

**CITY OF PORT TOWNSEND
NOTICE OF APPLICATION
SHORELINE CONDITIONAL USE PERMIT, SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT, CRITICAL
AREA PERMIT AND
OPTIONAL DETERMINATION OF NONSIGNIFICANCE PROCESS
FILE NOS. LUP25-014, LUP25-015, LUP25-016 and LUP25-017 for POPT SIMS WAY STORMWATER
FACILITY**

Project Description: The Port of Port Townsend seeks approval of a Type II Critical Area Permit (PTMC 20.01.040), Type III Shoreline Substantial Development Permit (SMP 10.5.1) and Major Shoreline Conditional Use Permit (SMP DR 5.8.3.d) to perform maintenance activities to repair a damaged, substandard and dysfunctional Sims Way stormwater facility. The improvements will restore drainage patterns and provide basic treatment for stormwater generated by Sims Way/SR-20 and over 100 acres of City development. The project will excavate a trench in the existing stormwater alignment through Wetland A, place bedding stone, and place a new 24-inch stormwater main. In addition, a trench will be excavated through the trail embankment to replace the outfall.

Applicant/Owner: Port of Port Townsend (“Port” or “POPT”)

Location: North of the Larry Scott Trail, northeast of the coastal lagoon wetland, and west of the intersection of 8th Street and Haines Place.

Dates:

Application:	03/26/25
Determined Complete:	03/26/25
Notice of Application:	04/09/25

Other Permits to the Extent Known by the City: WDFW HPA, Section 401 Water Quality Certification, USACOE Section 404 and Section 10.

Special studies and plans submitted with the application include: a Joint Aquatic Resources Permit Application (JARPA) form with site plan and photos, Flood Development Review with Habitat Assessment, and a Wetland Investigation and Delineation Report, Programmatic Biological Evaluation, Area of Potential Effect Memorandum, Hydraulic Evaluation, Shoreline Use Evaluation and SEPA Checklist.

An open-record public hearing before the city’s Hearing Examiner is required. The Hearing Examiner is the final decision maker on the proposal. 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 in accordance with City code.

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: Jenny Murphy, Associate Planner (360) 385-0644
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Comment Period Deadline: May 09, 2025

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 May 09, 2025**; 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.

Environmental Review: The proposal is subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA). The City of Port Townsend as lead agency for the proposal has reviewed the proposed project for probable adverse environmental impacts and has a reasonable basis for determining that significant adverse environmental impacts are unlikely. The City expects to issue a determination of non-significance (DNS) for this project and as such 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 by May 09, 2025, and received by the Planning and Community Development Department no later than 4:00 p.m., May 09, 2025.**

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.

