

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

On **Wednesday July 12, 2023**, at or about 6:30 p.m., the Planning Commission will hold a public hearing to consider amendments to the Port Townsend Comprehensive Plan Chapter 2 – Port Townsend Gateway Development Plan and Port Townsend Municipal Code Chapter 12.04. Transportation and Rights-of-Way Improvement Standards. The public hearing will take place in Council Chambers, 540 Water Street, Port Townsend, WA. Persons wishing to testify to the Planning Commission may do so either by submitting oral testimony during the public hearing, or by submitting written comments to the City Clerk, 250 Madison Street, Suite 2, Port Townsend, WA 98368 or at ptpc@cityofpt.us. Written comments on the merits of the amendments must be received by the close of the public hearing on July 12, 2023. Separate public notice of the subsequent City Council hearing will be provided in accordance with municipal code.

Public Accommodations for this meeting:

- **The public may attend in person or virtually via computer or tablet at <http://joinwebinar.com> enter the 9 digit Webinar ID 242-937-955**
- **Phone only (muted listen-only mode) United States: Local Dial In – (360) 390-5064 access code: 706-376-505#**
- **Live stream (listen only): <https://cityofpt.us/citycouncil/page/agendasminutesvideos>.**
- **Submit public comment emails to be included in the meeting record to: publiccomment@cityofpt.us**

Proposal: Comprehensive Plan Amendment Arising from Clarification and Refinement of the Sims Gateway Development Plan– City of Port Townsend initiated amendments to the Comprehensive Plan and Port Townsend Municipal Code section 12.04. Transportation and Rights-of-Way Improvement Standards. 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.

File Reference: LUP23-034

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 Department

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 shown below. The information is also available online at <https://cityofpt.us/planning-community-development/page/sims-gateway-comprehensive-plan-amendment-lup23-034>

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), Shorelines Master Program, or the Gateway Development Plan. No probable significant adverse impact on the environment has been identified from adoption of the proposed amendments to the comprehensive plan amendment clarifying and refining the Gateway Development Plan, therefor 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., August 5, 2023. This comment period will be the only time to comment on the environmental impacts of the proposed project. Any appeal of a Threshold SEPA determination for Type V applications is heard by the City Council. Please address comments/appeals to the staff contact.

Staff Contact: H. Smith, Long Range Planner
(360) 379-4423
hsmith@cityofpt.us
City of Port Townsend
250 Madison Street, Suite 3
Port Townsend, WA 98368