

**CITY OF PORT TOWNSEND  
NOTICE OF LAND USE APPLICATION  
CRITICAL AREA PERMIT FILE NO. LUP25-011**

**Proposal:** Type II Critical Area Permit Review for Wetland Buffer Reduction

**Description:** The proposed project involves the construction of a 768-square-foot single-family residence located in the northeast corner of the subject property, positioned to maximize separation from the on-site wetland to the greatest extent feasible. The proposed residence will result in approximately 1,300 square feet of temporary construction impacts and 858 square feet of new, permanent impacts to the wetland buffer. The project proposes to compensate for unavoidable impacts by replanting areas temporarily disturbed by construction and focusing on shielding the wetland from residential activities: Approximately 900 square feet of buffer will be planted to compensate for 858 square feet of new permanent impacts to the buffer, for a mitigation ratio of 1.04:1.

**Owners:** Lisa Montgomery **Applicant:** Gina Johnston

**Location:** The property is located at the intersection of unopened Rosecrans St and unopened 30<sup>th</sup> St. The legal description is: *MONOGRAM ADDITION BLK 6 LOTS 5 & 6(E50'EA) W/PTN VAC 30TH ST ADJ E30'OF LT 5 & W33' OF VAC ROSECRANS & PTN VAC ROSECRANS ST ADJ LT5&6. APN: 972-600-601*

**Dates:**

Application:	3/17/2025
Determined Complete:	4/14/2025
Notice of Application:	10/1/2025

Other Permits to the Extent Known by the City: None.

Special studies and plans submitted with these applications include a site construction plan, wetland delineation, and wetland buffer reduction and mitigation plan.

**Location of Documents Available for Review:** Online at: <https://cityofpt.us/planning-community-development/page/now-accepting-public-comments>

**Contact:** Robin Hill Assistant Planner (360) 379-4665  
rhill@cityofpt.us

**Comment Period Deadline:** **October 15, 2025**

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. **Wednesday, October 15, 2025.** 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.