

2701 Jefferson Street
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DETERMINATION OF NON-SIGNIFICANCE (DNS)

Name of Proposal: *Creation of an Industrial Development District*

Description of Proposal: *Chapter 53.25 of the Revised Code of Washington (RCW) authorizes Washington port districts to establish Industrial Development Districts (IDDs) for the development and redevelopment of marginal lands. The Port of Port Townsend (the Port or Port District) proposes to create a new Industrial Development District under this statutory authority. The Port previously exercised this authority in 1966, with the passage of Commission Resolutions 194-66 and 196-66. These resolutions established IDD “units” in various non-contiguous locations throughout east Jefferson County (e.g., shoreline areas along Port Townsend Bay, Port Hadlock, the Jefferson County (now International) Airport, and Quilcene). The Port now seeks to create an IDD that is geographically co-extensive with the Port District (i.e., encompassing all of Jefferson County), and which overlays the IDDs established by way of Resolutions 194-66 and 196-66 in 1966. If approved by the Port Commission, funds derived from any future voter-approved IDD tax levy could be used to advance the acquisition and development and redevelopment of land throughout the Port District, rather than being restricted to the limited IDD units established in 1966.*

The creation of the new Industrial Development District (IDD) will be introduced and discussed with the Port Commission at a Regular Business Meeting on Wednesday, October 14, 2026, at 1:00 p.m. in advance of a formal public hearing to be conducted on about 1:00 p.m. on Wednesday, October 28, 2028.

Proponent & Lead Agency: Port of Port Townsend
P.O. Box 1180
Port Townsend, WA 98368

Location of Proposal: The proposed new *Industrial Development District (IDD)* would be co-extensive with the limits of the Port of Port Townsend’s Port District, which encompasses all of Jefferson County, Washington (including the City of Port Townsend).

SEPA Threshold Determination of Non-Significance (DNS): 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 information on file with the lead agency.

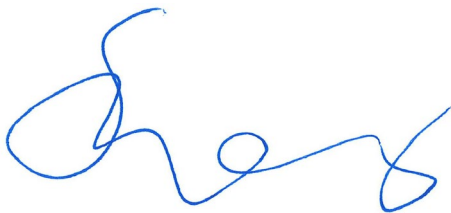
SEPA Public Comment/Appeal Period: This notice is issued pursuant to WAC 197-11-340(2). Written comments concerning the SEPA Threshold Determination must be submitted to the Port of Port Townsend by no later than **4:30 p.m. on Friday, October 16, 2026**. Written appeals of the SEPA Threshold Determination

must be submitted to the Port by no later than **4:30 p.m. on Friday, November 6, 2026**. Consistent with Appendix A to Port Commission Resolution No. 649-16, appeals of SEPA Threshold Determinations are heard by the Port Commission. Please address comments to:

Contact: Eric Toews, Deputy Director
(360) 385-0656 (main); (360) 385-0680 (direct)
Port of Port Townsend
2701 Jefferson Street
PO Box 1180
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Available Documents: A draft of Port Commission Resolution No. 890-26 which, if adopted, would create an Industrial Development District with a boundary co-extensive with the boundary of the Port of Port Townsend; a supporting Technical Report prepared by Maul Foster & Alongi, Inc. (MFA) outlining the findings and evidentiary basis supporting creation of the IDD; a SEPA Environmental Checklist prepared for the proposal; and this Threshold Determination of Non-Significance (DNS). The foregoing documents are available for review on the Port's website at: <https://portofpt.com/planning/>. These documents are also available for inspection (by prior appointment only) at the Port of Port Townsend Administration Office (First Floor/Reception) at 2701 Jefferson Street, Port Townsend. Please contact Joanna Sanders, Administrative Assistant/Public Records Officer, at 360-385-0656 to arrange viewing the documents in person.

Responsible Official: Eron Berg
Position/Title: Executive Director, Port of Port Townsend
Phone: (360)-385-0656
Email: eron@portofpt.com
Address: 2701 Jefferson Street
PO Box 1180
Port Townsend WA 98368



Signature: _____
Eron Berg, SEPA Responsible Official
Port of Port Townsend

Date: _____ October 2, 2026