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## MEMORANDUM

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**DATE:** Tuesday, April 07, 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 were 3 individual public comments received by staff during the open public comment period.

Generally, the submitted comments raise concerns regarding stormwater and runoff, bluff and soil stability, geologic hazard and slide risk, project scale and operations, emergency access, environmental review adequacy, and the adequacy of notice, communication, and administrative review procedures. Commenters also expressed concern regarding potential future harm and indicated an intent to preserve or pursue legal remedies if impacts occur.

### STAFF RESPONSE

The concerns raised in public comment are addressed through the project's environmental review record, including shoreline, environmentally sensitive area, geotechnical, and cultural resource review, together with future permitting requirements related to erosion control and stormwater management. Applicable permit conditions require compliance with geologic hazard regulations, setback from the toe of slope, incorporation of geotechnical recommendations into design and construction, erosion control planning, stormwater review, and mitigation measures related to industrial operations and shoreline-adjacent development.

To the extent the comments also raise concern regarding due process, notice, and procedural fairness, the record for STV 26-0045 reflects that public notice was provided through multiple methods, including newspaper publication, on-site posting, mailed notice to surrounding property owners within 300 feet, posting at City Hall, and publication on the City's website. The notice identified the proposal, comment deadline, hearing date and format, participation methods, and appeal information. Written comments received during the open public comment period were incorporated into the record for Hearing Examiner review, with additional detail provided in the attachments to this memorandum.

**Conditions placed on the permit in response to public comment**

- N/A

**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)

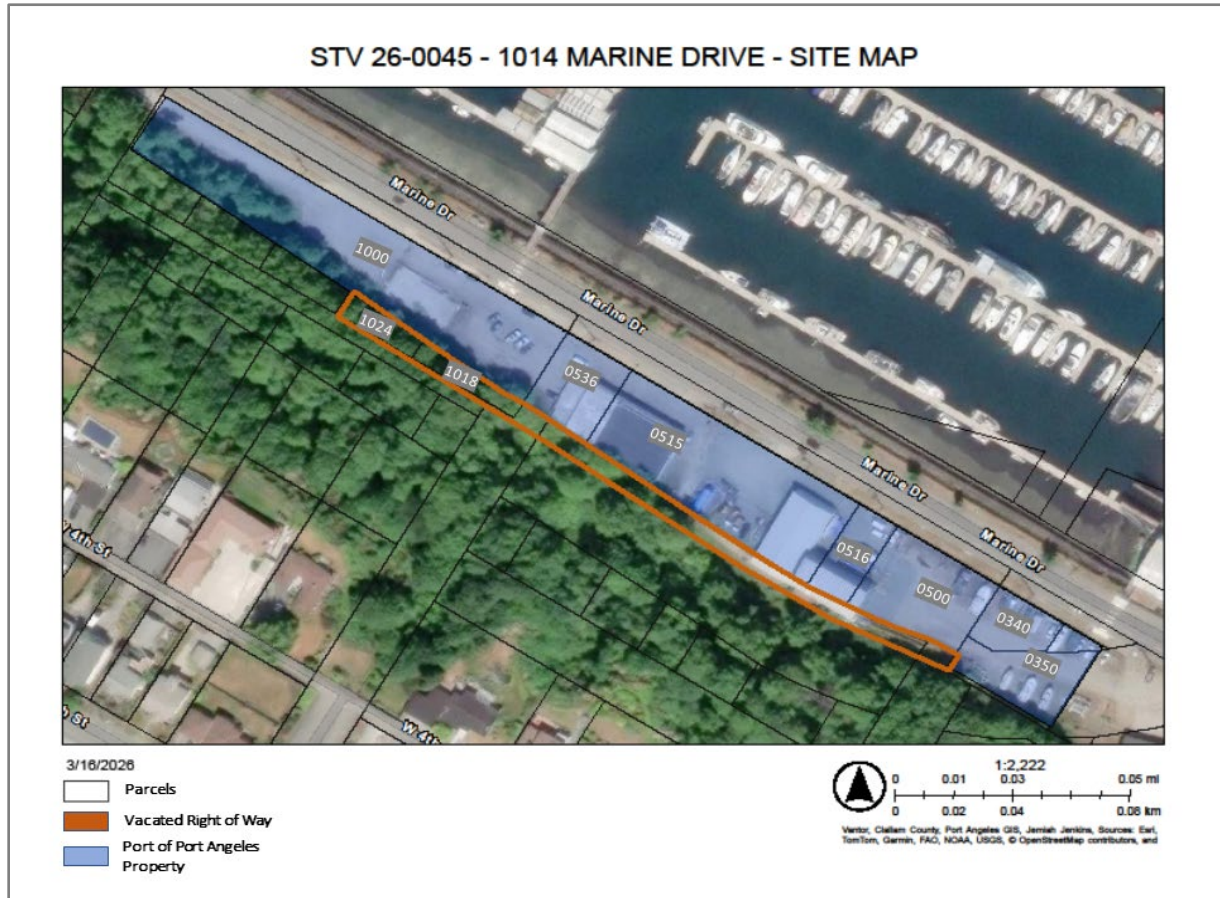
**DECISION AND APPEAL INFORMATION:** The Hearing Examiner decision will be made based on the Staff Report, record, and written public comment, within 30 days following the determination of completeness. In accordance with Section 18.02, any appeal of this decision shall be filed within 21 days after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

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#	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	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	Enviornmental 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 stormwater and runoff, bluff and soil stability, and potential noise and air impacts are addressed through the project's environmental review record, including ESA 25-0177, SMA 25-0175, the project geotechnical report, and future permitting requirements such as an erosion control plan and Large Stormwater Report. Condition 2 of SMA 25-0175 states that the project lies adjacent to a Geologically Hazardous Area and must comply with PAMC Chapter 15.20 and the conditions of ESA 25-0177. To the extent the comment also raises concern regarding process and public participation, the record for STV 26-0045 reflects that notice was provided through newspaper publication, on-site posting, mailed notice to surrounding property owners within 300 feet, posting at City Hall, and posting on the City website, with opportunity for written comment and public hearing participation.
2	4/2/2026	Letter	Sorensen, Rob	Enviornmental Concerns	The comment raises concerns about bluff stability, slide risk, changing project dimensions, environmental review adequacy, and perceived deficiencies in notice, communication, and project documentation, and indicates possible pursuit of legal remedies if harms result.	The concerns regarding bluff stability, slide risk, project dimensions, and environmental review are addressed through SMA 25-0175, ESA 25-0177, and the project geotechnical report, which require compliance with geologic hazard regulations, incorporation of geotechnical recommendations, erosion control measures, and future stormwater review. To the extent the comment raises concern regarding noticing, communication, and project documentation, the STV 26-0045 record reflects that notice was provided through newspaper publication, on-site posting, mailed notice to property owners within 300 feet of the exterior property boundaries of the proposal, posting at City Hall, and posting on the City website, and that written comment was accepted and incorporated into the record for Hearing Examiner review.
3	4/2/2026	Letter	Sorensen, Alexis	Enviornmental Concerns	The comment raises concerns about bluff and infrastructure stability, project scale and operations, emergency access, environmental impacts, and the adequacy and timing of public and administrative review, and urges full resolution of those issues before the project moves forward.	The concerns regarding bluff and infrastructure stability, project scale and operations, emergency access, environmental impacts, and the adequacy of public and administrative review are addressed through the project's environmental review materials and permit conditions, including ESA 25-0177 and SMA 25-0175. These conditions require setback from the toe of slope, incorporation of geotechnical recommendations, erosion control planning, stormwater review, and mitigation measures related to industrial operations. The STV 26-0045 record also reflects that public notice was provided through newspaper publication, on-site posting, mailed notice to surrounding property owners within 300 feet, posting at City Hall, and posting on the City website, with opportunity for written comment and public hearing participation.

**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

City of Port Angeles  
C/O Dept. of Community & Economic Development  
321 E 5<sup>th</sup> St. Port Angeles, WA 98362

To who it may concern;

The first two months of the proposed water front business were frustrating and alarming.

A blindsided unexpected bogus "PUBLIC NOTICE" (mailed to 12 houses), started the ire. Letters requested by the notice were mailed - none were answered, visits to the city were vague and confused, maps were inaccurate, dimensions growing larger by the day, permits are not recognized.

There was no reference to the most critical aspect of the building project, or any mention of a plan to stabilize the bluff. The most important of which, is the danger of compromising the infrastructure of the bluff.

The history of slides along the entire stretch of water-side, is vulnerable to collapse and slides. Some very close to the building site itself. That issue we and our neighbors are surely aware of the danger it is not if it will collapse, it is when will it slide.

A 43,125 sq. foot building sitting on a footprint of ground that keeps fluctuating from 70 ft in depth from the street back to the bluff to now 150 feet back into the bluff area (it seems to grow each day) and the permits were all submitted for the 70ft depth permit – is this how they got around the SEPC Permit – would it have been granted had it been 150 ft back into environmentally sensitive ground.

It is not good for a fragile work of nature. If the vital bluff foundation is violated or weakened the infrastructure will be in big trouble...and so will you. And me.

Failure to address the safety of the bluff, the avoidance of EPA and SEPA guidelines, the evasiveness, secrecy and set up with inaccurate measurements, and some residents have been told their property will be forfeited.

Due to these issues, we are considering legal guidance.

Once again, let's do this the right way.

Rob Sorensen

A handwritten signature in black ink, appearing to read "Rob Sorensen". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Department of Community and Economic Development

Page 1 of 2

321 E 5th St.

Port Angeles WA 98362

Received: LETTER 1 PUBLIC NOTICE – comments due Feb. 22, 2026:

I, Alexis Sorensen was at the PADA meeting on February 10th, 2026. I was there for the presentation that Brix Marine was giving to this association. I attended the meeting because we had recently received the 1st letter from the city and port about the permits for the Shoreline Substantial Development Permit application and the SEPA checklist. Holly Croyer, the Comptroller for Brix Marine, was giving the presentation about changing the size of the boats that they were going to be making from 52 to 90 feet. The 43,125 sq ft (not sure if this size has increased too) building needed to be large enough to hold up to 70 employees and outside they needed 2 very-very large cranes that it was going to take to be able to flip these aluminum boats as they were painting them and so they were also going to need a paint shop on site which will be located on Marine Drive. By the time the meeting was over the size of the footprint was “evolving” from 70 feet in depth to 150 feet in depth - back into the bluff area.

RIGHT BELOW OUR HOME.

Randy Johnson, Carol Wagner, Jim Haguewood, Roger Wheeler were some of the people I knew that were at the meeting to hear about these new plans. Also, Colleen McClure was there, along with other Port personnel. I was sitting behind a gentleman named Marty who said he was with the real estate division of the Port. I gave my name and introduced myself as his new neighbor and said we were all for new business in town as we had a business here for many years. I hoped the Port was going to do the right thing for the infrastructure of the site because of the “historic water issues and with the stream right at “C” Street Park. Marty said, “If you have concerns then you should put your house up for sale while you still can.”

After the meeting Colleen McClure was having a discussion with the gentleman that was at the meeting asking a lot of questions and as I was standing right by them, she said that they had people down at the site today checking the measurements in back of the buildings to see if there was enough room for an emergency vehicle be able to go behind buildings of that size and the depth of the footprint on the plans.

NOW, LETTER 2 PUBLIC NOTICE - received Thursday March 26, 2026

Comments due April 2, 2026 – 4 business days

Page 2 of 2

PADA- Brix Presentation Meeting Tuesday February 10<sup>th</sup>

Letter states: City Right of Way Submitted: Saturday February 14 Determined Complete  
Wednesday February 18<sup>th</sup> – 3 Business Days

HOW DOES THIS HAPPEN! WHO'S PAPERWORK GOES THROUGH THE CITY LIKE THIS??

If the original footprint for the 46,000 sq ft building and excavation taking up 3 city blocks on the bluff side of Marine Drive going in a depth of 150 feet which would go under the bluff, do you think the State Environmental Policy Act (SEPA) and the elusive paperwork for Environmental Protection Agency would have granted all of this??

We brought the first letter as specified to the City – Dept. Community & Economic Development, Port Office – Chris Hartman, Tracy Gudgel – Zenovic & Associates – Applicates Representative as it is a Canadian parent company that owns Brix.

We also emailed a copy to [Bbolton@bryton.com](mailto:Bbolton@bryton.com) of Bryton Marine Group and to [PerryK@brixmarine.com](mailto:PerryK@brixmarine.com) asking them to all DO THE RIGHT THING!! “We are all for business in the area as we have all had our own businesses. What we do want to make sure of is – the Port/City having the infrastructure in place so that your business will be welcome in our area and prosper for years to come.”

SO – ALL STAKE HOLDERS - TAKE THE TIME TO DO THE RIGHT THING! FIX THE ISSUES YOU KNOW ARE THERE SO THAT ALL OF THE BLUFF AND OUR HOMES DON'T SLIDE RIGHT ON TOP OF BRIX MARINE BECAUSE OF YOUR NEGLIGENCE!

Alexis Sorensen – a very good, caring, concerned neighbor and taxpayer, living directly above your proposed excavation, building site with aluminum particles and a paint shop. Please think - in the present with these and the “historical water” environmental issues.

*Alexis Sorensen*  
*(This letter has been given to or emailed to the same people listed above)*  
*4-2-2026*