| Specialty stores | P | P | C | P | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| SERVICE USES, HEALTH | | | | | |
| Hospitals | X | X | P | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. Preferred uses in this district are medical related. |
| Massage clinic or center | X | P | P | P | Same as above. |
| Nursing, rest or convalescent homes | X | X | P | X | Same as above. |
| Offices, medical | X | P | P | P | Same as above. |
| SERVICE USES, LODGING | | | | | |
| Apartment hotels | X | X | X | P | Same as above. |
| Bed and breakfast inns | X | X | X | P | Same as above. |
| Hotels/motels, hostels | X | P | X | P | Same as above. |

Key to table:

P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable

| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
|---|-----|------|---------|-------|--|
| Lodging houses | X | X | X | P | Same as above. |
| Tourist homes | X | X | X | P | Same as above. |
| PERSONAL SERVICE USES | | | | | |
| Child day care centers, preschools | C | P | P | P | Chapter <u>17.52</u> PTMC, Child Care Facilities; and PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Family home child care and in-home preschools | P | P | P | P | Permitted only when occurring in the residence where the primary provider lives, see definition in Ch. 17.08 PTMC and Ch. 17.52 PTMC, Child Care Facilities. |
| Funeral parlors and mortuaries | X | P | X | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Laundromats | P | P | X | P | Same as above. |
| Laundry services | X | P | X | P | Same as above. |
| Other personal services | C | P | X | P | Same as above. |
| SERVICE USES, MISCELLANEOUS | | | | | |
| Automobile rental agencies | X | P | X | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. Battery exchange stations are accessory to automobile establishments and are permitted through the applicable review process as a component of that use. |
| Automobile towing services | X | P | X | X | Same as above. |
| Automotive repair establishment, minor repair | X | P | X | C | Same as above. |
| Car washes | X | P | X | X | Same as above. |
| Catering establishments | X | P | X | P | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Colleges and universities (public or private) without students in residence | C | C | X | C | Same as above. |
| Equipment rental services, commercial | X | P | X | P | Same as above. |
| Mini-storages and mini-warehouses | X | P | X | X | Same as above. |
| Printing, commercial | X | P | X | P | Same as above. |
| Radio and television studios (including recording studios) | X | P | X | P | Same as above. |
| Rapid charging stations | C | P | X | X | Same as above. |

Key to table:

P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable

| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
|--|-----|------|---------|-------|---|
| Schools, commercial | X | P | X | P | Same as above. |
| Service stations, automotive and marine | C | P | X | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. Battery exchange stations are accessory to automobile establishments, and are permitted through the applicable review process as a component of that use . |
| Servicing of personal apparel and equipment | P | P | X | P | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Small appliance repair shops | X | P | X | P | Same as above. |
| Truck, trailer and recreational vehicle rental | X | P | X | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. Battery exchange stations are accessory to automobile establishments, and are permitted through the applicable review process as a component of that use . |
| PUBLIC FACILITY USES | | | | | |
| Electrical distribution substations | X | C | X | X | PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Municipal improvements | P | P | P | P | Same as above. |
| Offices, government | X | P | P | P | Same as above. |
| Recycling facilities, minor | P | P | P | P | Same as above. |
| Stormwater retention, detention, and treatment facilities | P | P | P | P | Same as above. |
| Telephone exchange | X | P | P | P | Same as above. |
| TEMPORARY USES | | | | | |
| Contractor offices | P | P | P | P | Chapter <u>17.60</u> PTMC, Temporary Uses ; and PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements. |
| Christmas tree sales | P | P | P | P | Same as above. |
| Carnivals/circuses | P | P | P | P | Same as above. |
| Outdoor art and craft sales | P | P | P | P | Same as above. |
| Parking lot/sidewalk sales | P | P | P | P | Same as above. |
| Rummage sales | P | P | P | P | Same as above. |
| Retail or service activities conducted out of temporary structures and/or trailers | P | P | P | P | Same as above. |
| Swap meets | X | P | X | P | Same as above. |

| Key to table: P = Permitted outright; C = Subject to a conditional use permit; H = Subject to conditional use requirements for historic structures; X = Prohibited; N/A = Not applicable | | | | | |
|---|-----|------|---------|-------|--|
| DISTRICT | C-I | C-II | C-II(H) | C-III | APPLICABLE REGULATIONS/NOTES |
| ACCESSORY USES | | | | | |
| Accessory buildings and structures | P | P | P | P | Same as above. |
| Battery charging stations | P | P | P | P | Same as above. |
| Rapid charging stations | P | P | P | P | Same as above. |
| OTHER USES | | | | | |
| Churches | X | P | X | X | Same as above. |
| Conference centers | X | P | X | C | Same as above. |
| Docks and piers for pleasure craft | X | P | X | P | Same as above. |
| Ferry landings | X | P | X | P | Same as above. |
| Fraternal organizations | X | P | X | P | Same as above. |
| Garage, public parking | X | P | C | C | Same as above. |
| Personal wireless service facilities | N/A | N/A | N/A | N/A | Refer to Chapter <u>17.78</u> PTMC, Personal Wireless Service Facilities, for list of permitted, conditional and prohibited uses and other substantive requirements. |
| Radio and television towers | C | C | C | C | Such facilities are allowed in all zoning districts subject to the conditional use permit requirements of Chapter <u>17.84</u> PTMC; however, such facilities are prohibited within the limits of the Port Townsend National Register Historic District; and PTMC <u>17.20.030</u> , Bulk, dimensional and density requirements, except as provided in applicable Federal Communications Commission rules and regulations. |
| Satellite dishes, noncommercial, and antennas | P | P | P | P | Satellite dishes and antennas shall meet the requirements of PTMC <u>17.20.030</u> , Bulk, dimension and density requirements, except as provided in applicable Federal Communications Commission rules and regulations. |

(Ord. 3166 § 1, 2017; Ord. 3154 § 4(3) (Exh. E), 2016; Ord. 3112 § 1 (Exh. D), 2014; Ord. 3035 §§ 3, 6, 2010; Ord. 2982 § 1, 2008; Ord. 2977 § 1, 2008; Ord. 2924 § 1, 2006; Ord. 2916 § 3, 2006; Ord. 2912 § 3, 2005; Ord. 2825 § 4, 2003; Ord. 2782 § 4, 2001; Ord. 2716 § 4.7, 1999; Ord. 2700 §§ 15, 16, 1999; Ord. 2599 § 2, 1997; Ord. 2571 § 2, 1997).

17.20.025 Design review required.

A. Projects in the C-I, C-II and (H) districts are subject to commercial, **mi. use** and multifamily architectural and site design review pursuant to Chapters 17.44 and 17.46 PTMC.

B. Projects in the C-III historic commercial district are subject to historic preservation committee review pursuant to Chapter 17.30 PTMC. (Ord. 3154 § 4(3) (Exh. E), 2016; Ord. 2840 § 2(Exh. E), 2003).

17.20.030 Bulk, dimensional and density requirements.

A. The standards contained in Table 17.20.030 PTMC apply to all commercial zoning districts, and shall be determined to be minimum requirements, unless stated as maximum by this title.

B. Setbacks and Minimum Yard Requirements. Notwithstanding any other ordinance or provision of this title, all setbacks (yard requirements) shall be measured from the lot line to the building line, as defined in Chapter 17.08 PTMC; provided, however, that the roof or eaves of a roof of a building may extend beyond the building line a maximum distance of two feet into the applicable minimum yard area.

C. Construction and Permits. From and after the effective date of the ordinance codified in this section, no building permit shall be issued and no building shall be constructed on any tract, lot or site in the city unless the building is situated on such tract, lot or site in conformance with the requirements of PTMC Title 17 and any other applicable provision of law.

Table 17.20.030

Commercial Zoning Districts – Bulk, Dimensional and Density Requirements

| DISTRICT | C-I | C-II | C-II(H) | C-III |
|--------------------------|---|---|---|--|
| RESIDENTIAL REQUIREMENTS | Owner/operator residences allowed and residences above commercial uses allowed subject to the requirements below | Residences allowed above the ground floor, or as part of a development combining residential with commercial uses where permitted by the shoreline master program, subject to the requirements below | Owner/operator residences allowed above commercial uses subject to the requirements below | Residences allowed above the ground floor |
| MINIMUM LOT SIZE | 5,000 sf | 5,000 sf | 5,000 sf | 5,000 sf |
| FRONT YARD SETBACKS | None | None | None | None |
| REAR YARD SETBACKS | 5 feet, except none when contiguous with another commercial zoning district | None unless contiguous with an R-I, R-II or R-III zoning district, then 15 feet, or 20 feet if building height is > 20 feet | None unless contiguous with an R-I, R-II or R-III zoning district, then 15 feet, or 20 feet if building height is > 20 feet | None, except 10 feet when contiguous with an R-II or R-III zoning district |

| DISTRICT | C-I | C-II | C-III | C-III |
|---|---|---|---|--|
| SIDE YARD SETBACKS | 5 feet, except none when contiguous with another commercial zoning district | None unless contiguous with an R-I, R-II or R-III zone, then 15 feet, or 20 feet if building height is > 20 feet | None unless contiguous with an R-I, R-II or R-III zone, then 15 feet, or 20 feet if building height is > 20 feet | None unless contiguous with an R-I, R-II or R-III zone, then 10 feet, or 15 feet if building height is > 20 feet |
| MAXIMUM GROUND FLOOR AREA ¹ (in any one structure) | 40,000 sf | 40,000 sf | 40,000 sf | None |
| MAXIMUM GROSS FLOOR AREA | 60,000 sf | 60,000 sf | 60,000 sf | None |
| MAXIMUM BUILDING HEIGHT | 35 feet and as specified by PTMC <u>17.46.080</u> | 40 feet if more than 2 stories but limited to no more than 3 stories and as specified by PTMC <u>17.46.080</u> | 40 feet if more than 2 stories but limited to no more than 3 stories and as specified by PTMC <u>17.46.080</u> | 50 feet and limited to no more than 4 stories or as specified by Ch. 17.28 PTMC |
| MINIMUM GROUND FLOOR CEILING HEIGHT | None | 12 feet if structure is 2 or more stories | 12 feet if structure is 2 or more stories | 12 feet if structure is 2 or more stories |
| MAXIMUM FENCE HEIGHT ² | 8 feet, unless otherwise authorized through applicable design review process | 8 feet, unless otherwise authorized through applicable design review process | 8 feet, unless otherwise authorized through applicable design review process | 8 feet, unless otherwise authorized through applicable design review process |
| TREE CONSERVATION | Preservation of existing trees, and/or, new trees shall be provided consistent with Chapter <u>19.06</u> PTMC, Article III, Standards for Tree Conservation | Preservation of existing trees, and/or, new trees shall be provided consistent with Chapter <u>19.06</u> PTMC, Article III, Standards for Tree Conservation | Preservation of existing trees, and/or, new trees shall be provided consistent with Chapter <u>19.06</u> PTMC, Article III, Standards for Tree Conservation | Not applicable |

¹ Multiple structures on a single property or reviewed as a single development proposal may not be attached to exceed 40,000 square feet ground floor area. Such multiple structures must be separated by the minimum separation standards as established by PTMC 17.44.040 when their combined ground floor area exceeds 40,000 square feet.

² Maximum fence heights apply only within any required front, side, or rear setback area or along the edge of any required yard. Fences over six feet and retaining walls may require a building permit.

(Ord. 3154 § 4(3) (Exh. E), 2016; Ord. 3035 § 7, 2010; Ord. 2982 § 4, 2008; Ord. 2945 § 5.10, 2007; Ord. 2920 § 14, 2005; Ord. 2840 § 2(Exh. B), 2003; Ord. 2837 § 2(Exh. B § 12), 2003; Ord. 2825 § 4, 2003; Ord. 2716 § 4.8, 1999; Ord. 2700 § 17, 1999; Ord. 2571 § 2, 1997).

RCW 36.70A.600 Cities planning under RCW 36.70A.040—Increasing residential building capacity—Housing action plan authorized—Grant assistance. (1) A city planning pursuant to RCW 36.70A.040 is encouraged to take the following actions in order to increase its residential building capacity:

(a) Authorize development in one or more areas of not fewer than five hundred acres that include at least one train station served by commuter rail or light rail with an average of at least fifty residential units per acre that require no more than an average of one on-site parking space per two bedrooms in the portions of multifamily zones that are located within the areas;

(b) Authorize development in one or more areas of not fewer than two hundred acres in cities with a population greater than forty thousand or not fewer than one hundred acres in cities with a population less than forty thousand that include at least one bus stop served by scheduled bus service of at least four times per hour for twelve or more hours per day with an average of at least twenty-five residential units per acre that require no more than an average of one on-site parking space per two bedrooms in portions of the multifamily zones that are located within the areas;

(c) Authorize at least one duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel;

(d) Authorize a duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on one or more parcels for which they are not currently authorized;

(e) Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences;

(f) Adopt a subarea plan pursuant to RCW 43.21C.420;

(g) Adopt a planned action pursuant to RCW 43.21C.440(1)(b)(ii), except that an environmental impact statement pursuant to RCW 43.21C.030 is not required for such an action;

(h) Adopt increases in categorical exemptions pursuant to RCW 43.21C.229 for residential or mixed-use development;

(i) Adopt a form-based code in one or more zoning districts that permit residential uses. "Form-based code" means a land development regulation that uses physical form, rather than separation of use, as the organizing principle for the code;

(j) Authorize a duplex on each corner lot within all zoning districts that permit single-family residences;

(k) Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW;

(l) Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city. For purposes of this subsection, the calculation of net density does not include the square footage of areas that are otherwise prohibited from development, such as critical areas, the area of buffers around critical areas, and the area of roads and similar features;

(m) Create one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet;

(n) Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited;

(o) Remove minimum residential parking requirements related to accessory dwelling units;

(p) Remove owner occupancy requirements related to accessory dwelling units;

(q) Adopt new square footage requirements related to accessory dwelling units that are less restrictive than existing square footage requirements related to accessory dwelling units;

(r) Adopt maximum allowable exemption levels in WAC 197-11-800(1) as it existed on June 11, 2020, or such subsequent date as may be provided by the department of ecology by rule, consistent with the purposes of this section;

(s) Adopt standards for administrative approval of final plats pursuant to RCW 58.17.100;

(t) Adopt ordinances authorizing administrative review of preliminary plats pursuant to RCW 58.17.095;

(u) Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers;

(v) Update use matrices and allowable use tables that eliminate conditional use permits and administrative conditional use permits for all housing types, including single-family homes, townhomes, multifamily housing, low-income housing, and senior housing, but excluding essential public facilities;

(w) Allow off-street parking to compensate for lack of on-street parking when private roads are utilized or a parking demand study shows that less parking is required for the project;

(x) Develop a local program that offers homeowners a combination of financing, design, permitting, or construction support to build accessory dwelling units. A city may condition this program on a requirement to provide the unit for affordable home ownership or rent the accessory dwelling unit for a defined period of time to either tenants in a housing subsidy program as defined in RCW 43.31.605(14) or to tenants whose income is less than eighty percent of the city or county median family income. If the city includes an affordability requirement under the program, it must provide additional incentives, such as:

- (i) Density bonuses;
- (ii) Height and bulk bonuses;
- (iii) Fee waivers or exemptions;
- (iv) Parking reductions; or
- (v) Expedited permitting; and

(y) Develop a local program that offers homeowners a combination of financing, design, permitting, or construction support to convert a single-family home into a duplex, triplex, or quadplex where those housing types are authorized. A local government may condition this program on a requirement to provide a certain number of units for affordable home ownership or to rent a certain number of the newly created units for a defined period of time to either tenants in a housing subsidy program as defined in RCW 43.31.605(14) or to tenants whose income is less than eighty percent of the city or county median family income. If the city includes an affordability requirement, it must provide additional incentives, such as:

- (i) Density bonuses;
- (ii) Height and bulk bonuses;
- (iii) Fee waivers or exemptions;

(iv) Parking reductions; or

(v) Expedited permitting.

(2) A city planning pursuant to RCW 36.70A.040 may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market. A housing action plan may utilize data compiled pursuant to RCW 36.70A.610. The housing action plan should:

(a) Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households;

(b) Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection;

(c) Analyze population and employment trends, with documentation of projections;

(d) Consider strategies to minimize displacement of low-income residents resulting from redevelopment;

(e) Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions;

(f) Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and

(g) Include a schedule of programs and actions to implement the recommendations of the housing action plan.

(3) The adoption of ordinances, development regulations and amendments to such regulations, and other nonproject actions taken by a city to implement the actions specified in subsection (1) of this section, with the exception of the action specified in subsection (1)(f) of this section, are not subject to administrative or judicial appeal under chapter 43.21C RCW.

(4) Any action taken by a city prior to April 1, 2023, to amend its comprehensive plan or adopt or amend ordinances or development regulations, solely to enact provisions under subsection (1) of this section is not subject to legal challenge under this chapter.

(5) In taking action under subsection (1) of this section, cities are encouraged to utilize strategies that increase residential building capacity in areas with frequent transit service and with the transportation and utility infrastructure that supports the additional residential building capacity.

(6) A city that is planning to take at least two actions under subsection (1) of this section, and that action will occur between July 28, 2019, and April 1, 2021, is eligible to apply to the department for planning grant assistance of up to one hundred thousand dollars, subject to the availability of funds appropriated for that purpose. The department shall develop grant criteria to ensure that grant funds awarded are proportionate to the level of effort proposed by a city, and the potential increase in housing supply or regulatory streamlining that could be achieved. Funding may be provided in advance of, and to support, adoption of policies or ordinances consistent with this section. A city can request, and the department may award, more than one hundred thousand dollars for applications

that demonstrate extraordinary potential to increase housing supply or regulatory streamlining.

(7) A city seeking to develop a housing action plan under subsection (2) of this section is eligible to apply to the department for up to one hundred thousand dollars.

(8) The department shall establish grant award amounts under subsections (6) and (7) of this section based on the expected number of cities that will seek grant assistance, to ensure that all cities can receive some level of grant support. If funding capacity allows, the department may consider accepting and funding applications from cities with a population of less than twenty thousand if the actions proposed in the application will create a significant amount of housing capacity or regulatory streamlining and are consistent with the actions in this section.

(9) In implementing chapter 348, Laws of 2019, cities are encouraged to prioritize the creation of affordable, inclusive neighborhoods and to consider the risk of residential displacement, particularly in neighborhoods with communities at high risk of displacement. [2022 c 246 § 1; 2020 c 173 § 1; 2019 c 348 § 1.]



This map/plat 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, location of easements, acreage or other matters shown thereon.

| | | |
|--|---|-----------------------------------|
| Owner Name: | Parcel ID: 000000001 | Tax ID: |
| Co-Owner: | Recording Date: | |
| Site Addr: WA 98331 | Use: OTHER WATER OTHER WATER AREAS | |
| Owner Addr: | Assessed Total: | Sale Price: |
| Bedroom: Bath: Year Blt: | Bldg SqFt: | Acres: |
| Legal: WATERWAYS | | |
| <hr/> | | |
| Owner Name: Kah Tai Medical Investors LLC | Parcel ID: 949817101 | Tax ID: |
| Co-Owner: Attn Rachel Wilson | Recording Date: 11/09/2004 | |
| Site Addr: 751 Kearney St Port Townsend WA 98368 | Use: REST HOMES REST HOMES INSTITUTIONAL LODGE (| |
| Owner Addr: 3001 Keith St NW Cleveland TN 37312 | Assessed Total: \$2,347,735.00 | Sale Price: \$3,217,887.00 |
| Bedroom: Bath: Year Blt: 1981 | Bldg SqFt: | Acres: 2.59 Acres |
| Legal: ESTATE ADDITION BLKS 171 & 174 VAC LINCOLN ST ADJ | | |
| <hr/> | | |
| Owner Name: Jahnke, Richard A | Parcel ID: 949817301 | Tax ID: |
| Co-Owner: Jahnke, Deborah | Recording Date: 09/18/2015 | |
| Site Addr: Port Townsend WA 98368 | Use: VACANT LAND VACANT LAND OTH | |
| Owner Addr: 716 14th St Port Townsend WA 98368 | Assessed Total: \$3,214.00 | Sale Price: \$35,281.00 |
| Bedroom: Bath: Year Blt: | Bldg SqFt: | Acres: 0.49 Acres |
| Legal: ESTATE ADDITION BLK 173 LOTS 1 TO 4 | | |
| <hr/> | | |
| Owner Name: Hudson, Kathleen | Parcel ID: 949817501 | Tax ID: |
| Co-Owner: | Recording Date: 10/23/2015 | |
| Site Addr: Port Townsend WA 98368 | Use: VACANT LAND VACANT LAND OTH | |
| Owner Addr: 132 Stillpoint Ln Port Townsend WA 98368 | Assessed Total: \$151,020.00 | Sale Price: \$175,281.00 |
| Bedroom: Bath: Year Blt: | Bldg SqFt: | Acres: 0.46 Acres |
| Legal: ESTATE ADDITION BLK 175 LOTS 1 3 5 7(S55'EA) & N1/2 VAC LINCOLN ST ADJ | | |
| <hr/> | | |
| Owner Name: Apts, Kearney Street | Parcel ID: 949817502 | Tax ID: |
| Co-Owner: | Recording Date: | |
| Site Addr: 809 Gaines St Port Townsend WA 98368 | Use: APARTMENTS MULTI-UNITS APARTMENTS COM | |
| Owner Addr: 545 Rainier Blvd N Issaquah WA 98027 | Assessed Total: \$642,598.00 | Sale Price: |
| Bedroom: Bath: Year Blt: 1974 | Bldg SqFt: | Acres: 0.56 Acres |
| Legal: ESTATE ADDITION BLK 175 LOTS 2 4 6 8 | | |
| <hr/> | | |
| Owner Name: Hudson, Kathleen | Parcel ID: 949817503 | Tax ID: |
| Co-Owner: | Recording Date: 10/23/2015 | |
| Site Addr: Port Townsend WA 98368 | Use: VACANT LAND VACANT LAND OTH | |
| Owner Addr: 132 Stillpoint Ln Port Townsend WA 98368 | Assessed Total: \$22,710.00 | Sale Price: \$175,281.00 |
| Bedroom: Bath: Year Blt: | Bldg SqFt: | Acres: 0.07 Acres |
| Legal: ESTATE ADDITION BLK 175 LOT 5(N55') | | |
| <hr/> | | |
| Owner Name: Hudson, Kathleen | Parcel ID: 949817504 | Tax ID: |
| Co-Owner: | Recording Date: 10/23/2015 | |
| Site Addr: Port Townsend WA 98368 | Use: VACANT LAND VACANT LAND OTH | |
| Owner Addr: 132 Stillpoint Ln Port Townsend WA 98368 | Assessed Total: \$22,710.00 | Sale Price: \$175,281.00 |
| Bedroom: Bath: Year Blt: | Bldg SqFt: | Acres: 0.07 Acres |
| Legal: ESTATE ADDITION BLK 175 LOT 7(N55') | | |
| <hr/> | | |
| Owner Name: Hudson, Kathleen | Parcel ID: 949817505 | Tax ID: |
| Co-Owner: | Recording Date: 10/23/2015 | |
| Site Addr: Port Townsend WA 98368 | Use: VACANT LAND VACANT LAND OTH | |
| Owner Addr: 132 Stillpoint Ln Port Townsend WA 98368 | Assessed Total: \$45,420.00 | Sale Price: \$175,281.00 |
| Bedroom: Bath: Year Blt: | Bldg SqFt: | Acres: 0.14 Acres |
| Legal: ESTATE ADDITION BLK 175 LOTS 1 & 3(N55') | | |

Owner Name: Port Townsend School Dist #50 **Parcel ID:** 949818001 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Port Townsend WA 98368 **Use:** EDUCATIONAL EDUCATIONAL SERVICES OTH
Owner Addr: 1610 Blaine St Port Townsend WA 98368 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 1.31 Acres
Legal: ESTATE ADDITION BLK 180 1 TO 8 & PTN VAC GAINES ST ADJ 1 & 2

Owner Name: Jahnke, Richard A **Parcel ID:** 949818201 **Tax ID:**
Co-Owner: Jahnke, Deborah **Recording Date:** 09/18/2015
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: 716 14th St Port Townsend WA 98368 **Assessed Total:** \$32,130.00 **Sale Price:** \$35,281.00
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.53 Acres
Legal: ESTATE ADDITION BLK 182 LOTS 1 TO 4

Owner Name: City Of Port Townsend **Parcel ID:** 949818301 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Port Townsend WA 98368 **Use:** MARINA-GOLF RECREATIONAL_MARINAS,GOLF CRS
Owner Addr: 250 Madison St Ste 1 Port Townsend WA 98368 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 9.05 Acres
Legal: ESTATE ADDITION BLKS 183 TO 188 (GOLF COURSE)

Owner Name: City Of Port Townsend **Parcel ID:** 991401701 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: 250 Madison St Ste 1 Port Townsend WA 98368 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 0.85 Acres
Legal: RAILROAD ADDITION BLK 17 LOTS 1-6 8 & 9 BLK 18 LOTS 1 4 9-10 15-17

Owner Name: City Of Port Townsend **Parcel ID:** 991401702 **Tax ID:**
Co-Owner: **Recording Date:** 01/09/2014
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: 250 Madison St Ste 1 Port Townsend WA 98368 **Assessed Total:** **Sale Price:** \$25,000.00
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 1.55 Acres
Legal: RAILROAD ADDITION BLK 17 LOTS 7 10 & 11(Incl N of St) BLK 18 LOTS 2 3 & 5-8 11-14 18-29 BLKS 19 TO 22 ALL (LAGOON)

Owner Name: City Of Port Townsend **Parcel ID:** 991402301 **Tax ID:**
Co-Owner: **Recording Date:**
Site Addr: Port Townsend WA 98368 **Use:** VACANT LAND VACANT LAND OTH
Owner Addr: 250 Madison St Ste 1 Port Townsend WA 98368 **Assessed Total:** **Sale Price:**
Bedroom: **Bath:** **Year Blt:** **Bldg SqFt:** **Acres:** 2.43 Acres
Legal: RAILROAD ADDITION BLK 23 LOTS 1 TO 17 (LAGOON) BLK 24 LOTS 1 TO 34 (LS R/W)

Kah Tai Medical Investors LLC
751 Kearney St
Port Townsend WA 98368

Kah Tai Medical Investors LLC
3001 Keith St NW
Cleveland TN 37312

Richard & Deborah Jahnke
716 14th St
Port Townsend WA 98368

Kathleen Hudson
132 Stillpoint Ln
Port Townsend WA 98368

Kearney Street Apartments
809 Gaines St
Port Townsend WA 98368

Kearney Street Apartments
545 Rainier Blvd N
Issaquah WA 98027

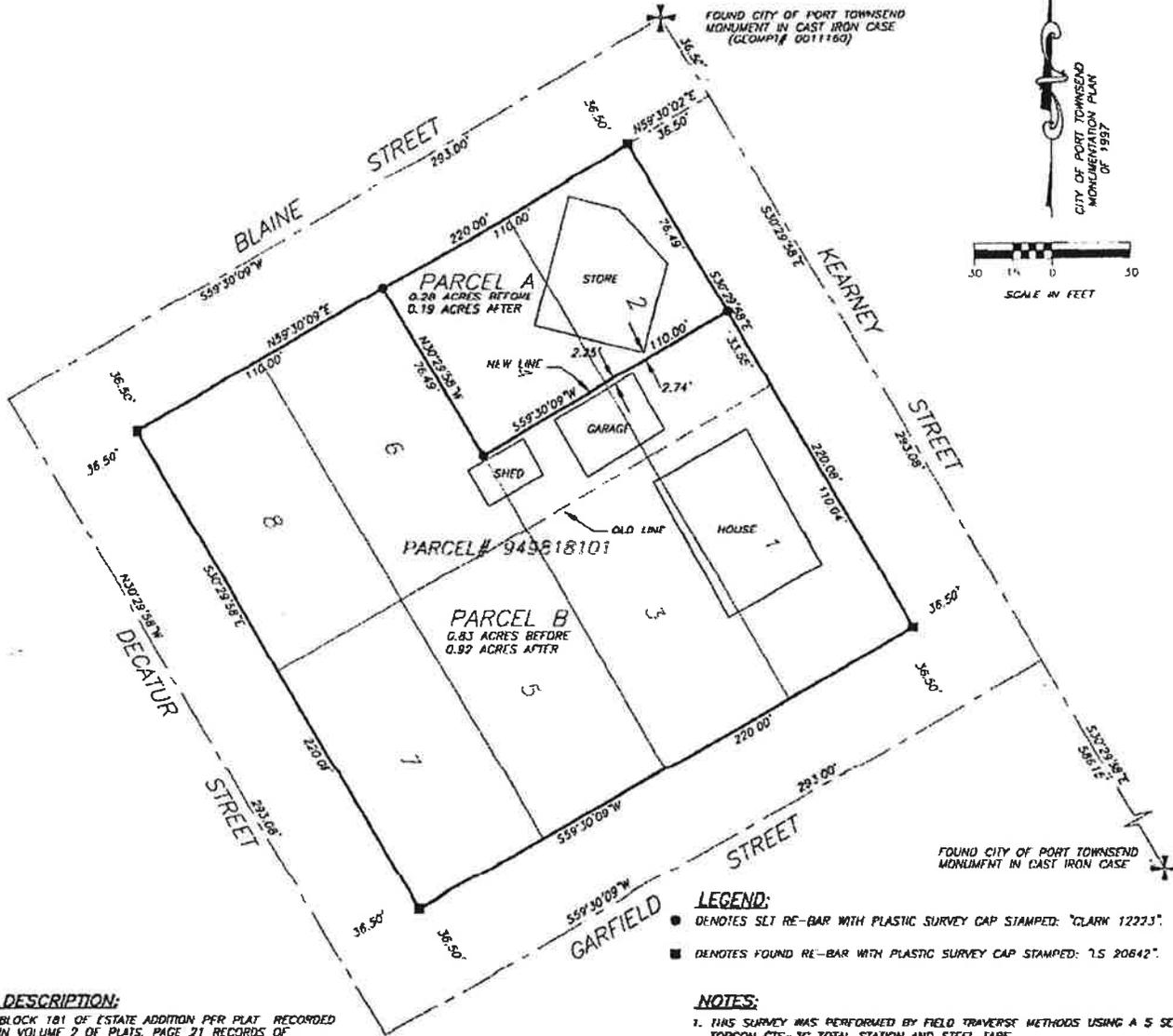
Port Townsend School Dist #50
1610 Blaine St
Port Townsend WA 98368

City of Port Townsend
250 Madison ST Ste 1
Port Townsend WA 98368

SURVEY OF
BOUNDARY LINE ADJUSTMENT FOR:

SALLY GREWELL

A PORTION OF THE NW 1/4 OF THE NW 1/4
IN SECTION 11, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
JEFFERSON COUNTY, WASHINGTON



DESCRIPTION:

BLOCK 181 OF ESTATE ADDITION PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 21 RECORDS OF JEFFERSON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF SALLY GREWELL.



Kenneth A. Clark
KENNETH A. CLARK, P.L.S.
L.S. NUMBER 12223
DATE: 11/12/77

LEGEND:

- DENOTES SLE RE-BAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223"
- DENOTES FOUND RE-BAR WITH PLASTIC SURVEY CAP STAMPED: "LS 20842"

NOTES:

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON GTS-3C TOTAL STATION AND STEEL TAPE.
- FOR SECTION SUBMISSION DATA, SEE VOL. 7, OF SURVEYS, PAGE 183, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 3 DAY OF February, 1977, AT 1:10 P.M. IN VOLUME 20, OF SURVEYS, PAGE 125, RECORDS OF JEFFERSON COUNTY, WASHINGTON, AT THE REQUEST OF KENNETH A. CLARK.

Brenda Hunter
JEFFERSON COUNTY DEPUTY AUDITOR

| | |
|---|--|
| X | |
| | |

11(30N-1W)

| | | |
|---|----------------------------------|--|
| ENGINEERED LAND SURVEYING WETLAND DELINEATION DEVELOPMENT CONSULTING | CLARK LAND OFFICE | 110 8th St SE 325 N 3rd Ave Bellevue, WA 98007 (206) 887-9181 FAX 887-3100 (206) 887-2181 |
|---|----------------------------------|--|

VOL. 20 PAGE 125

When recorded return to:

Dove House Advocacy Services
1045 10th St
Port Townsend, WA 98368

Filed for Record at Request of
First American Title Of Jefferson County
Escrow Number: 61528CK

Statutory Warranty Deed

THE GRANTOR Candace Faith Hulbert, who also appears of record as Candace Peterson member of Candace's Corner LLC, a Washington administratively dissolved limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dove House Advocacy Services, a Washington non profit corporation the following described real estate, situated in the County of Jefferson, State of Washington.

Abbreviated Legal: Lots 2 & 4 (Nly 76.49' Ea) Blk 181 Estate Addn

Tax Parcel Number(s): 949 818 102

The Northerly 76.49 feet of Lots 2 and 4 of Block 181 in the Estate Addition to the City of Port Townsend, as per plat recorded in Volume 2 of Plats, page 21, records of Jefferson County, Washington.

Situate in the County of Jefferson, State of Washington.

Subject to: As fully described on Exhibit "A" attached hereto and made a part hereof

Dated June 20, 2019

Candace's Corner LLC

Candace F. Hulbert

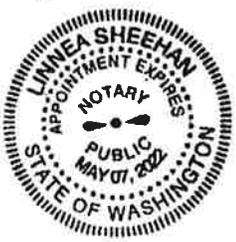
By: Candace Faith Hulbert, Member

STATE OF Washington
COUNTY OF Jefferson) SS:

I certify that I know or have satisfactory evidence that Candace Faith Hulbert Signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Member of Candace's Corner LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

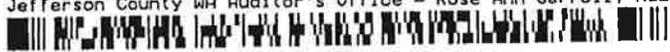
Dated: July 2, 2019

Linnea Sheehan
Notary Signature: Linnea Sheehan
Notary Public in and for the State of Washington
Residing at Port Ludlow
My appointment expires: May 7, 2022



657871 PGS: SWD

11/30/2022 04:14 PM \$203.50 FIRST AMERICAN TITLE
Jefferson County WA Auditor's Office - Rose Ann Carroll, Auditor



When recorded return to:

Beulah Kingsolver , Executive Director
1045 10th St
Port Townsend, WA 98368

Filed for Record at Request of
First American Title Of Jefferson County
Escrow Number: 66578CK

Statutory Warranty Deed

THE GRANTOR Bryan Varteresian, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dove House Advocacy Services, a Washington nonprofit corporation the following described real estate, situated in the County of Jefferson, State of Washington

Abbreviated Legal: Lots 1, 3, 5 To 8 (All) 2 & 4 (Ls Nly 76.49' Ea) Blk 181 Estate Addn

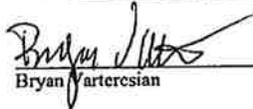
Tax Parcel Number(s): 949 818 101

Lots 1, 3, 5, 6, 7 and 8 and Lots 2 and 4, LESS the Northcrly 76.49 feet of said Lots 2 and 4, all in Block 181 of the Estate Addition to the City of Port Townsend as per plat recorded in Volume 2 of Plats, page 21, records of Jefferson County, Washington;

Situate in the County of Jefferson, State of Washington.

SUBJECT TO: Covenants, Conditions, Restrictions, Easements, Plats and Surveys, if any, affecting title, which may appear in the public record

Dated November 23, 2022


Bryan Varteresian

STATE OF Washington
COUNTY OF Jefferson) ss.

I certify that I know or have satisfactory evidence that Brynn Varteresian (is/are) the person(s) who appeared before me, and said person(s) acknowledged that hc/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-28-2022


Notary name printed or typed: Hannah C Pavlicek
Notary Public in and for the State of WA
Residing at Port Townsend
My appointment expires: 6-1-2025

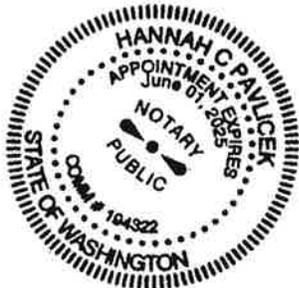


EXHIBIT A

SUBJECT TO:

1. Easement, including terms and provisions contained therein:
Recorded: April 08, 1967
Recording No.: 191614
In favor of: The City of Port Townsend
For: Right-of-Way
2. Conditions, notes, easements, provisions contained and/or delineated on the face of the survey recorded under Jefferson County Recording No. 419628
3. 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.
4. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the terms.

Initial CFH Initial _____

EASEMENT

No. 17

GRANTORS, TERESA E. GREWELL and DELMONT F. GREWELL

For and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grants and conveys to GRANTEE, CITY OF PORT TOWNSEND, Washington, an easement and right-of-way, over, across, along, through, and under the following described property situated in Jefferson County, Washington, to-wit:

Permanent easement 10 feet wide being 5 feet on each side of centerline.

Temporary construction easement 30 feet in width, being 15 feet wide on each side of centerline.

Centerline described as follows: Beginning at the most northerly corner of Block 181 State Addition Estate; thence Southwesterly 87.4 feet along the Northwesterly boundary of said Block 181 to True Point of Beginning; thence Southeasterly and parallel with the Northeastly boundary of Block 181 a distance of 133.0 feet; thence Easterly to a point on the Southeastly boundary of Block 181 said point being 29.0 feet from the most Easterly corner of Block 181.

For the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining and operating a sewer pipe line and lines and all necessary connections and appurtenances thereto, together with the right of ingress thereto and agrees thenceforth for the purpose of enjoying the easement, and also granting to Grantee and to those acting under or for Grantee the use of such additional area immediately adjacent to the above easement as shall be required for the construction of the sewer pipe line or lines in the easement, such additional area to be held to a minimum necessary for that purpose, and immediately after the completion of the construction and installation, or any subsequent entry upon the easement, Grantee shall restore the premises as near as may be to its condition immediately before such construction or entry.

IN WITNESS WHEREOF, Grantors have hereunto set their hand this 19th day of March, 1967.

Teresa E. Grewell
Delmont F. Grewell

STATE OF WASHINGTON)
JEFFERSON COUNTY) s/s:

On this 19th day of March, 1967, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared TERESA E. GREWELL and DELMONT F. GREWELL to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they had signed and sealed the instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

191814

Robert D. Blum
Notary Public in and for the State of Washington, residing at Port Townsend

RECORDED IN 9A
No. 174
Book 107
Page 17

APR 6 1967

REPT. J. H. HALL, Jefferson County Auditor
By *J. H. Hall*
Recorded _____ Indexed _____ Filed _____

191814

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