

NOTICE OF PUBLIC HEARING

Madrona Ridge

Plat/Plat Vacation and Planned Unit Development

File Nos. LUP21-064, Preliminary Plat/Plat Vacation;
LUP21-066, Planned Unit Development;
LUP21-067, SEPA review; and,
LUP21-068, Critical Area Permit

On Tuesday, March 8, 2022, beginning at or about 2:30 p.m., the Port Townsend Hearing Examiner will hold an open-record Public Hearing to consider the above referenced applications that involve a new residential development as described below.

The Hearing will be held virtually, but based at 540 Water Street, 2nd Floor in Council Chambers. For your convenience, the Hearing Examiner's Rules of Procedure are enclosed and may be found at

<http://weblink.cityofpt.us/WebLink/0/doc/120437/Page1.aspx>

Hearing Details: As noted above, this Public Hearing will be held virtually by webinar.

Persons wanting to participate in the Hearing have the following options:

- View via computer or tablet at <http://joinwebinar.com> enter the 9-digit Webinar ID 578-066-435. Members of the public are unmuted at the time for public comment.
- Listen by phone only (muted) United States: +1 (914) 614-3221
Access code: 942-105-283# Local Dial in (360) 390-5064
View via live
- Submit public testimony at least two hours prior to the hearing (by 12:30 pm) to have the written testimony included into the hearing record. Send those emails to: publiccomment@cityofpt.us.
- Live streaming (listen only) is available from the following link. Agendas and documents are linked for attendees and the public. Once the meeting has been started, click on the link to the meeting when it says "In Progress/View Event."
<https://cityofpt.us/citycouncil/page/agendasminutesvideos>.

The staff report will be made available electronically via the City Council meeting calendar (www.cityofpt.us) or in the Development Services Department at 250 Madison Street, Suite 3, Port Townsend. All interested parties may join the virtual Hearing and provide oral or written testimony. Application materials, maps, special studies and comments received to date can be viewed on the City's website here:

<https://cityofpt.us/development-services/page/madrona-ridge-lup21-064-21-066-21-067>

Project Description: Madrona Ridge is a 167-lot detached single-family development of 34.4-acres lying west of Rainier Street, north of the Discovery Road roundabout and undeveloped 15th Street. Project elements do lie east of Rainier Street and north of 15th Street to incorporate one (1) of the project's four (4) planned stormwater facilities.

New public internal roads west of Rainier St. will provide public vehicular, non-motorized and utility access to most lots. A series of private roadways serving some lots are also proposed. The new internal public street network provides future connections to lands west and south of Madrona Ridge. Rainier Street, as the principal arterial serving the site, is shown with additional right-of-way dedication and improvements on both sides of the project boundary.

Several confirmed wetlands exist both on and off-site. On-site wetlands are shown in the project as modified but retained as open space through use of buffer averaging.

Applicant: Montebland Management LLC
400 NW Gilman Blvd 32781
Issaquah, WA 98027

Agent: John Everett, ESM Consulting
33400 8th Ave. S., Ste. 205
Federal Way, WA 98003

Location/Legal Description: 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 15th 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 15th St. are Blocks 2 and 3 of the Motorline Addition. This area is vacant and totals roughly 2.14 acres (minus right-of-way being vacated). Jefferson County tax parcels for this area 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.

Staff Contact: John McDonagh, Senior Planner, 344-3070

Date: February 23, 2022