

CITY OF PORT TOWNSEND NOTICE OF PUBLIC HEARING Landes South Plat/ Plat Alteration File Nos. LUP22-076

On **Tuesday, August 29, 2023**, beginning at or about 3:00 p.m., the Port Townsend Hearing Examiner will hold an open-record Public Hearing to consider the above referenced application that involves a new residential development as described below.

Hearing details: The Hearing will be a hybrid meeting offering both a physical location and a virtual option.

<u>To attend in person</u>: The meeting will be held at 250 Madison Street, Planning & Community Development Department in the Third Floor Conference Room. *Given limited meeting space, we encourage virtual participation.*

To participate Virtually:

- View via computer or tablet at <u>http://joinwebinar.com</u> enter the 9-digit Webinar ID 511-263-371. Members of the public are unmuted at the time for public comment. or
- Listen by phone only (muted) United States: +1 (415) 655-0052 Access code: 389-797-667

All interested parties may participate in the Hearing and provide oral or written testimony. For your convenience, the Hearing Examiner's Rules of Procedure may be found on the City's website under "Hearing Examiner" at <u>https://cityofpt.us/planning-community-development/page/hearing-examiner</u>

For Persons Wanting to submit written comments only, comments must be received by the Planning and Community Development Department no later than 2:00 p.m. August 29.

Documents for review: The staff report will be made available electronically via the City Council meeting calendar (<u>www.cityofpt.us</u>) or in the Planning & Community Development Department at 250 Madison Street, Suite 3, Port Townsend.

Project Description: Landes South is a proposed Plat/Plat Alteration of 15 vacant platted lots resulting in 14 lots to accommodate 14 dwelling units constructed as 7 side-by-side single-story duplexes. Each dwelling unit would be on its own lot and share one common wall through a zero-lot line arrangement. The new lots (some with a "pipestem" configuration) would be served by new access from 16th Street leading to the platted alley between the lots. The 16-foot wide alley



between 16th and 14th Street is proposed to be used for egress and ingress. Utilities would be connected from existing sewer and water mains in Landes Street and 18th and Hill. Each side of the duplex would be sold as an individual home with a ground lease. Property zoned R-III.

Applicant: Habitat for Humanity East Jefferson Co.	Agent:	Richard Berg
P.O. Box 658		Terrapin Architecture
Port Townsend, WA 98368		PT, WA 98368

Location/Legal Description: Lots 1 through 11 and Lots 29 through 32 within Block 29 of the First Supplemental Plat of Eisenbeis Addition, Jefferson County tax parcel 948-302-901. The site lies west of Landes Street between 14th and 16th Streets.

Staff Contact: Judy Surber, Planning Manager <u>isurber@cityofpt.us</u>

360-379-5084

Date:

August 16, 2023