

**CITY OF PORT TOWNSEND  
NOTICE OF LAND USE APPLICATION  
LUP22-074**

**Proposal:** Lot Line Adjustment Reorientation Resulting in Three Parcels.

**Description:** Per the Exhibit Map (see back), the applicants propose to reorient the existing property lines for three parcels to result in three parcels for phased development for "Madrona Ridge." New Parcel 1 (the largest parcel on the north side) with Lot 3 (Tract 1 open space) would facilitate construction of Madrona Ridge "Phase 1" lots. Lot 2 is proposed to be reserved for Madrona Ridge "Phase 2" development. A geotechnical report and wetland report were submitted.

**Applicant/Owner:** Montebanc Management, LLC c/o Paul Devenzio

**Representative:** ESM Consulting Engineers (253) 838-6113 John.Everett@esmcivil.com

**Location:** Between 14th Street and 18th Street, and Rainier Street and unplatted land west of Spring Street. The property is legally described as Assessor Parcel Numbers 001-092-005, 001-092-006 and 001-091-002, portions of property within the City of Port Townsend as described in the file for LUP22-074.

**Dates:**

Application:	December 20, 2022
Determined Incomplete:	January 6, 2023
Determined Complete:	January 10, 2023
Notice of Application:	February 8, 2023

Other Permits to the Extent Known by the City: Future building and public works permits for future residences and infrastructure.

**Location of Documents Available for Review:  
Copies Can Be Emailed Upon Request** City of Port Townsend, Planning and Community Development, 250 Madison Street, Suite 3  
Port Townsend, WA 98368

**Staff Contact:** Suzanne Wassmer, Land Use Specialist (360) 385-0644  
swassmer@cityofpt.us

**Comment Period Deadline:** **Tuesday, February 28, 2023**

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. Planning and Community Development must receive written comments no later than 4:00 p.m. **Tuesday, February 28, 2023.**

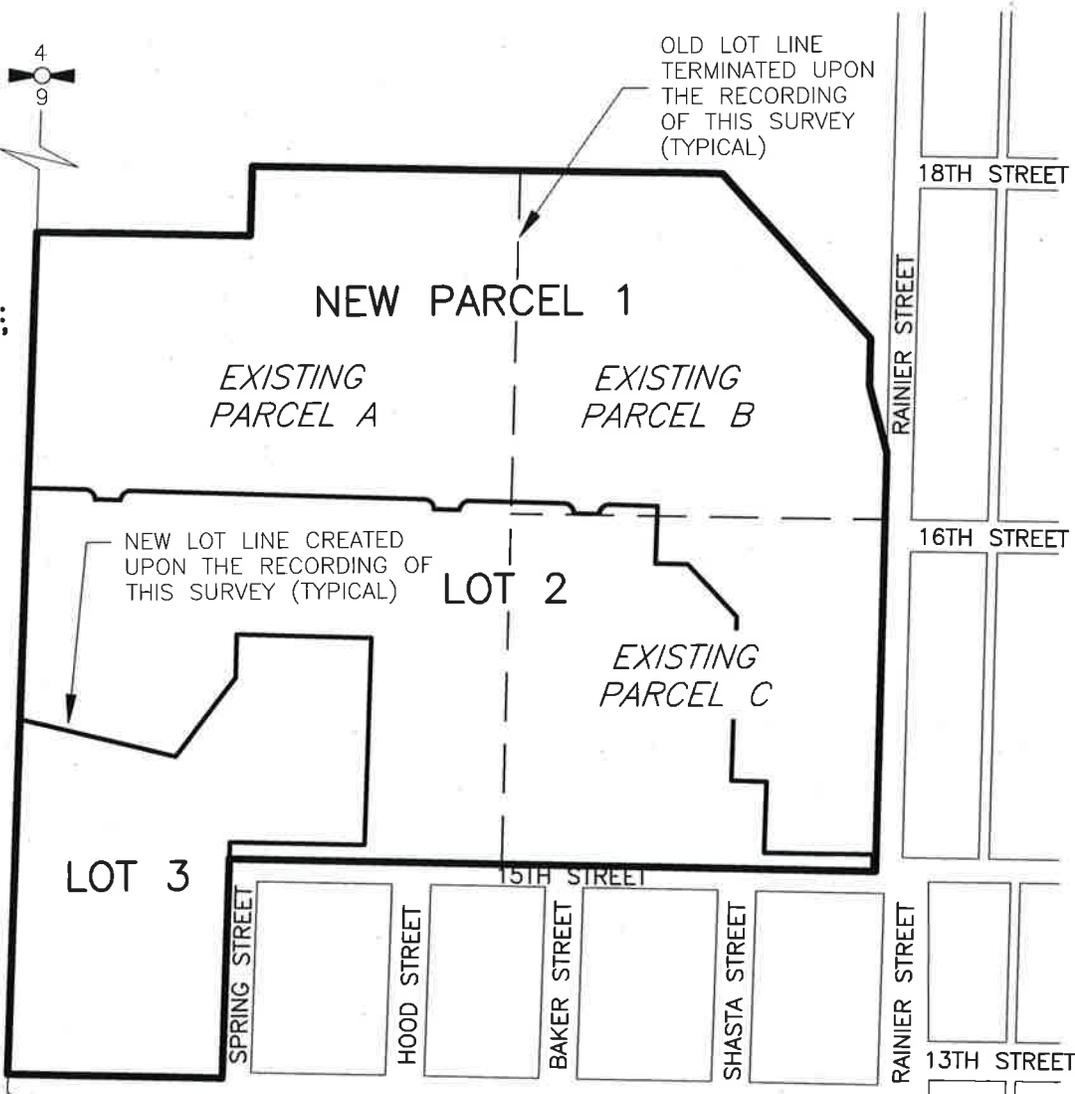
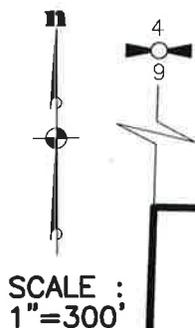
A statement of consistency with the Port Townsend Comprehensive Plan and the Lot Line Adjustment criteria (PTMC 18.08) will be made following review of the application. A final decision on the application will be made within 120 days of the date of the Determination of Completeness.

FEB 8 2023

# EXHIBIT B SHOWING LOT LINE ADJUSTMENT

CITY OF PORT TOWNSEND  
DSD

BETWEEN ASSESSOR PARCEL NOS. 001-092-005,  
001-092-006 AND 001-091-002  
A PORTION OF THE N 1/2 OF SECTION 9, T. 30 N.,  
R. 1 W., W.M., JEFFERSON COUNTY, WASHINGTON



**ESM** CONSULTING ENGINEERS LLC  
 33400 8th Ave S, Suite 205  
 Federal Way, WA 98003

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Civil Engineering | Land Surveying | Land Planning  
 Public Works | Project Management | Landscape Architecture

FEDERAL WAY (253) 838-6113  
 LYNNWOOD (425) 297-9900

JOB NO. : 2090-003-021  
 DRAWING NAME : SR-02  
 DATE : 2023-02-08  
 DRAWN : C.A.F.