

YEAR 2011 COMPREHENSIVE PLAN AMENDMENT DOCKET
RESPONSIBLE OFFICIAL'S AMENDMENTS TO THE ENVIRONMENTAL CHECKLIST
AND THRESHOLD DETERMINATION

Proposal: 2011 Comprehensive Plan Amendment Docket - The City of Port Townsend is considering eleven amendments to the Comprehensive Plan, land use map, zoning map and development regulations. *The amendments have been grouped in the following categories:*

- 1) Land Use and Zoning Related Amendments – (including rezones and establishing alternative parcel specific zoning in the Comprehensive Plan and development regulations)
 - Item 1.1 Nomura Rezone (LUP11-025)
 - Item 1.2 Cherry Street Rezone (LUP11-026)
 - Item 1.3 Establish Alternative Parcel-Specific Zoning (Beech Street Rezone) (LUP11-027)

- 2) Amendments to the Narrative Text and Tables of the Comprehensive Plan;
 - Item 2.1 Add Emissions Policy
 - Item 2.2 Add Housing Action Plan and Housing Action Plan Network Committee (HAPN) Policy
 - Item 2.3 Add Public-Private Partnerships/Pubic Development Authority
 - Item 2.4 Add Two New Comprehensive Plan Parks, Recreation and Open Space Goals
 - Item 2.5 Kah Tai Lagoon Park Policy (LUP11-015)
 - Item 2.6 Kah Tai Lagoon Park Policy Alternative Language (LUP11-055)
 - Item 2.7 Amend the Comprehensive Plan to Clarify the Relationship Between Comprehensive Plans & Functional Plans

- 3) Amendments to Functional Plans
 - Item 3 Adoption of Amendments to the Port Townsend Parks, Recreation and Open Space Functional Plan (LUP11-034)

File Reference: Master File (LUP 11-054) unless otherwise specified above

Proponent: City of Port Townsend
City Hall
250 Madison Street,
Port Townsend, Washington 98368

Location: All proposals are located within Port Townsend's incorporated City limits, Jefferson County: Section 3, Township 30N, Range 1W. More specific property descriptions for proposed rezones are provided below.

Lead Agency: City of Port Townsend

Threshold Determination: This is a Determination of Non-Significance - The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the

environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 15 days from issuance.

Documents Incorporated by reference

The following existing environmental documents have been incorporated by reference pursuant to WAC 197-11-754:

1. The Draft Port Townsend Comprehensive Plan and Draft Environmental Impact Statement (an integrated SEPA/GMA (Growth Management Act) document) issued on January 10, 1996 (referred to herein as the Comprehensive Plan DEIS); and
2. Final Determination of Non-Significance for the Port Townsend Shoreline Master Program (SMP) Update (LUP05-074) issued on August 30, 2005.
3. Determination of Non-Significance (DNS) 1999 Parks Plan Update (LUP 11-034).
4. Final Determination of Non-Significance (DNS) 1999 Parks Plan Update (LUP 11-034).

Comment/Appeal Period for the DNS Expires: 4:00 PM, December 14, 2011.

(Due to the holidays, the comment period has been extended from 15 to 21 days.)

Responsible Official: Rick Sepler, AICP
Director of Development Services Department

Date: November 23, 2011

Signature: _____

Contact person: Judy Surber, Senior Planner, (360) 379-5084 jsurber@cityofpt.us.
Address: City Hall, Suite 3
250 Madison Street
Port Townsend, WA 98368

TO: All Permit and Review Authorities

RESPONSIBLE OFFICIAL'S AMENDMENTS TO THE ENVIRONMENTAL CHECKLIST

The City of Port Townsend adopted a comprehensive plan pursuant to the Growth Management Act (GMA) July 15, 1996. The City of Port Townsend Comprehensive Plan is a policy document that guides growth and future land use decisions within the City. In each successive year since initial adoption, the City has conducted a Comprehensive Plan amendment cycle as allowed under the GMA (see RCW 36.70A.130). The process for amending the Comprehensive Plan is outlined in Chapter 20.04 of the Comprehensive Plan.

On February 14, 2007, the Department of Ecology approved the City of Port Townsend's update to the Shoreline Master Program (SMP) prepared under the authority granted by the Shoreline Management Act (Chapter 90.58 RCW) and the State's Guidelines Chapter 173-26 of the Washington Administrative Code.

NEW INFORMATION: Information provided in the attached checklist adds to the original EIS for the 1996 Comprehensive Plan and the Determination of Non-Significance for the Port Townsend Shoreline Master Program (SMP) Update (LUP05-074).

ENVIRONMENTAL RECORD

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

DOCUMENTS/REFERENCES:

Documents Incorporated by reference as listed above and the attached Environmental Checklist – which includes Exhibits 1-13.

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 9 am to 4 pm Monday through Friday.

I. PROPOSAL DESCRIPTION

Proposed amendments to the Comprehensive Plan are described in the attached Environmental Checklist.

II. PERMITS/APPROVALS REQUIRED

Proposed amendments (including rezones) are legislative, Type V decisions under Chapter 20.01.060 PTMC. In short, the amendments require approval by the Port Townsend City Council after review and recommendation by the Planning Commission. The public process includes notice and at least one open record public hearing before the Planning Commission. City Council also provides notice and either a closed-record or open-record hearing before making

the final decision.

III. PUBLIC COMMENT

Notice of this SEPA threshold determination will be issued on November 23, 2011 with 21 day comment period (extended due to the holidays). The Responsible Official will consider any comments received before issuing a final SEPA decision.

IV. RESPONSIBLE OFFICIAL'S AMENDMENTS TO CHECKLIST ITEMS

The environmental checklist is incorporated by reference. The eleven amendments are considered non-project actions. Future SEPA review may be required for future project actions. The City of Port Townsend retains the authority to impose site-specific mitigation measures to address probable significant adverse environmental impacts within the City limits where the City assumes lead agency.

The Environmental Checklist (Exhibit A) adequately addresses the environmental impacts of the above referenced non-project actions. No probable significant adverse impact on the environment has been identified.

V. CUMULATIVE IMPACTS ANALYSIS

While some impacts are immediate and can be directly addressed through avoidance and mitigation, other impacts are cumulative in nature. Individually, the action may not result in a significant impact, but the composite of many similar actions over time may lead to a significant cumulative impacts.

Evaluation of such cumulative impacts should consider:

- a. Current Circumstances. The degree that the subject properties and/or proposed actions that are effected by the proposed amendments are environmentally interrelated;
- b. Reasonably Foreseeable Future Development. The potential for impacts associated with reasonably foreseeable future development and use of the subject properties as effected by the proposed amendments; and
- c. Regulatory Context. The mitigating effects of established regulatory programs under other local, state, and federal laws that would address through application of specific requirements the potential for cumulative impacts.

Current Circumstances - Land Use and Zoning Related Amendments

Though the three proposed rezones are not physically adjacent or located in close proximity to each other, they do share access to a common road network and will connect to off-site

municipal utilities. The sites are located in adjacent drainage sub-basins. In terms of habitat, there is no environmental condition or feature that relates or is in common with all three properties.

All of the subject parcels are relative small in size (Nomura approximately 11 acres; Cherry Street rezone involves approximately 20,000 square feet; Beech Street less than one acre). Should the proposed rezones be approved, development to the maximum allowed density on these sites would not cumulatively affect the ability of the City to serve the subject properties with utilities. Additionally, the intensity of development of subject properties would be consistent with that anticipated in surrounding parcels and for Cherry and Beech less intense than allowed under current conditions. Therefore, the physical separation between subject properties and the anticipated development intensity of the sites would not cause cumulative environmental impacts.

Current Circumstances – Amendments to the Narrative Text and Tables of the Comprehensive Plan

All of the proposed amendments excepting the Kah Tai Lagoon Park Policy (LUP 11-015) and Alternative Language (LUP 11-055) are not parcel specific and are legislative in nature. These proposed amendments establish legislative policy that expands on, and is consistent with, the intent, purpose and specific policies as contained in the adopted Comprehensive Plan. The Comprehensive Plan's intent, purpose and specific goals and policies have previously been assessed for potential cumulative impacts (Comprehensive Plan DEIS issued on January 10, 1996). The proposed legislative amendments are designed to provide greater clarity on adopted goals and policies that minimize adverse impacts in both the environment and community. Therefore, the adoption of these legislative amendments would not significantly increase the likelihood of cumulative environmental impacts.

Although parcel-specific, the adoption of either of the proposed Kah Tai Lagoon Park Policies would not significantly increase the likelihood for cumulative environmental impacts (i.e. impacts beyond the site boundary) as compared to the limited allowed development of the subject site as permitted by existing regulations.

Current Circumstances – Amendments to Functional Plans

The proposed amendments to the *Port Townsend Parks, Recreation and Open Space Plan* includes both legislative policies and parcel specific elements. The proposed legislative policies expand on, and is consistent with, the intent, purpose and specific policies as contained in the adopted Comprehensive Plan. The Comprehensive Plan's intent, purpose and specific policies

have previously been assessed for potential cumulative impacts (Comprehensive Plan DEIS issued on January 10, 1996). The proposed legislative amendments are designed to provide greater clarity on policies that minimize adverse impacts in both the environment and community. Therefore, the adoption of these legislative amendments would not significantly increase the likelihood of cumulative impacts.

Reasonably Foreseeable Future Development - Land Use and Zoning Related Amendments

The proposed zoning changes and subsequently allowed land uses would not increase the likelihood for cumulative environmental impacts as compared to the currently allowed development as permitted by existing regulations.

Reasonably Foreseeable Future Development - Amendments to the Narrative Text and Tables of the Comprehensive Plan

All of the proposed amendments excepting the Kah Tai Lagoon Park Policy (LUP 11-015) and Alternative Language (LUP 11-055) are not parcel specific and are legislative in nature.

Although parcel-specific, the adoption of either of the Kah Tai Lagoon Park Policies would not significantly increase the likelihood for cumulative environmental impacts as compared to allowed development of the subject site as permitted by existing regulations.

Reasonably Foreseeable Future Development - Amendments to Functional Plans

The parcel-specific elements of the *Port Townsend Parks, Recreation and Open Space Plan* describe proposed park uses. These proposed uses would not significantly increase the likelihood for cumulative environmental impacts as compared to the allowed development of the subject site as permitted by existing regulations.

Regulatory Context - Land Use and Zoning Related Amendments

Although all of the subject properties share access to a common road network, will connect to off-site municipal utilities and are located in adjacent drainage sub-basins, the potential for cumulative environmental impact would be significantly reduced through application of currently adopted environmental regulations associated with transportation and stormwater management. In all other aspects of development, the adopted zoning and environmental regulations would address any anticipated impacts proposed by development of the site.

Regulatory Context - Land Use and Zoning Related Amendments

All of the proposed amendments excepting the Kah Tai Lagoon Park Policy (LUP 11-015) and Alternative Language (LUP 11-055) are not parcel specific and are legislative in nature.

Although parcel-specific, the adoption of either of the Kah Tai Lagoon Park Policies would not alter the applicability of critical area, shoreline and zoning provisions that affect the site and control future uses.