

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
CRITICAL AREA PERMIT FILE NO. LUP22-010**

Proposal: Type II Critical Area Permit review for wetland buffer reduction.

Description: The applicant proposes to construct a single-family residence within the buffer of an off-site Category II wetland (“Addie’s Ditch”). A wetland delineation and wetland mitigation plan have been submitted proposing a buffer reduction to 55 feet with native shrub plantings in the remaining on-site buffer area.

Applicant/Owner: Anderson Homes LLC, Carla Sebastian, 80 Murray Court, Sequim, WA 98382

Location: The 5,000 square foot lot lies adjacent to 31st Street and unopened Rosecrans Street. The property is legally described as Lot 3, Block 2 of O’Meara Short Plat. Assessor Parcel Number 972-600-211.

Dates: Application: 2/3/22 Determined Complete: 8/26/22
Notice of Application: 10/18/22

Other Permits to the Extent Known by the City: Building Permit application (BLD21-040) and Street Development Permit application (SDP21-011)

Special studies and plans submitted with the LUP22-010 application include a site construction plan, wetland delineation report, and wetland mitigation plan.

Location of Documents Available for Review: Planning & Community Development Dept.
250 Madison Street, Suite 3, Port Townsend, WA 98368 **Or on line at:**
<https://cityofpt.us/development-services/page/land-use-projects-under-review>

Contact: Judy Surber, Planning Manager (360) 379-5084
jsurber@cityofpt.us

Comment Period Deadline: 11/7/22

The proposal is exempt from environmental review and threshold determination under the State Environmental Policy Act. Any person has the right to submit comments, request a copy of the application and the decision once made, and appeal the Director’s decision. Unless appealed, there is no public hearing for this project. Written comments must be received by Planning & Community Development Department no later than 4:00 p.m. **Monday, November 7, 2022.**

A statement of project consistency with the Port Townsend Comprehensive Plan and all applicable provisions of the City’s Municipal Code (PTMC) Zoning (PTMC Title 17) and Critical Areas (PTMC 19.05) will be made following review of the application. A final decision on the application will be made within 120 days of the date of the Determination of Completeness.