

**CITY OF PORT TOWNSEND**  
**NOTICE OF LAND USE APPLICATION AND PENDING STATE ENVIRONMENTAL POLICY ACT (SEPA)**  
**OPTIONAL MITIGATED DETERMINATION OF NONSIGNIFICANCE (OMDNS) LUP25-057**

March 11, 2026

The City of Port Townsend has received a permit application for the following project:

<b>Date Application Received</b>	October 17, 2025
<b>Determination of Completeness</b>	January 26, 2026
<b>Date of Public Notice</b>	March 11, 2026
<b><u>SEPA Public Comment Deadline</u></b>	<b><u>March 31, 2026</u></b>
<b>Lead Agency</b>	City of Port Townsend, Planning and Community Development (PCD) City Hall, 250 Madison Street, Suite 3 Port Townsend, WA 98368
<b>Staff Contact</b>	Adrian Smith, Senior Planner (360) 379-4423, <a href="mailto:asmith@cityofpt.us">asmith@cityofpt.us</a>
<b>Agency File Number</b>	<b>LUP25-057</b>
<b>Project Description</b>	The Holcomb and Wilson Sewer Upsizing project focuses on upsizing and relocating the sewer trunk line from the Sims Way crossing in the vicinity of Wilson Street and Holcomb Street.
<b>Location</b>	All work will take place within the developed rights of way and easements on Cleveland Street from 3 <sup>rd</sup> Street to West Sims Way, W Sims Way from Cleveland Street to the southeast side of 921 6 <sup>th</sup> Street, easements through 902 Sims Way, 921 6 <sup>th</sup> Street, 610 Gise Street, 628 Gise Street, 909 7 <sup>th</sup> Street, parcel 948324192, and the 7 <sup>th</sup> Street right of way from Gise Street to Holcomb Street.
<b>Applicant</b>	City of Port Townsend Mike Connelly, PE, Civil Engineer II (360) 385-8717, <a href="mailto:mconnelly@cityofpt.us">mconnelly@cityofpt.us</a>

**SEPA Environmental Review:** The City of Port Townsend has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). This determination is based on the following findings and conclusions:

The full details of mitigations are available in the SEPA checklist, available on the <https://cityofpt.us/planning-community-development/page/now-accepting-public-comments>

The proposed project implements sewer upsizing proposed in the 2024 General Sewer Plan, also known as permit number LUP24-045. The 2024 non-project action was reviewed under SEPA, with a DNS issued on October 8, 2024. The proposed sewer upsizing follows the SEPA determination of LUP24-045 while also completing the necessary environmental studies and review for this project. Prepared studies include a geotechnical memo prepared by a licensed engineering geologist to address nearby steep slopes, a sewer inspection report finds that existing conditions are not hazardous to environmental health, and a cultural resources report with inadvertent discovery plan.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted to Senior Planner Adrian Smith by 4 PM on Tuesday, March 31, 2026.**

The following conditions have been proposed that may be used to mitigate the adverse environmental impacts of the proposal:

Mitigations include using erosion control measures during construction as described in the geotechnical memo and checklist, controlling dust in the air by wetting surfaces, using temporary erosion and sediment controls will be used during construction to control runoff water, following local noise ordinances and notifying nearby residents of construction, keeping the inadvertent discovery plan on the construction site and following the inadvertent discovery plan, And using trenchless construction under Wilson Street and SR20 to avoid impacts to local traffic.

**Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project: City Clearing and Grading Permit.

**Required Studies:** Geotechnical memo, sewer inspection report, cultural resources report, inadvertent discovery plan. All required studies are complete and were reviewed under this MDNS.

**Existing Environmental Documents:** LUP24-045 SEPA DNS for the General Sewer Plan.

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Under PTMC 19.04 State Environmental Policy Act, the preliminary determination is that this proposal is a Mitigated Determination of Nonsignificance. The identified mitigations listed in the application adequately address impacts to earth, air, water, plants, animals, energy and natural resources, environmental health, noise, land and lakeshore use, housing, aesthetics, light and glare, recreation, historical and cultural preservation, transportation, public services, and utilities.

A copy of the subsequent threshold determination for the proposal, stating the time period for filing an appeal, may be obtained upon request. In addition, the city may maintain a general mailing list for threshold determination distribution. Any person has the right to submit comments, receive notice of and participate in any hearings, request a copy of the application, and appeal the decision.

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