

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
LUP25-022**

Applicant: STRUKT LLC

Dates: Application submitted: 04/29/25
Determined Complete: 08/06/25
Notice of Application: 03/26/26

Description: Preliminary Plat Application for a 15-lot subdivision of 3920 San Juan Avenue, including required landscaping, site development, frontage improvements, and civil infrastructure.

Location: 3920 San Juan Ave
Special studies or plans that have been or will be supplied include: application, tree conservation plan, a site plan with civil plans, and title report.

Other permits (including other agencies), to the extent known by the City, will include a building permit and a Street and Utility Development Permit (SDP), a clearing & grading permit (if sought prior to a demolition/building permit or earth moving within the off-site staging/storage area), authorization from the Olympic Region Clean Air Agency (ORCAA) for demolition; and other required studies based upon any additional needs.

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

Contact: Ryan Harriman, Planning Manager
Rharriman@cityofpt.us

Environmental Review: The proposal is exempt to environmental review and threshold determination under the State Environmental Policy Act (SEPA) and the city's SEPA implementing regulations (PTMC 19.04). Any person(s) may submit comments, request to receive notice of and participate in any hearings, request a copy of the threshold decision once made, and appeal the determination. The initial comment period expires **April 9, 2026**. Written comments must be received by the Planning and Community Development Department no later than 4:00 p.m., same date.

A statement of consistency with all applicable provisions of city code including but not limited to the Preliminary Plats (PTMC 18.16.060) approval criteria, and the city's Comprehensive Plan will be made following review of the application. A final decision on the application is anticipated by May 30, 2026 with the project under a notice of delayed decision due to review timeframes exceeding 170 days. The Public Hearing will not occur at least 30 days after the formal notice of application per PTMC 20.01.150(A)(3).