

**CITY OF PORT TOWNSEND**  
**NOTICE OF APPLICATION AND PENDING SEPA THRESHOLD DETERMINATION**  
**APPLICATION Nos. LUP22-028 & LUP22-029**

Proposal: San Juan Discovery, a mixed-use Full Subdivision (Plat) and Planned Unit Development (PUD).

Applicant: PT Preservation Alliance L.L.C.  
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Pt. Townsend, WA 98368  
360-774-0062

Agent: Terrapin Architecture  
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Dates: Application: March 25, 2022  
Determined Complete: May 1, 2024  
Notice of Application: June 5, 2024

Location: The 12-acre site lies northwest of the intersection of “F” Street and San Juan Avenue. It consists of five (5) existing tax parcels all lying within the NW ¼ of Section 3, Township 30 North, Range 1 West, W.M. Two (2) of the underlying tax parcels are unplatted tracts while other three (3) parcels were created through a prior land division in 1979 (e.g. the Ruth Short Short Plat). Jefferson County tax parcel numbers associated with the site are 001-034-001, 001-034-002, 001-034-039, 001-034-040 and 001-034-041. A complete legal description for the site is in the project file available for review at the city's Planning and Community Development Department.

Description: San Juan Discovery (SJD) is a phased mixed-use project designed for 179 dwelling units and as many as 29 Accessory Dwelling Units (ADU's). It includes new mixed-use buildings totaling 26,260 sf. 13,200 sf is planned for a combined child and elder care facility. It will have a 5,000 sf Community Art Center and a 5,000 sf Community Agricultural Center with ¾-acre Community-oriented farm. Planned residential construction includes 12 Live-work units; 45 multi-family units devoted to senior-age residents built over the child/elder care center; 40 additional multi-family units built over the other planned retail spaces; 12 detached single-family homes with as many as 13 Accessory Dwelling Units (ADU); 16 zero lot line single-family homes with up to 16 ADU's; 8 Cottage-style homes and a 16-unit condominium area with duplexes, 4-plexes and Carriage House-style units. SJD includes a Common House for use by the PUD community with over 1-acre of publicly accessible outdoor open space that includes an improved Plaza spaced at the F St. and San Juan Avenue intersection.

Access will be provided via a new internal road network built according to the SJD Phasing plan. Phase 1 (i.e., southern and western portions of the site) will connect to Discovery Rd. at two (2) locations via a looped road design. Phase 2 (i.e., northern and eastern lands) will access San Juan Avenue via a new internal cul-de-sac road that begins roughly 1,000 ft. south of Discovery Rd. Provisions are made for both on-site and on-street parking along with a perimeter and internal non-motorized network. Public sewer and water will be extended into SJD from the adjoining public rights-of-way. Stormwater facilities, which include open water components (i.e., ponds and stream), have been designed along with on-site and street frontage landscaping.

The project is being reviewed as a consolidated application for a Full Subdivision and Plat Alteration (Plat) with Planned Unit Development (PUD). The Plat Alteration aspect involves re-platting 3 lots in the Ruth Short Short Plat. State Environmental Policy Act (SEPA) review will also be completed concurrent with the Plat/PUD applications. Special studies or plans supplied with the applications include: a SEPA environmental checklist; a preliminary PUD site plan, project narrative and concept building elevations; a preliminary Plat map; a Traffic Impact Analysis (TIA); a preliminary stormwater plan & report, including a geo-technical evaluation; preliminary engineered utility and roadway plans; and a conceptual Tree Conservation and landscaping plan. Additional plans/information may be required prior to issuance of a threshold SEPA

determination to address any identified potential environmental impacts. Other permits (including other agencies) required but not included in the application, to the extent known by the city will include a Street and Utility Development permit, building permits and grading permit(s) as each individual building is developed. Design Review permits the planned mixed-use buildings will be done as each applicable lot is developed. City approval of the proposed development will require one open-record hearing before the city's Hearing Examiner. A date for the required hearing has not been scheduled but notice of the time and place will be given in accordance with city code.

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

*Portions of the file are available on line at:*

<https://cityofpt.us/development-services/page/land-use-projects-under-review>

Contact: John McDonagh, Senior Planner  
(360) 344-3070

The proposal is subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA) and the city's SEPA implementing regulations of PTMC 19.04. Any person has the right to submit comments, receive notice of and participate in any hearings, request a copy of the application and the decision once made, and appeal the decision. The initial comment period expires **June 25, 2024**. 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 the density and use provisions of the underlying zoning districts (PTMC 17.16 and 17.18), Planned Unit Development standards (PTMC 17.32), the approval criteria for a Full Subdivision (PTMC 18.16), Tree Conservation (PTMC 19.06) and the City's Comprehensive Plan 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.