

CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
LUP24-027

Proposal: Minor Conditional Use Permit for Little Wings Preschool to change ownership from property owner Lisa Leporati to preschool teacher Mariah Watson, resulting in a stand-alone preschool at 1610 30th Street in an existing detached residential building.

Description: Applicant Lisa Leporati proposes to sell Little Wings Preschool, an existing in-home preschool with outside play area, to new business owner Mariah Watson. The preschool will remain in the detached Accessory Dwelling Unit building at 1610 30th Street on Leporati's 3005 Hancock Street property. A minor conditional use permit is required for a stand-alone preschool per Port Townsend Municipal Code (PTMC) Child Care Facilities section 17.52.

Parking: Per PTMC 17.72, a stand-alone preschool requires 1 space per each staff member plus 1 drop-off/pick-up space, and two bicycle parking spaces. Per Interim Ordinance 3333 adopted March 4, 2024 and in effect for 6 months, on-site parking is suggested and optional, not required.

Location: 1610 30th Street, Port Townsend, Assessor's Parcel Number 972-600-804, Lot 5 and the south 16 feet of Lot 6, Block 8 Monogram Addition.

Date Application Received: May 29, 2024
Date of Determination of Completeness: June 21, 2024
Date of Public Notice: June 26, 2024

Other Permits: (including other agencies) A City Life-Safety Building Inspection is required.

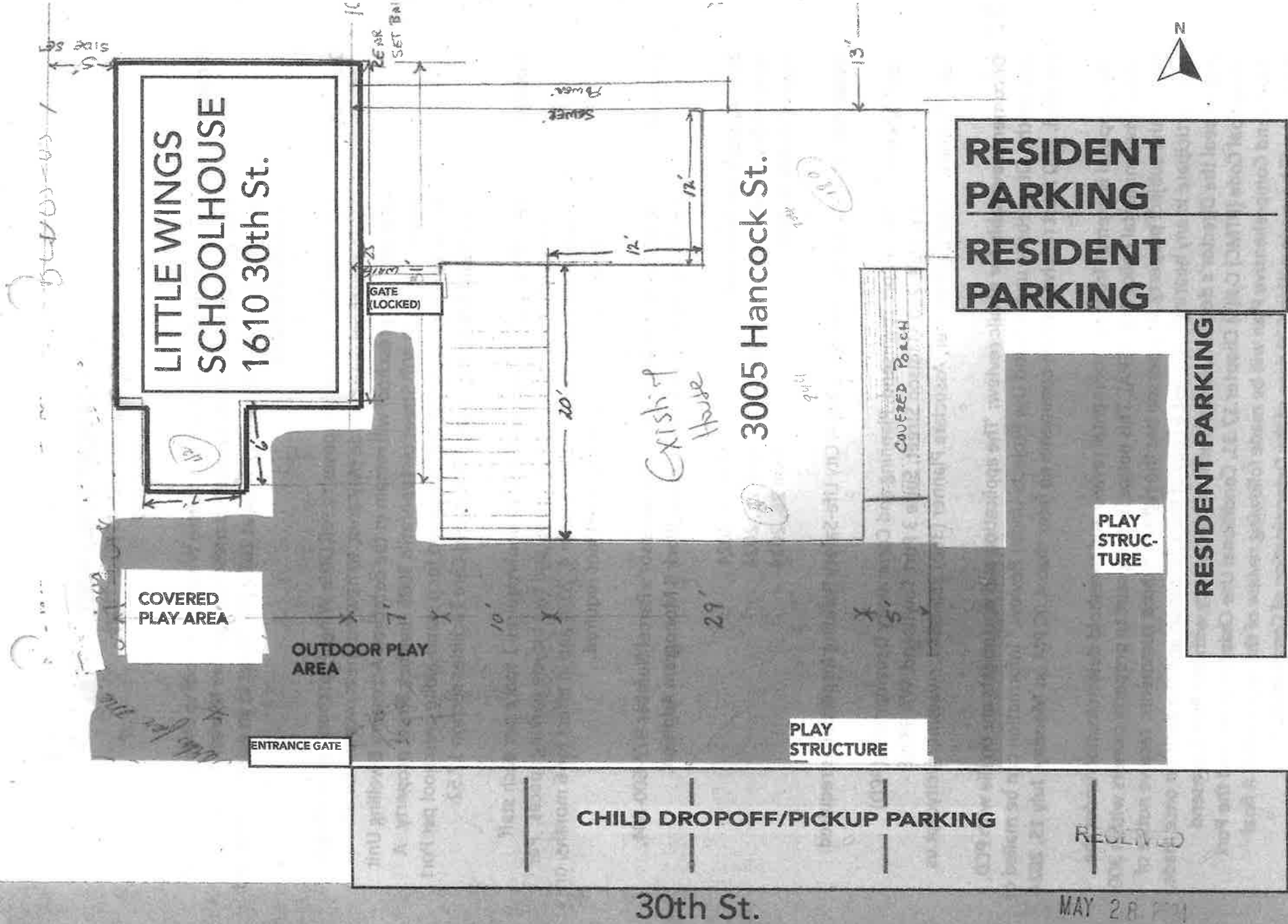
Lead Agency: City of Port Townsend, Planning and Community Development (PCD)
City Hall, 250 Madison Street, Suite 3 Port Townsend, WA 98368

Staff Contact: Suzanne Wassmer, Associate Planner (360) 385-0644, swassmer@cityofpt.us

Documents available for public review: The application and documents are on file with PCD, and on the City website under "Land Use Projects Under Review." Information can be mailed or emailed. PCD must receive written comments no later than 4:00 PM on **Monday, July 15, 2024**

The proposal is exempt from environmental review and threshold determination under the State Environmental Policy Act (SEPA). This notice is being sent to property owners within 300 feet of the subject property. Any person has the right to submit comments, receive notice of and participate in any hearings, request a copy of the application and the decision once made, and appeal the Director's decision. A statement of consistency with the Port Townsend Municipal Code (PTMC) C-II(S) Chapter 17.31, Conditional Use Chapter 17.84, and the Port Townsend Comprehensive Plan will be made following review of the application. A final decision will be made within 120 days of the Determination of Completeness.

SITE PLAN: 1610 30TH ST. PORT TOWNSEND, WA 98368 • PARCEL # 972600804
3005 HANCOCK ST 1610 PORT TOWNSEND, WA 98368



Hancock St.

30th St.

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CITY OF PORT TOWNSEND
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