

**CITY OF PORT TOWNSEND  
NOTICE OF LAND USE APPLICATION  
UNIT LOT SUBDIVISION  
FILE NO. LUP23-053**

**Proposal:** Type II Unit Lot Subdivision for the Dundee Hill Townhomes

**Description:** Construction of five (5) attached single-family dwelling units classified as townhouses within a Unit Lot Subdivision (ULS). The dwellings are arranged in 2 groups (a group of 3 and a group of 2 units) with a community garden. The units will face north towards an existing 20' wide platted alley that would be paved (asphalt) across the townhome section of the site to provide vehicular access. The alley would also provide access to an eight (8) stall, on-site, gravel parking area. Gravel walkways are interspersed on the site with fencing shown surrounding each of the 5 unit lots. One (1) detached storage building (24' x 14' in size) is planned east of the shared parking area. Shared water and sewer utilities and a 9' x 11' common refuse/recycling enclosure is also planned.

The subject property is located north of Hastings Ave., between Sheridan and Hendricks Sts. The entire site is 33,000 sq. ft. in size and zoned R-II (Medium Density Single-Family). The 5 residential unit areas range in size from 1,491 sf to 2,107 sf. The Common Garden area is 19,801 sf in size.

**Applicant:** Olympic Housing Trust (OHT)  
PO Box 1537  
Pt. Townsend, WA 98368

**Owner:** Peter Von Christierson Revocable Trust  
1229 29<sup>th</sup> St.  
Pt. Townsend, WA 98368

**Agent(s):** Richard Berg, Terrapin Architecture

**Location/Legal:** Lots 6 thru 10 in Block 12 of Hasting's 3<sup>rd</sup> Addition.  
The County Assessor's Parcel Number is 957-901-203

**Dates:**

Application:	September 27, 2023
Determined Complete:	November 23, 2023
Notice of Application:	December 21, 2023.

**Other Permits to the Extent Known by the City:** Future Building and Public Works permit applications.

Special studies and plans submitted with the application include: A preliminary Unit Lot Subdivision map; preliminary civil drawings for utilities; and, an Alternative Tree Conservation Plan.

**Location of Documents Available for Review:**

City of Port Townsend  
Planning and Community Development Dept.  
250 Madison Street, Suite 3  
Port Townsend, WA 98368

***The application can be reviewed and comments made via the following area of our webpage:***

<https://cityofpt.us/planning-community-development/page/now-accepting-public-comments>

**Contact:**

John McDonagh, Senior Planner  
(360) 344-3070  
jmcdonagh@cityofpt.us

**Comment Deadline:** PCD must receive written comments no later than 4:00 PM on Wednesday, January 10, 2024. This Notice has been mailed to all property owners within 300 feet of the subject property. **The application will be processed administratively with no hearing (Type II), provided that a hearing may be requested by a person receiving notice within 21 days of the date of the notice of application. If such a hearing is requested, the application will be elevated to a Type III process requiring a noticed public hearing before the Hearing Examiner.**

Following the comment period, the Planning and Community Development Director will review the file including written comments received and issue a decision on the proposal. A Statement of Consistency with the city's R-II zoning district (PTMC 17.16), all applicable provisions for a Unit Lot Subdivision (PTMC 18.22), the city's Engineering Design Standards and Comprehensive Plan will be made. A final decision on the application will be made within 120 days of the date of Determination of Completeness. Any person has the right to submit comments, **request a hearing**, request a copy of the decision once made, and appeal the decision **once issued**.