

**CITY OF PORT TOWNSEND
NOTICE OF LAND USE APPLICATION
UNIT LOT SUBDIVISION FOR COTTAGE HOUSING DEVELOPMENT
FILE NO. LUP23-061**

Proposal: Type II Unit Lot Subdivision for a six (6) unit Cottage Housing Development.

Description: Construction of six (6) dwelling units with shared vehicle and bicycle parking, a shared refuse/recycling enclosure, segments of shared utility service and common landscaping. The site is 17,115 sq. ft. in size and located in the R-III (Medium Density Multifamily) zoning district.

Aside from departures noted in the submittal, designs for the site and dwelling units are intended to meet the city's Unit Lot Subdivision and Cottage Housing codes. The application for Cottage Housing Development has been submitted separately from the Unit Lot Subdivision. Approval of both applications is needed to permit the future sale of each new lot as proposed.

Applicant/Owner: Habitat for Humanity of East Jefferson County
PO Box 658, Port Townsend, WA 98368
Julie Miles, owner's representative
(360) 379-2827

Agent: Monica Mader
Studio STL
(360) 344-8385

Location/Legal: East of Cliff St. between 22nd and 24th Sts. and west of unopened Gibbs St.
Lots 5, 6, 11 & 12 in Block 6 of the Phoenix Addition
Assessor's Parcel Numbers for the site are: 987-300-604 and 987-300-601.

Dates:

| | |
|------------------------|-------------------|
| Application: | December 6, 2023 |
| Determined Complete: | December 18, 2023 |
| Notice of Application: | January 16, 2024. |

Other Permits to the Extent Known by the City: LUP23-048 (Lot Line Adjustment) and LUP23-064 (Cottage Housing); Future Building and Public Works permit applications.

Special studies and plans submitted with the application include: An architectural site plan with project Narrative and table of requested departures; a preliminary Unit Lot Subdivision survey; Civil drawings for grading and utilities; a preliminary Tree Conservation Plan; and a draft set of Covenants, Conditions and Restrictions (CC&Rs).

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 and Appeal Deadline: The Planning and Community Development (PCD) Department must receive written comments no later than 4:00 PM on Monday, February 5, 2024. This Notice has been mailed to all property owners within 300 feet of the subject site. **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 PCD 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-III zoning district (PTMC 17.16), all applicable provisions for a Unit Lot Subdivision with Cottage Housing Development (PTMC 18.22 and 17.34, respectively), 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.