

# CRITICAL AREA APPLICATION

<b>Name of proposed project, if applicable:</b> Sims Way Stormwater Treatment Project	<b>Office Use Only</b> Permit # <u>LUP25-016</u> Associated Permits: <u>25-017</u> <u>25-015</u> <u>25-014</u>
<b>Legal Description: Tax #:</b> APN 948301003 and APN 001104017 <b>Addition:</b> Eisenbeis, Tax 32 and Tax 50, Block(s): 215 (Tax 32), Tax 50 <b>Lot(s):</b> Various, see SEPA Checklist, Paragraph 12. "Location of Proposal"	

**Describe the existing conditions of the site, including natural and built environment (slope, vegetative cover, proximity to water, etc.). (Attach additional pages if necessary):**

Project is located in the Port of Port Townsend's Boat Haven Facility, bordered by Port Townsend Bay to the south, the Boatyard to the east, Sims Way (SR-20 to the north, and a natural bluff to the west. The boatyard is hard surfaced, with coastal wetlands to the south and vestigial wetlands and vegetated bluffs to the west. The project involves installation of a vegetated swale at the toe of the bluff, pipelines and associated stormwater structures, including an outfall to Port Townsend Bay, the construction of a maintenance road (non-pollution generating impervious surface) and grading (excavation of a mitigation wetland) and filling of a vestigial wetland.

**Property Owner:**

Name: Port of Port Townsend (Dave Nakagawara)  
Address: Post Office Box 1180  
City/St/Zip: Port Townsend, WA 98368  
Phone: 360-385-0656  
Email: [dnakagawara@portofpt.com](mailto:dnakagawara@portofpt.com)

**Contact/Representative (if different):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/St/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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DSD

**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):**

The project involves the construction of a 230' x 31' (25' at the bottom) stormwater treatment swale, 800 feet of underground stormwater conveyance piping to a reconstructed outfall into Port Townsend Bay, a wetland mitigation site approximately 0.2 acres in area, filling of a vestigial wetland approximately 0.1 acres in area, and construction of a gravel maintenance road 235 feet in length and 10 to 15 feet in width. Construction methods will be traditional mechanized using backhoes, trucks and excavators and personnel.

**Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. Attach additional pages if needed.**

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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 V)

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:**

Geotechnical report by AESI to address PTMC 19.05.100 (G)(1)-(3), Wetland report by Widener and Associates per PTMC 19.05.110(K)(1)-(3), Section 7 Biological Assessment, Flood Encroachment Analysis by Blue Coast Engineering, USACE 404 Permit, CZM Certification, DOE 401 WQC, WDFW HPA, City of PT Shoreline CUP, Clearing and Grading Permit, NPDES General Construction Stormwater Permit, EZ21-02

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, PE

Signature: 

Date: March 25, 2025

**CHECKLIST**

- ☒ Completed Application
- ☐ Photocopy of property deed
- ☒ SEPA checklist (if applicable)
- ☒ Application base fee
  - Type I Minor:** \$545.50 (see PTMC Section 19.05.040.E for a definition of Minor)
  - Type II Major:** \$1,206.00– includes \$50.00 Notice Board Deposit
  - Type II: Advance Determination:** \$349.20 – includes \$50 Notice Board Deposit
  - Reasonable Use Exception:** \$670.50 – includes \$50.00 Notice Board Deposit
  - Waiver:** \$224.20
- ☒ 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 1/2" 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).

Addressed in the grading permit



I request consolidated review: Elected consolidated review increases staff efficiency in permitting, and is intended to shorten permit timelines due to consolidated instead of consecutive review. Failure to check box may result in delayed review start for permits.