

*Town of Steilacoom*

## DETERMINATION OF NONSIGNIFICANCE



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### **Date of Issuance**

March 12, 2021

### **Lead agency:**

Town of Steilacoom

*Agency contact:*

Doug Fortner, Town Planner

1030 Roe Street, Steilacoom WA 98338

[doug.fortner@ci.steilacoom.wa.us](mailto:doug.fortner@ci.steilacoom.wa.us); (253) 581-1912

### **Description of proposal:**

Non project action to create a Master Planned Development Comprehensive Plan designation and corresponding Master Planned Development zoning district, and change the current comprehensive plan designations and zoning district of five tax parcels. The parcels are designated Industrial, Industrial Open Space, Commercial/Recreation and Open Space/Recreation under the current Comprehensive Plan, and are zoned Industrial, Commercial Shoreline and R-9.6 under the current Zoning Code.

### **Location of proposal, including street address, if any:**

The properties are located at 4302 Chambers Creek Road, Steilacoom WA. The five tax parcels are: 0220294025, 0220294007, 0220294009, 0220294021, and 0220322024.

### **Proponent/Applicant:**

HDG LP

1603 133rd Place NE

Bellevue WA 98005

*Contact:* Evan Schneider, Heartland LLC

1301 First Avenue, Suite 200, Seattle WA 98101

[eschneider@htland.com](mailto:eschneider@htland.com), (206) 682-2500

The Town of Steilacoom has determined that this proposal will 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). The Town has reviewed the attached Environmental Checklist. This information is available at: [townofsteilacoom.org](http://townofsteilacoom.org).

This determination is based on the following findings and conclusions:

### *Findings/Conclusions*

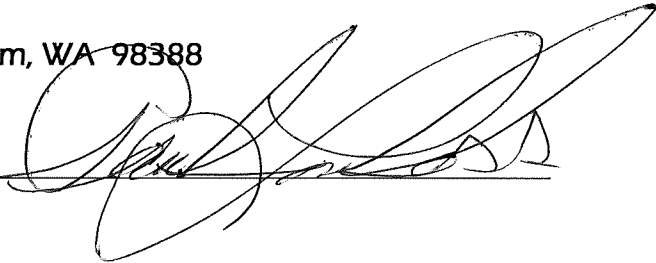
1. The majority of the site is designated for industrial use.

2. The Town of Steilacoom Comprehensive Plan contemplates re-development of these parcels with non-industrial uses.
3. The re-designation and rezone would allow the owners to apply for a mixed-use commercial and residential development pursuant to a subsequently issued site plan and development agreement.
4. The Town of Steilacoom Shoreline Master Program is not amended by this proposal, and would regulate future development of the site for those portions within shoreline jurisdiction.
5. The current designation under the Town of Steilacoom Shoreline Master Program for these parcels is the Medium Intensity Environment. The primary uses within the Medium Intensity Environment include water oriented commercial and recreation, which are compatible with mixed-use development.
6. The Town of Steilacoom Critical Areas Ordinance is not amended by this proposal, and would regulate future development of the site.
7. The proposed master planned process will likely increase protection of environmentally sensitive areas by allowing mixed use commercial/residential development rather than industrial uses.
8. The proposed master planned process will likely increase protection of environmentally sensitive areas by allowing flexibility in development design.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on March 29, 2021.

**Responsible official:** Paul Loveless  
**Position/Title:** Town Administrator  
**Phone:** 253-581-1912  
**Address:** 1030 Roe Street, Steilacoom, WA 98388

Date 3/18/2021 Signature



Appeal process:

Pursuant to Steilacoom Municipal Code 14.24.010, SEPA determinations of non-significance may be appealed by applicants or interested parties to the Hearing Examiner. The process is set out in Steilacoom Municipal Code 14.24.030, set forth below.

**14.24.030 Appeal to the Town Council or Hearing Examiner.**

(a) Filing. Every appeal to the Town Council or Hearing Examiner shall be filed with the Town Clerk within ten (10) days after the date notice of the decision on the matter being appealed was posted.

(b) Contents. The appeal shall contain a concise statement identifying:

(1) The decision being appealed.

(2) The name and address of the appellant and their interest in the matter.

(3) The specific reasons why the appellant believes the decision to be wrong. The appellant shall bear the burden of proving the decision was wrong.

(4) The desired outcome or changes to the decision.

(5) If mailed public notice is required by SMC 14.16, addressed and stamped envelopes.

(6) The appeal fee.

