
NOTICE OF PUBLIC HEARING – LUP25-022

NOTICE IS HEREBY GIVEN that on **Thursday, May 21, 2026**, beginning at or about 9:00 a.m., the Port Townsend Hearing Examiner will hold an open-record Public Hearing to consider the above referenced application as described below:

File Number: LUP25-022

Permit Type: Type III

Proposal: 15-Lot subdivision.

Description of Request: The Applicant proposes to subdivide the subject property located at 3920 San Juan Avenue, 2.92-acres, into fifteen (15) residential single-family residential lots in the Medium-Density Residential, R-II zone. The proposed development includes the construction of a new internal public street, utilities, stormwater facilities, fire hydrants, sidewalks, a multi modal pedestrian/bicycle connection, and tree conservation measures. The Applicant proposes to phase the development of the proposed development into three phases. The subject property does not contain environmentally critical areas.

Applicant/Owner: STRUKT, LLC.
c/o Sarah Gillies
45 Legend Rd
San Anselmo, CA 94960-1138
Phone: (415) 209-3247
Email: sfgillies@struktlc.com

Location of Property: 3920 San Juan Avenue Port Townsend, WA 98368
Jefferson County Assessor Parcel Number: 101353002

Zoning: The subject property is located within the Medium-Density Residential, R-II zone.

SEPA Compliance: The proposed development is categorically exempt from environmental review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800, and no SEPA threshold determination is required. Accordingly, no Determination of Non-Significance (DNS) or environmental checklist has been prepared for this proposal.

Project Documents: The staff report will be made available electronically via the City Council meeting calendar (www.cityofpt.us) or in the Planning & Community Development Department at 250 Madison Street, Suite 3, Port Townsend at least five business

days prior to the hearing, pursuant to the Rules of Procedure. Hours: Monday-Thursday from 9:00 am to 1:00pm.

**Application
Process
Information:**

Date of Application: April 29, 2025
Date of Determination of Completeness: August 6, 2025
Date of Notice Publication: March 26, 2026
Date of Notice Mailing: March 26, 2026
Date of Notice Posted on Subject Property: March 26, 2026
Comment Period Ended: 4:00 PM on Wednesday, April 9, 2026
Notice of Public Hearing Issued, May 6, 2026
Date of Notice of Public Hearing Publication: May 6, 2026
Date of Notice of Public Hearing Mailing: May 6, 2026
Date of Notice of Public Hearing Posted on Subject Property: May 6, 2026
Date of Open Record Public Hearing: May 21, 2026

**Applicable
Development
Regulations:**

Chapter 58.17 RCW
City of Port Townsend Comprehensive Plan
Title 12 PTMC – Streets & ROW
Title 13 PTMC – Utilities & Stormwater
Title 17 PTMC – Zoning
Title 18 PTMC – Land Division
Title 19 PTMC – Environmental
Title 20 PTMC – Procedures
City of Port Townsend Engineering Design Standards

Hearing Details

The open record public hearing will be a hybrid meeting offering both a physical location and a virtual option. How to participate:

To attend in person: The meeting will be held in Council Chambers on the second floor of City Hall at 540 Water Street, Port Townsend, WA.

To participate Virtually:

- *Attend in person or virtually via computer or tablet at <https://zoom.us/j/94575085860>*
- *Phone only (muted - listen-only mode) United States: Local Dial In – 1(253)215-8782 access code: 94575085860#*
- *If you are experiencing technical difficulties, please attempt all methods listed above before reporting any issues to: clerksupport@cityofpt.us*

All interested parties may participate in the Hearing and provide oral or written testimony. For your convenience, the Hearing Examiner’s Rules of Procedure may be found on the City’s website under “Hearing Examiner” at <https://cityofpt.us/planning-community-development/page/hearing-examiner>

**Submitting
Written
Comments:**

The City will also accept written comments until such time that the public hearing is adjourned. Please send written comments to the staff contact and reference the file number.

Staff Contact:

Ryan Harriman, EMPA, AICP – Planning Manager,
Email: rharriman@cityofpt.us | Phone: (360) 379-4423

