

**CITY OF PORT TOWNSEND  
NOTICE OF APPLICATIONS AND PENDING SEPA THRESHOLD DETERMINATION  
CITY FILE NOS.: LUP21-064 (Preliminary Plat/Plat Vacation) with  
LUP21-066 (Planned Unit Development), LUP21-067 (SEPA Review) and LUP21-068 (Critical  
Area Review)**

Proposal: Madrona Ridge, a 167-lot residential Subdivision/Plat vacation including a Planned Unit Development (PUD) and Critical Area application.

Applicant: Montebland Management LLC                      Agent: John Everett, ESM Consulting  
400 NW Gilman Blvd 32781    33400 8<sup>th</sup> Ave. S., Ste. 205  
Issaquah, WA 98027    Federal Way, WA 98003

Dates:                      Applications submitted :                      August 18, 2021  
                                    Determined Complete:                      November 2, 2021  
                                    Notice of Application:                      November 10, 2015

Location:                      The site consists of several properties lying on the west and east sides of Rainier St., north of Discovery Rd. West of Rainier St. and north of unopened 15<sup>th</sup> St. are three (3) un-platted parcels. Jefferson County tax parcels for this area are 001-091-002 (20.73 acres), 001-092-005 (6.27-acres), and 001-092-006 (7.4 -acres). It contains one existing single-family residence addressed as 1601 Rainier St. East of Rainier St. and north of unopened 15<sup>th</sup> St. are Blocks 2 and 3 of the Motorline Addition. This area is vacant and totals roughly 2.14 acres (minus the alley ROW being vacated). Jefferson County tax parcels for it are 973-800-201 and 973-800-301. Complete legal descriptions for the site are in the project file available at the City's Development Services Department.

Description:                      West of Rainier Street, the submittal proposes a 167-lot detached single-family residential development. A series of new internal roads with 50' and 40' wide rights-of-way (ROW) would provide vehicular access to most of the individual lots; however, several private driveways are also proposed as access to multiple lots. The internal ROW network provides future connections to lands lying west and south of Madrona Ridge. Rainier St., the future principal arterial serving the site, is shown with additional ROW dedication and improvements along both sides of the project boundary.

East of Rainier Street, project development east would incorporate one of the project's stormwater facilities.

Several confirmed wetlands exist both on and off-site. On-site wetlands are shown in the project as open space through use of buffer averaging and/or mitigation. Mitigation is proposed for wetland buffer encroachments.

The project will be reviewed as a consolidated application including a Full Subdivision (i.e. Plat) and Plat Vacation (for Blk. 2 & 3 of the Motorline Addition), Planned Unit Development (PUD), Critical Area review and State Environmental Policy Act (SEPA) determination. Special studies or plans submitted with the application include: an SEPA environmental checklist; a preliminary Plat/PUD site plan with project narrative; a preliminary stormwater plan & report; preliminary engineered utility and roadway plans; wetland delineation and mitigation reports, and a Tree Conservation with conceptual landscaping plan.

Additional plans/information may be required prior to issuance of a threshold SEPA determination to address any identified potential environmental impacts. Other permits (including those required by other agencies) required but not included in the application, to the extent known by the City may include a Street and Utility Development permit, building permits and grading permit(s) as each individual building is developed. City approval of the proposed Planned Unit Development requires one open-record hearing before the City's Hearing Examiner. A date for the required hearing has not been scheduled but Notice of the time and place will be given in accordance with Port Townsend Municipal Code.

Location of Documents Available for Review:	City of Port Townsend Development Services Department 250 Madison Street, Suite 3 Port Townsend, WA 98368
Contact:	John McDonagh, DSD Senior Planner (360) 344-3070 <a href="mailto:jmcdonagh@cityofpt.us">jmcdonagh@cityofpt.us</a>

The proposal is subject to environmental review under the City's SEPA implementing regulations of PTMC 19.04. Any person has the right to submit comments, receive notice of and participate in any hearings, request a copy of the application and the final decision, and appeal the decision. **The initial comment period ends on November 30, 2021.** Written comments must be received by the Development Services Department no later than 4:00 p.m., same date.

A statement of consistency with the density and use provisions for the underlying R-II and R-III zoning districts (PTMC 17.16), the City's Planned Unit Development standards (PTMC 17.32), the approval criteria for Full Subdivisions (PTMC 18.16), Critical Area provisions (PTMC 19.05), Tree Conservation standards (PTMC 19.06) and the City's Comprehensive Plan will be made following review of the application.

Barring any request for additional information, a final decision on the applications will be made within 120 days of the date of the Determination of Completeness.