

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

**Date of Issuance:** August 23, 2023

**Lead Agency:** City of Port Townsend  
Planning and Community Development  
250 Madison Street  
Port Townsend, WA 98368

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

**Agency File Number:** LUP23-045

**Proposal Description: Annual Comprehensive Plan Amendment** – City of Port Townsend initiated amendments to the Comprehensive Plan. Proposed amendments would:

- Encourage the development of multifamily housing and multiuse projects in the M/C(S), R-IV, C-I/MU, and C-II/MU zones.

**Location:** The proposed code amendments will apply city-wide.

**Proponent:** City of Port Townsend  
Planning and Community Development (PCD)  
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., September 12, 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 September 6, 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](mailto: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 August 15, 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.