

**CITY OF PORT TOWNSEND
STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: June 29, 2023

Lead Agency: City of Port Townsend
Public Works
250 Madison Street
Port Townsend, WA 98368

Agency Contact: H. Smith
Long Range Planner
(360) 379-4423
hsmith@cityofpt.us

Agency File Number: LUP23-034

Proposal Description: Comprehensive Plan Amendment Arising from Clarification and Refinement of the Sims Gateway Development Plan– City of Port Townsend initiated amendments to the Comprehensive Plan. Proposed amendments would:

- Amend the Gateway Development Plan and associated references in the Comprehensive Plan to clarify development goals and policies for the Flats District as identified in the Gateway Development Plan.
- Amend Figure 4-2: Port Townsend Subareas to reference the Gateway Development Plan as amended in 2023 instead of as adopted in 1993.

Location: The proposed code amendments will apply to the section of Sims Way / State Route 20 and the associated right-of-way running between the southern city limits and the state ferry terminal on Water Street.

Proponent: City of Port Townsend
Public Works
250 Madison Street
Port Townsend, WA 98368

Lead Agency: City of Port Townsend
Planning and Community Development Department (PCD)
250 Madison Street
Port Townsend, WA 98368

Determination of Non-Significance: The City of Port Townsend, as SEPA lead agency for this project, has determined that the proposal will not have a probable significant adverse impact on the environment and issued a Determination of Non- Significance under the State Environmental Policy Act Rules (WAC 197-11-340). This determination was made after a review of a

completed environmental checklist and other information on file with the City of Port Townsend which can be obtained from the address on the first page of this document.

This determination is based on the following findings and conclusions: The Environmental Checklist (Ex. A) adequately addresses the environmental impacts of the proposed amendments. Subsequent project actions (e.g. construction/repair projects) may require further project-level under SEPA, Critical Areas (PTMC 19.05), or Shorelines Master Program. No probable significant adverse impact on the environment has been identified from adoption of the proposed amendments to Chapter 17.22.020 PTMC Marine-Related and Manufacturing Districts – Permitted, Conditional, and Prohibited Uses, therefore a Determination of Non-significance is warranted.

SEPA Public Comment Deadline: Written comments/appeals concerning the environmental analysis and SEPA determination must be submitted to the Development Services Department no later than 4:00 p.m., July 29, 2023. This comment period will be the only time to comment on the environmental impacts of the proposed project. Any appeal of a SEPA determination for Type V applications is heard by the City Council. Please address comments/appeals to the staff contact.

Open Record Public Hearing: An open record public hearing will be held before the Planning Commission for a recommendation to City Council. The date for the Planning Commission Hearing has been scheduled for July 12, 2023, beginning at or about 6:30 p.m. in Council Chambers of Port Townsend's City Hall, located at 540 Water Street. Separate public notice of the subsequent City Council hearing will be provided in accordance with municipal code.

Responsible Official: Emma Bolin, AICP
Planning and Community Development Director
(360) 390-4048
ebolin@cityofpt.us

Signature: _____ **Date:** _____

TO: All Permit and Review Authorities

ENVIRONMENTAL RECORD

The environmental review consisted of analysis based on the following documents included in the environmental record.

DOCUMENTS/REFERENCES:

Exhibit A: Environmental Checklist, dated June 26, 2023

Exhibit B: Gateway Development Plan Amendment Application, 2023

Unless otherwise noted, the above information is available for review at the Development Services Department, City Hall, 250 Madison Street, Suite 3, between the hours of 8 am to 5 pm Monday through Friday.