

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.

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.

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 INFORMATION

A. Background:

1. Name of proposed project, if applicable:

2023 Annual Comprehensive Plan Amendments – Amendments to the Comprehensive Plan, Land Use Map, Zoning Map, and Development Regulations.

2. Name of applicant:

City of Port Townsend Planning and Community Development

Name of Contact person: Helena Smith, Long Range Planner

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

250 Madison Street, Suite 3
Port Townsend, WA 98368
P: 360-379-4423

Email Addresses: hsmith@cityofpt.us

4. Date checklist prepared: August 10, 2023

5. Agency requesting checklist: City of Port Townsend Planning and Community Development

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

September: Hearing before Planning Commission

October: Readings and Hearing before City Council

Late October: Enact amendments to comprehensive plan and Port Townsend Municipal Code, accept applications from members of the public wishing to build to greater density in specified zones.

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

No development plans are associated with the amendments listed on the 2023 docket. Under RCW 36.70A.130 and Section 20.04 Port Townsend Municipal Code, the Comprehensive Plan is required to be updated periodically. The next Comprehensive Plan update is scheduled for 2025. Supplemental amendments may be adopted prior to the mandatory review schedule.

The Comprehensive Plan could affect future development proposals within the city limits. Future development of the sites would be subject to plans and development regulations in place at the time of application for development permits.

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

1. The Final Determination of Non-Significance for the amendments to the Port Townsend Municipal Code, February 26, 1997.
2. Determination of Non-Significance for the 2011 Comprehensive Plan Docket, November 23, 2011.

3. Mitigated Determination of Non-Significance for the 2014 Comprehensive Plan, November 21, 2014.

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.

There are no applications pending with direct relationship to this zoning text amendment proposal. However, there are housing projects now under consideration which may be reformulated per new zoning requirements proposed here.

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

Amendments to adopt policy/plans, the land use map, and the development regulations (including the Zoning Ordinance and Official Zoning Map) are legislative, Type V decisions under Chapter 20.01 PTMC, and particularly PTMC 20.01.060 and 20.01.070. In short, the amendments require approval by the Port Townsend City Council after review and recommendation by the Planning Commission. The public process includes notice and at least one open record public hearing before the Planning Commission. City Council also provides notice and either a closed-record or open-record hearing before making the final decision.

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:

The City is initiating its annual Comprehensive Plan amendment process for 2023. The proposed amendments goal is increasing affordable housing capacity in in the High Density Multifamily, Neighborhood Mixed Use Center, Community Mixed Use Center, and Mixed Commercial/Light Manufacturing Zones.

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

No Yes

If yes, attach wetland report.

Wetlands have been identified in the City of Port Townsend. The proposed amendments do not alter the wetlands or wetland buffers. Future development of the sites would be subject to plans and development regulations in place at the time of application for development permits.

c. Are there any steep slopes (greater than 15%) on the property?

No Yes

If yes, attach geotechnical report.

Steep slopes have been identified in the City of Port Townsend. The proposed amendments do not alter the slopes or their protective buffers. Future development of the sites would be subject to plans and development regulations in place at the time of application for development permits.

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.

All proposals on the 2023 docket are located within Port Townsend's incorporated City Limits, Jefferson County: Section 3, Township 30 N, Range 1W.

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<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. EARTH</p> <p>a. General description of the site (mark one):</p> <p><input type="checkbox"/> Flat <input type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous <input checked="" type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent of the slope)?</p> <p><u>The City of Port Townsend's topography is varied, ranging from steep waterfront palisades to flat and hilly uplands. Slope steepness in Port Townsend varies, from the near-vertical shoreline palisades to nearly flat beach areas and uplands.</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.</p> <p><u>Soil types in Port Townsend are varied. Soils reflect the region's geologic history. Townsend gravelly loam (Tnc) and Clallam gravelly sandy loam (CmC) are the predominant soil groups within the City.</u></p> <p>d. Are there surface indications or a history of unstable soils in the immediate vicinity? If so, describe.</p> <p><u>According to the City's Critical Areas maps, seismic hazard areas and unstable soils exist within the planning area. Soils in the community's marine shorelands areas may be subject to liquefaction or slide.</u></p> <p>e. Describe the purpose, type, total area, and approximate quantities of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p><u>This is a non-project action and will have no direct impact on grading, dredging, or filling.</u></p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p><u>This is a non-project action and will have no direct impact from clearing, construction, or use.</u></p> <p>g. About what percent of the site would be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p><u>This is a non-project action and will have no direct impact on the extent of impervious surfaces.</u></p>	

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: <u>This is a non-project action and will have no direct impact on earth-related impacts. No mitigation measures are proposed. SEPA review will be conducted for any non-exempt construction projects, including a discussion of measures to reduce or control erosion. Any construction project would be subject to the City's Engineering Design Standards; any project that results in disturbance of one or more acres will be required to obtain coverage under the Washington State Construction Stormwater General Permit; prepare stormwater pollution prevention plans; and implement sediment, erosion, and pollution prevention control measures.</u></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. <u>This is a non-project action and does not propose specific construction, operation, or maintenance activity.</u></p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. <u>This is a non-project action and does not propose specific projects on sites subject to emissions or odor.</u></p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: <u>This is a non-project action and does not propose any measures to reduce or control emissions or impact to air. However, zoning text amendments will permit development of a more compact form with the secondary effect of potentially reducing vehicle miles traveled and the emission of greenhouse gasses.</u></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:</p>	

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<p><u>The City of Port Townsend is on a peninsula jutting into the Puget Sound, with several smaller freshwater wetlands inside city limits.</u></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. <u>This is a non-project action and proposes no work over, in, or adjacent to surface waters.</u></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. <u>This is a non-project action and proposes no fill or dredge activity.</u></p> <p>4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known. <u>This is a non-project action and proposes no surface water withdrawals or diversions.</u></p> <p>5) Does the proposal lie within a 100-year flood plain? If so, note the location on the site plan. <u>Portions of Port Townsend lie within a 100-year floodplain. However, this is a non-project action proposing no specific development, and any subsequent development proposals must comply with the City's flood damage protection ordinance and individual environmental review.</u></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>This is a non-project action and proposes no discharge of waste materials to surface waters.</u></p> <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. <u>This is a non-project action and proposes no ground water withdrawal.</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</p>	

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<p>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>This is a non-project action and proposes no waste material discharge into ground water.</u></p> <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. <u>This is a non-project action and proposes no activity which will impact water runoff. Any development will be subject to individual environmental review and permitting.</u></p> <p>2) Could waste materials enter ground or surface waters? If so, generally describe. <u>This is a non-project action and proposes no activity which may cause waste materials to enter ground or surface waters.</u></p> <p>3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. <u>This is a non-project action and will not have any impact on established drainage patterns within Port Townsend.</u></p> <p>4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. <u>This is a non-project action with no impact to runoff, surface, or ground water. No measures are proposed. SEPA review will be conducted for any non-exempt construction projects, including a discussion of measures to reduce or control erosion. Any construction project would be subject to the City's Engineering Design Standards; any project that results in disturbance of one or more acres will be required to obtain coverage under the Washington State Construction Stormwater General Permit; prepare stormwater pollution prevention plans; and implement sediment, erosion, and pollution prevention control measures.</u></p> <p>4. PLANTS</p> <p>a. Check the types of vegetation found on the site:</p> <p><u>Deciduous tree:</u> <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen</p>	

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<p><input type="checkbox"/> Other _____</p> <p><u>Evergreen tree:</u> <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Pine</p> <p><input type="checkbox"/> Other _____</p> <p><input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input checked="" type="checkbox"/> Pasture <input checked="" type="checkbox"/> Crop or Grain</p> <p><input checked="" type="checkbox"/> Orchards, vineyards or other permanent crops</p> <p><u>Wet Soil Plants:</u> <input checked="" type="checkbox"/> Cattail <input checked="" type="checkbox"/> Buttercup <input checked="" type="checkbox"/> Bulrush</p> <p><input checked="" type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other _____</p> <p><u>Water Plants:</u> <input checked="" type="checkbox"/> Water Lily <input checked="" type="checkbox"/> Eelgrass <input checked="" 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>This is a non-project action and will result in no removal or alteration of vegetation.</u></p> <p>c. List threatened or endangered species known to be on or near the site. <u>The list of species that may occur includes: golden paintbrush, remnants of dry upland prairie habitat with Camassia quamash/Lomatium ultriculatum and Brodiaea coronaria plant associations</u></p> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: <u>This is a non-project action and proposes no landscaping or measures to preserve or enhance vegetation.</u></p> <p>e. List all noxious weeds and invasive species known to be on or near the site: <u>Several invasive species exist within the city limits, including: poison hemlock, reed canary grass, and scotch broom.</u></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>	

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<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 checked="" type="checkbox"/> Other: <u>Foxes, coyote</u></p> <p><u>Fish:</u></p> <p><input checked="" type="checkbox"/> Bass <input checked="" type="checkbox"/> Salmon <input checked="" type="checkbox"/> Trout</p> <p><input checked="" type="checkbox"/> Herring <input checked="" 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>USFW listed species that may occur include: marbled murrelet, short-tailed albatross, streaked horned lark, yellow-billed cuckoo, bull trout, dolly varden. Critical habitats include: Chinook salmon, chum salmon, and orca. Migratory birds protected by the Migratory Bird Treaty Act include: bald eagle, black swift, Caspian tern, fox sparrow, marbled godwit, olive-sided flycatcher, peregrine falcon, pink-footed shearwater, purple finch, rufous hummingbird, short-billed dowitcher, short-eared owl, western grebe, willow flycatcher. Species listed on the Audubon Society's Blue List (rare or threatened) are the osprey and the black oystercatcher. NOAA Fisheries indicate that the following aquatic species may be present within Admiralty Inlet/Puget Sound for portions of their lifecycle: Puget Sound Fall Chinook salmon Evolutionary Significant Unit (ESU) (Oncorhynchusshawytscha) (Federally Threatened, State Concern), Puget Sound/Strait of Georgia Coho salmon ESU (O. kisutch)(Federal Species of Concern), the Coastal – Puget Sound populations of Dolly varden (Salveninus malma)/ Bulltrout (S. confluentus) (Federally Threatened, State Concern), Sockeye Salmon (O. nerka) (Puget Sound population not listed), and Puget Sound Steelhead ESU (O. mykiss) (Federally Proposed Threatened, State Concern).</u></p> <p>c. Is the site part of a migration route? If so, explain. <u>Washington generally is within the Pacific Flyway route, meaning migration routes exist in Port Townsend. However, this is a non-project action and will not impact any migration routes.</u></p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p>	

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<p><u>This is a non-action proposal with no impact on wildlife. No measures are proposed. Future project level actions would be subject to regulations in place at the time of application. City's Critical Areas/Shoreline regulations may apply and project actions that are not categorically exempt under Chapter 197-11-800 WAC will be subject to review under the City's SEPA Implementing Ordinance (Chapter 19.04 PTMC). After reviewing applications for such project actions, the City of Port Townsend may determine that mitigation measures are necessary to avoid probable significant adverse environmental impacts.</u></p> <p>e. List any invasive animal species known to be on or near the site. <u>Local marine interest groups are considering the need to monitor for Zebra mussel and European green crab.</u></p> <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>This is a non-project proposal and will not have any effect on energy demand. However, the proposed zoning amendments will facilitate a more compact urban form, potentially resulting in less long-term energy demand overall.</u></p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <u>This is a non-project proposal with no direct effect on access to solar energy.</u></p> <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>This is a non-project proposal and does not incorporate energy conservation features. However, the more compact urban form may facilitate energy conservation by providing for attached, smaller units in higher density zones.</u></p> <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>This is a non-project proposal and will result in no additional exposure to environmental health hazards.</u></p>	

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<p>1) Describe any known or possible contamination at the site from present or past uses. <u>This is a non-project proposal. Project proposals on possible contamination sites within Port Townsend will be subject to environmental review.</u></p> <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>This is a non-project proposal and will not result in the construction of a project subject to hazardous chemicals or conditions. Future development will be subject to individual environmental review and permitting.</u></p> <p>3) Describe special emergency services that might be required. <u>This is a non-project proposal with no impact on emergency services.</u></p> <p>4) Proposed measures to reduce or control environmental health hazards, if any: <u>This is a non-project proposal with no impact on environmental health, so no measures to reduce or control health hazards are proposed.</u></p> <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>Port Townsend is a waterfront community with a variety of marine, industrial, and transportation facilities generating varied types and levels of noise.</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>This is a non-project proposal and will result in no noise impacts. Site specific evaluations will be assessed for future development proposals.</u></p> <p>3) Proposed measures to reduce or control noise impacts, if any: <u>There are no proposed measures to reduce or control noise impacts with this non-project action.</u></p> <p>8. LAND AND SHORELINE USE</p>	

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<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><u>Port Townsend has a variety of land uses within its city limits, ranging from low-intensity residential areas and open spaces to an intense working marine waterfront. The current uses of the C-I/MU, C-II/MU, M-C(S), and R-IV include a variety of medium and high-density residential uses, along with compatible commercial, industrial, manufacturing, office, processing, and retail uses.</u></p> <ul style="list-style-type: none"> • <u>C-I/MU is adjacent to the following zones: P-I Public/Infrastructure, P/OS Existing Parks or Open Space, R-I Low Density Single-Family, R-II Medium Density Single-Family, and R-III Medium Density Multifamily. The uses in these zones are compatible with the proposed increased height, increased density, and decreased parking.</u> • <u>C-II/MU adjacent to the following zones: C-II General Commercial, C-II(H) Commercial Hospital, M-C(S) Mixed Commercial/Light Manufacturing Subarea, P-I Public/Infrastructure, P/OS Existing Parks/Open Space, R-III Medium Density Multifamily, and R-IV High Density Multifamily. The uses in these zones are compatible with the proposed increased height, increased density, and decreased parking.</u> • <u>M-C(S) adjacent to the following zones: C-II/MU Community Serving Mixed Use Center, C-II(S) General Commercial Subarea, P/OS Existing Parks or Open Space, R-II Medium Density Single-Family, and R-III Medium Density Multifamily. The uses in these zones are compatible with the proposed increased height, increased density, and decreased parking.</u> • <u>R-IV is adjacent to the following zones: C-II(H) Commercial Hospital, C-II/MU Community Serving Mixed Use Center, P-I Public/Infrastructure, P/OS Existing Parks/Open Space, R-II Medium Density Single-Family, and R-III Medium Density Multifamily. The uses in these zones are compatible with the proposed increased density.</u> <p><u>The City's zoning map is available here for reference:</u> https://cityofpt.maps.arcgis.com/apps/webappviewer/index.html?id=bf60c9f9e7c74c06ae5c5ca25fa81d1d</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</p>	

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<p>of farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p><u>As an urban growth area, the City does not designate mineral, agricultural or forest resource lands. Portions of Port Townsend have been used as working farmlands or forest lands, but virtually all land within the city is now either dedicated to or planned for urban use.</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>This is a non-project proposal and will have no impact on farm or forest uses.</u></p> <p>c. Describe any structures on the site. <u>Port Townsend has a variety of land uses within its city limits, ranging from low-intensity residential areas and open spaces to an intense working marine waterfront.</u></p> <p>d. Will any structures be demolished? If so, what? <u>This is a non-project action and proposes no demolition to existing structures.</u></p> <p>e. What is the current zoning classification of the site? <u>Port Townsend has a variety of land uses within its city limits, ranging from low-intensity residential areas and open spaces to an intense working marine waterfront.</u></p> <p>f. What is the current comprehensive plan designation of the site? <u>Port Townsend plans for a variety of land uses within its city limits, ranging from low-intensity residential areas and open spaces to an intense working marine waterfront. The City's comprehensive plan land use map is available at https://cityofpt.us/publicworks/page/city-port-townsend-maps</u></p> <p>g. If applicable, what is the current Shoreline Master Program designation of the site? <u>Port Townsend has an extensive and varied shoreline environment, both marine and freshwater as indicated in Attachment C and in Appendix A of the Shoreline Master Program available at https://www.codepublishing.com/WA/PortTownsend/.</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.</p>	

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<p><u>Port Townsend has multiple critical areas (including geologically hazardous, frequently flooded and wetlands, aquifer recharge areas, and fish and wildlife habitat) and a critical areas ordinance to regulate development in or near them. This is a non-project action and will have no impact on the community's critical areas.</u></p> <p>i. Approximately how many people would reside or work in the completed project? <u>This is a non-project action and will have no direct impact on population growth. However, the goal of the city-initiated development is to facilitate development achieving densities consistent with the comprehensive plan.</u></p> <p>j. Approximately how many people would the completed project displace? <u>This is a non-project proposal and will have no displacement impacts.</u></p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any: <u>This is a non-project proposal and will have no displacement impacts.</u></p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <u>This is a non-project proposal and will have no direct impact on land use compatibility. The amendments do not propose changing land uses. The proposed changes to bulk, density, and dimensional standards compliment adjacent land uses. For example, increased height limits will not apply adjacent to R-I and R-II zones, to preserve sunlight access and views. Areas that allow the full proposed height increase have lower base elevation than surrounding properties, meaning that the increased heights will not allow new structures in upzoned properties to block their neighbors' sunlight access or views. Properties that allow higher density also benefit from significant screening provided by existing trees, such as Douglas Firs in the forest block adjacent to the M/C(S) zone.</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>This is a non-project proposal and will have no impact to agricultural or forest lands, so no measures are proposed.</u></p> <p>9. HOUSING</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p>	

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<p><u>This is a non-project proposal and proposes no housing construction. However, the city-initiated amendments intend to facilitate higher density housing construction to attain comprehensive plan densities and fulfill comprehensive plan housing policy.</u></p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <u>This is a non-project proposal and proposes no elimination of housing units.</u></p> <p>c. Proposed measures to reduce or control housing impacts, if any: <u>This non-project action proposes allowing greater housing density in specific zones to promote infill and increase housing supply.</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>This is a non-project proposal and does not include proposals for building construction. However, it would increase the maximum allowable building height in the C-II/MU and M/C(S) zones from 50 feet to 72 feet, except adjacent to low density residential zones where it will remain 40 feet.</u></p> <p>b. What views in the immediate vicinity would be altered or obstructed? <u>This non-project proposal does not create a structure that would block views. It does permit a 20-foot additional height increase in the C-I/MU zone, and a 22-foot increase in the M/C(S) and C-II/MU zones. Views adjacent to the C-I/MU, C-II/MU, and M/C(S) zones include the Port Townsend Fairgrounds, Hastings Pond, the northmost corner of the Port Townsend Golf Club, and the Kah Tai Lagoon Nature Park. While these views may be altered, it is unlikely they would be fully obstructed due to the geographic characteristics of these zones.</u> <u>Future projects must comply with design requirements, including design review committees for multifamily projects.</u></p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any: <u>This non-project action proposes increasing the maximum height in the C-I/MU zone by 20 feet and increasing it by 22 feet in the C-II/MU and M-C(S) zones. To preserve the views and aesthetics of lower density residential areas, the height increases would not apply to parcels adjacent to land zoned R-I or R-II. Importantly, properties that are allowed to build to the proposed height increase and are adjacent to the listed views also have a lower elevation than neighboring properties zones. Port Townsend and</u></p>	

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<p><u>Jefferson County GIS contour mapping and elevation hillshades show that the mixed-use properties adjacent to the listed views have a 20-foot lower elevation than different zones on the other side of the mixed-use zones. In settings where mixed-use properties are between views and other properties, the mixed-use properties are low enough to not fully obscure the neighbor's view.</u></p> <p><u>These changes remain within the comprehensive plan's policy envelope. Future projects must comply with design requirements, including design review committees for multifamily projects.</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?</p> <p><u>No light or glare will result from this non-project action.</u></p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p><u>No light or glare will result from this non-project action.</u></p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p><u>This is a non-project proposal. Subsequent development may be affected by off-site sources of light or glare and will be subject to appropriate permitting and environmental review.</u></p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p><u>This is a non-project action and proposes no measures to reduce or control light and glare impacts.</u></p> <p>12. RECREATION</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p><u>This is a non-project action. However, Port Townsend has a network of designated and informal recreational opportunities throughout the city and its surroundings, including Fort Worden State Park, a marine shoreline, walking trails, and multiple city parks.</u></p>	

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<p>b. Would the proposed project displace any existing recreational uses? If so, describe. <u>This is a non-project action and will not displace any existing recreational uses.</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>This non-project action proposes no measures to reduce or control recreational impacts.</u></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>Port Townsend has a rich inventory of historic buildings and districts, many of which are listed and recognized as such. Both the downtown and "uptown" have scores of listed buildings, and the community projects an image of a "Victorian port city." However, the City's GIS mapping shows that none of the listed historic structures are located in the C-I/MU, C0II/MU, M/C(S), or R-IV zones.</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>Port Townsend contains numerous national, and state listed historic structures, with the highest concentrations occurring within the limits of the Port Townsend National Register Historic District. Fort Worden military reservation is a historic district designated as a National Historic Landmark and the Point Wilson Lighthouse is listed on the National Register of Historic Places. The Chinese Gardens is also a significant cultural landscape, but has not been designated as a local, state, or national historic site.</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.</p>	

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<p><u>A GIS review found no evidence of cultural or historic resources in the specific zones being considered for this text amendment. This is a non-project action and proposes no construction which could potentially impact cultural and historic sites. However, provisions in the proposed code amendments may facilitate residential reuse of historic buildings. Any subsequent development proposals will be subject to appropriate permit review.</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>This is a non-project action and proposes no measures to avoid, minimize or compensate for loss, changes to, and disturbance to historic or cultural resources. Under Washington State law, all archaeological sites and resources are protected on private and public lands (RCW 27.53). Section 106 of the National Historic Preservation Act of 1966, as amended, stipulates early, often, and continuous consultation with the project's Federal/State lead agency and affected Native American Tribe(s) depending on the jurisdiction of the proposed project. If any significant archaeological resources are discovered during project related construction excavation and/or operation/maintenance, all activities must stop in the immediate area.</u></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. <u>Port Townsend has a network of state and local roads and streets serving the city and its surroundings. This non-project action is citywide, presuming no alterations to the transportation system.</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>Jefferson Transit serves Port Townsend, connecting it to the rest of Jefferson County and other Peninsula communities.</u></p> <p>c. How many additional parking spaces would the completed project or non-project proposal have? How many spaces would the project or proposal eliminate? <u>This is a non-project action and proposes no actual development. However, strategies in the proposed code amendments reduce required off-street parking requirements in the R-IV, C-I/MU, C-II/MU, and M/C(S) zones. Off-</u></p>	

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<p><u>street parking is reduced in these zones since they occur along existing or proposed public transit or nonmotorized transportation routes, allowing alternatives to car use for residents and visitors.</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>This is a non-project action and will require no improvements to the existing transportation system.</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>This non-project action is citywide and is therefore in the vicinity of water transportation facilities.</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>This is a non-project action and will not directly result in the generation of vehicular trips. However, increased housing construction may increase opportunity for more intensely populated spaces. The Trip Generation book estimates that a single household averages 10 trips a day. That number is lower for other kinds of units. Port Townsend's current Level of Service (LOS) is D. Subsequent development proposals will be subject to appropriate permit review, including concurrent transportation development to maintain LOS D.</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>This is a non-project action and will have no impact on the movement of agricultural and forest products.</u></p> <p>h. Proposed measures to reduce or control transportation impacts, if any <u>This non-project action proposes no measures to reduce or control transportation impacts. We do not anticipate transportation impacts from this non-project action. Future project-action applications will be subject to developing concurrent transportation within 6 years per Port Townsend Comprehensive Plan Chapter 6 Transportation Element: Level of Service (LOS) & Concurrency Management.</u></p>	

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<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>This non-project action does not directly create an increased need for public services. However, the proposal would allow higher-density housing projects whose residents would need these services. These amendments are intended to address how specific districts are underdeveloped compared to their planned density in the Comprehensive Plan, which includes provisions for adequate levels of public services. Future proposals will be subject to development reviews, including projected level of need for public services.</u></p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any: <u>This non-project action does not directly create an increased need for public services, so does not propose measures to reduce or control impacts.</u></p> <p>16. UTILITIES</p> <p>a. Check which utilities are currently available at the site: <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" 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. <u>This is a non-project action and does not propose any changes to utilities.</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: <u> <i>Helena Smith</i> </u></p> <p>Name of signee: <u>Helena Smith</u></p> <p>Position and agency/Organization: <u>Long Range Planner, Port Townsend Community Development</u></p> <p>Date Submitted: <u>08/22/2023</u></p>	

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<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 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><u>This non-project action is intended to facilitate the land uses and densities specified in the Comprehensive Plan, with no increase to emissions, production storage, or release of toxic or hazardous substances nor noise. The action does not propose increased discharge to water but may make construction more appealing in certain currently undeveloped or underdeveloped zones. Any resultant runoff must be controlled in accordance with the City's adopted Stormwater Management Manual.</u></p> <p>Proposed measures to avoid or reduce such increases are:</p> <p><u>No measures are necessary. All future private and public proposals will be required to meet applicable local, state and federal statutes including but not limited to the City's Engineering Design Standards and the adopted Stormwater Management Manual.</u></p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p><u>By facilitating residential development that is consistent with the comprehensive plan, the amendments will have negligible impact to plant, animal, fish, or marine life.</u></p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p>	

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<p><u>No measures are necessary. All future proposals will be required to meet applicable local, state, and federal statutes including but not limited to the City's Critical Areas Ordinance, Shoreline Master Program, Floodplain Regulations, and SEPA.</u></p> <p>3. How would the proposal be likely to deplete energy or natural resources? <u>The code amendments propose changes supporting more compact use of urban land, allowing more density in underdeveloped zones and permitting narrower lot sizes for townhouses. These changes will not result in an anticipated depletion of energy or natural resources.</u></p> <p>Proposed measures to protect or conserve energy and natural resources are: <u>No measures are necessary.</u></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? <u>The proposal concentrates new residential development in areas already designated for residential or mixed use. These strategies intend to concentrate residential construction in areas already characterized as urban and either already developed or developable.</u></p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are: <u>No measures are necessary.</u></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? <u>The code amendments are consistent with the existing comprehensive plan and Shoreline Master Program, facilitating development in appropriate locations and of appropriate types and densities.</u></p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are: <u>No measures are necessary.</u></p>	

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<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? <u>These code amendments are intended to fulfill comprehensive plan policy objectives, achieving target intensities in underdeveloped zones and efficiently providing public services and utilities. Future proposals will be subject to development reviews, including projected level of need for public services.</u></p> <p>Proposed measures to reduce or respond to such demand(s) are: <u>No measures are necessary.</u></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? <u>No measures are necessary. The proposal does not conflict with local, state, or federal laws, or requirements for protecting the environment. The code amendments were written to fulfill provisions of applicable state law (RCW 36.70A.600) and local comprehensive plan policy.</u></p>	