

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.

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.

From: Helena Smith
Sent: Monday, August 14, 2023 9:59 AM
To: austin@hatcherlawpllc.com
Subject: RE: Formal Comprehensive Plan Amendment Application

Good morning Austin,

I hope you and your client are well. It was good to see Mr. Ready at the last few Planning Commission meetings.

As discussed at last Wednesday's meeting, rezoning Mr. Ready's property is not feasible. However, it would be possible to amend our comprehensive plan to allow his proposed use, health clubs, in the property's current zone. The Planning Commission voiced support for allowing this proposed use in all properties zoned M/C(S), including Mr. Ready's. Would your client be interested in revising his application to request that recreational uses, such as health clubs, be permitted in the M/C(S) zone?

If your client is interested in requesting the use be added to the M/C(S) zone, our office will need confirmation in writing that he is revising his application to request adding a use instead of rezoning. We do not need a formal document, an email would be fine.

Please let me know if your or your client have questions. Thank you for your time.

Best wishes,

H. Smith (they/them) | Long Range Planner
City of Port Townsend | www.cityofpt.us | hsmith@cityofpt.us
250 Madison St. Suite 1, Port Townsend, WA 98368
P:(360) 379 4423

From: Helena Smith <hsmith@cityofpt.us>
Sent: Tuesday, August 15, 2023 4:54 PM
To: austin@hatcherlawpllc.com
Subject: RE: Formal Comprehensive Plan Amendment Application

Good afternoon Austin,

I hope you and your client are well.

I am following up on if your client, Matt Ready, is interested in revising his application to amend the Port Townsend Comprehensive Plan.

If he is interested in revising his application to allow his proposed use in his property's current zone, please let me know by noon Friday, August 18.

Please let me know if you have questions.

Best wishes,

H. Smith (they/them) | Long Range Planner
City of Port Townsend | www.cityofpt.us | hsmith@cityofpt.us
250 Madison St. Suite 1, Port Townsend, WA 98368
P:(360) 379 4423

From: austin@hatcherlawpllc.com <austin@hatcherlawpllc.com>
Sent: Tuesday, August 15, 2023 5:21 PM
To: Helena Smith <hsmith@cityofpt.us>
Subject: RE: Formal Comprehensive Plan Amendment Application

CAUTION: External Email

Good afternoon Helena,

My apologies on not getting back to you yesterday. My client has indicated he is amenable to revising his application, but is concerned about the required setbacks of the M(C) zone as compared to the C-II zone; will a variance be available to accommodate the currently submitted building plans?

I'm happy to put more specifics together in a formal request, but wanted to conduct an initial, threshold inquiry.

Best,

Austin F. Hatcher
Principal Attorney
Hatcher Law, PLLC

11616 N. Market St., #1090
Mead, WA 99021
www.hatcherlawpllc.com
(509) 220-5732
(425) 998-3489

From: Helena Smith <hsmith@cityofpt.us>
Sent: Wednesday, August 16, 2023 4:05 PM
To: austin@hatcherlawpllc.com
Subject: RE: Formal Comprehensive Plan Amendment Application

Good afternoon Austin,

Thanks for following up. I reviewed your question about setbacks with our planning team. Your client has a few options to request reduced setbacks.

1. The first option is a minor variance. Minor variances allow up a 20% reduction of one of the setbacks. The minor variance criteria are available at <https://www.codepublishing.com/WA/PortTownsend/#!/PortTownsend17/PortTownsend1786.html#17.86.055>

2. The second option is a major variance. Major variances allow larger reductions of setbacks. The major variance criteria are available at <https://www.codepublishing.com/WA/PortTownsend/#!/PortTownsend17/PortTownsend1786.html#17.86.050>

We cannot guarantee either type of variance would be granted since approval would be based on a variance application.

We do grant variances that meet all the criteria. Variance applications are available on our website at <https://cityofpt.us/planning-community-development/page/land-use-and-planning>

3. Another option for reducing the setback would be a Planned Unit Development, also known as a PUD. PUDs allow more flexible design standards for mixed residential and commercial developments. Per Port Townsend Municipal Code [Section 17.32.090](#), building setbacks may be reduced. The criteria for approving alternate development standards, including setbacks, are detailed in 17.32.090.C. The preliminary approval criteria for a PUD are listed in <https://www.codepublishing.com/WA/PortTownsend/#!/PortTownsend17/PortTownsend1732.html#17.32.100>. If your client's proposal can meet all the criteria, particularly the requirement to serve the public use and interest, we could approve reduced setbacks through a PUD.

I know this is a lot of information. If you have questions, please let me know. I will be working until 5:30 this evening and checking email frequently. I will be out at a conference all day tomorrow but will reply to any messages first thing on Friday.

Best wishes,

H. Smith (they/them) | Long Range Planner
City of Port Townsend | www.cityofpt.us | hsmith@cityofpt.us
250 Madison St. Suite 1, Port Townsend, WA 98368
P:(360) 379 4423

From: austin@hatcherlawpllc.com <austin@hatcherlawpllc.com>
Sent: Friday, August 18, 2023 2:40 PM
To: Helena Smith <hsmith@cityofpt.us>
Subject: RE: Formal Comprehensive Plan Amendment Application

CAUTION: External Email

Good afternoon Helena,

It was a pleasure speaking with you this afternoon. As discussed on the phone, my client is amenable to amending or revising his application to request that recreational uses, such as health clubs, be permitted in the M/C(S) zone. Please advise if a more formal writing is desired by the City, or if more specific language is needed to effectuate this amendment/revision to Ready Athletics LLC's application.

Best,

Austin F. Hatcher

Principal Attorney
Hatcher Law, PLLC
11616 N. Market St., #1090
Mead, WA 99021
www.hatcherlawpllc.com
(509) 220-5732
(425) 998-3489

From: Helena Smith <hsmith@cityofpt.us>
Sent: Friday, August 18, 2023 4:01 PM
To: austin@hatcherlawpllc.com
Subject: RE: Formal Comprehensive Plan Amendment Application

Hello Austin,

The email is great. We do need a revision to the SEPA application. Please see my comments on the attached document.

If you can sign off on the changes in the comments, we are good to go to print.

Best wishes,

H. Smith (they/them) | Long Range Planner
City of Port Townsend | www.cityofpt.us | hsmith@cityofpt.us
250 Madison St. Suite 1, Port Townsend, WA 98368
P:(360) 379 4423

From: austin@hatcherlawpllc.com <austin@hatcherlawpllc.com>
Sent: Friday, August 18, 2023 4:12 PM
To: Helena Smith <hsmith@cityofpt.us>
Subject: RE: Formal Comprehensive Plan Amendment Application
CAUTION: External Email

Hi Helena,

The comments look acceptable. I just want to clarify, do you envision issues with the “slight landslide hazard area” and any eventual PUD or variance application?

Best,

Austin F. Hatcher
Principal Attorney
Hatcher Law, PLLC
11616 N. Market St., #1090
Mead, WA 99021
www.hatcherlawpllc.com
(509) 220-5732
(425) 998-3489

From: Helena Smith <hsmith@cityofpt.us>
Sent: Friday, August 18, 2023 4:13:27 PM
To: austin@hatcherlawpllc.com <austin@hatcherlawpllc.com>
Subject: RE: Formal Comprehensive Plan Amendment Application
Hi Austin,

Great question. The landslide hazard area is mapped on the south edge of the subarea, not your client’s specific property. The hazard does not extend onto Mr. Ready’s property, so it would not impact a PUD or variance application.

Best wishes,

H. Smith (they/them) | Long Range Planner
City of Port Townsend | www.cityofpt.us | hsmith@cityofpt.us
250 Madison St. Suite 1, Port Townsend, WA 98368
P:(360) 379 4423

From: Austin Hatcher <austin@hatcherlawpllc.com>
Sent: Friday, August 18, 2023 4:31 PM
To: Helena Smith

Subject: Re: Formal Comprehensive Plan Amendment Application

CAUTION: External Email

Perfect, then I think all is good to go.

Thank you for all your information and assistance!

Best,

Austin

Sent from Surface Duo

SEPA INFORMATION

A. Background:

1. Name of proposed project, if applicable:

Ready Athletics LLC multi-use facility

2. Name of applicant:

Ready Athletics LLC

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

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

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

4. Date checklist prepared:

January 2023, revised August 2023

5. Agency requesting checklist:

City of Port Townsend Planning and Community Development Department

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

Dependent on land use amendment approval, permitting process and approval

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

No

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

None.

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

No

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

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

STAFF COMMENT: The proposed amendment is subject to review by the Port Townsend Planning Commission and City Council, with final decision being made by the City Council.

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:

In the Port Townsend Municipal Code Table 17.31.070, add the following use under Recreation: "Health clubs, dance studios, martial arts studios"

STAFF COMMENT: The applicants propose adding health clubs as a permitted use in the Mixed Commercial/Light Manufacturing zone of the Rainier Street & Upper Sims Way Subarea. The use would be used to create the facility described in their original application, as follows:

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

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

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.

The Rainier Street & Upper Sims Way Subarea, Port Townsend, Washington. As identified in the Port Townsend Comprehensive Plan Appendix 6.

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<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)? <u>None</u></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. <u>Unknown</u></p> <hr/> <p>d. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe. <u>No</u></p> <p>e. Describe the purpose, type, total area, and approximate quantities of any filling, excavation, and grading proposed. Indicate source of fill. <u>None</u></p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. <u>No</u></p> <p>g. About what percent of the site would be covered with impervious surfaces after project construction (for example, asphalt or buildings)? <u>75%</u></p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: <u>None</u></p>	<p>10%</p> <p>No clearing, construction, or use is proposed with this non-project action</p> <p>Non-project action, this application does not include specific structures or site coverage</p> <p>Non-project action, not applicable</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<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. None</p> <hr/> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None</p> <hr/> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: None</p> <hr/>	<p>The Rainier Subarea is near the Port Townsend Paper Mill, which does generate odor. The odor would not impact the proposed additional use in the M/C(S) subarea</p>
<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: No</p> <hr/> <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. N/A</p> <hr/> <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. N/A</p> <hr/> <p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known. No.</p> <hr/>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan. <u>Unknown.</u></p>	<p>No, the Rainier Subarea is not in a floodplain.</p>
<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. <u>No</u></p>	
<p>b. Ground Water: 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. <u>No</u></p>	
<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: <u>None, it will be on city sewer</u></p>	<p>The Rainier Subarea is served by the city system</p>
<p>c. Water runoff (including stormwater): 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. <u>City sewer/stormdrains</u></p>	<p>This non-project action does not propose construction that would impact water usage, quality, or runoff.</p>
<p>2) Could waste materials enter ground or surface waters? If so, generally describe. <u>No.</u></p>	<p>Future development applications will be subject to SEPA review unless categorically exempt.</p>
<p>3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. <u>No.</u></p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. <u>None.</u></p> <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 type="checkbox"/> Other _____</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 type="checkbox"/> Shrubs</p> <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</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</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? <u>Grass seed, either Kentucky bluegrass or some other suitable local grass will be planted.</u></p> <p>c. List threatened or endangered species known to be on or near the site. <u>None.</u></p> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p>	<p>Deciduous trees, evergreen trees, and shrubs are also present in the Rainer Subarea</p> <p>No vegetation would be removed or altered by the proposed change of use. The applicant's answers apply specifically to a proposed structure on the site owned by Ready Athletics LLC, a proposal that will be subject</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p><u>Aforementioned yard grass, used to enhance current lack of grass or other vegetation/ground cover.</u></p> <p>e. List all noxious weeds and invasive species known to be on or near the site: <u>None.</u></p>	<p>to further environmental review as a project action.</p>
<p>5. ANIMALS</p> <p>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:</p> <p><u>Birds:</u></p> <p><input checked="" type="checkbox"/> Hawk <input checked="" type="checkbox"/> Heron <input checked="" type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds</p> <p><input type="checkbox"/> Other: _____</p> <p><u>Mammals:</u> <input checked="" type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver</p> <p><input type="checkbox"/> Other: _____</p> <p><u>Fish:</u> <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout</p> <p> <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish</p> <p><input type="checkbox"/> Other: _____</p> <p>b. List any threatened or endangered species known to be on or near the site. <u>None.</u></p> <p>c. Is the site part of a migration route? If so, explain. <u>Yes, Port Townsend is within the Pacific Flyway.</u></p> <p>d. Proposed measures to preserve or enhance wildlife, if any: <u>None.</u></p> <p>e. List any invasive animal species known to be on or near the site. <u>None.</u></p>	<p>Eagles have been observed in the Rainier Subarea. This non-project action will not impact eagle habitats or the Pacific Flyway. Future development applications in the subarea will be subject to environmental review.</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<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. <u>Non-project action, not applicable.</u></p> <hr/> <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <u>Non-project action, not applicable.</u></p> <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: <u>Non-project action, not applicable.</u></p> <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. <u>No environmental health hazards are associated with permitting the proposed use in the M/C(S) zone</u></p> <p>1) Describe any known or possible contamination at the site from present or past uses. <u>Non-project action, not applicable.</u></p> <hr/> <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. <u>Non-project action, not applicable.</u></p> <p>3) Describe any toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction, or at any time during the operating life of the project. <u>Non-project action, not applicable.</u></p> <p>4) Describe special emergency services that might be required. <u>Non-project action, not applicable.</u></p> <p>5) Proposed measures to reduce or control environmental health hazards, if any: <u>Non-project action, not applicable.</u></p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>b. NOISE</p> <p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? <u>The Rainier Subarea includes traffic and small-scale manufacturing noises.</u></p> <p>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. <u>Non-project action, not applicable</u></p> <p>3) Proposed measures to reduce or control noise impacts, if any: <u>Non-project action, not applicable</u></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. <u>The Rainier Subarea is currently used for a variety of small-scale manufacturing, parks, hospital, infrastructure, and residential uses.</u></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? <u>No.</u></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. <u>No.</u></p> <p>c. Describe any structures on the site. <u>There are a variety of structures in the M/C(S) zone, including single- and multi-family residences, parks, and commercial buildings.</u></p> <p>d. Will any structures be demolished? If so, what? <u>Non-project action, not applicable.</u></p>	<p>This non-project action does not propose altering any of the structures in the M/C(S) zone.</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>e. What is the current zoning classification of the site? <u>M/C Subarea</u></p>	
<p>f. What is the current comprehensive plan designation of the site? <u>M/C Subarea</u></p>	
<p>g. If applicable, what is the current Shoreline Master Program designation of the site? <u>N/A</u></p>	
<p>h. Has any part of the site been classified as an "critical area" by the city or the county? If so, specify. <u>Portions of the southern boundary of the Rainier Subarea are mapped as a slight landslide hazard area. Future projects in this zone would be subject to the Critical Areas Ordinance</u></p>	
<p>i. Approximately how many people would reside or work in the completed project? <u>Not applicable, non-project action. However, the proposed recreational use could employ 20 people per health club.</u></p>	
<p>j. Approximately how many people would the completed project displace? <u>None, non-project action, not applicable</u></p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any: <u>N/A</u></p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <u>Consultation with Port Townsend Planning and Community Development staff, Port Townsend Planning Commission on the history of the Rainier Subarea, goals of the subarea.</u></p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: <u>Not applicable.</u></p>	
	<p>Allowing the proposed health club use in the M/C(S) zone would not displace any people. The zone could still be used for multifamily housing.</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>9. HOUSING</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <u>This non-project action does not propose adding or removing units of housing.</u></p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <u>Non-project action, not applicable.</u></p> <p>c. Proposed measures to reduce or control housing impacts, if any: <u>Non-project action, not applicable.</u></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? <u>Not applicable, this non-project action does not address altering existing height limits.</u></p> <p>b. What views in the immediate vicinity would be altered or obstructed? <u>Non-project action, not applicable.</u></p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any: <u>Non-project action, not applicable.</u></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? <u>Non-project action, not applicable.</u></p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views? <u>Non-project action, not applicable.</u></p> <p>c. What existing off-site sources of light or glare may affect your proposal? <u>Non-project action, not applicable.</u></p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p><u>Non-project action, not applicable.</u></p> <p>12. RECREATION</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity? <u>None. Hence the desirability and utility of the proposed project.</u></p> <p>b. Would the proposed project displace any existing recreational uses? If so, describe. <u>No.</u></p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any: <u>The proposed project would address the dearth of existing recreational uses in the area.</u></p>	<p>The proposal is a non-project action. The "proposed project" is a code change.</p>
<p>13. HISTORICAL AND CULTURAL PRESERVATION</p> <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. <u>No.</u></p> <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. <u>No.</u></p> <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. <u>No.</u></p> <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. <u>None.</u></p>	<p>Per the City's GIS mapping, Port Townsend's many listed historic structures are not located within the Rainier Subarea.</p> <p>This non-project action proposes no construction which could potentially impact cultural and historic sites. Any subsequent development proposals will be subject to appropriate permit review.</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<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. <u>Rainier Street, Highway 20, Discovery Road.</u></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? <u>Yes, Sims Way and Rainier Street are important transit routes and offer transfer locations.</u></p> <p>c. How many additional parking spaces would the completed project or non-project proposal have? <u>Non-project action, not applicable.</u> How many spaces would the project or proposal eliminate? <u>Non-project action, not applicable.</u></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). <u>No.</u></p> <p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. <u>Non-project action, not applicable.</u></p> <p>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? <u>Unknown.</u></p> <p>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. <u>No.</u></p> <p>h. Proposed measures to reduce or control transportation impacts, if any: <u>None.</u></p>	<p>This non-project action would not build health clubs that generate vehicular trips. Any future development would be subject to Port Townsend's infrastructure concurrency requirements to maintain the City's Level of Service D.</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>15. PUBLIC SERVICES</p> <p>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. <u>No.</u></p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any: <u>None.</u></p> <p>16. UTILITIES</p> <p>a. Check which utilities are currently available at the site: <input type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Water <input type="checkbox"/> Refuse Service <input type="checkbox"/> Telephone <input type="checkbox"/> Septic System <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Other <u>Non-project action, not applicable.</u></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. <u>Non-project action, not applicable.</u></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: _____</p> <p>Name of signee: _____</p> <p>Position and agency/Organization: _____</p> <p>Date Submitted: _____</p> <p>D. Supplemental sheet for non-project actions</p> <p>(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</p>	

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>environment.</p> <p>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.</p> <p>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?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>_____</p> <p>_____</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>_____</p> <p>_____</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>_____</p> <p>_____</p> <p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>_____</p> <p>_____</p>	<p>Allowing health club uses in the M/C(S) zone would not increase discharge to water, emissions to air, production of noise, or the production, storage, or release of toxic or hazardous substances. The proposed use is similar to currently allowed uses in the zone.</p> <p>The proposed use would not affect plants, animals, fish, or marine life because it is limited to the Rainier Subarea, which is not a significant habitat.</p> <p>The proposed use does not increase demand on energy or</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>_____</p> <p>_____</p> <p>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?</p> <p>_____</p> <p>_____</p>	<p>natural resources. Health clubs are less resource intensive than some uses that are currently permitted in the zone.</p> <p>The proposed use would not impact environmentally sensitive areas or areas designated for governmental protection the Rainier Subarea does not contain areas</p>
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>_____</p> <p>_____</p> <p>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?</p> <p>_____</p> <p>_____</p>	<p>designated for government protection or environmentally sensitive areas.</p> <p>The Rainier Subarea is not on any shoreline. Per review with PCD staff and the Port Townsend Planning Commission, the proposed use is compatible with existing plans and uses.</p>
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>_____</p> <p>_____</p> <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p>	<p>The proposed use has similar demands on</p>

Please print in ink or type each answer. Please do not write in area designated "Evaluation."	EVALUATION FOR AGENCY USE ONLY
<p>_____</p> <p>_____</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>_____</p> <p>_____</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment?</p> <p>_____</p>	<p>transportation, public services, and utilities to other currently allowed uses. It would not increase demands for these services. Tools to respond to these demands are not necessary.</p> <p>The proposal complies with Port Townsend Municipal Code, the Port Townsend Comprehensive Plan, SEPA, and GMA.</p>