

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
SHORELINE CONDITIONAL USE & SUBSTANTIAL DEVELOPMENT PERMIT
AND PENDING SEPA THRESHOLD DETERMINATION
OPTIONAL DETERMINATION OF NONSIGNIFIANCE**

FILE NO. LUP23-023 and -024

Project Description: Northwest Maritime Center Repairs - The proposal is to repair storm damage to exposed foundation of the concrete pathway and beach stairs at the plaza and to protect the first and second floor deck supports and main building. Concrete foundations will be repaired. Upper beach sediment will be replaced with cobble-gravel to protect against future scour. Large boulders will be placed strategically, to reduce wave and debris impact to deck and pier supports on the uppermost beach. The project design includes measures to mitigate the potential for adverse impacts including removal of rock boulders from the upper beach and a portion of armor rock in the intertidal zone, and installation of native plants. All project actions will occur within the FEMA Special Flood Hazard Area (SFHA).

Applicant/Owner: Northwest Maritime Center

Location: The NWMC is located at 431 Water Street between Monroe Street and the Point Hudson Marina within Block 4 of the Original Townsite of Port Townsend, Southwest Quarter, Section 1, Township 30 North, Range 1 West in the City of Port Townsend, Jefferson County, Washington. Assessor's Parcel Numbers: 989700401, 402 and 403

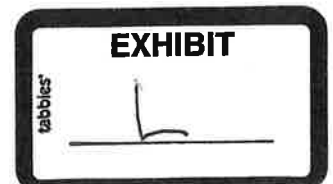
Dates: Application: 3/21/23 Determined Complete: 4/18/23
Notice of Application: 5/10/23

Other Permits to the Extent Known by the City:

- City of Port Townsend Grading Permit, Building Permit, Flood Development & Critical Areas Review
- U.S. Army Corps of Engineers Section 10
- NOAA – ESA Section 7 Consultation and Magnuson-Stevens Fisheries Conservation and Management Act Essential Fish Habitat Consultation
- WDFW Hydraulic Project Approval (HPA)
- Section 401 Water Quality Certification
- Section 106 of the National Historic Preservation Act (NHPA)

Special studies and plans submitted with the application include a Joint Aquatic Resources Permit Application (JARPA) form, SEPA Checklist, site plan, Habitat Assessment, Biological Evaluation, Geologic Report, Site Cleanup Details.

An open-record public hearing before the City's Hearing Examiner is required. A date for the public hearing has not been set yet. Once a hearing date is set, separate public Notice of the date, time and



location will be provided. The Hearing Examiner decision will be forwarded to the Washington State Department of Ecology for a final decision.

Location of Documents Available for Review: Planning & Community Development Dept.
250 Madison Street, Suite 3, Port Townsend, WA 98368 **Or on line at:**
<https://cityofpt.us/development-services/page/land-use-projects-under-review>

Contact: Judy Surber, Planning Manager (360) 379-5084
jsurber@cityofpt.us

Comment Period Deadline: **June 9, 2023**

Environmental Review: The proposal is subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA). The City has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) and adopt the NEPA Categorical Exclusions. Measures have been incorporated into the design to mitigate impacts to protected habitats and species as described in the geotechnical report and habitat assessment. FEMA addressed NEPA under that agencies Categorical Exclusions N5, N 7, and N12. And the USFWS determined the proposal “may affect, but is not likely to adversely affect” federally listed species. If needed, the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. **This may be the only opportunity to comment on the environmental impacts of the proposed project.**

A statement of project consistency with the Port Townsend Comprehensive Plan, Shoreline Master Program and all applicable provisions of the City’s Municipal Code (PTMC) Zoning (PTMC Title 17) and Critical Areas (PTMC 19.05) will be made following review of the application. A final decision on the application will be made within 120 days of the date of the Determination of Completeness.

Any person has the right to submit comments, receive notice of and participate in the public hearing, request a copy of the application, and appeal the decision. The initial comment period expires **Friday June 9, 2023**; however, comments may be made up to the close of the open record public hearing. Written comments received by the Planning and Community Development Department no later than 4:00 p.m. of the above date will be included with staff’s recommendation to the Hearing Examiner.

STATEMENT OF MAILING

As the undersigned, I certify and declare that I mailed a copy of the attached document for LUP ~~23-0234024~~ to the persons and addresses listed thereon, postage prepaid, in a receptacle for the United States mail at Port Townsend, Washington, on May 10th 2023 (date mailed).

I certify that the foregoing is true and correct under penalties of perjury under the laws of the State of Washington.

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a series of loops and a long horizontal stroke extending to the right.

Signature

Port Of Port Townsend
PO Box 1180
Port Townsend WA 98368

Port Townsend Salmon Club
Tim Holbrook
820 Hood St
Port Townsend WA 98368

City Of Port Townsend
250 Madison St Ste 1
Port Townsend WA 98368

American Legion Post #26
209 Monroe St
Port Townsend WA 98368

Mano Wai LLC
229 Monroe St
Port Townsend WA 98368

David Truste
412 Logan St
Port Townsend WA 98368

Janet Allen
327 Jackson St
Port Townsend WA 98368

Jefferson County
PO Box 1220
Port Townsend WA 98368

Judy Surber

From: Judy Surber
Sent: Friday, May 5, 2023 10:26 AM
To: DAHP; Department of Commerce; R6CSplanning@dfw.wa.gov; DNR RE SEPACENTER; info@psp.wa.gov; Puget Sound Regional Council; SEPA Contact (OR-SEPA-REVIEW@wsdot.wa.gov); btracer@ejfr.org; Scott Brewer (sbrewer@hccc.wa.gov); DCD Front Staff; Eric Toews (eric@portofpt.com); Sanguinetti, Pamela A CIV USARMY CENWS (USA); Phillips, Geoffrey (MIL)
Subject: Notice of Application and Optional DNS Process LUP23-023 NWMC Repairs
Attachments: LUP23-023 NWMC Repairs CUP SSDP NOA.docx; 01-2023_NWMC_application-_sepa_environmental_checklist-230503-s.pdf; 03-2023_NWMC-PmtDrawings.pdf

Good morning,

Please find the attached Notice and SEPA Checklist.
The initial comment period ends June 9, 2023.


Kind regards,

Judy Surber | Planning Manager

City of Port Townsend | www.cityofpt.us | jsurber@cityofpt.us

250 Madison St. Suite 3, Port Townsend, WA 98368

P:(360) 379-5084

 Follow us on Facebook: fb.me/CityofPT

The Inspection and Permitting Portal is now open 24 hours a day, seven days a week! Although land use permits still require hard copy submittals, we are now accepting 37 different Building and right-of-way permits including Preapplication Meetings, Customer Assistance Meetings (CAMs) and Technical Conferences (TECs) electronically via our Permitting Portal. Our portal can be accessed via the following address: [Inspection and Permitting Portal | City of Port Townsend Washington \(cityofpt.us\)](#),

Planning and Community Development in-person business hours are 9:00 am to 1:00pm, Monday through Thursday until further notice.

