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**MEMORANDUM**


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**DATE:** Friday, April 03, 2026

**TO:** Hearing Examiner

**FROM:** Angel Torres, *Long Range & Special Projects Administrator*

**RE:** STV 26-0045 Public Comment

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**INTRODUCTION**

This memo and its attachment serves as the official response to public comment from City staff and includes all noticing procedures, documentation, individual comments as responses.

**PUBLIC NOTICING PROCEDURES**

Public notice for Land Use Application STV 26-0045 was opened on Thursday, March 19, 2026, closed on Thursday, April 2, 2026, and was provided in the following manner

- In the Peninsula Daily News: March 19, 2026
- Onsite: March 19, 2026
- To all property owners within 300' of the exterior property boundaries of the proposal lot/s listed by the Clallam County Assessor: March 19, 2026
- At the City Hall Noticing Board: March 19, 2026
- On the City's Website: March 19, 2026

See Attachment A for noticing documentation.

**PUBLIC COMMENT**

There was 1 individual public comment received by staff during the open public comment period.

Generally, the submitted comment expresses concern regarding potential stormwater and runoff impacts, bluff and soil stability, and noise and air emissions associated with the proposed right-of-way grant and Brix Marine project. The commenter requests thorough review and mitigation of these issues and states an intent to preserve legal remedies in the event of project-related harm.

**STAFF RESPONSE**

the concerns regarding geologic hazard and related site stability are addressed through Environmentally Sensitive Areas Development Permit ESA 25-0177, as referenced in Condition 2 of Shoreline Substantial Development Permit SMA 25-0175, issued March 20, 2026. The shoreline decision states the project lies adjacent to a Geologically Hazardous Area and must comply with PAMC Chapter 15.20 and the conditions of ESA 25-0177.

Conditions placed on the permit in response to public comment

- N/A

Application No. 17-35 | UUP No. 11-15 Extension | 2917 Edgewood Drive

**Attachment A:** Public Noticing Documentation

**Attachment B:** Public Comment Response Matrix

**Attachment C:** Individual Written Comments by Date Received

# PUBLIC NOTICE

Attachment A 26-0045 STV  
Public Noticing

## - Public Hearing Process for a TYPE III Permit Application (STV 26-0045) -

**Description:** A request has been submitted by the Port of Port Angeles to vacate approximately 15,664 square feet of City right-of-way within Blocks 105 and 110 of the Port Angeles Townsite so the area may be incorporated into adjacent Port-owned industrial property pursuant to RCW 35.79.

**Applicant:** Port of Port Angeles

**Location:** 1014 Marine Drive, Port Angeles, WA 98362  
Associated Parcel Numbers: 01-0536, 01-0515, 01-0506, 01-

0500, 01-0350, 01-0340, 01-0310, 01-0305, 01-0300 (See locator map for additional site context.)

**Zone:** Industrial Heavy (IH), Parks and Public Spaces (PBP).  
City Right of Way

**Submitted:** February 14, 2026

**Determined Complete:** February 18, 2026

**Comment Period Close:** Written comment must be received by Thursday, April 2, 2026

**WHAT THIS NOTICE IS FOR:** The City of Port Angeles received a right of way petition application. Application information may be found on the City's website: <https://www.cityofpa.us/145/Current-Projects-and-Plans>

**HOW TO COMMENT:** Interested parties are encouraged to comment on the proposal and may request a copy of the decision once it's been made and any appeal rights. Written comments must be submitted prior to the close of the public hearing, care of the Department of Community & Economic Development (DCED) at [ced@cityofpa.us](mailto:ced@cityofpa.us) or 321 E 5th Street, Port Angeles WA 98362 c/o DCED.

**DATE/TIME OF HYBRIDPUBLIC HEARING:** Friday, April 10, 2026 @ 10:00 am PST

**LOCATION OF HEARING:** This meeting will be held virtually and in the City Council Chambers, 321 E 5<sup>th</sup> Street, Port Angeles WA 98362.

**HEARING PARTICIPATION:** This hearing will be held in a hybrid meeting format. The Audio Only, Live Hearing function, and access to City Council Chambers will be available 30 minutes prior to the meeting. If you are unable to attend the hearing, or unable to deliver audio public testimony during the public hearing as described above, you may submit written public comment. All written public testimony must be postmarked prior to Friday, April 10, 2026.

**LEARN ABOUT THIS LIVE MEETING:** [www.cityofpa.us/Live-Virtual-Meetings](http://www.cityofpa.us/Live-Virtual-Meetings)

**Toll Free Phone Number for Audio Only\*:** 1-844-992-4726 **Access Code:** vjQnFvFp769

(\*Audio Only Testimony for those without internet access: Instructions will be given during meeting)]

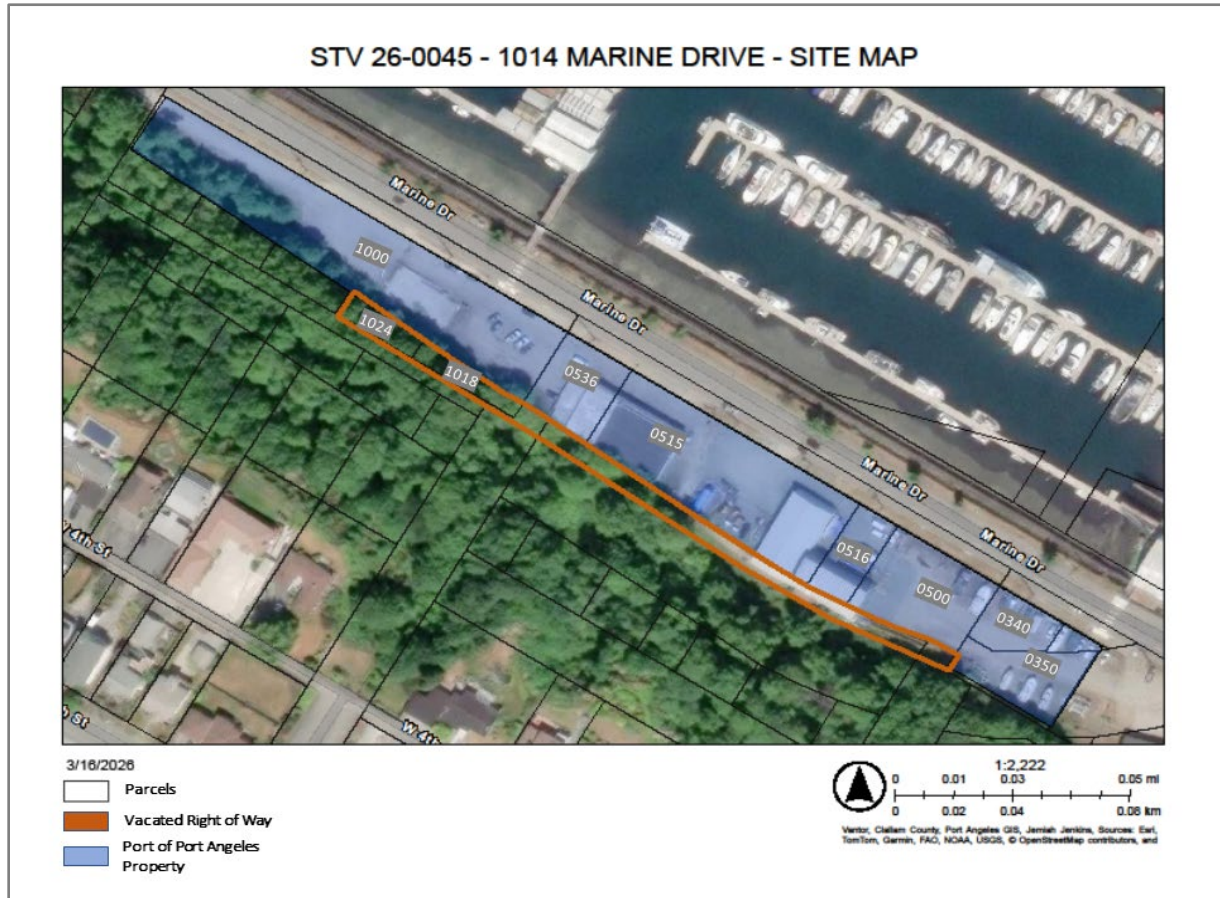
**DECISION AND APPEAL INFORMATION:** The Hearing Examiner decision will be made based on the Staff Report, record, and written public comment, within 30 days following the determination of completeness. In accordance with Section 18.02, any appeal of this decision shall be filed within 21 days after the date of decision.

**STATE ENVIRONMENTAL POLICY ACT (SEPA):** This proposal has been found to be categorically exempt from SEPA review per WAC 197-11-800(2)(i).

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:** Angel Torres, Long Range & Special Projects Administrator | Associate Planner at (360) 417-4750 or [ced@cityofpa.us](mailto:ced@cityofpa.us).

**PUBLISH ON:** March 19, 2026

**SITE MAP:**



# Classified Proof

Attachment A 26-0045 STV  
Public Noticing

Client Information					
Client	PDN4900481 - CITY OF PORT ANGELES/LEGALS	Phone	(360) 417-4613		
Address	321 E. Fifth Street	E-Mail	Atorres@cityofpa.us		
	PORT ANGELES, WA, 98362	Fax			
Order Details					
Order#	1028157	Requested By	ANGEL TORRES	Order Price	\$116.92
Classification	9932 - City of Port Angeles Legals	PO #	STV 26-0045	Tax 1	\$0.00
Start Date	03/19/2026	Created By	1209	Tax 2	\$0.00
End Date	03/19/2026	Creation Date	03/17/2026, 12:06:20 pm	Total Net	\$116.92
Run Dates	1			Payment	\$0.00
Publication(s)	Peninsula Daily News				
Sales Rep Information					
Sales Rep	1209 - Clenard, Linda	Phone	(360) 683-3311		
		E-Mail	linda.clenard@soundpublishing.com		
		Fax			

City of Port Angeles - Notice of HYBRID Public  
Hearing for STV Permit Application  
No. STV 26-0045

**Application Type:** STV 26-0045 **Description:** Vacate approximately 15,664 square feet of City right-of-way within Blocks 105 and 110 of the Port Angeles Townsite so the area may be incorporated into adjacent Port-owned industrial property pursuant to RCW 35.79 **Applicant:** Port of Port Angeles **Location:** 1014 Marine Drive, Port Angeles, WA 98362 **Associated Parcel Numbers:** 01-0536, 01-0515, 01-0506, 01-0500, 01-0350, 01-0340, 01-0310, 01-0305, 01-0300 **Zone:** Industrial Heavy (IH), Parks and Public Spaces (PBP), City Right of Way **Submitted:** February 14, 2026 **Determined Complete:** February 18, 2026 **Notice Period Start:** March 19, 2026 **Written Comment Period Close:** April 2, 2026

**WHAT:** The City of Port Angeles received a development application, see application details below. The City of Port Angeles is scheduling a hybrid public hearing for a street vacation (STV) Permit Application No. 26-0045 conducted by the City's Hearing Examiner. Application information may be requested from the Department of Community & Economic Development (DCED) by emailing [ced@cityofpa.us](mailto:ced@cityofpa.us) or by viewing the application materials online at <https://www.cityofpa.us/Meetings-Agendas>.

**HOW TO COMMENT:** Interested parties are encouraged to comment on the proposal and may request both a copy of the decision once it's been made and any appeal rights. All written public testimony must be received prior to the hearing date of April 10, 2026. Comments received prior to publishing for the Hearing Examiner agenda packet will be incorporated into the staff report. The Hearing Examiner decision will be made within 30 days following the determination of completeness. The decision will be based on the Staff Report, record, and written public comment and verbal testimony. Any appeal of this decision shall be filed with the Clallam County Superior Court within 21 days after the date of decision.

**HEARING PARTICIPATION:** The Audio Only and Live Hearing function will be available 30 minutes prior to the meeting. If you are unable to attend the hearing, or unable to deliver audio public testimony during the public hearing as described above, you may submit your written public testimony in advance of the hearing to [ced@cityofpa.us](mailto:ced@cityofpa.us) for the Hearing Examiner's consideration (all written public testimony must be received prior to the hearing date of April 10, 2026).

**STATE ENVIRONMENTAL POLICY ACT:** It has been determined that this proposal is categorically exempt from SEPA consideration as defined by Washington Administrative Code 197-11-800(2)(i).

**DATE / TIME OF VIRTUAL PUBLIC HEARING:**  
April 10, 2026 @ 10:00 am PST  
**LOCATION OF HYBRID PUBLIC HEARING:** City  
of Port Angeles Council Chambers, City Hall, 321  
E. 5th Street, Port Angeles, WA 98362 AND online.  
**LINK TO PROJECT INFORMATION\*:**  
<https://www.cityofpa.us/Meetings-Agendas>  
(\*The Staff Report will be uploaded no later than  
April 3, 2026).  
**LEARN ABOUT THIS LIVE MEETING:** [www.cityof  
pa.us/Live-Virtual-Meetings](http://www.cityofpa.us/Live-Virtual-Meetings)  
**FOR ADDITIONAL INFORMATION PLEASE CON-  
TACT:** Angel Torres, Long Range & Special Pro-  
jects Administrator | Associate Planner at  
(360) 417-4750 or [ced@cityofpa.us](mailto:ced@cityofpa.us).  
PDN.: March 19, 2026 Legal No. 1028157

Public Comments - Written Comments						
#	Date	Form	Name	Topic	Comment (may be paraphrased or abridged)	Response / Recommendation
1	4/1/2026	Email; Letter	Sinnes, Sandy	Environmental Concerns	The submitted comment expresses concern regarding potential stormwater and runoff impacts, bluff and soil stability, and noise and air emissions associated with the proposed right-of-way grant and Brix Marine project. The commenter requests thorough review and mitigation of these issues and states an intent to preserve legal remedies in the event of project-related harm.	The concerns regarding geologic hazard and related site stability are addressed through Environmentally Sensitive Areas Development Permit ESA 25-0177, as referenced in Condition 2 of Shoreline Substantial Development Permit SMA 25-0175, issued March 20, 2026. The shoreline decision states the project lies adjacent to a Geologically Hazardous Area and must comply with PAMC Chapter 15.20 and the conditions of ESA 25-0177.

**From:** [Sandy Sinnes](#)  
**To:** [Community and Economic Development](#)  
**Subject:** City and Port Letter  
**Date:** Wednesday, April 1, 2026 11:47:48 AM  
**Attachments:** [City and Port Letter.docx](#)

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**[CAUTION - EXTERNAL EMAIL]**

Please confirm you have received this letter.

Sincerely,

Sandy Sinnes

To Whom It May Concern,

I am writing to express my deep concerns regarding the proposed right of away grant, together with the Brix Marine Project, currently under consideration by the City and Port. I respectfully request that the following issues be carefully reviewed and addressed during the public hearing, as well as throughout the process if the project is ultimately approved to ensure the safety of the residents impacted by the agencies' decisions.

#### 1. Environmental Protection and Runoff Impacts

I have serious concerns regarding actual due diligence and complete compliance with all environmental protection regulations, particularly as they relate to runoff and storm water management at the project site and the adjacent footing of the impacted bluff. The slope of the property (beginning at 1030 West Fourth and the property lines running directly North which ultimately run into the project) and its proximity to marshlands raise significant questions about erosion, stormwater drainage, and the potential for pollutants to enter sensitive ecosystems. A thorough evaluation of how runoff will be controlled, treated, and mitigated is essential to ensure that the surrounding environment is not adversely impacted.

#### 2. Soil Stability, Deterioration, and Structural Mitigation

I also have grave concerns regarding soil stability and the risk of further deterioration as a result of the proposed construction activities, and ultimately the heavy industrial uses proposed for the project site. The project's scope (i.e., the length of the proposed building, the depth of the proposed building, the alleyway behind the building abutting the bluff footing, etc.) and the use of drilling will most likely disrupt the existing hillside foundation, which is already known to be prone to slides in the immediate area (including one which caused a fatality within recent memory). It is critical that detailed geotechnical studies, soil stabilization measures, and properly engineered retaining walls and safety measures be implemented to ensure long-term slope and bank stability both during and after construction should the project proceed.

#### 3. Noise, Air Quality, and Toxic Emissions

Finally, I am concerned about the potential impacts associated with the proposed boat facility, particularly in relation to noise levels and air quality. Ongoing operations, including boat manufacturing and painting, may generate excessive noise as well as toxic fumes from paints, solvents, and other materials. These emissions could negatively affect the health and quality of life of nearby residents (including this property owner which appears to be approximately less than 300 feet away from the project's primary point of operations). Clear mitigation measures, monitoring protocols, and enforceable limits should be established to address these concerns.

#### 4. Advance Notice and Reservation of Rights

To be clear, this letter provides more than ample notice related to the dangers associated with the project, and the City and Port's obligations to ensure the safety of its residents, including but not

limited to environmental protections, bluff erosion and destabilization, and toxic chemicals and fumes, that should this property owners' rights be negatively impacted in any way, we fully anticipate exercising every available legal remedy in the future for the harm caused by the project.

Thank you for your time and consideration of these important issues. I urge the City and Port to ensure that all environmental, structural, and public health impacts are thoroughly evaluated before moving forward with the project.

Sincerely,

Sandy Sinnes