

From: John Watts <johnw@olympus.net>

Sent: Thursday, February 5, 2026 8:19 AM

To: Todd McGuire <tsmcguire57@gmail.com>

Cc: John Mauro <JMauro@cityofpt.us>; CityCouncil <citycouncil@cityofpt.us>; Alyssa Rodrigues <arodrigues@cityofpt.us>; Amy Howard <AMHoward@cityofpt.us>

Subject: Re: Development Regulation Clarifications - January 12 letter

CAUTION: External Email

City Council, John Mauro, and staff,

Adding to Todd's Feb 4 email, Todd and I are still looking for a written response to our Jan. 12 letter. When will one be forthcoming? The response does not ask for any extended response, just a "yes" or "no" on whether our interpretations of three basic questions are correct (and if not, a simple explanation of what the code does mean).

Thank you,

John Watts

Sent from my iPad

From: **Todd McGuire** <tsmcguire57@gmail.com>

Date: Wed, Feb 4, 2026 at 8:56 PM

Subject: Re: Development Regulation Clarifications

To: John Watts <johnw@olympus.net>

CC: John Mauro <JMauro@cityofpt.us>, CityCouncil <citycouncil@cityofpt.us>, Alyssa Rodrigues <arodrigues@cityofpt.us>, Amy Howard <AMHoward@cityofpt.us>

Dear John and Council –

After watching Monday night's City Council meeting with public comment by John Watts and City responses by John Mauro and Emma, I have the following comments / concerns:

1. There appears to be no formal effort to respond to our letter and follow up emails. This is not helping toward establishing trust or transparency between the Council, staff or concerned taxpayers and potential developers working under the current code.
2. Emma's response stated that - “seems like in the comment [Todd and John January 12] letter that their interpretations are ... they are not having problems with interpreting the code ... that were adopted in 2025, and so there really wasn't a need to address this.”

In case it was not clear, our letter was not intended as "comment", it was a direct request for formal response, which we are still requesting.

Based on these statements during the meeting, we understand all of our interpretations of maximum and minimum density, building heights and street level of service F pertaining to the RII zone code changes in 2025, as detailed in our Jan. 12 letter, to be correctly stated. If any of these are not correct, please advise.

As pointed out in our Jan. 12 letter (p. 2 - zoning table on Bulk, Dimensional and Density Requirements), there do appear to be inconsistencies in the table. We would thus like to know when staff will formally update the table with code amendments to remove the inconsistencies, as well as the Port Townsend Municipal Code (including the online version), and thereby make the code more accessible and understandable to the general public as well as owners and applicants of projects.

Respectfully - Todd McGuire