

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
CRITICAL AREA PERMIT FILE NO. LUP22-049**

- Proposal:** Type II Critical Area Permit review for Port Townsend Meditation Center (PTMC) to develop 32nd and McNeil Streets where there is remnant prairie vegetation.
- Description:** Developing and widening 32nd Street for access to a future Meditation Center would disturb an area of remnant camas prairie on the south side of the subject property. Per Terrapin Architecture’s submitted site plan (see back), camas prairie vegetation is located on the north and south sides of 32nd Street between San Juan Avenue and McNeill Street. The prairie remnant was confirmed by an Olympic Wetland Resources, Inc. Critical Area Report dated May 13, 2022. The WA Department of Fish and Wildlife agrees that the remnant prairie meets the definition of a fish and wildlife habitat conservation area in PTMC 19.05.080.B.1 *“areas with which state or federally designated endangered, threatened, and sensitive species have a primary association”* as the prairie indicator species provide nectar to the listed Taylor’s checkerspot butterfly. Per the Critical Area Revegetation Plan dated June 2022, recommendations include salvaging all common camas bulbs by hand digging in the areas proposed to be disturbed, and using salvaged excavation soils in the existing driveway restoration area. To minimize impacts to prairie vegetation, the applicant has redesigned the project and now proposes McNeill Street as their access.
- Applicant/Owner:** Port Townsend Meditation Center, 309 Benton Street, Port Townsend, WA 98368, Walter Parsons.
- Representative:** Richard Berg, Terrapin Architecture (360) 379-8090
- Location:** Within the 32nd Street right-of-way south of the subject Lots 1-4 in Block 1 of H.L. Tibbals 2nd Addition, Parcel Numbers 997-400-101 and 997-400-103.
- Dates:**
- | | |
|------------------------|----------------|
| Application: | June 13, 2022 |
| Determined Incomplete: | June 24, 2022 |
| Determined Complete: | July 15, 2022 |
| Notice of Application: | July 22, 2022. |
- Other Permits to the Extent Known by the City:** LUP21-034 (Conditional Use Permit); Future Building and Public Works permit applications.

Special studies and plans submitted with the LUP22-049 application include a site construction plan, and prairie delineation report.

Location of Documents Available for Review: City of Port Townsend, Development Services Dept.
250 Madison Street, Suite 3
Port Townsend, WA 98368

Or via our webpage:

<https://cityofpt.us/development-services/page/land-use-projects-under-review>

Contact: Suzanne Wassmer, Land Use Specialist (360) 385-0644
swassmer@cityofpt.us

Comment Period Deadline: **Thursday, August 11, 2022**

Comment & Appeal Deadline: DSD must receive written comments no later than 4:00 PM on Thursday, August 11, 2022. This notice has been mailed to all property owners within 300 feet of the subject property. A Type II Critical Area Permit is subject to administrative review. Following the comment period, the Planning and Community Development Director will review the file and issue a decision on the critical area proposal. A Statement of Consistency with the R-II zoning district (PTMC 17.16), Critical Areas (PTMC 19.05), Engineering Design Standards and the City's Comprehensive Plan will be made. A final decision on the application will be made within 120 days of the date of Determination of Completeness. Any person has the right to submit comments, request a copy of the decision once made, and appeal the decision.