

CRITICAL AREA APPLICATION

Name of proposed project, if applicable: Sims Gateway/North Boatyard Expansion Project	<u>Office Use Only</u> Permit # _____ Associated Permits: _____ _____ _____
Legal Description: Tax #: WSDOT ROW, 948301003, 948301002, 991400301, 991400401, 991400405, 991403001, 991400501	
Addition: Eisenbeis/Railroad _____, Block(s): Eisenbeis Blks 10-11, 17-18, 32-33 Railroad 3-5, 30	
Lot(s): Various _____	

Describe the existing conditions of the site, including natural and built environment (slope, vegetative cover, proximity to water, etc.). (Attach additional pages if necessary):
 Developed and urbanized area comprised of a State Highway and working boatyard. Slope from Castle Hill on the west end of the project descends into the developed "Flats District" of the City. Vegetation exists in the form of columnar Lombardy Poplars and other vegetatic 360-379-2025 project site is not adjacent to water.

Property Owner: Name: Port of Port Townsend (Matt Klontz) Address: Post Office Box 1180 City/St/Zip: Port Townsend, WA 98368 Phone: 360-379-2025 Email: matt@portofpt.com	Contact/Representative (if different): Name: Dave Nakagawara Address: Post Office Box 1180 City/St/Zip: Port Townsend, WA 98368 Phone: 360-316-6469 Email: dnakagawara@portofpt.com
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Please describe the proposed development including construction methods, final design, total area of the site, extent of land area that would be affected, any off-site improvements (Attach additional pages if necessary): Developed and urbanized area comprised of a State Highway and working boatyard. Slope from Castle Hill on the west end of the project descends into the developed "Flats District" of the City. Vegetation exists in the form of columnar Lombardy Poplars and other vegetation, mostly grasses. The project site is not adjacent to water.

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. Expansion of the boatyard northward toward the south right-of-way line of Sims Way from a point roughly 1000 feet west of the intersection with Haines place to the 2600 block of East Sims Way. Work involves construction of a fill embankment using imported fill, removal of existing trees, replacement with new landscaping, new pedestrian sidewalk, and undergrounding of electrical utilities.

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

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

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

If yes, attach geotechnical report.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: Programmatic Biological Assessment, Hydraulic Assessment, Arborist's Report

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 CITY OF PORT TOWNSEND
 DSD

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

Print Name: Dave Nakagawara _____

Signature: _____
 11.24

Digitally signed by David K. Nakagawara
 DN: cn=US, e=d.nakagawara@portofpt.com,
 o=Port of Port Townsend, ou=Engineering,
 cn=David K. Nakagawara
 Reason: I am the author of this document
 Date: 2024.11.21 09:44:15-08'00'

Date: November 21, 2024 _____

CHECKLIST

- Completed Application
- Photocopy of property deed
- SEPA checklist (if applicable)
- Application base fee
 - Type I Minor:** \$514.90 (see PTMC Section 19.05.040.E for a definition of Minor)
 - Type II Major:** \$1,144.80– includes \$50.00 Notice Board Deposit
 - Type II: Advance Determination:** \$338.00 – includes \$50 Notice Board Deposit
 - Reasonable Use Exception:** \$639.90 – includes \$50.00 Notice Board Deposit
 - Waiver:** \$213.00
- For Major and Reasonable Use applications, the latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner's names and addresses typed on mailing labels. (City will supply envelopes.)

(On all maps/plans include North Arrow)

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

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

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

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

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

- If the above site plan inventory and construction plans are larger than 8 ½" x 11", provide one 8-1/2 x 11 copy of each.**
- Critical area special report** (PTMC 19.05.040F(1)e) prepared by a *qualified critical area consultant* (PTMC 19.05.020).
- Mitigation & Monitoring Plans** (if applicable) PTMC 19.05.060B(4) and D(6) for contents.
- Storm water & Erosion Control Plan** (PTMC 19.05.060D(5)) See: PTMC 13.32.030 Drainage Plan Contents. Must comply with City Engineering Design Standards. For Geologically Hazardous areas see PTMC 19.05.100 E (2)(b).

